

**ALPINE TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
February 18, 2016**

**16-09 CALL TO ORDER / APPROVAL OF THE REGULAR MEETING MINUTES OF  
JANUARY 21, 2016 AND THE / PUBLIC COMMENT ON NON-AGENDA  
ITEMS**

The Alpine Township Planning Commission held its regular meeting on February 18, 2016 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, Chuck Jakems, Mike Kayner and Dawn Swafford. 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**

Cordes moved, with support from Kayner to approve the minutes of the Regular Meeting of the Alpine Planning Commission on January 21, 2016 with one edit - changing ayes to 7 for approval of minutes from December 17, 2015 meeting.

**Ayes: 7 Nays: 0 Motion Carried**

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

**16-10 PUBLIC HEARING: REZONING REQUEST BY PERRIN MOTORS TO  
REZONE 5115 AND 5135 ALPINE AVENUE FROM O-S, OFFICE SERVICE TO  
C-2, COMMERCIAL**

Planner Becker reviewed the staff report for the Planning Commission members. James Haney, on behalf of Perrin Motors Inc. has requested to rezone the properties addressed 5115 Alpine and 5135 Alpine Avenue from O-S, Office-Service to C-2 Commercial. The property is Master Planned Commercial. The applicant would like to use the rear building in the back for car detailing for Perrin Motors. The Public Hearing was opened last month for this request. Pending the results of this meeting, next month you will see site plans and a special land use request to add the portion of the back property including the rear building to be added to the special land use. Becker covered the Master Plan Sub-Area 3 Recommendation, which is to balance the sustainability of local businesses with quality of life issues for present and future residential dwellers on adjacent lots. She reviewed the relevant zoning ordinance information; and rezoning analysis. Because the change is consistent with the 2015 Alpine Township Master Plan future land use designation of Commercial (analogous with C-2 zoning) staff recommends approving the zoning from O-S, Office-Service to C-2, Commercial.

Motion made to open the Public Hearing by Kayner, supported by O'Malley.

**Ayes: 7 Nays: 0 Motion carried**

No audience members stepped forward to comment on the request.

Motion made to close the Public Hearing by Cordes supported by O'Malley

Ayes: 7      Nays: 0      Motion carried

James Haney, of Perrin Motors Inc, at 5085 Alpine Ave. thanked Planner Becker for her summary. Chair Lee asked if the two properties and Oasis are zoned O-S, Office Service. Becker said Oasis is zoned O-S and has a special land use permit. West Central storage is zoned commercial.

Chair Lee asked if these two properties (5115 and 5135 Alpine) will be merged when they come here next month for site plan. Haney said there are no plans to do this now. He commented they can't do anything without a site plan and zoning and are not sure what they will do with the northern portion of the property.

Jakems asked what Perrin is going to use the rear pole building for. Haney said they will use it to wash and detail cars only.

<b>MOTION FOR REZONING PROPERTY ADDRESSED 5115 &amp; 5135 ALPINE AVENUE</b>
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O'Malley motioned, supported by Cordes to recommend to the Alpine Township Board to *approve* the requested rezoning for the properties addressed 5115 and 5135 Alpine Avenue (PP# 41-09-26-200-008 and - 009) as publicly noticed from O-S, Office-Service to C-2, Commercial.

**Findings of Fact:**

Based upon representations made by the applicant during rezoning review and upon the standards found in Chapter 12 and 24 of the Alpine Township Zoning Ordinance and the 2015 Alpine Township Master Plan Update, we find that the proposed rezoning:

- 1) Is consistent with the *Commercial* future land use recommendation of the 2015 Alpine Township Master Plan Update.
- 2) The location *is* appropriate for all the allowed uses in the C-2, Commercial zoning district.
- 3) *Does* ensure compatibility with adjoining land uses and zoning types.
- 4) *Is* compatible with the existing character in Alpine Township;
- 5) *Would not* severely impact traffic, municipal costs and services, or significantly change population density.

**Ayes: 7      Nays: 0      Motion Carried**

**16-11 REZONING REQUEST: C-2, COMMERCIAL AND I-2, GENERAL INDUSTRIAL TO B-PUD, BUSINESS PUD/CR, CONDITIONAL REZONING AT 5304 ALPINE AVE**

Planner Becker reviewed the staff report, and explained the request and procedure of this request for rezoning to B-PUD from M & J Enterprises. Becker reviewed the Business Planned Unit Development background. There has been one other B-PUD request in the past; Perrin Brewing. For the applicant's benefit and the Planning Commission's benefit Becker said next month the Planning Commission meets before the Township Board so Planning Commissioners are able to review the Final Development Plan before the Township Board meets.

