

**MINUTES  
ALPINE TOWNSHIP BOARD  
REGULAR MEETING  
OCTOBER 20, 2008**

**08-169           REGULAR MEETING**

The Alpine Township Board met on Monday, October 20, 2008 at 7:30 p.m. at the Alpine Township Hall, 5255 Alpine Avenue, Comstock Park, Michigan. Board members present were Supervisor Marta Brechting, Clerk Jean Wahlfield, Treasurer Janice Brechting, Trustees Ron Cordes, Jim May, Sharon Steffens, and Ted Wallace.

Supervisor Brechting called the meeting to order at 7:30 p.m. with the Pledge of Allegiance.

**May offered a motion, supported by Wallace, to approve the agenda as presented. Motion carried 7-0.**

**08-170           APPROVAL OF CONSENT AGENDA**

Several corrections were noted to the September 15, 2008 and October 6, 2008 Meeting Minutes.

**May offered a motion, supported by Wallace, to approve the Consent Agenda consisting of: Approval of Minutes as amended for the Regular Meeting Minutes of September 15 and Special Meeting Minutes of October 6, 2008, Consideration of Vouchers/Bills, September 30, 2008 Balances, and Receipt of Correspondence. Motion carried 7-0.**

**08-171           PUBLIC HEARING: THAI BASIL CUISINE – 4022 ALPINE AVENUE  
REQUEST FOR NEW CLASS C LIQUOR LICENSE  
CONSIDERATION OF RESOLUTION #08-36**

Supervisor Brechting stated that Thai Basil Cuisine has submitted an application for a Class C liquor license that allows for sale of liquor by the glass. The restaurant seats 48 patrons and notice of the public hearing took place in the Advance newspaper.

Meng V. Song addressed the Board stating he and his wife, Kia, were co-owners of Thai Basil. Their extended family has been in the restaurant business for many years and own restaurants in northern Michigan. Song added his restaurant will have an occupancy of 84 with the outdoor seating. Song and his wife are residents of Alpine Township.

Attorney Tania Fuller representing the Songs stated that she has been working with Liquor Control Commission regarding the requested liquor license. She added that Thai Basil (with the exception of Fricano's Pizza) would be the only smoke-free dining establishment to offer liquor if the license is approved.

**May offered a motion, supported by J. Brechting, to open the public hearing. Motion carried 7-0.**

**With no public comment, May offered to close the public hearing, supported by Steffens, and carried 7-0.**

Board members discussed that this is the last liquor license available in the Township. Thai Basil does not qualify for a Resort Liquor License because the restaurant lacks the necessary square footage. Board members stated that Thai Basil is a nice restaurant, a worthy applicant as the owners are Township residents, and that the owners are making a long-term investment in the Township. Wahlfield noted a Township Special Use permit would be required for the outdoor seating area.

**May offered a motion, supported by Wallace, to approve Resolution No. 08-36: Class C Liquor License for Thai Basil Cuisine located at 4022 Alpine Avenue NW and that a special use permit would be required for the outdoor seating area. Motion carried 7-0.**

#### **08-172 PUBLIC COMMENT**

Tom Antor, Candidate for 2<sup>nd</sup> District County Commissioner, wished to dispel rumors circulating that he was a pawn for farmland preservation special interests. Antor stated he is independent minded, wants to keep Kent County running as efficient as possible, and that he will not vote to increase taxes for farmland preservation.

#### **08-173 COMMISSION REPORTS**

**Planning Commission – May:** October 16, 2008 – The Commission is presently working on wind generator and multi-fuel burner ordinances. The Commission Chairman received a letter requesting a sidewalk along Division Avenue between Six and Seven Mile Roads for safety reasons.

**Zoning Board of Appeals – Wallace:** There was no September meeting.

**Historical Commission – Cordes:** October 11, 2008 - The Historical Commission sponsored an antique appraisal.

**Park and Recreation Committee – Wallace:** No meeting.

**Sewer & Water – M. Brechting:** October 2, 2008 - Currently water is looping through the new North Kent Sewer System wastewater plant to assure that the system is working correctly. Fifteen different systems have come on line for testing. Triangle Associates has requested a 30-day extension from the November 1 date of acceptance of the first flow to complete system start-up, as there were a few delays beyond their control. The request will not affect the final restoration date of June 1, 2009.

