

**ALPINE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
Thursday, December 18, 2014**

**14-51 CALL TO ORDER / APPROVAL OF THE REGULAR MEETING MINUTES OF
November 20, 2014 / PUBLIC COMMENT ON NON-AGENDA ITEMS**

The Alpine Township Planning Commission held its regular meeting on December 18, 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 (arrived after minutes approved), Chuck Jakems, Mike Kayner, Mike O'Malley. 2015 New Planning Commission members Dawn Swafford and Lisa Frizzell were present along with 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 from Byrne to approve the minutes of the Regular Meeting of the Alpine Planning Commission on November 20, 2014.

Ayes: 6 Nays: 0 Motion carried.

There was no comment on non-agenda items.

**14-52 DISCUSSION: MASTER PLAN UPDATE: LAND USES, TRANSPORTATION
AND UTILITIES.**

Planner Becker introduced the two new Planning Commission members, Lisa Frizzell and Dawn Swafford, their terms begin in January 2015. Becker updated Planning Commission members on items that will be discussed at the January meeting, she will contact Fritz Wahfield Sr. and Bob Winegar. regarding a possible future land use designation change on the rear of their properties from LDR to Office. Also, the property owners in the area contemplated for a change from Rural Estate to Agricultural Preservation will be contacted and invited to attend the January Planning Commission Meeting.

Becker will provide the Planning Commission member information on the Hachmuth Neighborhood before she meets with the Hachmuth neighbors. Becker commented we need to do what's best for the community and think about what we want to accomplish.

Becker noted that Menards is adding a 40,000 sq. ft. freestanding warehouse to the north of their property. Becker updated Planning Commission members on the 4 Mile project in the City of Walker, it could possibly be a shipping distribution center on the front 50 acres. An impact analysis is being done on the 4 Mile and Bristol intersection. We are working with the City of Walker. The KCRC is looking into traffic lights at the Bristol and Hendershot intersections on 4 Mile.

Master Plan Book – Transportation pg. 43

Complete streets are streets designed to include all forms of transportation including bicyclists and pedestrians.

Sidewalk installation should be the responsibility of developers.

Connectivity and road stubs were discussed. In the last 10 years stubbed public roads have a 10' wide maintenance strip at their ends. Cul-de-sacs are inefficient, they also cause safety issues.

Private roads and maintenance of them were discussed along with requiring road stubs in developable directions.

Future Streets – pg. 44

Westgate street directions make it difficult to find locations since it has a warped parallel street pattern, but it does provide for connectivity. The Township will strongly discourage a loops and lollipops street pattern in any future developments.

Remove the future private street previously proposed along the north side of Menards and extending westward to Cordes Avenue

All new streets will be “complete streets” as the definition on pg. 43 notes.

Service roads will continue as is, Becker will draw in lines and extensions.

Should Fruit Ridge Avenue be widened? No

Pedestrian and Bicyclists pg. 46

Becker’s wording is fine. Leave “should” meet Barrier Free and AASTO standards, do not use “shall.”

No need for sidewalks on private roads, but all public roads should have sidewalks on both Sides of the street.

Sidewalks on Alpine Avenue should be parallel and adjacent to Alpine Avenue.

Implementation and Financing pg.47

Develop a consistent road paving program.

Sidewalk is the property owner’s responsibility.

Change timeframe on sidewalk construction in new neighborhoods to within 3 to 5 years.

Westgate sidewalk special assessment?

Sidewalks

Should we have agreements? Yes. No payment in lieu of sidewalks.

Becker distributed and reviewed the sub-area plans to the Planning Commission members.

14-53 STAFF UPDATE/ADJOURNMENT

Planner Becker presented Jerry Byrne and Greg Madura with Certificates of Appreciation for their terms on the Planning Commission. She thanked them for their time, dedication and help. Chair Lee thanked them saying they taught him so much and he appreciated their patience with him, and we will miss them. He wished them well as did all the other Planning Commission members. Chair Lee welcomed the new Planning Commission members Lisa Frizzell and Dawn Swafford.

Motion by Madura, supported by Byrne to adjourn the meeting at 9:47 p.m.
Ayes: 7 Nays: 0 Motion carried

Jerry Byrne, Planning Commission Secretary

Rose Kogge, Recording Secretary