

**ALPINE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
Thursday, September 15, 2005**

05-50 CALL TO ORDER/ PLEDGE OF ALLEGIANCE/APPROVAL OF AGENDA

The Alpine Township Planning Commission held its regular meeting on Thursday, September 15, 2005, at 7:30 PM at 5255 Alpine Ave., NW, Comstock Park, MI 49321 with due notice. Present were Chair Jason Rosenzweig, Vice-Chair Dick Sedlecky, Secretary Nelda Johnson, and members Max Dunneback, Greg Madura, Jim May, and Jim Townsend. Excused were Kris Cassady-Gall and Jason Clauser. Also in attendance were Township Planning Director Brendie Vega-Mkhwanazi and Recording Secretary Patricia Kolkman.

Rosenzweig called the meeting to order at 7:30 PM with the Pledge of Allegiance.

**Madura moved, with support from May, to approve the agenda as presented.
Ayes: 7 Nays: 0 Motion carried.**

05-51 APPROVAL OF MINUTES/PUBLIC COMMENT NON-AGENDA ITEMS

**May moved, with support from Madura, to accept the minutes of the August 9, 2005 Special Master Plan meeting of the Planning Commission as presented.
Ayes: 7 Nays: 0 Motion carried.**

**Townsend moved, with May's support, to accept the minutes of the Regular Planning Commission meeting of August 18, 2005, as presented.
Ayes: 7 Nays: 0 Motion carried.**

Rosenzweig offered members of the audience an opportunity to comment on any items not on the agenda, but no one spoke.

Cassady-Gall arrived at 7:45 PM.

**05-52 SITE PLAN REVIEW: Special Land Use
951 9 Mile Rd., NW
Applicant: K & K Manufacturing
Tim Kidder (owner), represented by Ron Antuma, P.E., Roossien & Associates**

On direction from the Chair, Vega presented her staff report. In 1986 Kidder received a Special Land Use permit with multiple conditions from the Planning Commission for "dismantling and remanufacturing of old Mercedes". The site has had multiple site plan violations in the past that Kidder is attempting to correct.

Now he requested adding another structure to his site for both the housing of automobile parts and the dismantling operation itself. His business has grown and the new building will give him space for auto parts and supplies so that all of the business will be indoors as required by his Special Land Use permit. Vega went on to say that Kidder is working

on site cleanup and has asked for guidance from the Township and will resolve problems with the site by adding the requested building.

The property has frontage on both 9 Mile Rd. and Venture Drive, which is a legal non-conforming private road, though private roads are not permitted in the I-2 District. The Kent County Road Commission is not interested in acquiring it as a public road, and no road maintenance agreement has been enacted.

Vega said that the site plan as presented requires additional details:

- Placement of dumpsters, sheds, and trash removal must be noted.
- The number of parking spaces must be confirmed.
- Building elevations with façade details should be included.
- Scaled drawings detailing the length, width, and height of each building must be provided.
- A solid fence or greenbelt must be erected to screen materials being stored on the site.
- Details of proposed outdoor lighting fixtures must be included.

Vega recommends that discussion of the Special Land Use Conditions of Approval be tabled until Mr. Kidder can be present to address the Planning Commission.

Rosenzweig confirmed with Vega that the PC can require the site be brought into compliance with previously imposed conditions.

Sedlecky said he observed during his site visit that there are many vehicles, “racks of steel”, and car parts on the site. He said that he does not think that one new building would be adequate to house all the materials on site. Vega recommends that the Planning Commission table this request until Kidder is available to address current site plan issues.

Vega added that some clearing of trees and brush is underway at this time and if too many trees are removed, the owner **must** install a 25’ (twenty-five foot) greenbelt between this site and the adjacent residential parcel.

Commissioners discussed the following:

- The site plan is incomplete
- The current Special Land Use permit conditions have not been met
- The existing site should be brought into compliance before a new request is considered

Rosenzweig asked Antuma to present details of the site plan amendment request in the owner’s absence.

Antuma reported:

- The building height will not exceed that allowed in the Zoning Ordinance. A maximum height of 45’ was confirmed.
- The business operation has outgrown the original site.
- Kidder has three semi- trailers on site being used for storage.
- Dumpsters will be placed along the east property line, with a gravel drive for trash trucks.

- Exterior lighting on the new building will meet code requirements.
- No outdoor storage is planned for chemicals. Any fluids recovered from vehicles will be collected inside the building.
 - Sedlecky said that some gasoline must be available onsite to test engines once restored. Where will this be? Antuma was not aware of the planned location for this.
 - May pointed out that solvents, paint thinners, etc., are also likely to be needed for vehicles body work, etc. Vega reported that this part of the business is being contracted with others, offsite.
 - Townsend asked what the building would contain. Antuma said Kidder wants to upgrade both processing and repair procedures and will use the new structure to house both, as well as parts.
 - Madura was concerned about the location of the septic drain field noted on the site plan, since it appears to be less than 10 feet from the structure. Antuma said the location and type of system was suggested by the Kent County Health Dept.

Commissioners agreed that the owner's operation does not meet the conditions attached to the original Special Land Use granted in 1986. The applicant "has failed dismally" in meeting those conditions, and "if he wants to talk, he needs to comply", were two comments made about the request before the PC at this meeting.

May moved to table the request, but no support was offered, since commissioners felt they would not consider the request until Conditions of Approval for the 1986 Special Land Use were met.

