

**ALPINE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
Thursday, April 17, 2014**

**14-11 CALL TO ORDER / APPROVAL OF THE REGULAR MEETING MINUTES OF
MARCH 20, 2014 / PUBLIC COMMENT ON NON-AGENDA ITEMS**

The Alpine Township Planning Commission held its regular meeting on April 17, 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, and Mike Kayner. Planning Director Sue Becker and Recording Secretary Rose Kogge. Chair Bruce Lee called the meeting to order at 7:30 p.m. with the Pledge of Allegiance.

APPROVAL OF MINUTES

Madura moved, with support O'Malley to approve the minutes of the Regular Meeting of the Alpine Planning March 20, 2014 Meeting.

Ayes: 7 Nays: 0 Motion carried.

There were no public comments on non-agenda items.

**14-12 PUBLIC HEARING: REZONING REQUEST A, AGRICULTURAL TO R-1, LOW
DENSITY RESIDENTIAL ~ 6830 VINTON AVENUE NW**

Planner Becker reviewed the request and procedure with Planning Commission members. The property owner has requested to rezone of the east half of his 3.67 acre property addressed at 6830 Vinton Avenue from A, Agricultural to R-1, Low Density Residential. The applicant would like this rezoned so the entire property would be located in a single zoning district which would make the home conforming and enable him to construct an addition on the rear of the home. The applicant has designed the addition so that it would be no closer than 50 feet to the rear lot line as required in the R-1 zoning district.

After reviewing the analysis provided by Planner Becker, Chair Lee introduced the applicants William and Martha Stachowiak. Chair Lee asked if they had any additional information to add. Mr. Stachowiak added that nothing at all has changed on the lot, except the zoning after the home was built. He would like his lot to be consistent with all the other homes on the south side of 8 Mile Road and further north on Vinton Avenue.

Motion made by Jakems supported by Madura to open the public hearing.

Ayes: 7 Nays: 0 Motion carried.

No comments received.

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

Ayes: 7 Nays: 0 Motion carried.

MOTION FOR REZONING PROPERTY ADDRESSED 6830 VINTON AVENUE

Jakems motioned, supported by Madura to recommend to the Alpine Township Board to *approve* the requested rezoning for the east half of the 3.67-acre property addressed 6830 Vinton Avenue (PP# 41-09-12-400-006) as publicly noticed from A, Agricultural to entirely R-1, Low Density Residential.

Findings of Fact:

Based upon representations made by the applicant during rezoning review and upon the standards found in Chapters 7 and 24 of the Alpine Township Zoning Ordinance and the 2007 Alpine Township Master Plan, we find that the proposed rezoning:

- 1) The future land use designation of the property is *Rural Estate* which is analogous to the RA, Rural Agricultural zoning district. However, the *Rural Estate* designation is intended to provide for residential development in a rural setting adjacent to *Agricultural Preservation* land use areas and serve as a transition to the *Agricultural Preservation* areas. The existing house has served as such since 1972.
- 2) Is consistent with the R-1 zoning district on the west ½ of the subject property.
- 3) Is consistent with the allowed uses of the R-1, Low Density Residential zoning district.
- 4) Does ensure compatibility with adjoining land uses and zoning types.
- 5) The property does not contain prime farmland soils and has been utilized as a residential yard since 1972.

Ayes: 7 Nays: 0 Motion carried.

14-13 DISCUSSION: REVIEW COPY OF CAPITAL IMPROVEMENT PLAN

Planner Becker reviewed the Capital Improvement Plan's Executive Summary handout and asked that members keep the update for the May Planning Commission Meeting. As Becker reviewed the summary she pointed out the Township is working hard to plan ahead for needed Capital Improvements. Road maintenance was discussed for the Westgate subdivision; improvements will begin there this summer. There is a public hearing for the Capital Improvement Plan at next month's Planning Commission Meeting and then on to the Township Board for approval in June.

14-14 STAFF UPDATES/ ADJOURNMENT

Chair Lee attended the Citizen Planner Conference in Lansing and would be happy to speak to any members that had questions or wanted any highlights of the meeting.

Motion made by Madura, supported by Jakems to adjourn at 8:27 p.m.

Ayes: 7 Nays: 0 Motion carried.

Jerry Byrne, Planning Commission Secretary

Rose Kogge, Recording Secretary