

ALPINE TOWNSHIP PLANNING COMMISSION REGULAR MEETING
Thursday, November 19, 2009

09-49 CALL TO ORDER/ APPROVAL OF MINUTES/ PUBLIC COMMENT

The Alpine Township Planning Commission held its regular meeting on Thursday, November 19, 2009 at 7:30 PM at the Alpine Township Center, 5255 Alpine Ave., NW, Comstock Park, MI 49321 with due notice. Present were Chair Greg Madura, Vice Chair Nelda Johnson, Secretary Jerry Byrne, and members Ron Cordes and Bruce Lee. Absent were Max Dunneback and Matt Van Heulen. Also in attendance were Township Planning Director Sue Thomas, Township Engineer Mike Oezer, and Recording Secretary Patricia Kolkman.

Madura called the meeting to order at 7:30 PM with the Pledge of Allegiance. He asked if any changes were necessary for the minutes of the October 15, 2009 Regular Planning Commission meeting.

Byrne moved, with support from Lee, to approve the minutes of the Regular Planning Commission meeting of October 15, 2009 as presented.

Ayes: 5

Nays: 0

Motion carried.

Madura offered members of the audience the opportunity to make comments on any items not on the agenda. No comments were offered.

Dunneback and Van Heulen arrive at approximately 7:38pm.

09-50 PUBLIC HEARING: SPECIAL LAND USE
Outdoor Vehicle Display & Sales
4000 Alpine Ave., Unit C-111
Applicant: William Trinklein, Trinklein Auto LLC

Madura asked the applicant to present his request. William Trinklein introduced himself as an Engineer with Project Management experience, but that this business is a new kind of project for him. He proposes a non-traditional auto dealership with no "storefront" and without any employees on the site. The business will specialize in certain vehicles, such as Jeeps, Ford F-series trucks, and RVs. Trinklein said he selected a "north end" location because he is most familiar with this area. The Evergreen Properties facility offers a unique environment with all utilities in each unit, and it also allows the various small businesses to utilize its conference room and copy machines. It also provides security for its rental customers which the State of Michigan requires for this kind of business.

The interior space Trinklein will use provides space for 4-6 vehicles and has water, gas, and electric utilities as are in each rental unit. Trinklein added that the State requires a mechanic be available for this business but since he is not a mechanic, he will be hiring a mechanic from the State's "approved" list. Madura confirmed with Trinklein that the space he will use is 18' x 56', and that Trinklein will lease additional space if necessary.

This may occur if the business' vehicle count increases, or when the exterior parking area is no longer available once a building permit is issued to the property owner.

Madura asked if the storage facility provides floor drains for oil changes, etc., and Trinklein again said there will be no repairs or maintenance performed in the space.

Further discussion ensued regarding the amount of space required for the business. Lee commented that when he had visited the site, he couldn't confirm the depth of the space. Trinklein said since the building is built into the hill, therefore it is not apparent that the space is actually 55-feet deep. He added that he had worked with Township Staff to review the space requirements for the business and that the State requires he provide at least 10 spaces. Thomas said that she had recommended setting a maximum of 20 spaces so that as the business grows, Trinklein won't need to return to the Planning Commission. Trinklein appreciated the foresight, and said he didn't expect to need more than the 6 spaces he has requested. Lee commented that he didn't see many outdoor spots remaining.

Thomas also said she had recently inspected the site for this request and noted a number of abandoned vehicles, which she referred to Evergreen Properties' managers for removal. The vehicles remain on the site today but Evergreen is making arrangements to have them removed, as they are in the area designated for exterior storage.

Thomas also reminded Commissioners that Special Land Use permits remain *with the property*, which in this case is the specific unit (C-111) with the maximum vehicle limits imposed. Auto body work or auto repair constitutes a separate special use and would require a separate Planning Commission review.

Dunneback suggested approving a maximum of 20 vehicles at the site to eliminate the need for the applicant to return to the Planning Commission. Byrne, Cordes, and Johnson agreed.

**SPECIAL LAND USE MOTION TRINKLEIN AUTO
AT 4000 ALPINE AVE NW (C-111)
PP # 41-09-36-151-019**

Lee then moved, with support from Van Heulen, based upon the representations made by the applicant, to approve the Special Land Use permit requested for the Open Air Business of motor vehicle sales at 4000 Alpine Ave., NW, PP # 41-09-36-151-019, as it does meet the standards set forth in Chapter 21 of the Alpine Township Zoning Ordinance, with the following 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 the Master Plan and the intent and purpose of the zoning district.

Ayes: 7

Nays: 0

Motion carried.

