

**ALPINE TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
June 15, 2017**

**17-26 CALL TO ORDER / APPROVAL OF THE REGULAR MEETING MINUTES OF  
MAY 18, 2017 AND THE / PUBLIC COMMENT ON NON-AGENDA ITEMS**

The Alpine Township Planning Commission held its regular meeting on June 15, 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, Chuck Jakems, (arrived after approval of the minutes), Lisa Frizzell, Steve Thome and Dawn Stafford. 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 Thome to approve the minutes of the Regular Meeting of the Alpine Planning Commission on May 18, 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.

**17-27 PUBLIC HEARING: A REQEUST FROM DAN HENRICKSON TO REZONE  
PROPERTY FROM C-2, COMMERICAL TO CPUD, COMMERCIAL PLANNED  
UNIT DEVELOPMENT TO ALLOW FOR THE DEVELOPMENT OF THREE  
COMMERCIAL BUSINESSES AT 4076 ALPINE AVENUE.**

Planner Becker reviewed the staff report for the Planning Commission members. The site is now called Alpine Ridge (formally known as Yorktown Center Phase 2) and changes since January include a 5,313 sq. ft. sit down restaurant, a 3,637 sq. ft. Freddy's Frozen Custard & Steak Burgers with a single line drive-thru and a 7,040 sq. ft. retail strip center with a drive-thru restaurant.

Becker said within the C-PUD zoning district special land uses in the C-1 and C-2 districts are allowed when specifically authorized by the Township Board. Drive-thru restaurants are special land uses in the C-2 district and therefore Commission must make a specific recommendation regarding them to the Township Board. The applicant has chosen a site condominium as the method to divide the property so agreements for storm water management, cross access and cross parking will be necessary as the land surrounding buildings will not be in common ownership.

Becker stated extensive grading will be necessary and a soil erosion and sediment control permit from the Kent County Road Commission is required. The vehicular connection to the northeast is at about maximum grade of 10%. There are two catch basins at the toe of the slope of the vehicular connection on the adjoining property that should capture storm water.

The buildings will connect to public water and sanitary sewer. Storm water will be piped to the storm water pond on the adjacent property to the east and formal written permission to do so will be required. MDOT has reviewed the traffic impact study and stated a right in and right out only driveway will be allowed, no southbound traffic left turns will be allowed. Cross access agreements from the properties to the south/east and north will be needed. The applicant has discussed necessary agreements with the property owners to the south/east and north as verified in the supplied email correspondence.

The sidewalk connection to the south along Alpine Avenue will require permission from the adjacent property owner as some of the construction is on the adjacent property. It also necessitates a public sidewalk easement across private property for the section to be constructed and a small existing section south of the driveway. Sidewalks are provided around the three buildings. Pedestrian striping should be added between the sidewalks for the proposed retail strip center and the existing retail strip center to the south.

The site will be 8 parking spaces short for the total number of surface and drive-thru spaces required. Two dumpster enclosures will be located in the rear of the property, one aligned with the entrance drive and facing Alpine Avenue.

Applicant Dan Hendrickson thanked Planner Becker for the summary of the rezoning request. He stated the businesses interested in the site are Freddy's Restaurant with typical hours of 11 a.m. to 11 p.m. The sit down restaurant is a breakfast restaurant with hours of 6 a.m. to 3 p.m. and is still being negotiated, so Mr. Hendrickson could not reveal the name yet. The retail center does have a drive-thru restaurant interested in the site also. They need signed agreements for 2/3rds of the site to trigger the development.

Lee asked if there was a cross access agreement with the business to the north and Mr. Hendrickson said nothing final yet, but they have been working with them over the past month to obtain one. Lee stated that they should have a good snow removal agreement with the property owners to the north and south.

Cordes asked if the applicant will be going over the storage unit property and Mr. Hendrickson said yes and the property owner is also the seller of this site.

