

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

**15-11 CALL TO ORDER / APPROVAL OF THE REGULAR MEETING MINUTES OF
March 19, 2015 / PUBLIC COMMENT ON NON-AGENDA ITEMS**

The Alpine Township Planning Commission held its regular meeting on March 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, Dawn Swafford, Chuck Jakems and Mike Kayner. Planner Susan 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

O'Malley moved, with support from Cordes to approve the minutes of the Regular Meeting of the Alpine Planning Commission on February 19, 2015. Mike O'Malley asked that the January 15, 2015 minutes reflect Mike Kayner as the Site Plan Review representative not himself.

Ayes: 7 Nays: 0 Motion Carried

No public comment on non-agenda items

15-12 SITE PLAN REVIEW FOR CG PLASTICS ON 5349 RUSCHE DRIVE

CG Plastics requests approval to allow for the construction of a 20,680-square foot building addition and various site improvements. Planner Becker reviewed the Staff Report with Planning Commission members. Becker requested that the applicant share the mezzanine's size with the Commission. Before offices are finished on the mezzanine, alternative parking arrangements will have to be made with an adjacent property owner as this site will be fully built out. The applicant should address how this future issue may be resolved. Planner Becker reviewed the Township Engineer's letter covering access, public utilities, and storm water.

Kevin Eidson of WL Perry Associates, LTD and Casey Peters of D & K Engineered Construction were present to answer questions from the Planning Commission.

Eidson stated the mezzanine is 25 feet wide and is the length of the front of the building. Future parking could be north of Commercial Tool & Die in the Consumers Energy easement. Commercial Tool & Die has a lease with Consumer's Energy for that easement. As additional people are hired, parking can be relocated to the north end of Commercial Tool & Die's parking lot.

There is no elevator access to the mezzanine now, it is currently accessed with the stairs and is used as a storage area now. At this time we are not sure if restrooms will be installed upstairs or not.

The area around the retention pond will be expanded to make sure it accommodates all the run-off rainwater.

Chair Lee asked what kind of traffic a new driveway will handle. Eidson said there will be access to the building and driveway in the back. It is all clockwise traffic and not heavily used. If there is a second shift added there are provisions to address parking if that happens. Lee mentioned that the same person owns both companies and shouldn't there be a parking agreement. Planner Becker said yes there should be. Lee thanked CG Plastics for expanding and adding more employment to the area, and for completing the sidewalks in front of their business.

Cordes asked how many new jobs there would be. Only a few now, more later.

Frizzell commented that the invert numbers are off a little for a catch basin near the retention pond.

MOTION TO ACCEPT CG PLASTICS SITE PLAN REVIEW AT 5349 RUSCHE DR.

Based upon representations made by the applicant, Jakems motioned, supported by O'Malley to *approve* the site plan dated February 26, 2015 drawn by W.L. Perry Associates for the construction of a building addition, driveway, sidewalks and other site improvements on the 2.7-acre property addressed 5349 Rusche Drive, PP# 41-09-24-376-029 as it *does* meet the requirements set forth in Chapters 17, 18 and 19 of the Alpine Township Zoning Ordinance with the following conditions of approval:

Conditions of Approval:

1. All conditions outlined in the Township Engineer's letter dated March 13, 2015.
2. The applicant shall enter into a site development agreement with the Township that addresses the aforementioned items.

Ayes: 7 Nays: 0 Motion carried

15-13 MASTER PLAN UPDATE

a. Finalize draft Master Plan Update text and draft Future Land Use Map.

Planner Becker received an additional email from Olga Hallstedt, representative for the property owner at 4790 Alpine Avenue, regarding the land between Westgate Drive and Alpine Church Street. Olga said it is not apparent that any office space is needed and to keep the property Master Planned as it is for Low Density Residential

b. Submit draft Master Plan Update to the Township Board for review and comment.

Planner Becker reviewed the following changes/additions to the Master Plan Update. Page 48, For sidewalks in new residential developments, add renewable bond information.

Page 54-56, Edits to Future Land Use Section: specifically to the Rural Estate Section and the Commercial Planned Unit Development Section, and a proposed sub-area for

Lamoreaux Drive extended area. It was the consensus of the Planning Commission that there is not a need for a sub-area for the Lamoreaux Drive extended area at this time.

Hachmuth area

Chair Lee commented he couldn't imagine changing the future land use designation right now and that the neighbors gave a clear message to leave it as Low Density Residential.

Jakems commented that not all the residents in the neighborhood showed up to the Special March 12th meeting and feels that if residents were actually opposed they would have showed up. Jakems feels it should be Master Planned for commercial uses.

