

**ALPINE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
Thursday, February 19, 2015**

**15-06 CALL TO ORDER / APPROVAL OF THE REGULAR MEETING MINUTES OF
January 15, 2015 / PUBLIC COMMENT ON NON-AGENDA ITEMS**

The Alpine Township Planning Commission held its regular meeting on February 19, 2015, at 7:30 p.m. at the Alpine Township Center, 5255 Alpine Ave., NW, Comstock Park, MI 49321. Present: Chair Bruce Lee, Vice Chair Mike O'Malley, Secretary Lisa Frizzell, Ron Cordes, and Dawn Swafford. Chuck Jakems and Mike Kayner were absent and excused. Chair Bruce Lee called the meeting to order at 7:30 p.m. with the Pledge of Allegiance.

APPROVAL OF MINUTES

O'Malley moved, with support from Cordes to approve the minutes with changes of the Regular Meeting of the Alpine Planning Commission on January 15, 2015.

Ayes: 5 Nays: 0 Motion Carried

No comment of non-agenda items

15-07 DISCUSSION: MASTER PLAN UPDATE

a. Possible Future Land Use designation change from AP to RE south of 6 Mile Rd.

Planner Becker read letters from residents: Edward and Karen Alt and Mark and Nichole Chase. In the letters they asked that the Planning Commission change the Master Plan from AP (Agricultural Preservation) to RE (Rural Estate) for their properties (located at the southeast corner of 6 Mile Road and Bristol Avenue). Becker explained the Master Plan process and the reason the Planning Commission is asking for input from community members in the areas that may or may not have their future land use designation be changed. Maria Gillette said she was trying to understand the changes and Chair Lee reiterated that the Planning Commission may or may not recommend any future land use designation changes to the Township Board.

b. Possible Future Land Use designation change from AP to LDR near Hendershot Ave. and Gillette Ridge Dr. area.

Planner Becker explained that the current future land use designation for the land on the 2007 Master Plan was for Agricultural Preservation. Currently the land is mostly used for residences, split into private lots and a private road. Since it's zoned as residential (RA, Rural Agricultural) and used for residential purposes we thought we could Master Plan it to LDR or RE (Rural Estate). Becker explained that LDR is up to 3.2 houses per acre. We are only talking about future land use plan and not zoning.

Vince Rasch, 4250 Hendershot lives across from Gillette Ridge. LDR is ok with him. He has a piece of property he may want to split into buildable lots in roughly 10 years. He wondered what size the lots could be if this change went into place. 3.2 dwelling units per acre if Master Planned LDR.

Mark Gillette of 3588 Gillette Ridge asked what frontage is required within the R-1 zoning district (analogous to LDR future land use designation). Becker stated without sewer 40 feet at the road widening to 90 feet wide at the building setback, with sewer 40 feet at the road widening out to 100 feet at the building setback.

Bob Penninga recently built a house at 3650 Gillette Ridge has 12 acres and would like the designation to stay as is AP so he can build a larger barn. He would have to request a zoning change from RA to AG to do this.

Matt Bloem lives at 3636 Gillette Ridge and asked that property stay as AP, so he can have a larger barn too.

Shawn Collins is building a new house now at 3600 Gillette Ridge and also asked that the property stay as AP.

Vince Rasch asked if the east side of Hendershot could be changed and not the west side.

Planner Becker explained the process of Master Planning and how the different future land use designations serve both the residential and farming communities.

Mark Gillette said he has a private land use agreement that everyone signed for property they purchased from him on Gillette Ridge and wondered if the Master Plan changed, would that change his agreement. Yes it would. Gillette asked if this is a specific item the Planning Commission would vote on. Chair Lee explained that the Planning Commission will make a formal recommendation to the Township Board regarding the Master Plan, the Planning Commission solicits input, but it's ultimately up to the Township Board to accept the final Master Plan changes. Becker said we look at the Master Plan every 5 years with a 15-20 year outlook included. The Zoning Ordinances are a legal tool to implement the Master Plan and map. The Zoning Map can change with the property owner asking for a change on a case by case basis. Gillette said his property was planned for RA in 1997 Master Plan and he subsequently requested a zoning change to RA to allow him to request a special land use for a private road that was built so he was able to divide his property and sell lots for residential development.