Lee asked about the location of the dumpster and Mr. Hendrickson said one sits on the southeast corner of the property and he would build one farther north. Lee also asked about the grade difference of this site and the property to the north and Matthew Cole of Paradigm Design said it is a 9% slope.

Lee asked the Commissioners if being short 8 parking spaces (one surface and seven drive-thru spaces) is an issue and the Commissioners stated it would not be a problem.

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

Ayes: 7      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 Jakems.

Ayes: 7      Nays: 0      Motion carried

**MOTION: RECOMMENDATIONS FOR ALPINE RIDGE C-PUD PRELIMINARY  
DEVELOPMENT PLAN AT 4076 ALPINE AVENUE**

Based upon representations made by the applicant, Frizzell motioned, supported by Swafford to *approve* the Preliminary Development Plan for C-PUD for the proposed Alpine Ridge development at 4076 Alpine Avenue (PP#41-09-36-151-015); it is recommended the applicant:

1. As designed, drive-thru restaurants are an acceptable use for this site.
2. The grading is acceptable.
3. Recommend the sidewalk have a painted crosswalk between the existing retail center and the proposed retail building on the west side of the building.
4. The lot widths are acceptable as configured.
5. The proposed parking lot side setbacks are acceptable for shared parking.
6. The proposed percentage of parking in front of the buildings is acceptable based on the location and arrangements of the buildings.
7. The proposed parking space count (8 spaces short) is acceptable.
8. The dumpsters are acceptable as shown.
9. The configuration of the proposed lot splits are acceptable.

**Ayes: 7      Nays: 0      Motion Carried**

**17-28      PUBLIC HEARING: CONSIDERATION ON THE DRAFT 2017-2023 CAPITAL  
IMPROVEMENT PLAN**

Planner Becker reviewed the Executive Summary of the 2017-2023 Capital Improvement Plan for Planning Commission members. She explained the CIP Advisory Committee took the conservative approach and wanted to keep six months of operating funds in savings at all times; therefore there is \$323,316 of unassigned Fund Balance available. The CIP Committee recommended \$312,000 be distributed between fire truck replacement, site acquisitions, recreation improvements, library expansion and sidewalks, road and storm water management CIP funds.

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

**Ayes: 7      Nays: 0      Motion Carried**

No comments were received.

O'Malley motioned, supported by Cordes to close the Public Hearing.

**Ayes: 7                      Nays: 0                      Motion Carried**

The Capital Improvement Plan will now be reviewed by the Township Board on June 19, 2017 for adoption.

Steve Thome recused himself and sat in the audience due to being a Share Holder and Board Member at Jack Brown Produce.

**17-29                      PUBLIC HEARING: SITE PLAN REQUEST BY JACK BROWN PRODUCE TO INSTALL A WASTEWATER TREATMENT BUILDING AND PARKING LOT EXPANSION AT 8035 FRUIT RIDGE AVENUE WITHIN THE I-1 LIGHT INDUSTRIAL ZONING DISTRICT.**

Planner Becker reviewed the property's septic system has been struggling for several months, and Jack Brown Produce has been working with the DEQ on the most appropriate way to manage its process water. A two-way boundary adjustment is proposed with the property to the south owed by Jim May. In trade, Jim May is looking to add a quarter acre piece of property from Jack Brown Produce on which part of his garage sits. Jack Brown Produce is looking to add a 20-foot wide long strip of land to their southern boundary to accommodate sewer piping to the proposed industrial wastewater treatment building.

The current property addressed 7957 Fruit Ridge Avenue is 0.76 acres and has 264 feet of frontage. It is currently a non-conforming lot for size and frontage in the Agricultural Zoning District. The boundary adjustment would make it more non-conforming, therefore the remaining configuration of the small property requires the small and large Jack Brown Produce properties to be combined.

The proposed 1,920-square foot building will house a wastewater treatment system that will treat all sewage and process water before being discharged into the existing storm water management facilities. Sewage and process water will be pumped to a 20,000-gallon equalization tank before entering the building for treatment.