**SITE PLAN MOTION TRINKLEIN AUTO
4000 ALPINE AVE NW (C-111)
PP # 41-09-36-151-019**

Lee then moved, with support from Byrne, based upon representations made by the applicant, to approve the site plan dated July 10, 2007, drawn by Postema Associates and altered by the applicant to show the proposed location of the storage unit and outside display/storage of vehicles for motor vehicle sales at 4000 Alpine Ave., NW, PP # 41-09-36-151-019, 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:

1. Site approval is only for the specifically requested storage unit, Unit C-111, and a maximum number of 20 vehicles displayed/ stored.
2. Any outside storage of vehicles on the site shall cease at such time as the property owner or his agent receives a building permit for the construction of a building in the location used for outside storage of vehicles. At such time as outside storage is no longer available, the Zoning Administrator may allow, at his/her discretion, the applicant/owner of the dealership to store vehicles within an additional storage unit instead. If the Zoning Administrator receives a request for such a move, she/he may refer the request to the Planning Commission for a final decision by the Planning Commission, if she/he determines that public discussion and public review should occur before the move is considered.

And the following FINDINGS OF FACT:

1. The site plan meets the standards set forth in Chapters 18 and 19 of the Alpine Township Zoning Ordinance.

Ayes: 7

Nays: 0

Motion carried.

Madura called for a brief break from 7:55- 8:00 pm.

09-51

SITE PLAN REVIEW:

RIVERIDGE PRODUCE ADDITIONS

7777 Venture Ave. NW

Applicant: Donald Armock

Donald Armock, the applicant for the site plan under review, explained that Riveridge Produce is an apple growing, apple packing, and apple storage company that wants to expand its operation by building a new packing plant. The new building is required to accommodate new modern equipment and also to provide adequate space for an expansion of the present operation; hopefully in time to meet the seasonal demands of the business.

Thomas then introduced her staff report for the requested site plan. She explained that the existing site obtained site plan approval in August of 2009 for two additions, but one has not yet been built. The report addresses the following:

- The site plan reviewed by Planning Commissioners differs from that reviewed by Staff and the Township consultant. Several alterations have been made by the applicant's engineer in response to Staff requests and the Township's engineer's requirements. Another revision was delivered to the Township Engineer today, but has not been provided to Staff.
- The property owner to the north, Ronald Ducharme, 7899 Venture Ave., has submitted a land division request which will add approximately 3 acres to the Riveridge parcel, but a revised survey with the correct boundaries identified must be provided.
- Thomas noted that a Kent County Drain with its 100-foot easement is near the northern boundary of the proposed land division and resulting lot configuration. While the applicant's engineer has been in contact with the Kent County Drain Commissioner, plans for the new storm water detention pond must still meet Alpine Township Engineer's design specifications as well as be coordinated with the Drain Commission. Additional details for the storm water plan, including plans for the existing 6-inch corrugated plastic pipe must also be included. Storm water facilities must be completed before any construction can begin so roof drainage water is accommodated. The applicant must also clarify plans for apple wash/processing water.
- The subject property and those adjacent to it which are east of M-37 are all planned and zoned for I-2, General Industrial. Currently nearby uses are industry, homes and farms. M-37 was used as the rear property line in the area, since no access from M-37 is allowed.
- Utilities planned for the new construction include using the current well and septic system now on the southeast corner of the southern building. The applicant must provide Kent County Health Department approval of the proposed plan, citing that the existing system is adequate for the new construction. There are no public utilities in the area and none are planned.
- Vehicular access to the buildings is from Venture Avenue. The addition of a portion of the Ducharme property to the north must also include a recorded access easement, which should be documented on the site plan.
- Parking for 32 employees must be identified, with the site plan noting parking details. The applicant must also determine from the Building Official how many barrier free parking space(s) are required, the size, and where they must be. This must be shown on a revised plan. All spaces must be paved and striped.
- Landscaping plans which identify the type, sizes and numbers of plantings to be installed should also be included on the site plan.

Thomas then introduced Mike Oezer of Progressive AE, who is the Township consultant. He reviewed his comments regarding the site plan and storm water permit application and plans. Oezer added that he had received another revised site plan today, which differs from the version provided to Planning Commissioners. Several details require

further plan revisions on a final sealed set of plans. The applicant's engineer has indicated the sealed set will be provided.

- The storm water system is being revised from a two-basin system to a single basin on the north edge of the site, adjacent to the county drain. While Progressive agrees with the sizing of the pipes and calculations for the detention basin, the system does encroach on the easement for the county drain. The applicant must provide evidence that the Kent County Drain Commissioner will allow the basin in the easement.
- Oezer advises the applicant to obtain an individual NPDES discharge permit for the apple wash water, and has provided the applicant's engineer with contact information.
- The detention basin shown on the north of the site measures less than the capacity supported by the calculations provided. The basin's size must be revised on the site plan to provide adequate volume.
- Grading shown is not adequate to allow the basin to fit the site. Details provided for the slope indicate a grade with long term structural stability issues. Oezer has recommended an analysis by a geotechnical engineer or erosion control specialist.
- A 15-foot wide maintenance berm is required around a detention basin to allow for access. While Progressive is satisfied with a 4-foot berm, the applicant must obtain Kent County Drain Commissioner approval to reduce it to 4-feet.
- Compaction testing of the berm will be required to ensure it is built properly.
- The applicant's design engineer has indicated he will redesign a low-flow restriction for the outlet to control water during low flow rain events. Calculations for design and capacity for the overflow weir will also be provided.
- The applicant's engineer has indicated that erosion control blankets will be used on the detention basin and outside slopes of the north berm to preserve vegetation and minimize erosion.
- Additional details are needed on the plan for the east side of the site, adjacent to Venture Avenue, so that storm water is directed to the detention basin.

