

**ALPINE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
June 18, 2015**

**15-28 CALL TO ORDER / APPROVAL OF THE REGULAR MEETING MINUTES OF
May 21, 2015 AND THE / PUBLIC COMMENT ON NON-AGENDA ITEMS**

The Alpine Township Planning Commission held its regular meeting on June 18, 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 were also present. 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 May 21, 2015.

Ayes: 7 Nays: 0 Motion Carried

Chair Lee opened the meeting up for Public Comment on any non-agenda items. No comments were received.

15-29 PUBLIC HEARING: 2015 MASTER PLAN UPDATE

Chair Lee asked Planner Becker to review the 2015 Master Plan Update for Planning Commission member and residents in the audience. Becker gave a slide presentation of the Master Plan process. In this presentation Becker included the goals and objectives of the Master Plan; reviewed the results of the 2013 survey given to Alpine Township residents; discussed the meetings residents attended regarding changes to the Master Plan; reviewed Census results numbers for the Township; and Rapid Bus transportation area rider numbers. Becker also read the new vision statement: *Alpine Township is a dynamically diverse family-oriented community that strives for managed growth with a proper supporting infrastructure within a framework of a vibrant agricultural base and small town feel.* Becker stated that she had made two changes to the Transportation Master Plan map to be consistent with the Township's adopted access management provisions: 1) a service drive on the west side of Alpine Avenue from 6 Mile Road to Alpine Church Street. 2) a road connection from Alpine Mobile Village to Westgate Drive extended. Becker also passed out the recently completed Sanitary Sewer Boundary and Sewer Master Plan Map.

Motion made by Kayner, supported by Cordes to open the Public Hearing for the 2015 Master Plan.

Ayes: 7 Nays: Motion carried

Mrs. Josephine Klos of 765 4 Mile NW, commented that she cannot sell her house because of traffic noise and pollution. She said she cannot open her windows because it smells so bad, and cannot back out of her driveway at 5 PM because the traffic is so bad. She would like the area on 4 Mile NW by her home opened up to commercial development. She commented that at one time she was offered \$75,000 for her home, and now has heard that a realtor offered residents \$300,000 for their homes and the Township stopped it.

Chair Lee assured Mrs. Klos that the Planning Commission members heard what she said about commercial development. Lee told her she could sell her home to anyone she wants and the Township is not involved in property sales.

Mr. Brad Robinson of 747 4 Mile NW, spoke about the traffic on 4 Mile NW making it difficult to back out of their driveway during rush hour times and commented there is an exhaust smell at times in the area.

Mr. Rene Whitaker of 3920 Walker NW asked where Section 26 is located in the Township. Planner Becker showed him on the map. His question was how far water and sewer would go and when would it be extended. Becker explained that utility installation is developer driven (i.e. paid for). Becker pointed out that several areas are planned for agriculture preservation; therefore there is no need for water and sewer in those areas. The Township is now part of the North Kent Sewer Authority and the sewer boundaries match the planned land use boundaries. Whitaker also asked where the previous sewer boundary was on the map before it was altered. Becker showed him the areas.

O'Malley motioned, supported by Cordes to close the public hearing on the 2015 Master Plan.
Ayes: 7 Nays: Motion carried

Jakem motioned, supported by Cordes to recommend the 2015 Master Plan as presented to the Township Board for approval.
Ayes: 7 Nays: Motion carried

15-30 PUBLIC HEARING: 2015 CAPITAL IMPROVEMENT PLAN

Chair Lee asked Planner Becker to review the 2015 Capital Improvement Plan. Becker stated that this year the CIP coincides with the Township Budget adoption. Becker and the CIP Committee met in May and June and categorized and ranked the projects by priority and assigned funds. Planner Becker provided Planning Commission members with an Executive Summary of the CIP and reviewed each line item with them.

Cordes motioned, supported by Kayner to open the public hearing on the Capital Improvement Plan.
Ayes: 7 Nays: Motion carried

Brad Robinson of 747 4 Mile Road asked if funding these Capital Improvement items will involve a tax increase. Chair Lee said no. Robinson asked for additional information on the Capital Improvement Plan and wanted to know where the money came from for the planned projects and how the priorities were set. Becker read the criteria for funding and explained the Township's revenue sources. Robinson asked for a copy of this information which Becker provided.

