

**ALPINE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
Thursday, January 15, 2015**

**15-01 CALL TO ORDER / APPROVAL OF THE REGULAR MEETING MINUTES OF
December 18, 2014 / PUBLIC COMMENT ON NON-AGENDA ITEMS**

The Alpine Township Planning Commission held its regular meeting on January 15, 2015, at 7:30 p.m. at the Alpine Township Center, 5255 Alpine Ave., NW, Comstock Park, MI 49321. Present: Chair Bruce Lee, Chuck Jakems, Mike O'Malley, Lisa Frizzell and Dawn Swafford. Ron Cordes and Mike Kayner were excused. Chair Bruce Lee called the meeting to order at 7:30 p.m. with the Pledge of Allegiance.

APPROVAL OF MINUTES

Jakems moved, with support from O'Malley to approve the minutes of the Regular Meeting of the Alpine Planning Commission on December 18, 2014.

Ayes: 5 Nays: 0 Motion Carried

Jakems moved, with support from O'Malley to approve the minutes of the Alpine Planning Commission Master Plan Work Session on December 9, 2014.

Ayes: 5 Nays: 0 Motion Carried

Alpine Township Clerk Jean Wahlfield addressed the Planning Commission and thanked them for their time and dedication. She welcomed the new members and noted that sometimes in this position you will have to put the Township first over your family, friends and neighbors. Wahlfield commented that the Township has many resources to help you in this new position. Clerk Wahlfield administered the Oath of Office to new Planning Commission members Dawn Swafford and Lisa Frizzell. Chair Lee congratulated Frizzell and Swafford and also reiterated that members would be there to help them on this new adventure.

There was no comment on non-agenda items.

**15-02 PUBLIC HEARING: COMMERCIAL PLANNED UNIT DEVELOPMENT
AMENDMENT REQUEST FROM MENARDS TO ALLOW FOR THE
CONSTRUCTION OF A 40,000 SQ FT WAREHOUSE AND LUMBERYARD
EXPANSION ON A PORTION OF THE PROPERTY ADDRESSED 4235
ALPINE AVENUE**

Planning Commission member Lisa Frizzell excused herself from this portion of the meeting due to conflict of interest. Frizzell prepared the Site Plan drafts as part of her position at Moore & Bruggink.

Planner Becker reviewed the Staff Report for the Planning Commission members and community members attending the meeting. Becker pointed out that since the last Planning Commission review a few things have changed: The east/west private road easement has been extended west to provide frontage for the proposed Menards lot. The water main will be

installed to connect Menards and Art Van. In December, the Twp. Board granted Step 2 Site Condo approval which gave the developer permission to build the condominium site improvements (roads, utilities, storm water, etc.)

Becker reviewed access and circulation, pointing out that the 43-foot wide easement for half of the right-way of a future private road to Cordes Avenue is to be abandoned per previous direction from the Planning Commission. Becker continued with utilities; storm water; building; fencing & pallet racking structure; landscaping and lighting; and all points of the engineer's letter.

Tom O'Neil of Menard, Inc. introduced himself and commented that Justin Longstreth of Moore and Bruggink Inc., and Greg Bol of Visser Development were also present if the Planning Commission had additional questions. O'Neil commented that Menards has expanded the warehouse and lumberyard a couple of times and this opportunity with Visser is the perfect opportunity to expand our lumberyard to the north and add a 40,000 sq.ft. warehouse. He said our request is compatible and complies with the Township and allows us to reinvest in the store, gives customers easier and better access to the lumberyard. Menards will install the road and water main which complies with the Master Plan and would appreciate the Township's recommendation.

Chair Lee commented that he feels this addition will be great and suggested the taller chain link fence option as a wise choice. Planning Commission members had a few questions for O'Neil about additional parking (none is needed), sidewalks and fire suppression in the warehouse.

Motion made to open the public hearing by Jakems, supported by O'Malley.
Ayes: 5 Nays: 0 Motion carried

Motion made to close the public hearing by O'Malley, supported by Jakems.
Ayes: 7 Nays: 0 Motion carried

<p style="text-align: center;">MOTION: TO AMEND THE COMMERCIAL PLANNED UNIT DEVELOPMENT AT 4235 ALPINE AVENUE, MENARDS' REQUEST</p>
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Based upon representations made by the applicant, Jakems motioned, supported by O'Malley to *approve* the requested C-PUD, Commercial Planned Unit Development amendment with a site plan dated January 7, 2015 drawn by Moore & Bruggink and architectural, landscaping and lighting sheets by Menards received January 7, 2015 for site improvements on the proposed 5.1-acre property which is the rear portion of property addressed 4235 Alpine Avenue (PP# 41-09-35-228-001) as it *does* meet the standards set forth in Chapters 14C, 18, 19 and 22 of the Alpine Township Zoning Ordinance with the following findings of fact and conditions of approval:

Findings of Fact:

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

1. Is consistent with intent of the C-PUD zoning district.
2. Does ensure compatibility with adjoining land uses and zoning types.

