

**MINUTES  
ALPINE TOWNSHIP BOARD  
REGULAR MEETING  
JULY 19, 2010**

**10-80           REGULAR MEETING**

The Alpine Township Board held a regular meeting on Monday, July 19, 2010 at 7:30 p.m. at the Alpine Township Hall, 5255 Alpine Avenue, Comstock Park, Michigan, 49321. Board members present were Supervisor Alex Arends, Clerk Jean Wahlfield, Treasurer Jim Townsend, Trustees Ron Cordes, Jim May, Bill Schweitzer, and Ted Wallace

Supervisor Arends called the meeting to order with the Pledge of Allegiance

**A motion was made by May, with support from Wallace, to approve the Agenda as presented. Motion carried 6-0, with Schweitzer absent.**

*Trustee Schweitzer arrives at 7:35 p.m.*

**10-81           CONSENT AGENDA**

Members of the Board reviewed the Consent Agenda and no changes were made to the Minutes of June 21, 2010 or July 8, 2010.

Treasurer Townsend reviewed the Treasurer's Report for July 2010. He commented on the Passport facility that he wants to implement noting that will require special training if the Township is approved. He stated that he is working on some issues concerning the Westgate Coach Homes.

Supervisor Arends reviewed the revenue and expense report for the period ended 06/31/2010 stating that all departments were under budget.

Arends noted that Holy Trinity Catholic Church is requesting approval for a temporary liquor license for the annual festival and a Grand Valley Metro Council resolution to remove Jamestown Township from the Council are a part of the consent agenda.

**A motion was made by May, with support from Townsend, to approve the Consent Agenda as presented. Motion carried 7-0.**

**10-82           PUBLIC HEARING- REQUEST TO TRANSFER LIQUOR LICENSE TO JLMJ,  
LTD. (Jenna Arcidiacono, Maurizio Arcidiacono, and Joel Langlois)  
5080 ALPINE AVE NW - CONSIDERATION OF RESOLUTION #10-19**

**A motion was made by Townsend, with support from Wallace, to open the Public Hearing to consider the request to transfer a liquor license to JLMJ, Ltd. Motion carried 7-0.**

Maurizio Arcidiacono, representing the Amóre restaurant located at 5080 Alpine Avenue thanked the Board for welcoming him to the community. He explained that the business would love to be able to serve wine with the meals at the new Italian restaurant.

**A motion was made by Schweitzer, with support from May, to close the public hearing. Motion carried 7-0.**

Clerk Wahlfield stated that all the necessary paperwork and applications have been received by the Township. The building inspector has signed off on the building, a site plan has been received, and a copy of the menu received as required.

**A motion was made by Schweitzer, with support from Townsend, to accept and approve Resolution #10-19 the Request to Transfer ownership of a Class C Liquor License to JLMJ, LTD (Jenna Arcidiacono, Maurizio Arcidiacono, and Joel Langlois) for property located at 5080 Alpine Ave NW. Motion carried 7-0 in a roll call vote.**

## **10-83 PUBLIC COMMENT**

Supervisor Arends explained the public comment portion of the meeting and introduced Nicolette McClure, the Democratic Candidate for US House of Representatives.

Nicolette McClure gave a brief history of her past including her education and work experience. She explained her positions on different issues including education, veteran affairs, culture, senior citizens, and job creation.

Mike O'Malley, 700 Strawberry Valley, spoke on behalf of the Strawberry Pines Condo Association. He commented on the proposed Outdoor Motocross Track, stating that it would affect Alpine Township in a negative way. He urged the Board to follow the Planning Commission recommendation to deny the request.

Bob Galbraith, 4006 Baumhoff, stated that he owns property to the south of the proposed track. He stated that the C-1 and C-2 zoning district was intended to promote businesses that support Alpine Township. The noise, vibration, and dust that the track would generate does not follow the special land use section of the Zoning Ordinance

Joe Willacker, 5090 Wallingford, commented on the Alpine Yamaha store that has recently closed. He stated that a dirt track had been located behind that store which butted up to residential property. He supports the proposed track.

