

**ALPINE TOWNSHIP PLANNING COMMISSION REGULAR MEETING  
Thursday, June 15, 2006**

**06-27 CALL TO ORDER/ APPROVAL OF PC MINUTES May 18, 2006**

The Alpine Township Planning Commission held its regular meeting on Thursday, June 15, 2006, at 7:30 PM at the Alpine Township Center, 5255 Alpine Ave. NW, Comstock Park, MI 49321 with due notice. Present were Chair Jason Rosenzweig, Vice chair Jim Townsend, Secretary Nelda Johnson, and members Max Dunneback, Kris Cassidy-Gall, Greg Madura, and Jim May. Also present were Planning Director Brendie Vega-Mkhwanazi and Recording Secretary Patricia Kolkman. Township consultants in attendance were Tim Johnson, Mainstreet Planning, Peter La Mourie, Progressive A & E, and Chad Sosnowski, Prein and Newhof.

Rosenzweig called the meeting to order at 7:30 PM with the Pledge of Allegiance and asked for a review of the minutes of the May 18, 2006, regular Planning Commission meeting.

**Townsend moved, with support from May, to approve the minutes of the May 18, 2006 regular Planning Commission meeting as presented.**

**Ayes: 7                      Nays: 0                      Motion carried.**

**06-28 TABLED ITEM:              Public Hearing -- Special Land Use Permit**  
Repair of Agricultural vehicles and equipment in the Ag District at 1250 7 Mile Rd. NW  
Applicant:              Stefan Bush, for *Bush Werks*

At the request of the Chair, Tim Johnson presented his staff report on the *Bush Werks* request for a Special Land Use. He reminded commissioners that review of the request had been tabled, since the applicant had not submitted a site plan. Johnson stated that the site plan provided shows existing structures, setbacks, driveway and parking. The applicant also identifies the location of a future 4000 square foot building when he is able to expand the business. Johnson said that while this future structure is noted on the plan, the Planning Commission will only be reviewing the existing business. When expansion of the business is anticipated, the PC would again review the site.

Johnson said that while the existing business may fit the character of the area, its expansion at this site may not. Further information commissioners need to make a decision include:

- Hours and days of operation.
- Where equipment that has been repaired and is awaiting owner pickup as well as vehicles not yet repaired will be stored.
- Methods for disposal of fluids and used parts.
- Location of an outdoor repair area.
- Whether repair of vehicles other than farm equipment or machinery is anticipated.

The site plan should also be amended to define the following details:

- Height of the wooden fence,
- Location of the customer parking area,

- Location and type of exterior lighting, and
- Whether trees shown on the plan along the driveway are proposed or already planted.

Johnson noted for the applicant and PC that a future building sized as noted (4000 square feet) requires a 50 foot setback from the east lot line, rather than the 40 feet shown on the plan, per the Ordinance (Section 5.08 (a)). Commissioners should also decide if an inspection by the Township Fire Chief should be required to identify hazards inherent with a business operation of this type.

Johnson closed by stating that two model motions are available for the PC's use and it may be helpful to consider that the Ordinance (Section 21.02(h)), sets standards that require any special land use be operated so it is harmonious with other uses in the area, will not be detrimental to residents, won't change the essential character of the area and will not significantly increase traffic or the need for other public services.

Townsend confirmed that the PC is only reviewing the portions of the site plan denoting existing structures, and Johnson said that a future expansion would require another PC review.

Bush commented that fees for a PC review seemed high, as he had already paid the \$1000 fee and \$1000 escrow for this review. Commissioners advised Bush that whether his expansion was considered a Site Plan Review or a Special Land Use amendment, additional fees to cover consultant reviews and staff time would be necessary. While Bush's attorney disputed whether an expansion warranted that scrutiny, Rosenzweig stated that a public hearing, soliciting public input and comment, is generally scheduled when a business expands, and Bush's business should be included.

Rosenzweig then introduced Township consultants to both commissioners and the public: Tim Johnson, of Mainstreet Planning, is the consultant Alpine Township has utilized for past and current Master Plan reviews and major projects; Peter La Mourie, of Progressive A & E, is the traffic engineer who assesses the traffic impact of commercial projects within Alpine for both current and future planning. Chad Sosnowski of Prein & Newhof Engineering reviews the impact of developments related to storm water management, public water and sewer, and roads.