Conditions of Approval:

1. The Planning Commission *approves* the applicant's request to modify the required lot frontage requirement from 150 to 50 feet based on the following criteria:
 - a. The nature of existing and planned land uses adjacent to and near the site
 - b. Compatibility of all building setbacks with adjacent land uses
 - c. The location of natural features on the site
 - d. Existing and proposed site topography
 - e. The location of public utilities
 - f. Public safety and emergency vehicle access
 - g. The design of the planned service drive – cross access system
 - h. The design of existing and proposed pedestrian walkways
 - i. The objectives of the C-PUD district contained herein.
2. The Planning Commission *approves* the applicant's request to modify the required fence height requirement from 8 foot to 12 foot.
3. The 43-foot wide easement for half of the future private road right-of-way to Cordes Avenue, a 2004 condition of approval for Menards' site, is hereby removed as a condition as the Commission no longer has plans for a private road connecting to Cordes Avenue.
4. The applicant shall enter into a site development agreement with the Township that addresses the aforementioned items.

Ayes: 4 Nays: 0 Motion carried

Lisa Frizzell returns to the meeting.

15-03 DISCUSSION: MASTER PLAN UPDATE

Item a). Discussion about the possibility of future land use designation changes from RE to AP south of 6 Mile Road east of Bristol Avenue and North of Alpine Church Street.

Becker read a letter from Elizabeth Alt and Dorothy Brechting regarding the property at 1267 Alpine Church Road and their request to keep the property Master Planned as RE (Rural Estate).

Al Kornhorn, 1581 Alpine Church Road. Said it is a moot point, that the property clearly shows in the plan that it is AG and changing it to RE would be completely opposite of the 2007 Master Plan. The old proposal split my wife's family farm in half. Isn't RE intended to be a buffer between Ag and residential. I don't want it to change. Just because utilities weren't included in the first place, don't change it now.

Nicole Chase – 2885 7 Mile Road. We are RE and part AG property owners. We have no plans to develop our property. We just planted a new orchard and want to keep this planned RE. We don't want the land value to drop, but we intend to farm it for years. We don't have a problem with half our property planned for RE and half planned for AG. We suggest all of our property

should be planned for RE. My parents own the properties on 6 Mile Road and should be contacted too.

Chair Lee said the Planning Commission members were trying to Master Plan correctly, we wanted your comments and we hear you very clearly and appreciate it. The Planning Commission members agreed they needed to discuss the utility and AG "white" portion and will not do anything quick on this.

Becker stated she hopes the Master Plan will be adopted at the June meeting. She hopes to firm up the land use plan in the next few months, please call us if you would like to discuss any portion of it.

Item b). Discussion about the possible Future Land Use designation change from LDR to O near Alpine Church St./ Westgate Dr. extension area.

Olga Halstead, Commercial Realtor, 4790 Alpine NW., asked why the property Bob Winegar owns was split for future land use designation in the first place. We would like to look at high density residential uses, specifically assisted living units. Deb of Pinky's Place at 4790 Alpine Avenue shared her goals with us to establish Pinky's Village in the rear portion of the property for adult assisted living. As the tenant, Deb does have first right of refusal to buy the property.

Chair Lee mentioned we did have the option of bringing a road in from Alpine Church alongside the property.

Fritz Wahlfield Jr., 4475 Westshire Drive. Stated his father owns a portion of the land. Is this land able to sell in that pocket back there? I don't think office space is marketable.

Chair Lee asked if the land was more marketable with a road back there. Wahlfield said the infrastructure is tough on the north side.

Mike Cody, 657 Westshire Court, says he is in favor of the land being Master Planned for low density homes.

Chair Lee thanked everyone for their comments and said the Planning Commission wants to make good plans. We will discuss this further next month.

Item c). Review statistics of Hachmuth Dr. area.

Becker reviewed the Hachmuth Plat information with Planning Commission members. She noted there is a 30 foot elevation change from Alpine Avenue. Becker asked the members if they wanted to move forward. The Planning Commission members decided to discuss again next month when all members are present.

Item d). Hendershot and Gillette Ridge area

Should this area be RE? Becker will send out letters for property owners for next month's meeting.

Planner Becker briefly reviewed the 2014 Year End Report with the Planning Commission Members.

Motion made by Jakems, with support from O'Malley to accept the 2014 Year End Report.
Ayes: 5 Nays: 0 Motion carried.

15-04 ELECTION OF OFFICERS

Motion made by Jakems supported by O'Malley nominating Bruce Lee as Chair.
Ayes: 5 Nays: 0 Motion carried. Lee accepts nomination

Motion made by Jakems, supported by Frizzell to nominate Mike O'Malley as Vice-Chair.
Ayes: 5 Nays: 0 Motion carried. O'Malley accepts nomination.

Motion made by Jakems , supported by O'Malley to nominate Lisa Frizzell as Secretary.
Ayes: 5 Nays: 0 Motion carried. Frizzell accepts nomination.

Committee Appointments

Site Plan Review Committee:

Chair Bruce Lee

Jakems motioned, supported by Swafford to nominate Lisa Frizzell and Mike O'Malley as site plan review committee members and Ron Cordes as an alternate.

Ayes: 5 Nays: 0 Motion carried. O'Malley and Frizzell accepted nomination.

Capital Improvement Plan Committee:

Motion made by O'Malley, supported by Lee to nominate Chuck Jakems, Dawn Swafford and Lisa Frizzell and Bruce Lee as an alternate. Jakems, Swafford and Frizzell accepted the nomination.

Ayes: 5 Nays: 0 Motion carried.

15-05 PUBLIC COMMENT / ADJOURMENT

No public comments were received.

Motion made by Frizzell, supported by O'Malley to adjourn the meeting at 10:38 p.m.
Ayes: 5 Nays: 0 Motion carried.

Lisa Frizzell, Planning Commission Secretary

Rose Kogge, Recording Secretary