

density of 3.22 dwelling units per acre. This district allows lots of 13,500 square feet with a single-family home where public sewer is available. Lots may have 90 feet of road frontage. For comparison, in the RA district, lots must be at least 1 and one-half acres, with 165 feet of road frontage. Agricultural lots require 330 feet of road frontage with a 2 acre minimum. Thomas noted that the area *south* of approximately 5 Mile Rd. and *west* of Walker Ave. is planned for LDR (Low Density Residential) development. Both public water and sewer are available to the parcels with 4 Mile Rd. frontage; Peach Ridge Ave. does not now have either public water or sewer.

The two small residentially-used, Agriculturally-zoned lots are both non-conforming in the Agricultural district. The lots are less than the minimum size, have inadequate road frontage, and the home is bisected by the mutual lot line. Thomas then summarized the Rezoning Analysis questions used to cover all points relevant to rezoning requests.

Lee then asked the property owner, John Wilson, to offer his summary of the rezoning requests. Wilson said that he is the owner of Gracewil Country Club, adding that he has no plans to develop the golf course now. He did state that his two daughters are currently using the two homes noted, and that it is his hope to resolve some of the lot line conflicts already identified, as his two daughters wish to continue occupying the two homes. Since he wishes to handle the two existing land issues now, he decided it made sense to include the rezoning at the same time, and approach the Township just once to process all requests. He confirmed that the 30-acre orchard is not being tended to or farmed right now.

Lee confirmed with Wilson that any changes to the golf course would require modifications to the Special Land Use permit. Lee noted that Gracewil was a unique course in that it offers 36 holes. Wilson was unable to state what acreage was used for 18 holes, as he has never considered "splitting" the course.

Van Heulen then moved, with support from Madura, to open the public hearing.

Ayes: 7

Nays: 0

Motion carried.

Ken Sanders, 2634 Schindler Dr. said he has lived at the northern edge of the property under review for three years. He is opposed to the rezoning request, as he feels it is a unique area and no similar zoning exists now. Though he acknowledged the requested designation had been noted on the 2007 Master Plan Map, it surprised him. He did not think the proposed zoning designation was compatible with the adjacent uses considering projected development in Walker. In addition the many potential residences on this land would impact traffic, utilities, fire protection, and schools. He moved to the area because of the way it exists today.

- After a brief discussion of where utilities were in Sanders' area, Dunneback said he had been on the Planning Commission and the Master Plan subcommittee during the development of the 2007 Master Plan. His personal preference was to stop development, but he understands it is necessary to designate *some* land for this kind of development. He stated that change is inevitable, and noted that before Schindler Dr. was developed, he had farmed the land Mr. Sanders and his neighbors now enjoy with their homes.

James Schindler, 2790 Jamesway Dr., said he was the developer of the Schindler Dr. development, and expressed his concerns for security with new development on the Gracewil land, which is adjacent to his personal parcel. People already trespass on his land and he fears that when the land develops, an influx of children will increase it. He suggests a minimum of a solid fence along the property line should be installed, both to reduce his liability and to protect those hunters he has allowed and any others with permission from those who are not. Schindler added that he prefers the RA designation to R-1.

- Lee confirmed with Mr. Schindler that he owns approximately 43 acres with a shared border of 1350 feet adjacent to the golf course.

John Potter, 2650 Schindler Dr., recognizes that progress is inevitable and that the owner has a right to develop his own land. He questioned whether this area could be developed with a “mixed” designation, placing RA and LDR sites along 4 Mile Road.

Thomas confirmed for those present that the zoning remains with the land unless and until a property owner requests a change, stating that it is rare for a municipality to initiate a rezoning. The process in Alpine Township is that the Planning Commission reviews the rezoning request and then makes its recommendation to the Township Board about the rezoning. The Township Board has the final authority to approve or deny the request. Thomas also said that a property owner always has the right to request any rezoning, but pointed out that Alpine Township has long had a history of only approving those rezoning requests that are in compliance with the Master Plan.

Madura then moved, with Cordes’ support, to close the public hearing.
Ayes: 7 Nays: 0 Motion carried.

Lee then asked for Commissioners’ opinions on this request. Comments offered included:

- Dunneback said it was “tough call”. There is farming immediately north of this land, but having participated in the Master Plan process, he knows that the Master Plan allows the rezoning Mr. Wilson has requested.
- Cordes said he would hate to see the golf course disappear and the land develop, but he also recognizes that it is Wilson’s right to request the rezoning.
- Wilson stated that he has no plans for development at this time. He has family members who work with him and he would like to resolve the stated land conflicts now while he is able. He confirmed that the golf course has been in business for over 80 years and he hopes it continues for another 80 years.

