



**MOTION FOR REZONING PROPERTY ADDRESSED 4303 CORDES AVENUE**

Jakems motioned, supported by Byrne to recommend to the Alpine Township Board to *approve* the requested rezoning for the 1-acre property addressed 4303 Cordes Avenue (PP# 41-09-35-100-015) as publicly noticed from A, Agricultural to R-1, Low Density Residential.

**Findings of Fact:**

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

- 1) Is consistent with the Low Density Residential future land use recommendation of the 2007 Alpine Township Master Plan.
- 2) Does ensure compatibility with adjoining land uses and zoning types.
- 3) The location is appropriate for all the allowed uses in the R-1, Low Density Residential zoning district.
- 4) Is consistent with the allowed uses of the R-1, Low Density Residential zoning district.

Ayes: 7

Nays: 0

Motion carried.

Chair Lee noted that this motion now moves forward to the Township Board for the first reading in September, and the second reading in October.

**14-33 PUBLIC HEARING: SPECIAL LAND USE AND SITE PLAN REQUEST FROM FAMILY OF CHRIST LUTHERAN CHURCH TO ALLOW FOR A PRIVATE SCHOOL AT 1100 HENZE ST. WITHIN THE R-1 LOW DENSITY RESIDENTIAL ZONING DISTRICT.**

Planner Becker reviewed the staff report with the Planning Commissioners. The only exterior change would be the addition of a fenced in playground in the future at the northeast corner of the building. Becker stated in order to approve the special land use and site plan modification the Planning Commission must find the proposed use meets the six standards of Section 21.02 (h) of the Zoning Ordinance. The request is consistent with the Master Plan and staff recommends approval.

Chair Lee asked if Barbara and Mark Bowditch of Family of Christ Lutheran Church would answer any questions the Planning Commission members may have. The Bowditch's answered questions regarding how many students they hope to have; 5 students this year and up to 35 students in the coming years. The Lutheran denomination currently has 2000 private schools in the United States. Is the curriculum state approved? ("Yes it can be used by homeschoolers and regular students.") Will there be a school board? ("Yes, consisting of church members and parents.") Is Barbara a certified teacher? ("Yes") Will there be a secure school admittance point to the building and will security be addressed ("Yes," the front door will be locked during the day and they have a doorbell.) Will Barbara be teaching and an administrator? ("There will be a supervisor who is certified, and retired teachers will teach a

packaged curriculum.”) The school wants parent participation. Students will bring their own lunch and snacks. Instruction will take place in two rooms. The Bowditchs were asked if there has been an arsenic check on the soil where students will be playing, because the site was previously an orchard. The church’s property with the building has been checked for arsenic. Barbara mentioned they will seek accreditation after the first school year.

**Kayner motioned to open the public hearing, supported by Cordes.**

Frank “Bud” Brechting Jr. questioned the numbering process of addresses on Henze Street. He commented that a school by the curve of the road is not a good idea.

Mr. Fred Schweitzer commented he is in favor of the school being in the current location of Christ Lutheran Church.

**Madura motioned to close the public hearing, supported by Byrne.**

Chair Lee asked that the minutes reflect a letter of support for the Family of Christ Lutheran Church School was received from Ronald and Susan Crosser, 3838 Cordes Ave NW.

<p><b>MOTION FOR FAMILY OF CHRIST LUTHERAN CHURCH’S SCHOOL SPECIAL LAND USE AT 1100 HENZE STREET</b></p>
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Based upon representations made by the applicant, Kayner motioned, with support from Cordes to *approve* the Special Land Use permit requested for a kindergarten through 12<sup>th</sup> grade parochial school on property addressed 1100 Henze Street (PP# 41-09-35-401-012) as it *does* meet the standards set forth in Chapter 21 of the Alpine Twp. Zoning Ordinance.

**Findings of Fact:**

1. The proposed use is consistent with Master Plan and the intent and purpose of the R-1, Low Density Residential zoning district.
2. It will be harmonious with the character and use of the immediate vicinity, will not detrimental to the orderly development of the area and is designed in such a manner as to mitigate any negative effects.
3. 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.
4. The proposed use will not set a precedent for development which could adversely affect the long term plans and policies of the Township.
5. Is adequately served by public services and facilities.
6. As designed, the location, nature and intensity of the proposed use will not be hazardous or inconvenient to the neighborhood nor unduly conflict with normal traffic of the neighborhood.

Ayes: 7                      Nays: 0                      Motion carried

**MOTION FAMILY FOR CHRIST LUTHERAN CHURCH'S SCHOOL SITE PLAN AT  
1100 HENZE STREET**

Based upon representations made by the applicant, Madura motioned, supported by O'Malley to *approve* the site plan dated December 13, 2011 drawn by W.L. Perry Associates with hand-drawn additions of a greenhouse and playground area for a K-12 parochial school on property addressed 1100 Henze Street as the request *does* meet the requirements set forth in Chapters 7, 18, 19 and 21 of the Alpine Township Zoning Ordinance.

Ayes: 7                      Nays: 0                      Motion carries

**14-34                      PUBLIC HEARING: CHANGES TO CHAPTERS 7, 12 AND 20 REGARDING  
DUPLEXES ON ARTERIAL STREETS AND ARTERIAL STREETS IN  
GENERAL. CHANGES TO CHAPTER 19 REGARDING BARRIER FREE AND  
LOADING SPACES.**

Planner Becker reviewed the Proposed Zoning Ordinance changes to Sections 7.02(b), 12.01, 20.11(d)(1).