Becker reviewed the history of the property; there are three essentially functionally obsolete Agricultural buildings used for apple packing and storage. She provided time-lapsed digital aerial property photos that showed the difference of buildings on the property. The previous use of the property was a non-conforming use in the C-2, Commercial zoning district. The back portion of the property is zoned I-2 Industrial. Becker stated there is a substantial amount of property on M-37 that is also zoned this way. Having so much dual zoning is somewhat unique to Alpine Township.

The applicant is requesting the rezoning to allow for general warehousing operations to store automotive dies, molds, machines and equipment.

Becker reviewed the; Elements of a Conditional Rezoning Application; Conditional Rezoning Approval Criteria; Master Plan Recommendation; Summary of B-PUD Request; Summary of Conditional Rezoning Request; Rezoning Analysis (B-PUD and CR); site plan analysis; and the Township Engineer's letter dated February 11, 2016.

Becker said that a conditional rezoning is comprised of a plan, the conditions offered by the applicant and the conditional rezoning agreement prepared by the Planner, Township Attorney and the applicant.

Becker stated the applicant has eliminated general industrial uses from consideration through his conditional rezoning request. She concurs that general industrial uses are not appropriate on Alpine Avenue. Please see Chapter 16 regarding light industrial uses.

The applicant needs to address storm water detention, the condition of the sidewalk need to be looked at and the property pavement needs to be extended to the northern part of the property for future cross access.

Staff recommends that the B-PUD Plan be amended with the recommended changes and ask that the Planning Commission provide feedback to the applicant.

Motion made to open the Public Hearing made by Cordes, supported by O'Malley.

Ayes: 7      Nays: 0      Motion carried

No audience members stepped forward to comment on the request.

Motion made to close the Public Hearing by Cordes supported by Kayner.

Ayes: 7      Nays: 0      Motion carried

Michael Granger, M & J Enterprise LLC, 3083 Ridgeport NW, commented that he planned to purchase the building to store automotive dies for a local company. The uniqueness of the building doesn't hurt me for what I am using it for. I have a building on Airwest Drive that is full of automotive dies and need a building on the north side of town for customers. I currently have 800 automotive dies in storage and need more space.

Mark Heeren, J.E.H. Inc., of 1055 7 Mile Rd NW, stated the Heeren Family has have owned the site since the early '30's and have maxed out the site for their use. The building design is more industrial than agricultural, and there is has not been a lot of interest in the building. We have been marketing the building for 2-3 years and have not had any interest. Most potential buyers did not want to go through the zoning change process. Mike Granger has been willing to work with us. He would like to try and use the building for light industrial use and possibly the front part of the building for commercial use.

O'Malley asked how much the dies weighed. Granger said between 4 and 15,000 pounds. O'Malley asked if the Planning Commission could limit the building use for warehousing only? Becker said Granger has to offer that, the Planning Commission cannot do that.

Chair Lee said the Planning Commission was giving some feedback to the applicant now so the applicant has the opportunity to amend the request before next month if needed or desired.

Frizzell asked if after two years nothing happens does the property revert back to dual zoning?  
Yes

Chair Lee said we have never done this before so we have a lot of questions. Lee said he came from the auto industry and there is a certain amount of time you have to store dies. The very nature of storing those things are that they may get stored outside and then you have a mess. Granger stated his contract does not allow for any outside storage and it will not happen. They would be stored in trailers during the transfer.

Becker commented that all three buildings are non-conforming buildings and are built about 3-feet from the property lines.

Chair Lee asked how far the property is from the creek. Planner Becker said the Strawberry Creek does not go north of 6 Mile on the East side of M-37. It is not near the property.

Zac Boeve, Pathfinder Engineering, 2335 Byron Center Ave. Showed prints with the creek not being close to the property. There is a drain tile under 6 Mile Road from the property, and drainage going northeast.

Chair Lee asked how many square feet of storage there is. Roughly 30,000 square feet, dies will not be racked.

O'Malley said if he moves out or sells are we protected by the contract. Becker said a new person could abide by the same contract and conditions.