Motion for Rezoning of 2597 4 Mile Rd. PP # 41-09-33-400-028

Dunneback then moved, with support from Byrne, to recommend to the Township Board to approve the requested rezoning for the 227.04- acre parcel addressed 2597 4 Mile Rd. (PP # 41-09-33-400-028) as publicly noticed from RA, Rural Agricultural to R-1, Low-Density Residential with the following FINDINGS OF FACT:

Based upon the representations made by the applicant during rezoning review and upon the standards found in Chapter 7 of the Alpine Township Zoning Ordinance and the 2007 Alpine Township Master Plan, we find that the proposed rezoning:

- 1) Is consistent with the Low Density Residential future land use recommendation in the 2007 Alpine Township Master Plan;
- 2) Is consistent with the intent of the R-1 zoning district to provide for an orderly and concentrated residential development as designated in the Township Master Plan;
- 3) Does ensure compatibility with adjoining land uses and zoning types;
- 4) The location is appropriate for all the allowed uses in the R-1, Low Density Residential zoning district; and
- 5) Public water and sanitary sewer is available and the property lies inside of the utility service districts for both.

Ayes: 7

Nays: 0

Motion carried.

Motion for Rezoning of 2765 and 2775 4 Mile Rd.
PP # 41-09-33-400-025 & PP# 41-09-33-400-019

Dunneback then moved, with support from Van Heulen, to recommend to the Alpine Township Board to approve the requested rezoning for the 1.32-acre parcel addressed 2765 4 Mile Rd. (PP# 41-09-33-400-025) and the 1.57-acre parcel addressed 2775 4 Mile Rd. (PP# 41-09-33-400-019) as publicly noticed from A, Agricultural to R-1, Low Density Residential with the following FINDINGS OF FACT:

Based upon the representations made by the applicant during rezoning review and upon the standards found in Chapter 7 of the Alpine Township Zoning Ordinance and the 2007 Alpine Township Master Plan, we find that the proposed rezoning:

- 1) Is consistent with the Low Density Residential future land use recommendation in the 2007 Alpine Township Master Plan;
- 2) Is consistent with the intent of the R-1 zoning district to provide for an orderly and concentrated residential development as designated in the Township Master Plan;
- 3) Does ensure compatibility with adjoining land uses and zoning types;
- 4) The location is appropriate for all the allowed uses in the R-1, Low Density Residential zoning district; and
- 5) Public water and sanitary sewer is available and the property lies inside of the utility service districts for both.

Ayes: 7

Nays: 0

Motion carried.

Motion for Rezoning of 3801 Peach Ridge Ave.
PP # 41-09-33-300-047

Dunneback then moved, with support from Madura, to recommend to the Township Board to approve the requested rezoning for the 30.43-acre parcel addressed 3801 Peach Ridge Ave. (PP# 41-09-33-300-047) as publicly noticed from A, Agricultural to R-1, Low-Density Residential with the following FINDINGS OF FACT:

Based upon the representations made by the applicant during rezoning review and upon the standards found in Chapter 7 of the Alpine Township Zoning Ordinance and the 2007 Alpine Township Master Plan, we find that the proposed rezoning:

- 1) Is consistent with the Low Density Residential future land use recommendation in the 2007 Alpine Township Master Plan;
- 2) Is consistent with the intent of the R-1 zoning district to provide for an orderly and concentrated residential development as designated in the Township Master Plan;
- 3) Does ensure compatibility with adjoining land uses and zoning types;
- 4) The location is appropriate for all the allowed uses in the R-1, Low Density Residential zoning district; and
- 5) The property lies inside the utility service districts for both water and sanitary sewer.

Ayes: 7

Nays: 0

Motion carried.

10-09 SITE PLAN REVIEW:

Fruit Ridge Apple Company

4110 10 Mile Rd. NW

Applicants: Bruce and Joe Rasch

On direction of the Chair, Thomas presented her staff report regarding the Site Plan Review request. She displayed overhead photos of the site, pointing out that the lot's frontage is on the cul-de-sac of a private road off of 10 Mile Rd. The proposed addition is for a 320 square foot break room for current employees.

The addition will not add any impervious surface to the site; therefore there is no need for a storm water permit. Neither the existing well nor septic system will be impacted by the addition. No new parking or additional exterior lighting is necessary.