#### **08-174 FIRST READING: ORDINANCE NO. 08-05: MIXED USE PLANNED UNIT DEVELOPMENT DISTRICT (MPUD) – Zoning Ordinance Chapter**

Supervisor Brechting stated the proposed ordinance would be one additional tool for the planning process. Any developer interested in utilizing the MPUD concept would come before the Planning Commission for approval of their project. Board members discussed that senior care facilities would be allowed under the provisions of proposed ordinance.

**08-175            CONSIDERATION OF RESOLUTION NO. 08-33: ANNUAL FIRE PROTECTION/HYDRANTS SAD**

This is a special assessment district set up for the operation and maintenance of the fire protection/hydrant system within the Township. The Township will be allocated 20% of the total cost and the remainder is assessed to the benefitting property owners.

**Steffens offered a motion, supported by Wallace, to approve Resolution No. 08-33 Alpine Township Fire Protection System – Hydrants. Motion carried 7-0.**

**08-176            CONSIDERATION OF RESOLUTION NO. 08-34: ANNUAL STREET LIGHTING PROJECT SAD**

This special assessment district is for the operation and maintenance of the street lighting system within the Township. The Township pays for 20% of the total cost and the remainder is assessed to the benefitting property owners.

**May offered a motion, supported by J. Brechting, to approve Resolution No. 08-34: Alpine Township Street Lighting Project. Motion carried 7-0.**

**08-177            TOWNSHIP REAPPRAISAL PROJECT**

Assessor Keeling reviewed her request from the September 15, 2008 meeting for Kent County to perform the reappraisals of the Commercial and Industrial parcels within the Township. Keeling provided additional information why it would be beneficial for the Township to contract with the County to conduct the reappraisals:

- This would be a one time only cost.
- All the residential parcels are completely appraised.
- It would allow both Keeling and Bacheller additional time to verify Personal Property so property owners would not be double assessed.
- It would allow Keeling to have additional time in the office for our residents.

Keeling added that the cost for Kent County to conduct the reappraisal of the only commercial properties would be approximately \$37,145.00.

Supervisor Brechting added that Alpine Township has a reputation for property assessment records being in very good order.

It was confirmed that Kent County would do the reappraisal of the Commercial and Industrial parcels for a total cost of \$48,645.00 to be paid in eight quarterly installments.

**Steffens offered a motion, supported by May, to approve the agreement with Kent Country Equalization to conduct the reappraisals the Alpine Township Commercial and Industrial parcels for a sum of \$48,645.21 payable in eight quarterly installments. Motion carried 6-1, with Wahlfield dissenting.**

Wahlfield suggested the Board may want to readjust the Assessor's job description.

## **08-178 UPDATE ON TOWNSHIP DRIVEWAY OPTIONS**

Supervisor Brechting explained that the Board approved a wetland study for the property west of the Township Center as well as the adjacent Metzgar property.

Engineer Cheryl Scales presented the preliminary field investigation and wetland determination report dated October 20, 2008. She stated that the study was conducted on October 15, 2008 for approximately 10 acres of property using GPS delineation. The study indicated there is one small area shown in the crosshatch that was identified as a regulated wetland. The wetland is located within the streambed flooding area and not in the upper lands (proposed fire station location). The only other wetland area, not contiguous to the streambed, was within the detention pond that is off the property map. This study will be justification for any future fills in the wetland area. The proposed plans indicate two separate driveways, one to be used for the Township Center, and the other for the Fire Station (because it was thought not to mix the two traffic paths). Scales advised the Board that DEQ requires justification for health and safety reasons for two driveways. Scales opinion was that the two driveways separating the different traffic paths would satisfy this requirement.

Supervisor Brechting confirmed that Community Development (CDBG) funds can be used to pay for the cost of the wetland study.

