

**ALPINE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
August 20, 2015**

**15-33 CALL TO ORDER / APPROVAL OF THE REGULAR MEETING MINUTES OF
June 18, 2015 AND THE / PUBLIC COMMENT ON NON-AGENDA ITEMS**

The Alpine Township Planning Commission held its regular meeting on August 20, 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 June 18, 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.

**15-34 SPECIAL LAND USE AND SITE PLAN REVIEW REQUEST FOR VEHICLE
REPAIRS FOR MEINEKE AT 4089 ALPINE AVENUE**

Planner Becker reviewed the Staff Report for the Special Land Use and Site Plan Review Request for vehicle repairs for Meineke at 4089 Alpine Ave NW. Becker said this is a fairly simple request to allow for vehicle repairs within an existing building at 4089 Alpine Avenue. Becker reviewed the property and surroundings; special land use analysis; special use standards and site plan analysis. She included an aerial photograph showing the building in relationship to the surrounding buildings. This building was built for this type of use. Most recently it was a sportsman liquidation store. The applicant would like to re-establish the overhead doors, five on the north side and three overhead doors on the south side of the building where overhead doors were previously located. Becker asked that the oil/grit separator be inspected by NKSA before opening, where parking (before and after service) would be located, and asked that the Menard's storm water site be cleaned out because of the amount of silt in it.

Chair Lee asked before the meeting goes any further, were there any objections or conflict of interest to Lisa Frizzell participating in the Special Land Use request. Lisa is an employee of Moore & Bruggink and she had actually drawn up the site plan used in tonight's meeting. Becker pointed out this was an old site plan and Frizzell commented she had no idea at the time of completing the drawing what the address of the business was. No objections were received.

Chair Lee invited the applicants, James and Karen Muntean, 18047 Wildwood Springs Parkway, Spring Lake MI 49456 for their input on this special land use.

The Munteans' commented that NKSA has already been to the site and inspected the oil/grit separator. It's a three tank system. Waste recovery pumped out the system and the water was clean.

Cordes asked why they wanted to locate the business there. They think the location and building are great.

Frizzell asked if the unleased space will remain unleased. Muntean commented it would remain unleased.

Lee asked about the overhead lifts. Mr. Muntean said there are no "pits" in the building and they are rarely used anymore. Fluids will be stored in the back of the building in 280 gallon approved tanks.

The Munteans' have not previously been affiliated with Meinke. Cars waiting for repair will be on the north side of the building; overnight parking will be on the left side or indoors. The area is screened from the neighbors.

Jakems motioned, supported by O'Malley to open the public hearing.

Ayes: 7 Nays: 0 Motion carried

Cordes motioned, supported by O'Malley to close the public hearing

Ayes: 7 Nays: 0 Motion carried

MOTION: MEINEKE VEHICLE REPAIR SPECIAL LAND USE AT 4089 ALPINE AVENUE
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Based upon representations made by the applicant, Jakems motioned, supported by O'Malley to *approve* the Special Land Use permit requested for vehicle repair business at 4089 Alpine Avenue, PP# 41-09-35-276-004 as it *does* meet the standards set forth in Chapter 21 of the Alpine Township Zoning Ordinance.

Findings of Fact:

1. It will be harmonious with the character and use of the immediate vicinity and was designed in such a manner as to mitigate any negative effects.
2. The special use will not be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
3. The proposed use is consistent with Master Plan and the intent and purpose of the C-2 zoning district.
4. The proposed use will not set a precedent for development which could adversely affect the long term plans and policies of the Township since vehicle repairs is a special land use in the commercial district

Conditions:

1. Removed vehicle parts, tires and fluids shall be stored in the building prior to proper disposal.
2. Vehicles awaiting repair shall be held behind (west of) the building.
3. This special land use does not include vehicle dismantling to salvage parts for use or sale.

Ayes: 7 Nays: 0 Motion carried

MOTION: MEINEKE VEHICLE REPAIR SITE PLAN AT 4089 ALPINE AVENUE

Based upon representations made by the applicant Kayner motioned, supported by Jakems to *approve* the site plan dated June 25, 2015 drawn by Moore & Bruggink for the 3-acre property addressed 4089 Alpine Ave., PP# 41-09-35-276-004 as it *does* meet the requirements set forth in Chapters 12, 18 and 19 of the Alpine Township Zoning Ordinance with the following conditions of approval:

Ayes: 7 Nays: 0 Motion carried

15- 35 COMMISSIONER AND STAFF UPDATES / ADJOURNMENT

Frizzell commented how nice the retention pond looks.

Planner Becker distributed the 2015 Alpine Township Master Plan to Planning Commission members. Copies will also be given to the Alpine Township Board and Zoning Board members

Swafford motioned, supported by Jakems to adjourn the meeting at 8:57 PM.

Ayes: 7 Nays: 0 Motion carried.

Lisa Frizzell, Planning Commission Secretary

Rose Kogge, Recording Secretary