Considerable discussion among commissioners and consultants then addressed:

- Confirmation of the **principal** use for identification in the Special Land Use permit. Bush confirmed that his business will primarily focus on farm equipment and machinery. The Ordinance does not allow for passenger vehicle repair in the AG zone. May stated his objection to eliminating all passenger vehicles, since he uses his personal truck and snowmobiles in the operation of his farm.
- Notation on the site plan of a customer and employee parking area. Bush confirmed he currently has two employees, and parking is adequate for customer parking as well. He agreed to note the site plan as requested.
- Handling of an expansion of the business in the future. Bush said he had noted an area for his expansion on the site to save money, since engineered site plans are expensive, and hopes to avoid paying for another one in the future. Vega confirmed that increasing the business, by adding 4,000 square foot building, would trigger the need for storm water calculations and design, which might also

require a new site design. May argued that the applicant's current building only has 8 foot tall doors, which will not accommodate larger farm machines, causing some machinery to be repaired outdoors. He also felt that the existing storm water management at the site should be adequate, but Vega pointed out that the Township Board must amend the currently identified Vitality Drainage District to include Bush's property. The added rooftop and any paved parking will likely contribute to storm water runoff.

- Methods to be used for disposal of fluids, parts, etc. Bush indicated that waste oil is burned in a "clean furnace" designed for handling it. He now delivers it to a farmer who has a waste oil furnace in five gallon buckets, but hopes to have the furnace installed in the future building. Old anti-freeze is collected by a waste company who then disposes of it offsite. Old parts are deposited at a scrap metal facility. Madura confirmed that Bush and his family are served by a well at the site and therefore do not want any contamination of ground water.
- Hours and days of operation: Bush plans to operate from 8 AM to 5 PM, Monday through Friday, although he conceded that some emergencies may come up. It is his intention to continue running a clean, quiet business, with his neighbors' needs in mind.
- Screening and landscaping: Bush confirmed that the 5 pine trees shown on the site plan are already planted, mature and 10-12 feet tall. They function both as screening of some of the outdoor work, and landscaping of the site. There is also a pre-existing 6 1/2 ' to 7' tall fence, which adds to screening of outside storage and repair. Bush agreed to add this notation to the site plan.
- Access to all parts of the site: Bush stated the driveways were there when he purchased the land. He does not know whether they have been reviewed and approved by the Kent County Road Commission, but he thinks there may be a need to improve it to accommodate the heavy equipment that will drive to the future building.
- Outdoor lighting: Bush said that motion sensor floodlights are mounted on either end of the building used for repair now. He said he would replace them with the shoebox type lights now required by the Township, but he didn't think the lights caused any problems with either neighbors or drivers. Vega confirmed the lights had been installed prior to the current ordinance and were therefore "grandfathered".

May said he has used Bush's repair service, and noticed that any farm equipment being repaired stays onsite only until repairs have been done. Other commissioners noted that AG properties around the Township often have multiple pieces of farm equipment stored outside for extended periods. Bush said he thinks the appearance of a business reflects the quality of work and believes in keeping it clean and neat.

**May moved, with support from Dunneback, to re-open the public hearing.**

**Ayes: 7**

**Nays: 0**

**Motion carried.**

There being no additional public comment offered, **Cassady-Gall moved with May's support, to close the public hearing.**

**Ayes: 7**

**Nays: 0**

**Motion carried.**

Discussion between members of the PC and staff addressed the following:

- On site lighting is determined to be acceptable, as it pre-dates the current ordinance, and no complaints have been received.
- The applicant can add notations in ink to modify the site plan with the details discussed at this meeting. (Future structure, with appropriate setbacks, customer and employee parking, existing pine trees, outdoor repair area, temporary parking for vehicles, etc.)
- The applicant confirmed that the special use will cover agricultural related machinery, equipment, and vehicles.
- Applicant must confirm that current methods of disposal for used parts, all fluids, etc., will continue and will be taken off site.
- Applicant should have safety inspection conducted by the Township Fire Chief.

