

**ALPINE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
July 21, 2016**

**16-31 CALL TO ORDER / APPROVAL OF THE REGULAR MEETING MINUTES OF
June 16, 2016 AND THE / PUBLIC COMMENT ON NON-AGENDA ITEMS**

The Alpine Township Planning Commission held its regular meeting on July 21, 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, Chuck Jakems, Mike Kayner and Dawn Swafford. Secretary Lisa Frizzell and Ron Cordes were absent and excused. Planner Susan Becker and Recording Secretary Rose Kogge 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 Alpine Planning Commission's Regular Meeting Minutes of June 20, 2016.

Ayes: 5 Nays: 0 Motion Carried

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

**16- 32 PUBLIC HEARING: SPECIAL LAND USE AMMENDMENT AND SITE PLAN
REQUEST FROM MARANATHA BIBLE CHURCH TO ALLOW THE
ENLARGEMENT AND RECONFIGURATION OF THE CHURCH'S PARKING
LOT AT 4426 STONY CREEK AVENUE WITHIN THE R-1, LOW DENSITY
RESIDENTIAL ZONING DISTRICT**

Chair Lee asked Planner Becker to review the Staff Reports. Becker stated that Brian Carpenter, on behalf of Maranatha Bible Church, is requesting a special land use ammendment and site plan approval to allow for the enlargement and reconfiguration of the church's parking lot at 4426 Stony Creek Ave. The property received a special land use in 2002 for a church addition and to install underground storm water management facilities. Becker said that in order for the special land use ammendment to be approved it must meet the six standards of Section 21.02(h) set forth by the Zoning Ordinance and this request does. Becker reviewed grading and storm water, utilities, vehicular access and circulation, parking, landscaping, dumpster enclosure, lighting and signage. She also reviewed the Township engineer's report. A Storm Water Permit and a driveway permit will be required. Becker said staff recommends approving this special land use request.

Chair Lee asked about the front landscaping, and if there are guidelines to not block sight lines of the driveways. Becker said there is.

Jeff Parker of Jeffrey Parker Architects, said he has been working with the applicant on the parking lot expansion and thanked Becker for her presentation. Parker provided a visual site plan and commented they want to clean up the parking lot circulation by reducing the number of driveways and not relying on Stony Creek Avenue as a cross access for the parking lot aisles.

The whole upper lot will also be redone as it is deteriorating, and will include proper drainage and lighting as well. Landscaping will also be redone. Parker explained that there are two drainage pathways and how they will be configured to stop erosion.

Kayner asked about the south end of the property line and if the large maple tree has to be removed. It does have to be removed, but new trees will be planted. Sidewalks were also discussed and are not required in this area as part of the request.

O'Malley asked about the safety of some areas in the parking lot and wondered if curbs or bumpers would be installed due to grades. Parker commented that 6" curbing will be installed.

Kayner motioned, supported by O'Malley to open the public hearing.

Ayes: 5 Nays: 0 Motion carried

George Delaforce, representing his sister-in-law Phyliss DeWitt, who lives directly across the street from the church stated that she will be happy about the landscaping. Will parking lot lighting shine into her windows? No, it will not, lights shut off at midnight in the parking lot. Also, will roll curb be enough for downhill areas? Parker commented that it would.

O'Malley motioned, supported by Kayner to close the public hearing.

Ayes: 5 Nays: 0 Motion carried

<p>MOTION: MARANATHA BIBLE CHURCH'S SPECIAL LAND USE AMMENDMENT AT 4426 STONY CREEK AVENUE</p>

Based upon representations made by the applicant, Jakems motioned, supported by O'Malley to *approve* the Special Land Use permit requested for a parking lot expansion at 4426 Stony Creek Avenue, PP# 41-09-25-477-019 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 Master Plan and the intent and purpose of the R-1 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

Ayes: 5 Nays: 0 Motion carries

MOTION: MARANATHA BIBLE CHURCH'S SITE PLAN AT 4426 STONY CREEK AVENUE

Based upon representations made by the applicant, Kayner motioned, supported by O'Malley to *approve* the site plan dated July 17, 2016 drawn by Roosien & Associates and lighting plan dated June 13, 2016 for a parking lot expansion on the property addressed 4426 Stony Creek Ave., PP# 41-09-25-477-019 as it *does* meet the requirements set forth in Chapters 7, 18 and 19 of the Alpine Township Zoning Ordinance with the following conditions of approval:

Conditions of Approval:

1. All new light fixtures must be full-cut off fixtures compliant with the Zoning Ordinance's requirements.
2. All conditions outlined in the Township Engineer's letter dated July 15, 2016.