May then moved, with support from Cassady-Gall, to require the applicant, within 30 days, to bring the site at 951 9 Mile Rd., NW, into compliance with the Conditions of Approval attached to the Special Land Use permit granted by the Planning Commission on July 17, 1986 or the Special Land Use Permit will be revoked.

Ayes: 8 Nays: 0 Motion carried.

Sedlecky confirmed with Antuma that he will convey the Planning Commission's decision to Kidder.

05-53 SET PUBLIC HEARING: Amendments to Alpine Township Zoning Ordinance
Multiple Chapters

Vega said that a public hearing to discuss suggested Ordinance amendments relative to Contract Zoning and Elderly Housing was required, but that the Zoning Ordinance Review Committee should first meet to refine language relative to these changes. She said that changes will be required in Chapter 1 (Definitions), Chapters 21 (Special Uses) and 24 (Administration) as well as the PUD Chapters, to include Elderly Housing as a Special Land Use.

Sedlecky asked for a draft of any proposed language before further PC discussion, and Vega agreed to provide it for members. Commissioners agreed that a Special Meeting of the Planning Commission should be scheduled in advance of the Public Hearing since the three PC members who had attended the MTA class on Contract Zoning were not

members of the Ordinance Review Committee.

May moved, with support from Sedlecky, to set a public hearing regarding Amendments to the Zoning Ordinance relative to Senior Housing and Assisted Living facilities for the next Regular Planning Commission meeting on October 20, 2005, at 7:30 PM.

Ayes: 8

Nays: 0

Motion carried.

Rosenzweig asked for a Special Planning Commission meeting on Thursday, September 22, 2005, at 7 PM, to further discuss ordinance amendments for senior housing, nursing or convalescent homes, and assisted living facilities, and to refine the amendment language. Vega agreed to meet all public noticing requirements for special meetings.

05-54 STAFF UPDATE/ COMMISSIONER COMMENT/PUBLIC COMMENT

Vega advised commissioners that the Township Newsletter, the Harvester was mailed and delivered to the public. It gave information on the Open House scheduled for October 5, 2005, from 4 PM to 9 PM at the Township Center. Commissioners agreed to attend at different times to provide residents information and receive their input regarding the Master Plan progress.

Vega told the PC that several developers have approached the Township with site plans for the Planning Commission's review. At the northwest corner of Alpine and Four Mile Rd., Marathon Gas hopes to raze the existing station and build another. Alpine Northern Holdings, which owns the commercial site north of Yorktown Center, has met with the Planner and Township Engineers several times and hopes to be on the October agenda. Wal-Mart has confirmed they plan to build a "Super Wal-Mart" of 203,000 square feet behind their existing store at 3999 Alpine Ave., though no formal application has been received. The current building will then be demolished. Vega said that this development should trigger the master planned extension of Henze Drive west to Cordes Ave., which will alleviate some of the increased traffic on M-37 and provide an alternate route to the Sam's and Wal-Mart store(s).

Vega commented on possible development of several sites in the City of Walker.

Commissioners then discussed various factors in the Alpine/Plainfield Townships' 425 Agreement. Several PC members asked whether a General Law or a Charter Law Township protected a community from annexation pressures. No one present offered an answer. A comment was made that the water main extension along 4 Mile Rd. was done to provide a basis for the 425 Agreement with Plainfield Township.

Fritz Wahlfield, 730 Marlene Ave. NW, provided some history on the annexation of Grand Rapids Township land to the City of Grand Rapids. He said the community hoping to add the land (Grand Rapids) could allow its entire population to vote on the question, while the community facing the loss of the land (Grand Rapids Township) had far fewer residents to vote. He added he was quite pleased with the progress on the Elderly Housing ordinance changes under review and cautioned that amendments should be flexible. He confirmed with Vega that Future Land Use maps with all revisions will be made available at the Open House.

Dave Wiersum, 3787 Baumhoff Ave., shared his experience as a previous Planning Commissioner and Commission Chair. He recalled that the "Wal-Mart experience" was not entirely positive, citing the service drive problems between Menard's and Wal-Mart. He advised the PC to remain firm in their dealings with Wal-Mart and to remain in control of the development, though Wal-Mart may balk. Extending Henze Drive is a good example of something that will benefit the Township and should be agreed upon before any final site plan is approved.

Rene Whitaker, 3920 Walker Ave., asked how many REU's Wal-Mart would have assigned, and that the number of bathrooms could increase the charge considerably. Whitaker also commented on multiple "Future Land Use Scenario 3" maps which he finds confusing. Rosenzweig summarized the evolution of the different versions of "Scenario 3", reflecting corrections made to specific parcel designations (the Creveling farm in Section 12 on Vinton Ave., for example) as property owners gave their input to the PC. Only one "final version- Scenario 3" should be used to define proposed future land development, and a copy will be provided.

Townsend said he had many questions on REU's and a discussion of the North Kent Sewer resulted. Many questions were raised and some thought that the number of bathrooms resulted in unfair charges to new buildings. Kolkman clarified that the number of bathrooms in a building was *not* a factor in computing REU's, though building size and its use *were*.

Johnson reported that the ZBA had met in August and approved a variance request from Randall Dunneback, for reduction in setback requirements for an agricultural accessory building used to house animals.

Rosenzweig reported that Jason Clauser had been excused from this meeting because he and his wife just had a new baby boy, and he conveyed the congratulations of the PC to Jason and his family.

May moved, with support from Townsend, to adjourn at 9:15 PM.
Ayes: 8 Nays: 0 Motion carried.

Nelda Johnson, Secretary

Patricia Kolkman, Recording Secretary