

**ALPINE TOWNSHIP PLANNING COMMISSION
And Township Board
SPECIAL MEETING
Monday, April 6, 2015**

**PC15-16 CALL TO ORDER OF THE SPECIAL PLANNING COMMISSION MEETING/
TB2015-32 OPENING REMARKS AND BACKGROUND INFORMATION**

Planning Commission Chair Bruce Lee called the meeting to order at 7:00 p.m., and welcomed members of the Alpine Township Board and Planning Commission and thanked them for their attendance at this Special Meeting. Township Board Members present: Supervisor Alex Arends, Treasurer James Townsend, Clerk Jean Wahlfield, Trustees James May, Mike Wahlfield, William Schweitzer and Ron Cordes; Planning Commission members, Chair Bruce Lee, Vice Chair Mike O'Malley, Secretary Lisa Frizzell, Commissioners Chuck Jakems, Mike Kayner and Ron Cordes. Dawn Swafford was absent. Planning Director Sue Becker and Recording Secretary Rose Kogge were also present.

Chair Lee introduced Planner Becker and thanked her for synthesizing the massive amount of information obtained during the Master Plan process into the Master Plan draft. Lee pointed out this process has taken a tremendous amount of time and energy. Lee also thanked his fellow Planning Commission members including Jerry Byrne and Greg Madura whose terms were up at the end of 2014, and Recording Secretary Rose Kogge.

Planner Becker also thanked the Planning Commission members including Jerry Byrne and Greg Madura, and new members Lisa Frizzell and Dawn Swafford for the work on the Master Plan. Becker gave a brief history of the last Master Plan revision process which was previously completed in 2007. The Planning Commission Members requested this second combined meeting to present the Master Plan draft for the Township Board's approval. Becker provided an in-depth Power Point presentation highlighting each step of the Master Plan process. Becker compared the changes in this Master Plan with the 2007 Master Plan. The planning process included the crafting of a new vision statement for the Township. *"Alpine Township is a dynamically diverse family-oriented community that strives for managed growth with proper supporting infrastructure within a framework of a vibrant agricultural base and small town feel."*

Becker reviewed four main areas where future land use changes in this Master Plan were considered, including the conversations surrounding them and rationale.

- Hendershot/Gillette Ridge – change from AP to RE
- 6 Mile Road/Alpine Church – change from AP to RE
- Hachmuth Plat – no change
- Westgate Drive extension – no change

Becker stated the next steps for the Master Plan would be, after the Master Plan draft is approved for distribution; distribute the Master Plan draft to adjoining communities, transportation agencies and the general public for review and comment, followed by a Public Hearing held by the Planning Commission on May 21, 2015, and adoption of the Master Plan at the June or July 2015 Township Board meeting.

Chair Lee asked the Township Board members if they had any questions regarding the Master Plan.

Mike Wahlfield asked who the property owners were on Bristol south of 6 Mile Road. Cordes replied Chase and Alt. Wahlfield says he believes the Chase family is in farming for the long haul, that they paid market value for the property and are good operators and farmers.

Chair Lee said he was not here in 2007 when the change was done to the Bristol property during the last Master Plan. The Planning Commission invited the property owners in and they suggested that area be RE.

May stated Mark Chase called him and the Chase's intention was to stay and farm even though they wanted the future land use changed to RE.

Jim Townsend commented that the Master Plan is near and dear to his heart because of his work on the 2007 Master Plan and you did a fantastic job on it. He likes the idea of Township gateway signage and complete streets and road extension of Alden Ridge Avenue. There may be an error in the Grand Valley Metro Council future population projections for the Township. I don't believe Alpine will double its population in 25 years as they noted. I don't like the future land use change on Bristol and 6 Mile from AP to RE.

With regards to the Lamoreaux extended area, Chair Lee commented that Planner Becker asked the Commission multiple times what would you like to see in that area, what is our vision? Nobody offered up a great vision. The Commission discussed whether or not a market study of this area should be commissioned. It was decided to wait and see what the economy does. So nothing was included in the Master Plan.

The property owners in the Westgate Drive extension area and the Hachmuth Plat asked that the existing future land use designations of their areas remain as is. The Planning Commission decided to concur.

Lee said there is a was a recent contentious meeting in Rockford and one point made during the meeting by a Commissioner was *–"I don't know where to tell someone to live if you are looking for property that will not change."* Lee said the Planning Commission also discussed the 4 Mile Road corridor because of what's happening in the City of Walker and decided not to make any changes at this point in time.

Planner Becker showed members a copy of the draft Master Plan change the City of Walker recently distributed for the area south of 4 Mile Road between Walker and Bristol Avenues. Townsend asked what impact this would have on Alpine. Becker said the road cuts puts traffic on 4 Mile Road. Townsend asked if anything should be changed. Becker said this has less of an impact than Cabelas would have had on the Township. Becker said a Traffic Impact study is underway.

Supervisor Alex Arends commented that the Planning Commission is asking the Township Board for approval to distribute this Master Plan as a draft to the public, this is not a final approval vote.

Chair Lee opened up the meeting to Public Comment.

Martin Brechting, 1307 6 Mile Road, Commented that you just removed 40 acres of farmland from the Township with the change at 6 Mile Road and Bristol and removed 8 acres of farmland in the on Gillette Ridge area. It's not AG anymore.

Chris Brechting, 1161 6 Mile Road, Stated he feels there is plenty of land between 4 Mile Road and the strip you have opened up along 6 Mile Road planned for future development; we don't need any more land planned for development. You are planning 50 years out.

Planner Becker explained minimum acreage for a house in RE is 1.5 acres and AG is 2.0 acres. Chair Lee said we are increasing density on this land. Cordes commented that Gillette Ridge area off of Hendershot Avenue is already developed on one side and there is roughly only eight acres of farmable land on the other side.

Leon Brechting, 4190 Baumhoff NW, Stated, "You asked the property owners, but never asked the neighbors next to their property how they felt about a future land use change." You said why not wait and see? If the future land use designation line is moved now it changes a lot of things. What are the lines for? "You talk about sidewalks, when are you going to put sidewalks in front of this building?" Cordes commented we have been working on the sidewalk project for awhile and it is closer to being completed. The property has a state right-of way running through it and we had to go through an approval process first.

Jim Townsend motioned, supported by Mike Wahlfield to approve the distribution of the draft 2015 Master Plan Update for public review and comment as required by Section 41 of the Planning Enabling Act.

Ayes: 7 Nays: 0 Motion carried

**PC 15 -17 CONCLUSION OF JOINT MEETING / ADJOURNMENT
TB2015-33**

Jakems motioned, supported by Kayner to adjourn the joint Planning Commission and Township Board Meeting at 8:00 p.m.

Ayes: 6 Nays: 0 Motion carried

Lisa Frizzell, Planning Commission Secretary

Rose Kogge, Recording Secretary