Bob Penninga of 3650 Gillette Ridge, said there are residences on small lots within the Agricultural Preservation future land use designation that are not all farms. It's not just the size of the building but the number of buildings on the lot he desires. With 12 acres there ought to be one or two more buildings allowed.

Dave Kline of 4170 Fruit Ridge stated he is concerned about the water run-off in this area and wondered if there is some kind of a drainage plan to be looked at here. Becker stated the Drain Commissioner is aware of the situation. Gillette commented that the drain from Kenowa High school gives them a lot of water from Hendershot and he thought there was a new drain to divert the water but doesn't know if that happened.

Chair Lee said this area is getting very built up and only 8 acres of farmed land is in this triangle area and we have a desire to preserve farmland. Lee asked if the Planning Commissioners had any additional comments. Lee said he is not in favor of changing

this property and would like to keep it as it is AP because it is zoned as such. Becker clarified that the properties are zoned Rural Agricultural which is a residential zoning district that allows farms also. Cordes commented it's up to the Board to accept the changes.

c. Review remaining geographic areas of the Township.

Northkent Alternative High School (6 Mile and Rusche Drive) is now occupied by a church. Becker asked if it is ok to stay as S (Social, Cultural & Institutional) and the Planning Commissioners agreed. Becker asked about the area north and west of Churchill Apartments. She has had an inquiry to rezone a piece of it for high density residential for apartments. Becker said the Planning Commission members did not need to take action on it at this time.

Becker asked Planning Commission members about the "Eastray" area (SE corner of 7 Mile & Vinton), it is planned for commercial use and is zoned C-3. There is currently a car repair service there. Agreed to leave it as is.

Westgate Drive extension area. Planner Becker read a letter from Fritz Wahlfield Jr. asking that the property under the Fritz W. Wahlfield Sr. Trust be left as LDR. Olga Hallstedt also called Becker and said she also agrees that the property should be left as LDR.

Becker asked for some additional rationale to include regarding the recommended change from AP to RE on the south side of 6 Mile Road and Alpine Church Street. Cordes said the same family has owned and farmed this property and was part of the reason it was changed to RE in the first place and property owners are in favor of the change. Discussion ensued that 6 Mile Road is an all season road.

The Commissioners discussed the Gillette Ridge area. Becker retrieved the 1997 Future Land Use map and this area was planned for RA (since renamed to RE), which explains Mr. Gillette's rezoning to RA with a private road and residential development. The Commissioners recommended to plan this area for Rural Estate consistent with its zoning and current uses.

d. Review statistics of the Hachmuth Drive area.

The Commission collectively agreed that future development of this area should be the entire plat or none of it. These 34 lots are people's homes. Do we want to move forward and consider changing the future land use designation to commercial or commercial-planned unit development? Planning Commission members agreed to send a letter to all residents in the plat and invite them to a meeting to solicit input from the property owners on what they would like the future land use designation to be.

e. Review final sections of the draft Master Plan.

Pg 48, Sidewalk implementation: Cordes suggested the choice to re-up the sidewalk construction bond and the Township not cash it in – 5 year bonds.

Pg 54, Future housing needs – no more apartments per community input.

Pg. 60, Proposed Hachmuth sub area, leave in until a decision is made. Proposed Lamoreaux Drive extended sub area remove.

Appendix

Pg 63, Becker noted there is a one page Strategic Implementation (Action) Plan in prioritized order and asked if the Planning Commission members wanted the order changed or any items deleted. They were in agreement with the implementation plan for the Master Plan.

15-08 PUBLIC COMMENT / ADJOURMENT

No public comments were received.

Motion made by O'Malley, supported by Frizzell to adjourn the meeting at 10:32 p.m.

Ayes: 5 Nays: 0 Motion carried.

Lisa Frizzell, Planning Commission Secretary

Rose Kogge, Recording Secretary