

**ALPINE TOWNSHIP PLANNING COMMISSION
SPECIAL MEETING – ZONING ORDINANCE
Thursday, September 22, 2005**

05-55 CALL TO ORDER/APPROVAL OF AGENDA/PUBLIC COMMENT

The Alpine Township Planning Commission held a special meeting to discuss proposed ordinance amendments on Thursday, September 22, 2005 at 7:00 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 Kris Cassady-Gall, Greg Madura, Jim May, and Jim Townsend. Excused were Jason Clauser and Max Dunneback. Also in attendance were Township Planning Director Brendie Vega-Mkhwanazi and Recording Secretary Patricia Kolkman.

Rosenzweig called the meeting to order at 7:00 PM with the Pledge of Allegiance.

Chair Rosenzweig confirmed that the meeting was to discuss amendments to the Alpine Township Zoning Ordinance. He offered members of the audience an opportunity to speak on matters not on the agenda.

Fritz Wahlfield, 730 Marlene, NW asked for the sequence of events for adopting an ordinance amendment.

Rosenzweig provided the following:

1. Zoning Ordinance Committee (or full PC) meets to determine changes proposed for the Zoning Ordinance.
2. A public hearing is held at a Regular Planning Commission meeting to present the amendments to the public and solicit input.
3. Planning Commission recommends adoption to the Township Board (if appropriate) after discussion.
4. Township Board has two readings of the proposed amendments at two consecutive regular board meetings.
5. If no valid objections are raised, the amendments are officially adopted.

In the case of the amendments on this meeting's agenda, the required public hearing is scheduled for the October 20, 2005 Regular Planning Commission meeting. The next regular Township Board meeting, for a first reading, is November 21, 2005, followed by a second reading at the regular board meeting of December 19, 2005.

05-56 Review of Proposed Amendments

Rosenzweig asked Vega to present suggested amendments to the Alpine Township Zoning Ordinance.

Vega said that several chapters of the ordinance (Chapters 1, 8, 9, 11, 12, and 24) require language updates and content additions to allow Senior Housing developments in the township. To standardize language used throughout various relevant chapters, several new definitions were added. Commissioners agreed that the word "elderly" should be replaced with the more generic term "seniors".

conditions of the 1986 Special Land Use permit granted by the PC. He hopes adding another structure will house a new press, auto parts, and other items related to his business expansion and allow him to keep all business functions indoors.

Ted Doorenbos, 4545 Cordes Ave., NW, asked members of the PC to visit some of the many senior housing developments in the Grand Rapids area. He said he thinks those sites with assisted living and extended care facilities in addition to independent living units are on 10-15 acre parcels. Doorenbos added that John Weiss has designed several of the sites in Kent County and they had been designed with open discussion between the Planning Commission, designer, and engineers. He agreed that the entire PC should be involved in the preliminary "design stage", and added that several developments for seniors have been subsidized by the State of Michigan, which has numerous criteria to be met.

Cassady-Gall moved to adjourn at 9:30 PM, with support from May.

Ayes: 7

Nays: 0

Motion carried.

Nelda Johnson, Secretary

Patricia Kolkman, Recording Secretary.