<b>SPECIAL LAND USE MOTION</b>
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**Madura moved, with support from Cassady-Gall, based upon representations made by the applicant, to approve the special land use request for a farm implement/ machinery repair use, as permitted by Section 5.07 (j) of the Alpine Township Zoning Ordinance for the property described on the Bush Werks site plan dated 5/31/06 as this request does meet the standards set forth in Section 5.07 (c) , 21.02 (h), and Chapter 18 of the Alpine Township Zoning Ordinance, with the following CONDITIONS OF APPROVAL:**

1. **The Special Land Use Permit applies to existing buildings only.**
2. **A future expansion of the approved use beyond existing buildings shall require approval by the Planning Commission as a new Special Land Use Permit,**
3. **Hours of operation for the business shall be 8 a.m. to 5 p.m., Monday through Friday,**
4. **Outdoor storage of vehicles awaiting repair must be fenced.**
5. **Fluids and old parts must continue to be disposed of off premise.**
6. **The applicant agrees that the principal use for the business will be repair of agricultural related machinery, equipment, and vehicles, with incidental repair of non-farm vehicles.**
7. **The applicant agrees to meet the conditions cited in the Fire Chief's letter dated 6/9/06.**
8. **The applicant agrees to meet the conditions noted in Prein & Newhof's letter dated 6/9/06.**

**And the following FINDINGS OF FACT:**

1. **The proposed use is adjacent to an Industrial zone and industrial uses to the east. Vehicle repair is a Special Land Use in the Industrial Zone. The proposed farm implement repair use, because of its similarities to vehicle repair, would be compatible with the adjacent industrial uses.**

2. The area is zoned Agricultural and an active farm operation on the Bush site or an adjacent site could produce more noise, dust, odor, and outside repair of farm machinery than that produced by the proposed one.
3. One of the purposes of the Agricultural Zone is to “permit services and uses which are necessary to support farm activities.” The proposed use by the applicant would certainly support farm activities by providing a needed service to area farmers.

**Ayes: 7 Nays: 0 Motion carried.**

An audience member interrupted, asking why the applicant must re-apply for a Special Land Use if the business expands, since this SLU covers the activity described. Johnson confirmed that the Special Land Use Permit remains with the parcel, and a Public Hearing would be necessary to allow citizen comment about the impact of an increase in traffic, noise, or other effects of the business.

<b>SITE PLAN MOTION</b>
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**May moved, with Townsend’s support, based upon representations made by the applicant, to approve the site plan dated 5/31/06, and amended at this meeting, to be updated and re-submitted with written notations of amendments, for a farm implement/ machinery repair use for the property described on the Bush Werks site plan, as this request does meet the standards set forth in Chapter 5 and 18 of the Alpine Township Zoning Ordinance, with the following CONDITIONS OF APPROVAL:**

1. Site Plan approval applies to the existing buildings only.
2. Before constructing any of the items shown as future on the site plan, the applicant must obtain approval of the Planning Commission in accordance with the requirements of Chapter 18.
3. Hours of operation for the business shall be 8 a.m. to 5 p.m., Monday through Friday,
4. Outdoor storage of vehicles awaiting repair must be fenced.
5. Fluids and old parts must continue to be disposed of off premise.
6. The applicant agrees that the principal use for the business will be repair of agricultural related machinery, equipment, and vehicles, with incidental repair of non-farm vehicles.
7. The applicant agrees to meet the conditions cited in the Fire Chief’s letter dated 6/9/06.
8. The applicant agrees to meet the conditions noted in Prein & Newhof’s letter dated 6/9/06.

**And the following FINDINGS OF FACT;**

**The site plan as amended by the conditions of approval provides all information required by the Alpine Township Zoning Ordinance and satisfies the standards of Section 18.06.**

**Ayes: 7 Nays: 0 Motion carried.**

**06-29 PUBLIC HEARING: Zoning Ordinance amendment**  
Section 21.07 (c) *Cell tower drop zones*  
Atwell-Hicks for Wal-Mart, Applicant

Vega introduced discussion of the amendment proposal by stating that currently, Section 21.07 (c) does not allow a cell tower of 35 feet or more to be any closer to its lot line than its height, stating: *“Any such antenna or tower shall not be closer to a property line than its height.”* The intent is to protect adjoining properties, residents and visitors, should the tower fall.

Section 24.06 of the Ordinance allows any property owner or resident to request an Ordinance Amendment. Atwell-Hicks, on behalf of Wal-Mart, requests the language be replaced with: *“Any such antenna or tower shall not be closer to a property line than its height, unless a “no build” easement encompassing the fall zone is provided by adjacent property owners.”* The intent of this change is to continue providing the protection to properties, residents and visitors, while allowing the tower to be situated closer to the lot line than its height if the adjacent property provides an easement in which no construction will take place.