O'Malley voiced concerns of how to protect present landowners. The cul-de-sac end has noise and really feels those residents were on the fence. What cash offer would a developer offer for all the lots? Nine people are still against it so it wouldn't go through anyway. O'Malley said he is on the fence.

Swafford agrees with property owners. I don't want them to be forced out but we are not making them move, a developer would do that. I do see this as commercial in the future. What would the Master Plan designation do to the value or sale value? In 15-20 years this will be commercial. Four Mile is a stopper - this would bring more people North of 4 Mile Road. I agree with Chuck and am in favor of commercial designation.

Frizzell – Should be Master Planned for commercial and developed as one piece. In 2003 I worked on the Orchard Park plans in Walker, it took 12 years to accomplish and the developer did get a land use change. Maybe natural progression will just take place.

Kayner – Today Hachmuth is residential, logically it should be commercial. If a developer comes in and buys three lots and bulldozes those houses – what happens? We don't want anyone to get burned. Someone would have to buy all the houses.

Jakems said someone will not come in and cherry pick the lots – they would likely offer to buy everything and then come to the Township and ask for rezoning. From a neighborhood standpoint the people would get paid more if it is Master Planned CPUD because that lowers the risk for a developer.

Becker said there is one more option; several investors could start buying properties as they became available. These developers would rent the properties for 10-20 years then sell to a single developer to make a large profit.

Jakems said such people are called interim investors.

Chair Lee said logically this should be a CPUD. When we invited the neighbors in and they said no, we should listen to them during the next Master Plan review. In five years this idea about the Hachmuth Area will come up again. If someone has deep pockets they don't need a future land use designation of commercial to buy property. I say leave it alone for another five years.

Laura Wagner of 699 Hachmuth said this is a good place to live and I don't know if someone could afford to buy all the houses. It is a quiet place to live and I am not sure there has been enough time for us in the neighborhood to digest the idea. Do we need a lawyer? We have lots of questions, we only received 10 days' notice we need more time. Can you really say all or nothing? If someone starts buying up homes for rentals, what happens to us?

Cordes stated homeowners would have more value for their dollar if Master Planned for future commercial uses.

Paula Maloley of 689 Hachmuth has lived here 23 years and I wouldn't know Alpine Avenue is behind my house. It's been a great neighborhood. My neighbor is planning on selling his house in 3 months. We would be better off to have it Master Planned CPUD? I know of maybe half a dozen estate properties in the neighborhood.

Jakems motioned, supported by O'Malley to change the future land use designation of the Hachmuth Drive Area to CPUD.

Swafford- yes, Kayner – no, Cordes – no, Jakems – yes, O'Malley – yes, Frizzell – no
Lee – no

Ayes -3 Nays: 4 Motion defeated

Frizzell motioned, supported by Kayner to leave the future land use designation of the Hachmuth Drive Area as LDR.

Swafford- no, Kayner – yes, Cordes – yes, Jakems – no, O'Malley – no, Frizzell – yes
Lee – yes

Ayes: 4 Nays: 3 Motion carried

Jakems motioned, supported by Cordes to recommend the Master Plan Draft to the Township Board for review.

Ayes: 7 Nays: 0 Motion carried

15-14 DISCUSSION: FARM ANIMALS IN RESIDENTIAL ZONING DISTRICTS

Planner Becker shared an email request from a resident requesting the Township consider changing its ordinance to allow more chickens in residential zones. Planner Becker noted that the City of Grand Rapids is allowing permits for chickens on a two year trial basis. In Alpine Township, property owners within residential zones with at least 1.5 acres may have a farm animal with a permit from the Township office. Currently, there is one residentially-zoned homeowner with a permit for horses. Chair Lee asked Planning Commission members what they wanted to do with the current ordinance language. The Commissioners decided at this time to leave the current ordinance language as is.

15-15 COMMISSIONER UPDATES / STAFF UPDATES / ADJOURNMENT

Planner Becker let the Planning Commissioners know that for the April Planning Commission Meeting she may have a rezoning on Alpine Church Street, an addition to Pennzoil and two commercial buildings behind Plumbs coming in.

Chair Lee thanked Planner Becker for all her hard work and time on the Master Plan. It was a tremendous amount of work and we thank you for that.

O'Malley motioned, supported by Kayner to adjourn the meeting at 9:02 PM

Ayes: 5 Nays: 0 Motion carried.

Lisa Frizzell, Planning Commission Secretary

Rose Kogge, Recording Secretary