Cordes motioned, supported by O'Malley to close the Public Hearing.
Ayes: 7 Nays: Motion carried

Frizzell motioned, supported by Cordes to recommend the Capital Improvement Plan as presented to the Township Board for approval.
Ayes: 7 Nays: Motion carried

15-31 SITE PLAN REVIEW: LAND & COMPANY REQUESTS SITE PLAN APPROVAL FOR A CHURCH AND FOOD PANTRY AT 4200 ALPINE WITHIN THE C-2, COMMERCIAL ZONING DISTRICT

Chair Lee asked Planner Becker to review the staff report with the Planning Commission members. Becker highlighted the specifics. In 1991, the Site Plan Committee granted Land & Company's request to construct this building, it was recently occupied by Verizon and is now being sold back to Land & Company. Becker reviewed the site plan analysis including; utilities, access and circulation, parking, dumpster, landscaping, lighting and signage. Becker noted that the calculation for parking spaces reduces the number of seats allowed in the worship area to 172 maximum seats. Becker also requested that the parking lot be patched, the southeastern catch basin is full of debris and needs to be cleaned and the missing dumpster enclosure needs to be constructed.

Jeff Rodgers of FS Realty (representing Land & Company) commented that they will complete the work Planner Becker requested, including probably repaving the parking lot and updating the landscaping. He stated they hope to close by July 1.

Brian Patterson, Pastor at the church said they have a food pantry and church service in the current building (former childcare building at 3999 Alpenhorn Drive), but have no space for the food pantry to grow.

Mark Herstein, Pastor at the church said they have 32 parking spaces at the current building, but most people walk there. The food pantry is too small and they are working with Feed America to expand it and the new building would help them accomplish this.

O'Malley said that Land and Company did a fantastic job with the building they are using now. This is a positive sign that you need to expand. Do you plan on leaving the roll down security blinds on the windows at the Verizon building? Pastor Patterson said yes they like the security blinds where they are.

Chair Lee wondered how the food pantry would work in the new building. It looks like people line up for food outside. Pastor Patterson said the lower level would be a storage area. Last numbers we had for food distribution was serving 304 people per month. The building will be set up like a small grocery store where people can shop. We need shelving. There is a 2-hour shopping time frame and we do want to make more times available so people don't come all at one time. We do have an elevator so people can come in downstairs if needed and take the elevator to the first floor.

O'Malley asked if the current building used for the church/food pantry will be vacant after you move into the new building. He commented it was so nice now, it would be a shame to see it sit vacant.

Paul Land, of Land & Company commented the use of the building at 3999 Alpenhorn Drive is yet to be determined. The building is used by Comstock Park Schools a lot and he would assume it would still be used for school activities.

MOTION: APPROVAL OF A CHURCH /FOOD PANTRY SITE PLAN AT 4200 ALPINE AVENUE

Based upon representations made by the applicant, Kayner motioned, supported by O'Malley to *approve* the site survey dated May 24, 2015 drawn by Medema, Van Kooten & Associates and the proposed seating plan by Omega Architects received June 12, 2015 for the establishment of a church and ancillary food pantry on property addressed 4200 Alpine Avenue (PP# 41-09-36-101-029) as the request *does* meet the requirements set forth in Chapters 12, 18 and 19 of the Alpine Township Zoning Ordinance with the following conditions of approval:

Conditions of Approval:

1. A dumpster enclosure that screens the dumpster on all four sides shall be constructed.
2. The property owner shall establish an access easement benefiting the property to the south (4174 Alpine Avenue) over the existing vehicular drive connection. The existing vehicular drive connection shall at all times remain open and unobstructed.
3. Based upon the existing 43 parking spaces, the maximum seating capacity in the worship space is 172 seats.

Ayes: 7 Nays: Motion carried

15-32 COMMISSIONER AND STAFF UPDATES / ADJOURNMENT

Planner Becker commented that the Capital Improvement Plan will now move forward for approval at the Special Township Meeting held at 8:00 AM on June 30, 2015.

Chair Lee motioned, supported by O'Malley to adjourn the meeting at 9:00 PM.

Ayes: 7 Nays: 0 Motion carried.

Lisa Frizzell, Planning Commission Secretary

Rose Kogge, Recording Secretary