Dave Bell, 6644 Vinton, stated that he leases retail space south of the Goodwill Store on Alpine Avenue. He looked at the proposed plans and after reviewing them feels that the track would not be right for commercial zoning district, especially with residential property across the street.

Dave Wagenborg, 5098 Wallingford, stated that the motocross track would be good for the Township because it would bring in more customers to the area businesses.

Dawn Szczepanski, owner of Alpine Hair and Day Spa at 5353 Alpine Avenue, stated that she is opposed to the proposed track as it will create too much traffic and create safety concerns due to the increased amount of traffic.

Larry Crow, 5097 Wallingford, commented on the former Alpine Yamaha shop and the fact that you could not hear the bikes. He stated that there is more dust coming from the farmers in the field and the noise of the expressway. The proposed business will help bring jobs to the Township and help other businesses by bringing in customers.

Jerry Williams, proposed motocross owner, commented that the structure he plans to build and the equipment that he plans to sell will block any noise that may be generated by the practice track. He stated that he is going to water his track to eliminate the dust and plans to hire around 150 people. Mr. Williams stated that he doesn't understand the concerns that others are having with this proposed plan.

Jean Galbraith, 4006 Baumhoff, stated that she feels it is impossible to contain the dust, fumes and the noise that the track would generate. She stated that it violates the C-1, C-2 zoning district and allowing the change would set a precedent in the community.

## **10-84 COMMISSION REPORTS**

**Planning Commission-Cordes:** The Planning Commission continues to discuss the Medical Marihuana issue. The Township is basically waiting to see what others do in the surrounding area.

**Zoning Board of Appeals-May:** At the June 28<sup>th</sup> meeting, the Board approved two variances for additions, one on Laura Street and the other on 6 Mile Road. No meeting is scheduled in July.

**Historical Committee-Schweitzer:** An open house was held on July 18<sup>th</sup>. A research day is planned for August 25<sup>th</sup>, but if there is no interest from the public, it may be cancelled. The next program will be the Boyd School Reunion to be held in September.

**Sewer & Water-Arends:** There is no news to report on the sewer loan/grant that was jointly applied for with Plainfield Township. Within the next 10 days it will be known if Alpine and Plainfield will be awarded a low interest or partial forgiveness loan for water system improvements in the Westgate neighborhood.

**Park & Recreation-Wallace:** There was no meeting scheduled for the month of July. The rules and regulations are still being worked on and are up for any further comments or questions.

## **10-85 PENDING AND NEW BUSINESS- KENT DISTRICT LIBRARY PRESENTATION OF 2009 ANNUAL REPORT**

Supervisor Arends introduced the Human Resource Director for the Kent District Library Brian Mortimore.

Brian Mortimore discussed the 2009 Annual Report and the progress the KDL is making with the different services offered. He stated that there was a 10% increase in circulation, 11% increase in the number of card holders, and 4% increase in visitors. The KDL has revised their strategic plan and centralized their call center. He introduced Laura Weld, Manager of the Alpine Township Branch.

Laura Weld discussed the different programs held at the Alpine branch. She noted that the attendance at the story time program has increased. The library provides homework help, access to computers, the

internet, books, and magazines for the community to use. She commented on the retirement of Dorothy Alt. She thanked Arends for articles and pictures on the blog, as well as the Board for donating to the KDL Alpine Township Branch.

**10-86 FINAL READING - TEXT AMENDMENT TO SECTION 12.03 IN THE C-2, COMMERCIAL ZONING DISTRICT TO ALLOW OUTDOOR MOTOCROSS/RECREATIONAL VEHICLE TRACKS AS A SPECIAL LAND USE (RECOMMENDED BY PLANNING COMMISSION TO DENY)**

Supervisor Arends gave a brief history of the request and stated that the Planning Commission recommended that the proposed text amendment change be denied. Township Board members traveled to the Fun Time Track near Fremont on July 8 to get a better idea of what is entailed in a motocross track operation. The Township Board held the first reading for the requested text amendment at the June 21, 2010 meeting. Planner Thomas has provided information in her memo dated July 15, 2010.