## **08-179 UPDATE ON COMSTOCK PARK SAD PROJECT AND AGREEMENTS WITH PROPERTY OWNERS**

Supervisor Brechting informed the Board that the Construction Agreement has been executed with the K.C. Road Commission and the bond sale has taken place. Fifth-Third Bank has provided an interest rate of 4.54 percent for the bond that has been accepted.

Currently Township Attorney Wood is working with petitioner Cordes' attorney regarding the road modification costs from the original plans. Attorney Wood requested permission to negotiate for the additional professional fees and services where Cordes would be responsible for the additional costs. The following information was noted:

- The construction costs for the project were lower than the estimates.
- Mr. Rusche will not be required to sign a separate agreement for the road modifications.
- The railroad crossing permit has been extended until June 2009.

**Steffens offered a motion, supported by May, to authorize Township Attorney Wood to negotiate on behalf of the Township with property owner Ron Cordes and his attorney for the legal and professional fees and services related to the relocation of the Rusche and Comstock Drive and that the agreement is in place before road construction begins. Motion carried 6-0, with Cordes abstaining. (Cordes removed himself from the discussion and motion.)**

## **08-180 DISCUSSION ON GYPSY MOTH PROGRAM**

Supervisor Brechting felt the Gypsy Moth Program is a non-issue in Alpine Township. The Township has traps available and that only one request for a trap was received this year.

**08-181 DISCUSSION ON CONDITION OF FIRE DEPARTMENT TANKER TRUCK #11**

The Board received a letter dated October 14, 2008 from Fire Chief Christians regarding the Ford Tanker Truck #11 which has been placed out of service until final action is received from the Board. Chief Christians explained the various problems with Tanker #11.

Jon Denhof, Kent County Fire Commission Chairman, informed Chief Christians that a pumper truck from Caledonia would be available for Alpine to utilize. The truck has been well-maintained, carries 1,000 gallons of water, and is in excellent shape. Insurance would continue through the County insurance program. It was suggested that an agreement is drawn up with the Fire Commission regarding usage of the Caledonia pumper.

In response to Supervisor Brechting's question as to when the Tanker #11 was no longer in service, Christians stated when Tanker #11 did not pass the D.O.T. tire inspection, it had to be removed from service.

**08-182 SUPERVISOR'S REPORT AND BOARD COMMENTS**

A special Board meeting was scheduled for October 30, 2008 at 8:00 a.m. to open bids for snowplowing, discuss employee benefits, the siren issue, and other miscellaneous issues.

Supervisor Brechting noted Alpine Township received an A+ rating during the bonding process.

Supervisor Brechting reviewed the General Appropriations Act and encouraged periodic financial reports for the Board.

Wahlfield explained that any resident who will be absent or unable to attend the polls from 7:00 a.m. thru 8:00 p.m. on the November 4 election day may obtain an Absentee Ballot.

J. Brechting stated that she has reserved hotel rooms for the MTA Conference in January 2009 for Township Board members.

Steffens stated that the rededication of the Veteran's Grotto Park was last Friday. Any leftover monies will be placed in an endowment fund for continued maintenance of the Park. Steffens encouraged everyone to visit the Park.

Wallace noted that the culvert on Laura Street is washing out, Supervisor Brechting will look into it.

**08-183 PUBLIC COMMENT AND ADJOURNMENT**

Emily Schmidt, 620 Marway, shared her concerns and several comments on the proposed Mixed PUD for the Alpine Golf Course. She was encouraged to talk with Planner Sue Thomas. She stated her opinion regarding the reappraisal project.

Harold Thome, 2137 7-Mile Road, offered his opinion of the Alpine Golf Course property which has several wetland spots and feels it serves its purpose as a retention area. He stated that a study would be very helpful on that specific property prior to any development.

**With no further business, May offered a motion, supported by Cordes, to adjourn the meeting at 9:00 p.m. Motion carried.**

Respectfully submitted,

---

Jean Wahlfield  
Clerk

---

Marta Brechting  
Supervisor

---

Beth Alt  
Recording Secretary