

**ALPINE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
Thursday, November 17, 2005**

**05-65 CALL TO ORDER/ PLEDGE OF ALLEGIANCE/APPROVAL OF
MINUTES/PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA**

The Alpine Township Planning Commission held its regular meeting on Thursday, November 17, 2005, at 7:30 PM at 5255 Alpine Township Avenue, 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, Jason Clauser, Max Dunneback, Greg Madura, Jim May, and Jim Townsend. 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. He then asked for a motion to move item #5 from the regular meeting agenda to a special meeting, stating the Master Plan Subcommittee wants to change the Moderate Density Residential definition. Townsend said the committee recommended that Moderate Density Residential (designated yellow on map) be revised to: "up to 3.25 units per acre", rather than "3-4 units per acre" shown on the Future Land Use Scenario 4 map.

Townsend moved, with support from May, to remove item # 5 from the regular Planning Commission agenda of November 17, 2005, and to set a Special Planning Committee meeting on Thursday, December 1, 2005, at 7 PM to present the suggested Future Land Use map for the updated Alpine Township Master Plan.

Ayes: 9 Nays: 0 Motion carried.

Townsend commented on two statements in the minutes of October 20, 2005 and apologized for not making his strong support for senior housing clearer. He was just surprised that anyone would willingly leave their own home for a senior housing complex before necessary. He added that he didn't think Wallace intended to comment against senior housing, but merely to observe that Alpine already had enough apartments. Sedlecky also suggested a text change regarding conditional rezoning.

Sedlecky moved, with support from Cassady-Gall, to accept the minutes of the October 20, 2005 Regular Planning Commission meeting with the change noted and explanatory comments included as presented.

Ayes: 9 Nays: 0 Motion carried.

Rosenzweig gave members of the audience a chance to comment on subjects not on the agenda, but nothing was offered.

**05-66 TABLED ITEM: Amendments to the Zoning Ordinance
Senior Housing References
Conditional Rezoning Administration**

On direction from the Chair, Vega introduced the final draft of ordinance amendments covering text about senior housing and the procedures the PC will use when considering conditional rezoning applications. Amendments for senior housing references are

recommended in Chapters 1, 8, 9, 11, 14A, and 21, while Conditional Rezoning amendments are covered in a new Section (24.06) to Chapter 24 Administration and Enforcement. After discussion, the PC recommends several minor text changes in the Senior Housing amendments as well as grammar changes to Conditional Rezoning.

Commissioners also commented on minimum square footage requirements as well as density for senior housing. After discussion, it was agreed that the Planning Commission would be able to use the density allowed in the R-2 designation as a starting point with a future developer for senior housing.

Sedlecky questioned the appropriate term for seniors with either physical or mental limitations, and commissioners agreed that "impaired" was more descriptive than "disadvantaged."

The conditional rezoning process was also discussed, focusing on clarification of the Township Board's role. Vega agreed to review this portion in greater detail with the Township attorney. Rozenzweig suggested that the PC offer a motion to recommend adoption of the amendments with the requirement that the Township attorney review and clarify any language changes.

Sedlecky moved, with support from Madura, to recommend to the Township Board approval of the Zoning Ordinance amendments presented, with refinement of some text, subject to review and approval of the Township Attorney.

Ayes: 9 Nays: 0 Motion carried.

05-67 SET PUBLIC HEARINGS FOR DECEMBER, 2005 REGULAR PLANNING COMMISSION MEETING

Applications for rezoning consideration have been received for the following:

- **4639 and 4545 Cordes Ave. NW**
Rezoning in compliance with 1998 Master Plan
From A – Agricultural to R1- Low Density Residential
- **4719 Peach Ridge Ave. NW**
Rezoning in compliance with 1998 Master Plan
From A – Agricultural to RA - Rural Agricultural
- **3999 Alpine Ave. NW (property to rear, part of Cordes Ave. larger parcel)**
Atwell- Hicks on behalf of Wal-Mart
Rezoning not in compliance with 1998 Master Plan
From A- Agricultural to C-2 Commercial

Vega requested that the Planning Commission set public hearings for these three rezonings for the December Regular Planning Commission meeting on December 15, 2005. All three rezoning requests must be reviewed under the existing 1998 Alpine Township Master Plan.

the Citizen Planner course, and Vega encourages PC members to consider participating. The Township will cover costs.

- The Zoning Ordinance Review Committee should set another meeting soon to discuss the chapter addressing signs (Chapter 20), to resolve some unclear standards, particularly for balloon signs. May, Townsend, and Rosenzweig agreed to meet in January of 2006 to review the chapter in greater depth.
- Tim Kidder, K &K Manufacturing at 951 9 Mile Rd., who was recently given site plan approval for expansion of his business, has submitted his revised site plan, which has been referred to Prein & Newhof. Fencing for the site has also been completed.
- Vega said she has spoken with Wal-Mart representatives to discuss their removal of the excessive storage containers stored behind the store on the west side of the site before their request for a rezoning is considered.

Cassady-Gall moved, with support from Dunneback, to adjourn at 8:35 PM.

Ayes: 9 Nays: 0 Motion carried.

Nelda Johnson, Secretary

Patricia Kolkman, Recording Secretary