Townsend stated that he went to the Planning Commission meeting the night it was brought up. He was the Chairman of the Planning Commission when the Master Plan was put together and spent some time on the C-2 zoning district. Townsend stated that he has been to another track besides the one the Board visited on July 8. Townsend stated that no one in the State of Michigan has a track or practice track in a C-2 zoning district like the one proposed in the Township and stated that he agrees with the Planning Commission's recommendation to deny the requested change.

Schweitzer stated that after listening to the opinions, visiting the tracks, and reviewing the Planning Commission denial, he doesn't feel like it fits with the C-2 zoning district. He also commented on the noise and states that there is no guarantee that it will be minimal.

Wallace stated that he was unable to attend the visit to Fremont but feels that the C-2 location is not right for the track. He stated that he has a big concern about noise and dust.

Wahlfield stated that she has concerns about changing the Zoning Ordinance to allow for any motocross track in the commercial zoning district. She stated that it is a family orientated sport but the location is not right.

Cordes stated that he likes the idea of the track, but doesn't want to change the C-2 zoning ordinance.

May stated that it is a great concept but it isn't the time or the place for a motocross track. He stated that there may be other places in the Township that would be better but it would have to be approved.

Arends commented on the visit and stated that it is family orientated and fun sport to watch. He stated that it is a great idea to put up a big structure and fence to control noise, but there is no guarantee that if someone buys it, the fence and structure will stay. He feels that it just doesn't fit in a C-2 zoning district.

**A motion was made by Townsend, supported by May, to follow the recommendation of the Planning Commission, and deny the requested Text Amendment to Section 12.03, in the C-2, Commercial Zoning District to allow Outdoor Motocross/Recreational Vehicle Tracks as a Special Land Use. Motion carried 7-0.**

Arends thanked the Board for their consideration and taking the time to visit the track in Fremont.

**10-87 EXTEND MORATORIUM-ORDINANCE NO. 10-01 - MORATORIUM ON THE ISSUANCE OF PERMITS, LICENSES, OR APPROVALS FOR THE SALE OR DISPENSATION OF MEDICAL MARIHUANA**

Arends explained that the Board approved a moratorium on the sale and dispensation of medical marihuana on February 15, 2010 for six months which contained an option to extend the moratorium. Correspondence from the Township Attorney recommends the extension of the moratorium for an additional six months. The Supervisor explained that Planner Thomas continues to network with several different parties and attorneys on this issue.

**A motion was made by May, supported by Cordes, to extend the Moratorium adopted in Ordinance Number 10-01 on the issuance of any and all Township permits, licenses, or approvals for the sale or dispensation of medical marihuana within Alpine Township. The moratorium imposed by this extension shall remain in effect for six months following the approved extension or until amendments to the Township's Ordinances become effective, whichever occurs first. Motion carried 7-0.**

**10-88 RESCIND RESOLUTION #10-11-SIDEWALK PROJECT NOT APPROVED BY CDBG**

Arends explained that the Township Board approved two resolutions in April to utilize CDBG funds for sidewalks. CDBG approved the plan and location for sidewalks as outlined in Resolution #10-10. The second resolution is no longer needed and needs to be rescinded.

**A motion was made by Schweitzer, supported by Townsend, to rescind Resolution #10-11 – Sidewalk Project Not Approved by CDBG for the reallocation and transfer of CDBG monies for the program year 2006-2007 for Alpine Township. Motion carried 7-0.**

**10-89 LAW ENFORCEMENT AND FIRE ADVISORY COMMITTEE APPOINTMENTS**

Supervisor Arends explained that he presented a list of people who were interested in the advisory committee last month. The name of Paul Waldron has been added to that list since the last meeting. The committee members will be selected at the August Township Board meeting which will include one person from each voting precinct assigned to the committee. Arends requested help and input on what the committee will be looking at and studying. His understanding is that the committee is looking at the current police and fire services, along with the cost, and alternatives that may be needed in the future. He mentioned that two people will be selected to serve on the committee from the Board and that May, Cordes, and Arends have expressed interest.

Cordes stated that he has reviewed the Sheriff Department quarterly statistics report. He was impressed that York Creek has decreased their crime rate by 25% for the first six months of this year.