Oezer summarized that additional details must be provided to perform an adequate review. In response to a question from Cordes, the applicant's engineer has not identified when these revisions will be available. Thomas commented that she had met with the applicant and his engineer in mid-October about the required site plan changes, but the revisions were not received by staff when they were provided to Oezer.

Oezer asked the applicant if the roadway material had been defined, and Armock said he expected it would be 5-6" of gravel.

Lee then moved, with support from Byrne, to open a public hearing.

Ayes: 7

Nays: 0

Motion carried.

With no comments, Lee moved, with Johnson's support, to close the public hearing.

Ayes: 7

Nays: 0

Motion carried.

In response to a question from Madura, Thomas said she recommends tabling a site plan decision until the multiple design issues have been defined and resolved. Storm

water, for example, must be handled on the site while still allowing adequate space for the roadway. Thomas commented that the applicant has already purchased his equipment and the new building is being designed around that new equipment.

Madura then polled Commissioners for their input. Van Heulen said that the remaining unresolved issues are significant. Cordes commented that "there are a lot of loose ends." Byrne agreed with Cordes. Johnson said there are too many unanswered questions with too many details missing to make an informed decision. Lee agreed with Johnson's assessment. Dunneback stated he was pleased that Armock had a "vision for the future" that included growth in Alpine Township, but he agreed that there were too many details to be resolved for a site plan decision to be made. He suggested that if the applicant was interested, a special meeting could be scheduled to meet his business plans if the required details could be provided in time.

Armock said that the timeline for this project is a short one, and he appreciates the chance for a special meeting. Thomas confirmed that while a special meeting is possible, an additional fee from the applicant is required and the meeting must still meet the Open Meetings Act noticing standards. Thomas added that with the upcoming holiday, and the next regular Planning Commission meeting on December 17, 2009, Commissioners may wish to consider rescheduling the regular meeting from December 17th to an earlier date to accommodate the applicant. Armock was hopeful the meeting could be scheduled soon.

Thomas summarized that there are several issues which must be defined, resolved and provided to the Township before the site plan can be reviewed:

- The legal description which was provided is inaccurate, and must be corrected.
- The easement description must be added to title work.
- Additional legal work (e.g., the land division and transfer of title) must be completed.
- Several engineering details must be corrected, clarified, and noted on a sealed site plan. Oezer summarized the outstanding engineering items.

Lee confirmed for Armock that the Planning Commission is pleased he is hoping to grow his business, but said that these are details that must be addressed before any approval can be given.

Thomas asked if Armock knew whether the dumpster on the north end of the site will remain, and he said it would. In response to a question from Van Heulen, Thomas confirmed that the number, size, and placement of handicapped parking spaces would be reviewed and determined by the Building Official.

Byrne then moved, with support from Van Heulen, to TABLE further review of the site plan for the Riveridge Produce site at 7777 Venture Avenue, until such time as the details identified at this meeting are provided.

Ayes: 7

Nays: 0

Motion carried.

Thomas said she would advise Planning Commissioners when all the required information was provided and schedule another meeting when possible.

09-52 PUBLIC COMMENT/ COMMISSIONER COMMENT/ COMMITTEE UPDATES

Steve Shoemaker, building contractor for Riveridge Produce, asked if most of the issues remaining to be addressed related to storm water management, and Thomas said that the overall site plan must be clarified and corrected to provide accurate details before it can be reviewed.

Dunneback had no comment.

Lee said he was pleased that the Riveridge plan is evolving but the plans themselves don't reflect the most recent changes made.

Johnson said there had been no ZBA meeting in October.

Madura commented that he had visited the Evergreen Properties site for the Trinklein Auto business special use, and had noticed several maintenance issues that need to be addressed: A dumpster was cracked with a drainage pipe exposed, the hill between the two levels of the site was eroding, and a number of abandoned vehicles remain on the site. He met with Planner Thomas, who is already addressing the site plan violations.

09-53 STAFF UPDATES/ ADJOURNMENT

Thomas offered her condolences to the family and friends of Phil Brunger on his recent death. Phil was a regular fixture at Planning Commission meetings and shared his views regularly. He will be missed.

Dunneback moved, with Cordes' support, to adjourn at 9:20 pm.

Ayes: 7

Nays: 0

Motion carried.

Jerry Byrne, Secretary

Patricia Kolkman, Recording Secretary