Ayes: 5 Nays: 0 Motion carries

16-33 SITE PLAN REVIEW: REQUEST FROM REDSTONE HOMES LLC TO ALLOW FOR THE CONSTRUCTION OF TWO 6-UNIT APARTMENT BUILDINGS AT 942 AND 960 ALPINE CHURCH ST WITHIN THE R-3, HIGH DENSITY RESIDENTIAL ZONING DISTRICT

Chair Lee stated for the record that the neighbors next to this property were invited here tonight as a courtesy and there is no public hearing on this subject. It is to let you know what is happening with the property. Lee asked Planner Becker to review the Staff Reports. Becker commented that Dave Stebbins, on behalf of Redstone Homes LLC, is requesting site plan approval to construct two 6-unit apartment buildings in the R-3, High Density Residential zoning district. The combined 1.18- acre properties are addressed 942 and 960 Alpine Church St. The property is planned for high density residential purposes and was zoned R-3 in 2015. Becker reviewed the site plan analysis including lots, vehicular access, sidewalks, utilities, grading, storm water, buildings, parking, landscaping, dumpster location and fencing, lighting, signage and mailboxes and the Township Engineer's site plan analysis. Becker added that tenants will be allowed to have pets, after paying a deposit and additional monthly fee. Tenants must pick up their dog's waste. Pets will have DNA testing and owners will be fined if determined they are not picking up after them. Staff recommends approving the site plan with additional conditions being; fencing the west wall of the carport to block headlights and a Chair Lee asked if there were any questions or comments.

Engineer Zach Voogt of Moore & Bruggink commented that the majority of the storm water will run off to the front of the site. He has talked to the homeowners next to the carport on the west and Redstone will install a privacy fence by the carport to block headlights. The back of the property does have a tree line and the landscaping plan for the rest of the property is extensive to reduce the impact of the neighbor's view.

Miria Rabideau, VP of Operations for Redstone Homes LLC, showed a floor plan for the two bedroom 880 sq. ft. apartments, they include a washer and dryer, high-end cabinetry, vinyl plank flooring in the living room and carpet in the bedrooms.

Lee asked if the stairwells were the only point of access to the apartments. Rabideau replied yes, except for the first floor walkouts. Lee also asked about the emergency access road for Churchill Apartments. Becker stated the emergency access road (Syracuse Ave.) runs alongside a home to the west and is not part of this property and is supposed to be plowed in the winter.

Jakems asked what the carports look like. David Stebbins, Redstone Homes LLC, showed a plan of the carports.

Becker asked about the management approach to keeping carports in clean. Rabideau stated there is a carport addendum to the lease that states what can be stored in carports. Becker also asked about keeping dogs contained. Rabideau would rather not fence a dog run. The tenants are charged \$300 to have a pet in the apartment and a monthly fee. There are lease addendums that pets must be leashed at all times. Pets will be DNA swabbed. David Stebbins has given his business card to the homeowners on each side and said they could call him at any time with any problems. We want to be good neighbors. Only 30-40% of the tenants usually have pets and they don't foresee any problems.

O'Malley asked if the property management company would be onsite. It will not.

Mr. Fred Alt, owner of Churchill Place and Kensington Preserve Apartments, said he would like fencing between Churchill Place Apartments and the applicant's properties. We do not allow pets in our apartments and our owners appreciate that and we do not want them to come on our property. We also have garages at our apartments and I believe you may want to put garages in as well instead of carports. Also with decks tenants may start put bikes and other items out on them and his residents will have to look at that. Rabideau assured him she is very involved with the site and this will not happen.

Susan and Stacey Kreiser, 974 Alpine Church St. NW, live to the west and wonder if a fence can be installed in the back, and also prefers garages not carports. They asked that when the new trees planted alongside her property start growing over the property line can they be trimmed? Also wondered if there is a plan for when the property is being cleared, where the animals/rodents living on that property will go.

After a brief discussion the Planning Commission members decided against requiring a fenced dog run.

<p>MOTION: ALPINE CHURCH APARTMENTS SITE PLAN AT 942 AND 960 ALPINE CHURCH STREET</p>
--

Based upon representations made by the applicant, motioned by Kayner, supported by Jakems to *approve* the site plan dated July 13, 2016 and drawn by Moore & Bruggink and a building elevation drawing by DeStigter Architecture & Planning for site improvements on properties addressed 942 and 960 Alpine Church Street (PP# 41-09-26-426-011 and -012) as it *does* meet the standards set forth in Chapters 9 and 18 of the Alpine Township Zoning Ordinance with the following conditions of approval:

Conditions of Approval:

1. The property owner shall combine the two existing lots prior to development.
2. A photometric plan that includes all outdoor lighting fixtures shall be supplied by the applicant for staff review and approval.
3. All conditions outlined in the Township Engineer's letter dated July 15, 2016.
4. The applicant shall install a solid privacy fence on the west carport to block headlights.

Ayes: 5 Nays: 0 Motion carried

16- 34 STAFF UPDATE / ADJOURNMENT

Planner Becker let Commissioners know the updated Capital Improvement Plan pages and the updated Zoning Ordinance Chapter 1 pages are included in their packets. She said in regards to the recently approved cell tower on 4 Mile Rd, the neighbor has said there is now a tower planned at Orchard Hill Christian Reformed Church in the City of Walker on 3 Mile Road.

Becker is working with the Township Attorney regarding small antenna towers. The Township Board adopted a new ordinance that spells out small cell carriers must have a license agreement to install facilities in Alpine Township.

Kayner motioned, supported by O'Malley to adjourn the meeting at 9:08 PM.

Ayes: 5 Nays: 0 Motion carried

Lisa Frizzell, Planning Commission Secretary

Rose Kogge, Recording Secretary