Motion made by Kayner, supported by Cordes to recommend these zoning changes to the Alpine Township Board for approval and adoption,

Ayes: 7                      Nays: 0                      Motion carries

Chair Lee requested a 3 minute break for Ron Cordes to excuse himself from this site plan review and sat in the audience.

**14-35                      SITE PLAN REVIEW: MICHIGAN NATURAL STORAGE REQUESTS SITE  
PLAN APPROVAL TO ALLOW FOR CONSTRUCTION OF A 96,000 SQ. FT.  
BUILDING ADDITION (OFFICES AND COLD STORAGE) SOUTH OF 5899  
COMSTOCK PARK DR WITHIN THE I-2, GENERAL INDUSTRIAL ZONING  
DISTRICT**

Planner Becker reviewed the staff report with Planning Commission members. Michigan Natural Storage would like approval to construct a large building addition partially on land they own and partially on 2.5 acres to the south that they hope to purchase. Becker reviewed the complete site plan analysis, and the letter from Township Engineer Mike Oezer.

Chair Lee asked the representatives of Michigan Natural Storage if they would like to add any additional information and also answer questions from the Planning Commission members.

Jim Pietrowski of Michigan Natural Storage and Bob Goodheart PE of Pathfinder Engineering Inc. introduced themselves. Engineer Bob Goodheart noted that there are two items in the Township Engineer's letter that he would like to address. First the 25 foot public easement along the north property line was never recorded so nothing needs to be released. Second they are requesting that the sewer lateral easement on the south side be reduced in width from 25 feet to 20 feet. The maximum depth of the lateral is 12 feet. Goodheart confirmed the actual

square footage of the new building is 83,860 and is inclusive of the entire building addition including the lower part of the office. Goodheart commented that the Engineer's letter states there will be a connection of public sewer to stub with a manhole and 8" sanitary stub. We are planning on extending this to the building. There is no easement, therefore the easement does not need to be released.

There will be an easement on the south property line of the new parcel, we are working on this with Ron Cordes and are comfortable with a 20' easement, private not public and it will be 12' deep on the east side and 10' deep on the west side.

Goodheart also added there is not gate by the fence on the plans, that was an error. Michigan Natural Storage is fine with installing a sidewalk. A question was asked about the noise of the rear condenser towers. The Cordes property is the closest to the towers. The noise generated is 76 decibels. Goodheart commented that they may have to remove some of the mature trees on the southwest corner of Vinton. The color of the building façade would be white and the office façade would be consistent. HVAC equipment would be internal or landscaped if it is located outside. Signage was discussed and Pietrowski commented that the company likes to keep signage at a minimum so they do not attract attention. They will install underground sprinkling for the landscaping and will also complete a photometric plan for lighting. They will plow all drives in the winter. The QLF driveway is separate from the Michigan Natural Storage drive and QLF plans to erect a fence in between the driveways. There will not be another rail spur added at this time, The spur is located on the railroad right-of-way. Becker also noted there are no concerns regarding the groundwater.

**MOTION FOR MICHIGAN NATURAL STORAGE'S SITE PLAN AT 5899 COMSTOCK PARK DRIVE**

Based upon representations made by the applicant, Byrne motioned, supported by Kayner to *approve* the site and landscape plans dated August 11, 2014 drawn by Pathfinder Engineering and elevation drawings dated August 11, 2014 drawn by W.L. Perry Associates for a wholesale refrigerated and frozen food business at 5899 Comstock Park Drive and the 2.5-acre piece currently part of PP# 41-09-24-176-002 to the south as the request *does* meet the requirements set forth in Chapters 17, 18 and 19 of the Alpine Township Zoning Ordinance with the following conditions of approval:

**Condition of Approval:**

1. Site plan approval is contingent upon the Township receiving a copy of the recorded deed encompassing the proposed combined property.
2. The applicant shall provide 3 copies of revised plans illustrating:
  - Submit a photometric plan with appropriate pole heights, fixture information and lighting levels for review and approval. The site and landscape plans must be revised with the same light locations if necessary.
  - Further refinement of the fencing locations, if needed. A Knox Box or other acceptable means for emergency vehicles to access any fence enclosure is required.
  - Illustrate the location of the rear access drive along the south and west sides of the building addition and widen it to a minimum of 14 feet

- Move the sidewalk so that it doesn't transition through a driveway. Extend the sidewalk to the new driveway immediately to the north and appropriate curb downs shall be installed on both sides of both driveways
  - Revise the elevation plans to include all proposed building materials and colors. Office building façade must be approved by the Planner.
  - Location and screening if necessary of HVAC equipment.
  - Clearly label square footage of buildings on final prints.
3. The applicant shall install sidewalk along Comstock Park Drive at the same time as the other site improvements.
  4. All conditions outlined in the Township Engineer's letter dated August 14, 2014. Except the easement for the private lateral proposed on the southern edge of the property may be 20 feet wide rather than 25 feet wide as described in the Township Engineer's letter.
  5. The applicant shall enter into a site development agreement with the Township to memorialize the approvals given.

Ayes: 6                      Nays: 0                      Motion carries

**14-36                      PUBLIC COMMENT / STAFF UPDATES / ADJOURNMENT**

Planner Becker updated the Planning Commission members that Visser Brothers has given her notice that Tim Horton's and the Mattress Store are now proceeding and no longer on hold. Visser Brothers will now proceed to the Township Board for the first reading.

Motion made by Madura, supported by Byrne to adjourn at 9:30 p.m.

Ayes:7                      Nays: 0                      Motion carried.

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**Jerry Byrne, Planning Commission Secretary**

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**Rose Kogge, Recording Secretary**