The original building was constructed in 1995, after site plan review and approved by the Site Plan Review Committee. Some of the required landscaping was not installed; the alterations made to the landscaping, however, do provide better vehicular maneuvering for the site. Thomas recommends that two additional trees of the applicant's choosing be planted. Township Engineers identified that the pipe diameter of the current storm water system is too large. The applicant is already making the required corrections.

Lee asked the applicant to present his request.

Joe Rasch, co-owner of Fruit Ridge Apple Company explained that there are 30 employees working on the site now and a bigger break room is needed to accommodate them. He added that he was not aware that an incorrectly-sized pipe had been installed

originally and a 3" pipe is being installed to meet engineering requirements. He also said he would be happy to plant 2 more trees, as Thomas has suggested.

Dunneback inquired whether the apple wash water goes through the 8-inch outlet and Mr. Rasch said the wash water goes to the south side of the building.

**Motion for Fruit Ridge Apple Company Site Plan
Building Addition at 4110 10 Mile Road
PP# 41-09-06-200-023**

Dunneback then moved, with support from Byrne, to approve the site plan dated June 1995, drawn by W. L. Perry Associates, with hand written alterations by Marty Lozon of Tailored Building Systems and received February 1, 2010, for the construction of an addition on the 5.35-acre property which is addressed 4110 10 Mile Rd., NW, PP# 41-09-06-200-023, as it does meet the requirements set forth in Chapters 16, 18, and 19 of the Alpine Township Zoning Ordinance with the following **CONDITIONS OF APPROVAL**:

1. The applicant shall plant two appropriately-sized trees in the required front yard landscaping area at the northeast corner of the site. If building construction takes place outside of the planting season, the applicant shall post an appropriate financial guarantee for the tree planting until they are planted; and
2. All conditions outlined in the Township Engineer's letter dated February 4, 2010.

Ayes: 7

Nays: 0

Motion carried.

10-10 SITE PLAN REVIEW:

FUNERAL HOME

5018 Alpine Ave. NW

Applicant: Denny Dryer, Dryer Architects

On direction from the Chair, Thomas introduced the site plan review request, using overhead photos of the area. She noted that the site is south of the Choice One Bank at 5050 Alpine Ave. and on the parcel currently occupied by a house. The applicant has proposed and noted on the site plan a future land division but this must be approved through the formal land division application. The applicant's engineer has indicated he will consult with the MDNRE (Michigan Department of Natural Resources and Environment) regarding potential grading near Strawberry Creek, which lies to the east of the proposed development area. A formal storm water permit application must be submitted with all required documentation. Storm water easements suggested by the applicant will not legally accomplish the applicant's wishes for the future lot and Thomas suggests the recording of a restrictive covenant instead to achieve that goal. Both public water and sanitary sewer are available along the parcel's Alpine Avenue frontage.

Thomas said that the driveway and cross access points meet the Township's access management plan goals and the applicant has requested reviews of the plan from both MDOT and the KCRC. In regard to cross access to and from the site to the north, Choice One Bank was required at the time of their site development in 2005 to allow for the connection. Posts which are now in place must be removed and pavement must be

extended to the property line. In addition, the applicant must also supply a copy of a cross access easement to both Choice One Bank and the property to the south, addressed 4990 Alpine Ave. For future reference, the applicant must also submit a legal agreement for both parking and cross access to the "new" lot at the time of a land division request.

Directional signage should be added to the revised site plan and must be installed on the site once construction is complete.

A standard 5-foot sidewalk must be constructed the entire width of the property, cut-ins are necessary for the driveway and sidewalks are planned appropriately around the building. Adequate parking has been illustrated on the site plan for the initial funeral home construction although no additional required parking for the future addition has been noted. The applicant indicates all trash will be handled inside, so no dumpster is required.

Per the Commercial Building Design Standards in Section 2.44 (A)(1) of the Zoning Ordinance, samples of the proposed building materials were provided to illustrate the building to Commissioners.

Landscape guidelines require landscaping to be installed the entire frontage of the parcel; however the applicant has illustrated landscaping for only the southern 150 feet. Information provided on the site plan for the 150-foot "lot" portion, however, is less than what is required for a lot of that size. A revised landscape plan must be submitted detailing the additional material to be planted, what ground cover will be installed, and what the irrigation plans are for the landscaping.

Lighting details on the photometric plan, while acceptable, do not include anticipated building lighting. A revised photometric plan must be provided, identifying the preparer, and lighting fixture cut sheets. The location of light poles noted on the photometric plan are in conflict with both vehicular access and the future landscaping noted on the site plan. This conflict must be resolved and shown on a revised plan.

