

**ALPINE TOWNSHIP ZONING BOARD OF APPEALS
REGULAR MEETING
Monday, January 26, 2015**

CALL TO ORDER / PLEDGE OF ALLEGIANCE

Chair Mike O'Malley called the meeting to order at 7:30 p.m. with the Pledge of Allegiance. Members present: Chair Mike O'Malley, Vice Chair Howard Roobol, Doug Pointer, Bill Schweitzer, Bill Stachowiak Alternates; Eric Paquette and Ted Spangenberg were in the audience. Also present: Planner Sue Becker and Recording Secretary Rose Kogge.

APPROVAL OF MINUTES

The Board reviewed the Monday, July 26, 2014 minutes. Schweitzer motioned, supported by Roobol to approve the minutes.

Ayes: 5 Nays: 0 Motion carried

INTRODUCTION AND WELCOME NEW MEMBER

Chair O'Malley introduced new Zoning Board of Appeals member Bill Stachowiak.

SWEARING IN OF ZONING BOARD OF APPEALS MEMBERS

Chair O'Malley introduced Alpine Township Clerk Jean Wahlfield. Clerk Wahlfield thanked the Zoning Board of Appeals members for their time and work as ZBA members, she said the job is not always easy but they provide the nuts and bolts of zoning decisions. Clerk Wahlfield then swore in Bill Stachowiak as a Zoning Board of Appeals member.

NEW BUSINESS

CASE #15-ZBA-01

REQUEST: To allow for a lot frontage variance from 100 feet to 60 feet to allow for a land division and reconfiguration of lots at 730 Marlene Street (PP#41-09-25-301-047) within the R-3, High Density Residential zoning district.

Chair O'Malley explained the Zoning Board of Appeals meeting process. O'Malley then asked Planner Becker to explain the specifics of this request. Becker commented this is a complicated corner of the Township with many of non-conforming uses, structures and lots. This request does not make existing uses or structures more non-conforming. Becker showed the area via overhead projector so the ZBA and community members present could see the exact locations of the request. Becker commented that the Planning Commission members recently initiated looking into this area as they work on future land uses for the Master Plan, they have not made a formal recommendation on proposed future land use at this time. There is also a Master Planned future public road connection in this area connecting Westgate Drive to Alpine Church Street.

Chair O'Malley asked if anyone had any comments regarding this request.

Fritz Wahlfield Jr. of 4475 Westshire NW will speak for himself and for his father Fritz Wahlfield Sr. Fritz Wahlfield Sr. was present and gave permission for his son to speak on his behalf. Wahlfield Jr. commented that the family company is now in its third generation and they would like to see the company succeed in the future. Cleaning up the property lines will help this.

Wahlfield stated parcel #2 will be attached to the business building's property at 4475 Westshire Drive. He understands that he will need an access easement off the end of Marlene St. (Pvt) to access the rear service doors of his existing building. The large accessory building at 730 Marlene Street is used for business storage.

Mike Wahlfield, owns Wahlfield Well Drilling company located at 4449 Westshire NW. He stated that straightening out these parcel issues helps them plan for the future, and would give good access for people. He is also a second generation business owner. Wahlfield says his parents live at 749 Westshire NW and though he does not have a letter from them, they support the request and have no objections.

Mike Cote, 657 Westshire Ct. NW. Cote commented that he has concerns about the development of the northern part of the property in question as it is zoned for high density residential uses and has low density residential uses adjoining it. He felt it may lower his property value and add increased traffic in the area. Cote commented that at his residence he sometimes hears noise in the early morning coming from the Wahlfield Well Drilling property and he does understand they need to get their trucks ready Fritz Wahlfield Sr. commented that he would be a good neighbor and would talk sensibly about any future development with Cote.

Motion to close the public hearing made by Schweitzer, supported by Pointer.

Ayes: 5 Nays: 0 Motion carried

At this time the Zoning Board Members discussed questions they had regarding the request. Schwietzer asked if Westgate Dr. had a cul-de-sac at the end would it meet the frontage requirements? Becker answered it would and explained the roads in the Westgate subdivision only have 60 foot wide right-of-way instead of the standard 66 feet. Pointer commented that the lot's current shape is unusual. Becker stated the current lot width at the narrowest point is 50 feet and the proposal is for 71 feet at the narrowest point. The members then took a few minutes to write up their comments for the motion.

Motion for a Lot Frontage/Width Variance at 730 Marlene Street Case #15-ZBA-001
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Variance Decision:

Stachowiak motioned, supported by Pointer to approve the requested variance from Section 8.05(d) to vary the required frontage/width from 100 feet to 60 feet frontage and 71 feet width, to allow for the reconfiguration of the lot by land divisions in the R-3, High Density Residential zoning district for the property located at 730 Marlene Street, PP# 41-09-25-301-047

FINDINGS OF FACT:

1. The requested variance *does* meet Standard # 1, that "There must be unique circumstances or conditions about this property, not the use of the property."
 - **The 60 foot public road right-of-way width of Westgate Drive is unique, most public roads have 66 feet of right-of-way.**
2. The requested variance *does* meet Standard # 2, that "In giving the variance, the Zoning Board of Appeals will be assuring that the applicant has the same rights that other property owners in the same zoning district or vicinity have

- **Westgate subdivision is the only area where 60 foot road right-of-ways are located in the Township.**
 - **Rear boundary lines of the reconfigured lot does not impact frontage on Westgate Dr.**
3. The requested variance *does* meet Standard #3, that “The variance will not create a situation that may be harmful or damaging to the neighbors’ properties or the public interest.”
- **No changes in use of the property, only the property lines (boundaries) are changing.**
4. The requested variance *does meet* Standard # 4, that “The variance cannot set a precedent.”
- **Not setting a precedent due to the 60 foot right-of-way frontage of Westgate Dr.**

Ayes: 5 Nays: 0 Motion carried.

YEAR END REPORT

Planner Becker reviewed the ZBA Annual Report with the members. Becker stated she received one request for training and shared the information on upcoming training events. Becker stated she hopes to have the Master Plan completed and ready for adoption by June. She is also working on the work plan update of the Capital Improvement Plan, and the Recreation Plan.

ELECTION OF OFFICERS

Motion made by O’Malley, supported by Pointer to name Bill Stachowiak as Chair of the Zoning Board of Appeals. Stachowiak abstained from voting.

Ayes: 4 Nays: 0 Motion carried. Stachowiak accepted the nomination.

Motion made by Stachowiak, supported by O’Malley to name Howard Roobol as Vice Chair.

Ayes: 4 Nays: 0 Motion carried. Roobol accepted the nomination.

Chair O’Malley congratulated the new chairs and thanked everyone for their good work on the board.

BOARD UPDATES

Planner Becker reported she received notice that the grant she wrote for sidewalks on both sides of Alpine Avenue north of Lamoreaux Dr. (over York Creek) was approved for \$175,000. The ADA ramps will be paid for by MDOT.

AJOURNMENT

Motion to adjourn the meeting at 9:19 p.m. made by Stachowiak, supported by Roobol.

Ayes: 5 Nays: 0 Motion carried.

Susan Becker, Planning Director

Bill Stachowiak, Chair

Rose Kogge, Recording Secretary