Arends stated that he contributes the decrease to the management of York Creek Management and also to Deputy Nate Ertle.

## **10-90 FIRE DEPARTMENT**

Supervisor Arends requested that Chief Ron Christians provide the Fire Department information.

Chief Christians stated that the new Engine 8 will most likely be arriving in September. The asphalt and paving at Station 1 is now complete and an energy efficiency study is being conducted at Station 1 and the Township Hall. The Fire Department is continuing to work on a grant to replace all fire radios and pagers as new FCC requirements will be implemented in the year 2013. Review and discussions for a change to increase firefighter wages continues. He noted that the process to add new personnel has started and that the department is looking at adding new personnel within the next 60 days.

The Supervisor provided information on the Fire Department's request for the scaling of wages for the firefighters. The Personnel Committee met to discuss the topic and concluded that although the concept was good, that this wasn't a good time to be giving pay increases. The Committee noted that there are Township employees that have had their wages frozen, had pay cuts or had hours cut.

## **10-91 SUPERVISOR'S REPORT AND BOARD COMMENTS**

Supervisor Arends noted that on Tuesday, August 24 a Comstock Park Community Expo will be held at Pine Island School.

The Supervisor provided information on wrapping up the Comstock Park/Rusche Drive extension project and noted that the K.C. Road Commission has been paid. The total costs for the project increased by approximately \$65,000 and the Board will need to further discuss the overage. The costs for the project increased due to administrative costs, wetland issues, a change in the contingency amount, and several other items. The project began in 2008 and the Board will receive additional information and details at the August meeting.

Townsend commented that that law allows the Township to go back and assess the benefiting property owners for the increased costs of the Comstock Park/Rusche SAD.

Arends stated that August 27 will be the build day for the KABOOM playground at the York Creek Apartments and many volunteers are needed to help with the construction. He stated that York Creek will be providing maintenance and liability for the playground.

**Arends made a Proclamation to declare Friday, August 27 as play day in Alpine Township, whereas, play is a crucial factor in the overall well being of children and, whereas play spaces and playgrounds within walking distance of children homes are missing for many communities and neighborhoods and whereas unstructured, unplanned, spontaneous, and self-motivated played is on the decline and whereas fewer children spend time outside at parks and playgrounds and whereas recess is being shortened or removed from school curriculums and whereas children who play are healthier and suffer less obesity and obesity related health problems, such as diabetes and heart disease and whereas children who play do better in school and develop cognitive skills that are linked to learning and academic performance and whereas children who**

**play learn the social skills that help them become happy and well adjusted adult and whereas parents, schools, child care centers, non-profit organizations, businesses, houses of worship, and all interested parties wish to raise the communities children to become healthy, happy, and successful adults. Now therefore, I do hereby proclaim Friday August 27 as play day in Alpine Township Michigan and I urge all citizens to celebrate play day and support efforts to build and maintain play spaces and playgrounds in their communities and neighborhoods. Further, I urge all citizens to continue to support and maintain play spaces and playgrounds for the well-being of this and future generations.**

Wallace stated that the decision made to deny the motocross track is best for the community.

May stated that the people who serve on the Township Board put a lot of thought in the issues that they vote on. The Board did what was best for the community when the voted to deny the request for the motocross track.

Cordes stated that he thinks that there is a place for a motocross track in the Township, but not at that particular location presented by Mr. Williams.

Wahlfield stated that the Primary Election will be held on Tuesday, Aug 3.

## **10-92 PUBLIC COMMENT**

Mike O'Malley, 700 Strawberry Valley, thanked the Board for their consideration and the decision that was made on the motocross track zoning ordinance text amendment.

Bob Galbraith, 4006 Baumhoff, thanked the Board for the time spent on the motocross issue and for the services that the Board does for the community.

Trustee Cordes commented on the Fire Department pay rate proposal. The proposed increases are a good idea but the timing is a problem.

**A motion was made by Townsend, supported by May, to adjourn at 9:03 p.m. Motion carried 7-0.**

Respectfully Submitted,

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Jean Wahlfield, Clerk

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Alex Arends, Supervisor

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Erin Randall, Recording Secretary