

**ALPINE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
Thursday, March 20, 2014**

**14-08 CALL TO ORDER / APPROVAL OF THE REGULAR MEETING MINUTES OF
FEBRUARY 20, 2014 / PUBLIC COMMENT ON NON-AGENDA ITEMS**

The Alpine Township Planning Commission held its regular meeting on March 20, 2014, at 7:30 p.m. at the Alpine Township Center, 5255 Alpine Ave., NW, Comstock Park, MI 49321. Present: Chair Bruce Lee, Vice Chair Greg Madura, Secretary Jerry Byrne, Ron Cordes, Chuck Jakems, Mike O'Malley. Planning Director Sue Becker and Recording Secretary Rose Kogge. Absent and excused, Mike Kayner. Chair Bruce Lee called the meeting to order at 7:30 p.m. with the Pledge of Allegiance.

APPROVAL OF MINUTES

Byrne moved, with support from Cordes to approve the minutes of the Regular Meeting of the Alpine Planning Commission February 20, 2014 Meeting.

Ayes: 6 Nays: 0 Motion carried.

There were no public comments on non-agenda items.

**14-09 PUBLIC HEARING: REZONING AND COMMERCIAL SITE CONDOMINIUM
REQUEST BY VISSER DEVELOPMENT TO REZONE 4235 ALPINE
AVENUE FROM C-2, GENERAL COMMERCIAL AND A, AGRICULTURAL TO
C-PUD, COMMERCIAL PLANNED UNIT DEVELOPMENT TO ALLOW FOR
THE ESTABLISHMENT OF A DRIVE-THROUGH TIM HORTON'S
RESTAURANT AND RETAIL BUILDING.**

Planner Becker reviewed the staff report with Planning Commission members. Becker noted that the long term uses available for the retail building are extremely limited because of the size of the building in relationship to the number of parking spaces. Based upon the size of the building and the number of parking spaces illustrated, future uses appear to be limited to furniture, carpet and home furnishing stores, and dry cleaners. A revised vehicular circulation plan was discussed with Commissioners. Planner Becker also reviewed Progressive AE's (Township Engineer) letter dated March 14, 2014 with Planning Commission members. She added that there needs to be more conversation between the applicant and the Township Engineer regarding the slope of the drain basin.

Chair Lee introduced Greg Bol of Visser Development Inc. and Justin Longstreth of Moore & Bruggink and asked Planning Commission members if they had any questions for them. The MDOT approval process for the truck turning template and drive was discussed, along with the easement for Checker's. Both Bolt and Longstreth commented that they are trying to work with both the Township engineers and MDOT to be sure that everyone is happy with their plans. Further refining of traffic circulation needed per MDOT. Also discussed was snow removal on the drive and the type of fencing that could possibly be used for the drain basins. The rear

basin will have chain link fence and the front two basins will have more decorative fencing. Commissioners directed staff to work out details.

Motion made by Madura supported by O'Malley to open the public hearing.

Ayes: 6 Nays: 0 Motion carried

No comments received

Motion made by Byrne supported by Cordes to close the public hearing.

Ayes: 6 Nays: 0 Motion carried

<p align="center">MOTION FOR C-PUD REZONING AND ASSOCIATED FINAL DEVELOPMENT PLAN AT 4235 ALPINE AVENUE</p>
--

Based upon representations made by the applicant, Madura made a motion, supported by Jakem to recommend to the Alpine Township Board to *approve* the requested rezoning for the 8.3-acre parcel addressed 4235 Alpine Avenue (PP# 41-09-35-228-001) as publicly noticed from C-2, Commercial and A, Agricultural to C-PUD, Commercial Planned Unit Development together with the Final Development Plan dated March 7, 2014 and drawn by Moore & Bruggink as it *does* meet the requirements set forth in Chapters 2, 14C, 18 and 22 of the Alpine Township Zoning Ordinance with the following conditions of approval:

Findings of Fact:

Based upon representations made by the applicant during PUD rezoning/development plan review and upon the standards of approval found in Chapter 22 of the Alpine Township Zoning Ordinance and the 2007 Alpine Township Master Plan, we find that the proposed PUD rezoning:

1. Granting the PUD rezoning will result in a recognizable and substantial benefit to ultimate users of the project and to the community, and the benefit would otherwise be unfeasible or unlikely to be achieved.
2. The PUD will not result in a significant increase in the need for public services and facilities, will not result in unsafe traffic movements and will not place a significant burden upon surrounding lands or the natural environment, unless the resulting adverse effects are adequately provided for or mitigated by features of the PUD as approved.
3. The PUD will be compatible with the Master Plan of the Township and consistent with the intent and purpose of the C-PUD zoning district.
4. The PUD will not result in significant adverse effects upon nearby or adjacent lands, and will not change the essential character of the surrounding area.
5. The PUD is designed to ensure compatibility with adjoining land uses.
6. The PUD improves public safety and vehicular carrying capacity by avoiding or minimizing development that fronts directly on to existing roadways.