Thomas then highlighted the concerns noted in the Township Engineer's letter.

The applicant, Denny Dryer, represents the Alpine Funeral Home and states that they will meet all landscaping requirements. A storm water management system has been designed to accommodate not only this initial structure, but also the future addition. Parking lot lighting can be altered to meet the photometric requirements. He states that the canopy is lit from below and the canopy clearance is 10' 8". The building will be "washed" with lighting from the 4-foot deep overhang.

The applicant hopes to be in business by late summer/ early fall of 2010.

Van Heulen moved, with support from Byrne, to open a public hearing.
Ayes: 7 Nays: 0 Motion carried.

Fritz Wahlfield, Jr., 678 Wahlfield Ct., stated that he thinks this will be a good business addition for the community.

Cordes moved, with Madura's support, to close the public hearing.
Ayes: 7 Nays: 0 Motion carried.

Lee asked for Commissioners' comments.

Van Heulen agrees the funeral home is a good addition to Alpine's business community. Madura agreed, adding that the site should also have additional deciduous trees. Dunneback thought the new business was a good idea. Johnson, Cordes, and Byrne said they had nothing to add to earlier comments.

<p>MOTION FOR ALPINE FUNERAL HOME 5018 Alpine Ave. NW PP# 41-09-25-101-038</p>

Madura then moved, with Cordes' support, based upon representations made by the applicant, to approve the requested site plan dated December 24, 2009, and drawn by Meyers, Beuche, and Nies, Inc. for a funeral home at 5018 Alpine Ave., PP# 41-09-25-101-038, as it does meet the standards set forth in Chapters 12, 18 and 19 of the Alpine Township Zoning Ordinance, with the following CONDITIONS OF APPROVAL:

- 1. The applicant shall submit three revised site plans containing the following revisions: appropriate directional signage for the canopy (pavement markings and signage); the correct number and location of parking lot light poles; appropriate front yard landscaping; and identify what vegetative ground cover will be planted;**
- 2. The applicant shall revise the photometric plan to include all outdoor lighting. The photometric plan must also include the name of the preparer, date, and lighting fixture cut sheets;**
- 3. The applicant shall supply a copy of the cross access easement document(s) that covers the three ingress/egress connections to Choice One Bank to the north and the vacant property to the south addressed 4990 Alpine Avenue;**
- 4. Prior to a land division approval for the illustrated future lot, the applicant shall supply an appropriate legal agreement for parking and ingress/egress between the funeral home and the future lot;**
- 5. All conditions outlined in the Township Engineer's letter dated February 3, 2010;**
- 6. The applicant shall enter into a site development agreement with the Township that addresses all the aforementioned items; and**
- 7. The applicant shall supply copies of correspondence from the MDNRE that the proposed grading on the submitted plan is acceptable or that it is not under its jurisdiction.**

Ayes: 7 Nays: 0 Motion carried.

Denny Dryer introduced Brent and Erin Beuschel, who will be owners of the Beuschel Funeral Home just approved by the Planning Commission. Mr. Beuschel thanked Commissioners for their consideration and he said he hopes to be open by late summer or early fall of this year.

Thomas said she will be contacting MSU Extension service regarding the certificates issued for those Commissioners who have completed their training. Thomas said that while a CIP (Capital Improvement Program) is a requirement in the Township, she wants the Planning Commission to decide whether it prefers to have a sub-committee review the plan.

Thomas added that the new Parks and Recreation Plan was formally adopted by the Township Board at its last meeting. A current Plan is required for Alpine Township to become eligible to apply for grants. The last Plan is over 5 years old, and the last grant was 15 years ago. A copy of the adopted plan has been sent to the State.

Thomas has contacted various community leaders for their input on grant suggestions, but has received few responses, although the Comstock Park Rotary has voted to spearhead the fundraising for new playground equipment at York Creek Apartments.

Van Heulen said that Wahlfield Park is very nice and he has enjoyed using it with his family.

Commissioners discussed general maintenance items related to the Alpine Sports Complex. (e.g., tennis courts.)

Johnson reported that the ZBA met in January to review the standards to be used in considering variance requests. The refresher course was run by the Township Attorney, Jeff Sluggett.

Thomas reported that another Site Plan Review will be needed in March for Lake Michigan Credit Union.

Dunneback then moved, with Van Heulen's support, to adjourn at 9: 46 PM.

Ayes: 7

Nays: 0

Motion carried.

Jerry Byrne, Secretary

Patricia Kolkman, Recording Sec'y