

**ALPINE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
May 18, 2017**

**17-21 CALL TO ORDER / APPROVAL OF THE REGULAR MEETING MINUTES OF
APRIL 20, 2017 AND THE / PUBLIC COMMENT ON NON-AGENDA ITEMS**

The Alpine Township Planning Commission held its regular meeting on May 18, 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

O'Malley moved, with support from Frizzell to approve the minutes of the Regular Meeting of the Alpine Planning Commission on April 20, 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.

17-22 DISCUSSION: DRAFT CAPITAL IMPROVEMENT PLAN

Planner Becker reviewed the draft for the Capital Improvement Plan. The Capital Improvement Committee met on April 12th and May 9th where they prioritized and ranked capital improvement projects by categories ranging from urgent to low priority. Of the calculated \$349,000 in unassigned Fund Balance available for the Township Board's use they recommended \$347,000 be committed for capital improvement projects. However, the proposed budget has been revised since then to \$2,454,450 which leaves \$323,626 in unassigned fund balance for the Township Board's use. Therefore, staff recommends subtracting at least \$30,000 from the funds proposed to be committed to the CIP.

The Planning Commission discussed areas to reduce funds and proposed to subtract \$25,000 from the road improvement category and to subtract \$10,000 from the fire station building site category.

Motion made to send recommendations to the Township Board by Jakems, supported by Cordes.

Ayes: 7 Nays: 0 Motion Carried

17-23 DISCUSSION: DUAL-ZONED PROPERTIES

Planner Becker outlined the issues with dual-zoned properties, pointed out what the Commission should look for when deciding what to rezone to, and how changing to a single zone might impact a property owner. Becker recommended the Planning Commission host workshops for a specified group of invitees to answer any questions the property owners may have regarding rezoning. At the end of the workshop series, which will take several months,

Becker suggested to hold one large public hearing at which all the dual-zoned property owners will be invited and also to make a recommendation to the Township Board that a new Zoning Map be adopted.

17-24 DISCUSSION: COMMERCIAL BUILDING HEIGHTS AND BUILDING SETBACKS

Planner Becker shared with the Planning Commission that 2 different parties have approached her regarding building heights and building setbacks. Both parties did not have specific plans for Becker to share with the Commission, just various ideas. The Commission said they would need site plans and know locations before they could comment on building heights and setbacks.

17-25 COMMISSIONER AND STAFF UPDATES / ADJOURNMENT

Chair Lee gave a brief recap of his Farmland Preservation trip to Pennsylvania. He said there is 4,000 acres of preserved farmland in Kent County and there is no preserved farmland in Alpine Township. Lee shared the best way to preserve farmland is to be true to your Zoning Ordinance Map. Becker shared there will be 2 requests on the agenda for the June meeting.

ADJOURNMENT

O'Malley motioned, supported by Swafford to adjourn the meeting at 9:26 PM.

Lisa Frizzell, Planning Commission Secretary

Barb Griswold, Recording Secretary