The parking lot expansion includes 17 additional spaces and meets the ordinance requirements for parking setback, space sizes and aisle widths. The landscaping may be impacted with the removal of the septic system and parking lot expansion. Planner Becker emphasized that she expects future buildings to also include additional parking, regardless of the used of the building.

Zach Voogt, Engineer for the applicant thanked Planner Becker for her review. He stated Jack Brown Produce has been working with the DEQ for the past 3-4 years on the best options available, and with the drain field failing, this option makes the most sense. The proposed project includes construction of a building to house a wastewater treatment system for apple processing discharge water. The applicant would then remove their on-site septic drain field which is located in their front yard. All sewage waste and process water will be routed through the treatment system.

The waste water treatment system will include installation of yard piping from the front of the existing production facility to the proposed building. The discharge of treated clean water will be

through the existing storm sewers at the site and will be routed through the storm water basin. The removal of the drain field will allow for the expansion of the parking lot, which is needed due to Jack Brown Produce has grown from 25 employees to 100 employees.

Cordes asked if this new system will be exclusively for Jack Brown Produce and Voogt answered yes.

Lee asked if the 1-acre piece from the Jim May property will be zoned I-1 and Planner Becker answered no, the combined property would be dual-zoned I-1, Light Industrial and A, Agricultural.

Frizzell asked why the applicant didn't do an easement instead of the property swap, and Voogt said Jack Brown Produce is more comfortable having the yard pipe on their own property.

O'Malley asked about 2 sheds on site plan that house apples and if those sheds have anything to do with this site plan review. Voogt answered no, they did not. The sheds were on the site plan for the applicant's master planning.

Frizzell asked if the south driveway will be improved with new curb and gutter, and Voogt said it has already been done several years ago.

Lee asked if they will sink new wells and Fritz Wahlfield Jr of Wahlfield Construction said one of the wells is in a pit, is an old style well and not a good producer. They are looking at a new well or remodel this one and the new treatment system to process water so it is safe going into the creek.

Jakems asked if the strip of property from Jim May will be combined with the bigger parcel, and Voogt said yes. Jakems then asked if it had to be combined, and Planner Becker answered yes because it doesn't have road access and would not meet zoning requirements or state land division requirements otherwise.

**MOTION: JACK BROWN PRODUCE SITE PLAN AT 8035 AND 7957 FRUIT RIDGE AVENUE**

Based upon representations made by the applicant, O'Malley motioned, supported by Jakems to *approve* the site plan dated June 6, 2017 drawn by Moore & Burggink, and floor plans and elevation drawings by W.L. Perry Associates dated April 24, 2017 for the construction of an industrial wastewater treatment building and parking lot expansion at 8035 and 7957 Fruit Ridge Avenue (PP# 41-09-06-200-039 and 41-09-06-400-002) as the request *does* meet the requirements set forth in Chapters 16, 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 the property owner(s) completing the boundary adjustment and Jack Brown Produce combining its two properties into one property.

2. The existing landscaping along Fruit Ridge Avenue shall either be preserved, relocated, between the proposed parking lot and the east property line or replaced.
3. The proposed light pole shall have a maximum height of 23 feet.
4. All conditions outlined in the Township Engineer's letter dated June 7, 2017.

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

Thome rejoined the Planning Commission from the audience.

**17-30            DISCUSSION: DUAL-ZONED PROPERTIES**

The Planning Commission continued their discussion of dual-zoned properties. 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.

**17-31            COMMISSIONER AND STAFF UPDATES / ADJOURNMENT**

Becker said there will be a public hearing next month.

**ADJOURNMENT**

Cordes motioned, supported by O'Malley to adjourn the meeting at 8:50 PM.

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

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**Lisa Frizzell, Planning Commission Secretary**

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**Barb Griswold, Recording Secretary**