

**ALPINE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
April 20, 2017**

**17-17 CALL TO ORDER / APPROVAL OF THE REGULAR MEETING MINUTES OF
MARCH 16, 2017 AND THE / PUBLIC COMMENT ON NON-AGENDA ITEMS**

The Alpine Township Planning Commission held its regular meeting on April 20, 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, Dawn Stafford and Steve Thome. 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 March 16, 2017.

Ayes: 7 Nays: 0 Motion Carried

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

**17-18 PUBLIC HEARING: SPECIAL LAND USE AND SITE PLAN REQUEST BY
DMK DEVELOPMENT FOR A TRACTOR SUPPLY COMPANY STORE WITH
OUTDOOR SALES OF VARIOUS ITEMS (AN OPEN AIR BUSINESS) AT 5820,
5855 AND 5877 ALPINE AVENUE WITHIN THE C-2, COMMERCIAL ZONING
DISTRICT.**

Planner Becker reviewed the special land use and site plan request to allow for the construction of a 19,097 square foot Tractor Supply Company retail store with outdoor display of wares. The outdoor display is proposed to consist of the sidewalk directly in front of/adjacent to the building, inside an 8-foot fenced outdoor display area west of the building, a permanent trailer and equipment display area on the south side. Outdoor display of wares may include of trailers, pedal boats, motorized vehicles (mini bikes, dirt bikes, scooters, ATVs and UTVs), hay, forage, a propane tank and welding gas. All the outdoor display of goods must be located in only these three areas. A 1,000-gallon LP tank will be located within the fenced area.

The proposed building requires the three properties to be combined into one property and the building will connect to public water and sanitary sewer. The applicant will grade the site to accommodate the proposed building and storm water detention facilities are in place already under the Vitality Drain District.

The existing driveway off M-37 will be moved south to the proposed location (right in only) and two full driveways on Rhino Drive will be added. Truck traffic is expected to enter and exit off Rhino Drive (counter-clockwise around the building). Customers will be able to drive through the fenced outdoor display area to pick up purchases and deliveries will be handled on an above-grade truck dock ramp on the north side of the building.

Becker stated this property has three frontages. Rhino Drive functions as a service drive to this industrial/commercial area and the proposed primary outdoor display area is against the west elevation. There will be a pet wash room with two tubs in the interior. The building will conform to the front and rear setbacks once the three properties are combined. The façade materials are split-faced block and smooth-faced painted block accented by corrugated metal awnings and fascia above the door on the south façade. The HVAC equipment will be clearly visible from Alpine Avenue.

The retail use requires 84 parking spaces and 78 spaces are provided. The remaining 6 required parking spaces can be accommodated within the existing pavement if restriped. The landscaping materials and lighting levels are acceptable. A block dumpster enclosure with gated front will be located north of the building facing Alpine Avenue.

Steve Witte, Engineer for the applicant thanked Planner Becker for her review and thanked the Planning Commission for hearing the request. He stated DMK Development will own the proposed property and then lease it to Tractor Supply Company. The store will consist of indoor retail space, and 3 outdoor sales areas. The 3 outdoor areas include a sidewalk display area for smaller equipment and items, a fenced display area behind the building surrounded by a 8 foot fence and the south end will store trailers and larger equipment.

Mr. Witte stated M-DOT is ready to issue the driveway permit off M-37 pending a performance bond for the work and Kent County Road Commission has approved the two driveways off Rhino Drive.

Mr. Witte said the plan shows 78 parking spaces and the Township parking ordinance requires 84 spaces, so they will add 6 deferred spaces on the north side of the site instead of adding more pavement. Mr. Witte added storm water detention facilities are in place and the facility was sized to accommodate an impervious density of 68%, and this site has an impervious rate of 61%.

The façade will be split-faced block in earth tones with a red stripe along the building. In the front of the building there is a bump out which is glass and galvanized metal, and there is also a galvanized metal awning. There are 5 roof top units for HVAC, all less than 5 feet in height. The landscaping proposed along Alpine Avenue will help hide the units from being visible.

Mr. Witte said there is a miss-statement on the application regarding the landscape plan. The application says irrigation would be provided and the developer may put in irrigation; however they would like to not be required to do so. The landscaping plan also shows the north side to remain natural with the existing vegetation, however if the Planning Commission would like to see that be lawn, it can be changed. Mr. Witte also noted due to the length of the façade wall facing Alpine Avenue being 150 feet, they will add a 10 foot green space and plant columnar trees along the wall.

There will be a pet grooming area inside the retail space and on the plan submitted is in the North East corner of the store. The plans now have moved the pet wash room to the North West corner of the store, along with the offices being moved to the North West corner. The dumpster is also now moved to the North West corner in the updated plans. The store is planned to open in the spring of 2018.

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

Ayes: 7 Nays: 0 Motion Carried

No comments received.

Motion made to close the Public Hearing by Cordes, supported by Thome.