Jakems asked about use – Will the rear storage buildings be leased to a third party? Yes, they are storing dies in there as well. Is there a lease? Yes for three years. Jakems asked if

the rear storage buildings one and two will be leased to another company. Yes they are currently being leased to store dies. Jakems asked if the six to eight vehicles a day would be normal traffic. Yes, maybe twice a day. Jakems said he doesn't think an industrial use is a good fit for this building. Granger said he just needs a storage building, no updating needs to be done, it's a long term investment for him. Granger said there are not enough 50,000 square ft. storage spaces available for sale or lease at this price.

Chair Lee asked if they would get rid of one driveway. Granger said no, they do not want to get rid of the second driveway, it would be used for car traffic to the front of the building, no trucks.

Chair Lee asked if the public hearing is closed until next month. Becker said it would be re-noticed for next month. Have any neighbors come forward with questions? None so far. Chair Lee asked about structural issues and age. Heeren commented that there have been new roofs installed throughout the years. The front portion of the main building is 20 years old.

Cordes commented that the property is I-2 in the back and asked if the boundaries are shifting. Becker said the back of the property is zoned I-2; the whole property will be changed to BPUD it's their only option.

Heeren commented their agricultural use was like light industrial and the proposed use will not be any different now, probably less busy than when they used it. We have marketed the building for three years and there are not a lot of people looking at it. Granger said his plans would be to have the entire building occupied.

Chair Lee said if you look north on Alpine from Walmart there are a lot of blighted buildings, and your building is as old as some of those buildings. You have three non-conforming buildings that you are trying to acquire to fit this need. I struggle with this working. You have someone here with an idea and want it to work. Heeren said the buildings are structurally sound.

Becker said we urge the applicant to make changes to the site plan, and the Planning Commissioners have also given the applicant some suggestions for next month's meeting.

Cordes and Frizzell say they like the idea of reusing the building.

Chair Lee said we appreciate your patience with discussing this and we will see you next month. Granger asked for timeline. Becker said it is on page 1 of her report; next month will be another Public hearing, then there may or may not be a formal recommendation to the Township Board on the B-PUD and conditional rezoning. The Township Board will have two readings after that with possibly the final reading in April.

**16-12 PLANNING COMMISSION ADMINISTRATIVE ITEMS: 2015 YEAR END REPORT AND 2016 WORK PLAN**

Planner Becker gave a summary of the 2015 Year End Report. The report included the ZBA Report and Planning and Zoning Administration. Becker is ready to start a new Capital Improvement Update and is sending the Recreation Plan to the DNR as it has to be reviewed and approved by March 1, 2016. Lee is curious about sidewalk enforcement. Is that for snow removal or cracked sidewalks? Becker said signs are always an issue, as is junk,

debris and inoperable vehicles.

Motion made by Cordes, supported by O'Malley to accept the 2015 Year End Report.

**Ayes: 7      Nays: 0      Motion carried**

Becker asked Commissioners about their thoughts on the 2016 Work Plan. Lee asked if we have language about communication towers in the ordinances and would like it revisited. Becker said Sluggett stated it very well, and you may see the Brechting's before us again.

Becker asked the Planning Commission members how they feel about a 50 acre residential development on Hayes and N. Division. Cordes gave a brief recap of what happened with the Pulte Development. The development was fought, Pulte went to court, Alpine Township lost, it went to the polls, it was turned over in the election. Then the housing market tanked and Pulte wanted to sell it and they did end up selling it to the family that was fighting it.

The Planning Commission member's opinions were mixed; some wanted it looked at case by case, others were fine with it as long as it meets the proper zoning. Chair Lee wanted it in step with the Master Plan, and it is. There is public water there and sewer is very close. In our ordinances we require all developments greater than four homes to be connected to sanitary sewer. The township has three experiences with retrofitting neighborhoods with sanitary sewer and we want all new developments to have sanitary sewers.

#### **16-13      COMMISSIONER AND STAFF UPDATES / ADJOURNMENT**

Has anything happened with the property on Alpine Church? Becker said no.

Chair Lee said they are reviewing staff assignments for committees and Cordes needs to be on a subcommittee – Cordes is ok with that, pick one and put him on it.

Frizzell confirmed that the next Planning Commission meeting (March 17) will start at 7:00 p.m.

Kayner may not be at the March meeting.

#### **ADJOURNMENT**

O'Malley motioned, supported by Frizzell to adjourn the meeting at 9:50 PM.

**Ayes: 7      Nays: 0      Motion carried**

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**Lisa Frizzell, Planning Commission Secretary**

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**Rose Kogge, Recording Secretary**