Staff recommends that the Planning Commission recommend approval of the proposed amendment with some minor alterations: *“Any such antenna or tower shall not be closer to a property line and an existing building than its height. The applicant shall provide to the Township a recorded easement prohibiting any buildings within the drop zone.”* This minor revision continues to meet the spirit of the Ordinance while also requiring the applicant to provide a recorded easement.

Townsend confirmed that the recorded document must be executed by the owner of the property on which the tower stands, and the adjacent property owner(s) if the tower is less than its height from the property line.

Allen Enderle, attorney for WalMart said that WalMart would approach the neighbor adjacent, and ask for a building and use restriction guaranteeing no construction of any kind would take place in the “drop zone.” The building and use restriction would cover structures and pedestrian or vehicular pathways. This would be a recorded document and is fully enforceable.

Mike DeVries also confirmed that the “no build” easement will be placed on the land to be purchased by WalMart, adjacent to the cell tower to the west. Madura confirmed that no construction of any kind will be allowed in this area.

**Cassady-Gall moved, with Townsend’s support, to open the public hearing.**  
**Ayes: 7                      Nays: 0                      Motion carried.**  
No comments were offered by the audience.

**Madura moved, with May’s support, to close the public hearing.**  
**Ayes: 7                      Nays: 0                      Motion carried.**

Commissioners had some discussion on the proposed amendment, and agreed the addition of the “no build” easement on adjacent property provides the same protection to structures, residents, and visitors as the current ordinance language, while being

more flexible. Commissioners also felt the change was an improvement to existing language.

**Johnson moved, with May's support, to recommend approval to the Township Board of the following amendment to Section 21.07(c) of the Alpine Township Zoning Ordinance :**

**“An antenna or tower may not be located closer than its height to a property line or existing building (on any parcel) unless the applicant shall provide to the Township a building and use restriction, satisfactory to the Township, prohibiting buildings or structures within the fall zone of the antenna or tower.”**

**Ayes: 7**

**Nays: 0**

**Motion carried.**

**06-30 PUBLIC HEARING: Site Plan Review  
WalMart Super Center  
3999 Alpine Ave. NW  
Atwell-Hicks and Perkowitz & Ruth for Wal Mart, Applicant**

Rosenzweig summarized recent Planning Commission activity with Wal Mart, stating they had recently had a Conditional Rezoning approved, from AG to C-2, for an approximate 5-acre piece of land behind the existing store to build a new Super Center. They are now proceeding with Site Plan Review for the site's layout and the store's design. Vega's staff report states that while the site plan provided is quite detailed, there are a number of things still not resolved and reflected on the site plan. She recommends that the PC should go over what has been provided, but postpone a decision until the additional details have been provided.

Mike DeVries, of Atwell-Hicks, spoke for Wal Mart, and also introduced Steve Achram, Justin Eder of Perkowitz & Ruth, Architects, and Nick Enfante from Wal Mart, who are also working on the project and available to provide additional details.

DeVries began with a slide presentation, illustrating the planned phasing of the project. Slides also identified details on the current site, including Henze St., the detention basin in the front of the store, and adjacent properties.

He explained the four phases of the project:

- Phase I will take place to the rear of the building, essentially relocating the electrical lines, and maintaining communications. Loading of materials for construction will also remain to the rear of the existing store.
- Phase II will cover the actual construction of the store. During this time, a 30 foot “clear space” will be maintained between the two structures, for emergency vehicle access, pedestrian access, and storm water management. Initial work will be done on the Henze St. extension
- Phase III includes the demolition of the existing store, establishment of parking areas, and further relocation of utilities.
- The new store parking area will be completed, access drive in front of the store will be relocated, Henze relocation will take place, and the actual construction of the Henze extension will be undertaken by Alpine Township.

Rosenzweig confirmed with DeVries that both stores **will not** be open at the same time. Madura confirmed with DeVries that the 30 foot access road will be monitored and controlled so no parking will be allowed. DeVries also stated that fencing will be installed so the construction site is adequately screened and isolated from public access. He also said that a shuttle service will be established in the current store lot once the new store opens, so customers will be able to safely get to the new store. In answer to a question from one of the commissioners, DeVries said he estimates it will take three weeks to demolish the old store. He added that the total project will likely take a full year to complete.

Discussion took place regarding storm water management issues. The detention pond adjacent to Alpine Ave. was built to hold a 25 year storm event, and met the standard at that time. Wal Mart intends to install additional landscaping during the Super Center construction. DeVries also said that Wal Mart will comply with the requirements outlined by Prein and Newhof. He added that extensive landscaping is also planned for the slope at the rear of the site, to limit access by off road vehicles which now use it. Both planned landscaping and the site lighting should also discourage use of this area by off road vehicles. DeVries also said, in response to a question regarding Out lot "B", that Wal Mart will provide adequate road frontage if it is sold.