Ayes: 7 Nays: 0 Motion Carried

Cordes asked if Tractor Supply employees will be doing the pet grooming and what size of pets will be allowed. Mr. Witte answered employees will not be doing the grooming, it is for customers to bring in their pet, buy shampoo and then wash their pet. Matt Heneveld of DMK Development added this is a newer service for Tractor Supply and typically it is for just dogs and cats. Lee asked if there will be any veterinary services done in the pet grooming area and Mr. Heneveld answered no.

Jakems asked if the store will have an Alpine Avenue address, and Mr. Witte said per Kent County Road Commission it will have an Alpine Avenue address. Jakems stated with the main entrance to the store not facing Alpine Avenue, he wondered if it may be confusing for customers to try to find it. Mr. Witte didn't think that will be an issue and said Tractor Supply has a very loyal fan base and will be a destination point.

O'Malley asked about the steel ramp for deliveries and if that will be a problem in winter to maintain traction. Mr. Witte said several Tractor Supply locations in Michigan have them, and they function well and hasn't heard complaints regarding them in the winter. Mr. Witte added Tractor Supply usually gets 2 to 3 deliveries a week, so there are not trucks everyday using the ramp.

Lee said in one of the outdoor display areas, there is hay and forage and asked if that would be a fire department issue. Mr. Witte said Tractor Supply would like the ability to have the hay and forage, but he doesn't believe any location in Michigan actually does have it. Tractor Supply is a national chain, and the stores in the Western area of the United States have it. Becker stated as long as it is stored away from the building, it should not be an issue.

Lee asked about how much equipment will be stored outside in the display area and warned equipment has a tendency to creep closer to the road than the ordinance allows. Mr. Witte reassured Lee all equipment/merchandise will be only kept in the outdoor areas shown in the site plan.

Lee asked the Planning Commission about the 6 deferred parking spaces to the north, and all agreed it was fine. Lee also asked about the landscaping to the north being left as existing vegetation and all agreed it was fine too.

Thome asked if there was a cross access agreement needed and Lee said he spoke with Planner Becker and because Rhino Drive is there, it is considered the cross access to allow traffic to flow from business to business without having to get onto Alpine Avenue.

Jakems asked about the irrigation system not being required and the Planning Commission felt if they watered during the critical first two years of growing season, it would be fine not to require an irrigation system.

Lee thanked Mr. Witte and Mr. Heneveld for their presentation and added he thinks Tractor Supply would be a perfect fit for the Township.

**MOTION: TRACTOR SUPPLY COMPANY SPECIAL LAND USE AT 5821, 5855, AND 5877
ALPINE AVENUE**

Based upon representations made by the applicant as outlined in his narrative dated April 7, 2017, Jakems motioned supported by O'Malley to *approve* the Special Land Use permit requested for retail business with outdoor sales of items at 5821, 5855, and 5877 Alpine Avenue, (PP# 41-09-23-229-017 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 of Approval:

1. All outdoor display of goods must be located in one of the following three areas: the "sidewalk" area in front of the building (south), the trailer area south of the parking lot and the fenced display area west of the building.

Ayes: 7 Nays: 0 Motion Carried

MOTION: TRACTOR SUPPLY COMPANY SITE PLAN AT 5821, 5855 and 5877 ALPINE AVENUE

Based upon representations made by the applicant, Jakems motioned, supported by Frizzel to *approve* the site plan dated April 18, 2017 drawn by Nederveld, photometric plan by Villa Lighting dated March 14, 2017 and elevation drawings by Oxford Architecture dated April 13, 2017 for retail store with outdoor display of wares at 5821, 5855 and 5877 Alpine Avenue (PP#41-09-23-229-002, -003 and -004) 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 applicant shall provide 3 copies of revised plans dated April 18, 2017, with a note that irrigation is not required.
2. The site plan approval is contingent upon the property owner combing the three properties.
3. Per Section 19.07(g) six future parking spaces as illustrated on the site plan may be deferred.
4. All conditions outlined in the Township Engineer's letter dated April 13, 2017.
5. The applicant shall enter into a Site Development Agreement with the Township to memorialize the approvals given.

Ayes: 7 Nays: 0 Motion Carried

17-19 DISCUSSION: DUAL-ZONED PROPERTIES

A discussion of dual-zoned properties was had ranging from the least intense. The Commission reviewed all dual-zoned properties with Ag and RA as the primary zone and made suggestions to leave as is for now or change. For those properties suggested for a change, the property owners will be invited to a workshop-like Planning Commission meeting where the property owners can discuss the proposed change with the Planning Commission members.

17-20 COMMISSIONER AND STAFF UPDATES / ADJOURNMENT

O'Malley said both applicants that went to the March ZBA board for variances were denied and Becker said York Town Center Phase 2 will have a request in June for the Planning Commission.

ADJOURNMENT

O'Malley motioned, supported by Cordes to adjourn the meeting at 9:25 PM.

Lisa Frizzell, Planning Commission Secretary

Barb Griswold, Recording Secretary