7. Includes a pedestrian walkway designed to ensure that pedestrians can walk safely and easily throughout the site.
8. As designed, a drive-through restaurant is an acceptable use [Sec. 14C.03(a)].
9. The Township supports moving the pre-determined northern connection point of the north/south service drive to the location illustrated on the C-PUD Final Development Plan.
10. The proposed building setbacks of Units 1 & 2 are acceptable per Section 14C.04(b) because:
 - 1) The nature of existing and planned land uses adjacent to and near the site
 - 2) Compatibility of all building setbacks with adjacent land uses
 - 3) The location of natural features on the site
 - 4) Existing and proposed site topography
 - 5) The location of public utilities
 - 6) Public safety and emergency vehicle access
 - 7) The design of the planned service drive – cross access system
 - 8) The design of existing and proposed pedestrian walkways
 - 9) The objectives of the C-PUD district contained herein.
11. The proposed east/west private road right-of-way widths are acceptable per Section 14C.04(c) because:
 - 1) Number and type of buildings served by the private road
 - 2) Amount of traffic generated by the proposed uses
 - 3) Existing topography and vegetation
 - 4) Public safety and emergency vehicle access
 - 5) The inter-relationship with the public street network

Conditions of Approval:

1. C-PUD Final Development Plan approval is contingent upon the Township Board approving the requested commercial site condominium.
2. The applicant shall submit revised plans with the following revisions:
 - a. The sidewalk on the west side of the retail building should be reduced by a foot or two to ensure parked vehicles don't interfere with the driveway entrance.
 - b. A note added to the plan indicating the drive-through island shall be planted with tall vertical evergreen plantings to provide a year around visual traffic separation. (Specific plant materials to be determined during site plan review for Unit 1).
 - c. The site plan must be revised to include specific fence information for all 3 basins.
 - d. Curb ramps to be installed at all driveway crossings.
 - e. Site changes as may be necessary for MDOT permit. Details to be worked out with Township engineering staff.
 - f. Provide road profiles.

3. The property owner/applicant shall enter into access agreements benefiting the properties to the north (4273 and 4255 Alpine Ave., Alpine Market Place Condominium collectively) and south (4151 Alpine Ave., Menards).
4. The property owner/applicant of 4235 Alpine Ave. shall enter into an access agreement benefiting Checker's to the south at 4201 Alpine Ave. (PP# 41-09-35-228-002) across the 40-foot and 20-foot wide easements. Upon request of the Township when the property to the south (Checker's) redevelops or at the request of Checker's, the property owner of Unit 2 of the *4235 Alpine Avenue Condominium* will be required to construct the paved access drives south to its property boundary at its expense.
5. The east/west private road shall be given a name as approved by the Kent County Road Commission and a street sign erected [Sec. 2.34(c)(4)].
6. A temporary barrier shall be installed at the western limit of the east/west private road.
7. When the site condominium expandable area develops, the east/west private road shall be extended and/or a proper road terminus installed.
8. The developer of Unit 3 shall be responsible for extending the east/west sidewalk further west at the time of its development.
9. The north/south service drive connection shall be constructed prior to or as part of the construction and development of buildings on Units 1 or 2 of the site condominium.
10. Performance guarantees may be required to ensure overall site improvements such as roadways, sidewalks, storm water facilities, and utilities are completed.
11. All conditions outlined in the Township Engineer's letter dated March 14, 2014.
12. The property owner/applicant shall enter into a Site Development Agreement with the Township that memorializes the Planning Commission's decisions.

Ayes: 6

Nays: 0

Motion carried

COMMERCIAL SITE CONDOMINIUM KNOWN AS 4235 ALPINE AVENUE CONDOMINIUM AT 4235 ALPINE AVENUE
--

Based upon representations made by the applicant, Madura motioned, supported by O'Malley to *approve* the commercial site condominium as illustrated on Exhibit B to the Master Deed of the proposed *4235 Alpine Avenue Condominium* received March 7, 2014 and as on the Final PUD Development Plan dated March 7, 2014 and drawn by Moore & Bruggink for the 8.3-acre property addressed 4235 Alpine Avenue (PP# 41-09-35-228-001) as it *does* meet the standards set forth in the Unplatted Property Ordinance, Ord. #91-4 with the following conditions of approval:

Conditions of Approval:

1. Site Condominium approval is contingent upon the Township Board approving the requested rezoning from C-2, Commercial and A, Agricultural to C-PUD, Commercial Planned Unit Development.
2. The Master Deed shall include provisions for cross access to adjoining properties, and shall reference all Township approvals as memorialized in the Site Development Agreement.

Ayes: 6

Nays: 0

Motion carried

14-10 DISCUSSION

Planner Becker updated Planning Commission members on efforts to further advertise the Master Plan Open Houses. The next open house is scheduled for Monday March 31st, at 7 p.m. Becker asked that Planning Commission members arrive at 6:50 p.m. A date for a third Master Plan Open House was set for April 22nd. Commissioners discussed the time of day for the open house and expressed a uniform desire for 3:30 – 5:00 p.m. Post cards will be mailed to all business and property owners in the Township informing them of the last two open houses. Becker reminded members that they need to be visionaries during this planning process. This is a very cool community; we want it to remain cool. What do you envision for Alpine Township?

14-11 UPDATES / ADJOURNMENT

Planner Becker reviewed the Capital Improvement Plan handout with Planning Commission members; there is a meeting March 29th, at 4 p.m. for the CIP Committee. Becker also distributed a Zoning Map and briefly reviewed it with Planning Commission members.

Motion made by Madura, supported by O'Malley to adjourn at 8:47 p.m.

Ayes: 6

Nays: 0

Motion Carries

Jerry Byrne, Planning Commission Secretary

Rose Kogge, Recording Secretary