DeVries also commented:

- A water main will be extended along Henze during construction at the site. Wal Mart expects to receive "payback" for any connections made to it by non Wal Mart properties.
- Wal Mart does not agree that it should participate fully in an SAD to relocate power lines. It is prepared to participate for relocation to the end of its property.
- Emergency vehicles will always have access to construction areas of the site.

Architectural renderings were then displayed for the Planning Commission and audience. The four elevations were defined as East/front; North/right; West/rear (which will house a storage area and be the outdoor area where baling of used cardboard will take place); and South/left, which will also face Henze. Various planned retail activities were shown, such as the kiosk to be used at the Auto/Lube center, and the Garden Center, where all landscape/nursery items and lawn mowers will be situated.

Signs indicating the various areas inside the store were illustrated on the architectural renderings. Three versions of the store were shown, and the evolution of the design was explained. Version One was the "Wal Mart Standard" Super Center, Version Two reflected more detail after the designers met with staff, and the final Version Three, with upgraded façade materials and design details further improved the plan. The final design intends to also provide protective areas for customers and add color.

A kiosk to be placed outdoors was intended to be an open structure, but staff expressed concerns about employees' protection from weather extremes, and is now to be enclosed with heat and air conditioning. Additional details at various points around the store include fencing and walls, which are under review for consideration.

Allen Enderle, an Attorney representing Wal Mart, then stated that he has conferred with Alpine's Attorney on three legal issues he has raised:

1. A recommendation has been made that the Planning Commission not consider granting approval for the Site Plan until the purchase of the required land has been completed. He stated that Wal Mart will not complete the purchase **unless** all necessary approvals have been granted.
2. Recommendations have also been made that the pond at the east of the property be moved or covered. Enderle said that Wal Mart will not move the pond under any circumstances. He added that in his opinion, the Township's Ordinances do not give Alpine Township the authority to require a developer to do that.
3. Previous information provided to Wal Mart said that it will not be required to pay for off site improvements, other than the costs of extending Henze Rd.

Additional site plan details discussed were:

- Traffic planning and parking system. Peter La Mourie, of Progressive A & E, who is the Township traffic consultant, addressed several areas of the site plan. First, he said that the pedestrian islands are a good addition to the site, but several areas appear to be under designed for the Super Center proposal. Some suggestions made at a May meeting with the applicant have been addressed, though others related to internal traffic circulation, site access, and parking systems have not.

The southwest area of the lot should provide a wider inbound land for a short distance north of Henze, to accommodate larger inbound vehicles. More storage is also necessary at this point. The angled parking with one way traffic aisles requires that every car must always pass by the pedestrian area at the front of the store. La Mourie said that 90° parking with two way aisles would eliminate this condition.

La Mourie also suggests that the site plan be revised to include the future Henze Drive improvements. The service drive from Henze at the east end of the site should also be revised to increase the curve radii.

Commissioner Johnson stated her confidence in La Mourie's opinions as Alpine Township's traffic consultant, stating "If Pete's not satisfied, then the Planning Commission isn't satisfied." Other commissioners agreed.

Significant PC discussion continued, with comments also provided by Mike DeVries, who said that Wal Mart is focusing on customer service and customers' preference for angled parking. Vega said that per Section 18.06 (10) the Planning Commission has discretion during Site Plan Review to plan for pedestrian and vehicular traffic.

Commissioners expressed their personal preferences, with Madura, Dunneback, and May stating they preferred angled parking, using the ease of parking at the Menard's parking lot to support their views. Cassidy-Gall opposed angled parking, citing "wrong way drivers" as a concern.

At the request of commissioners, La Mourie explained his choice. He said it appears that when reviewing sites with angled parking, the angled parking simply results in more parking spaces. It also contributes to the need for all cars to drive by the front of the store, which is less safe for pedestrians. Johnson agreed that especially considering the size of the new store, angled parking will increase the amount of traffic at the front of the store.

May pointed out that some of the aisles will have two way traffic and that he thinks using angled parking is just a personal preference.

Townsend expressed his concern over site safety. He said the Township's traffic expert has objectively reviewed the design, and the PC should use that opinion to make their decision. He added that the parking lot design should not be decided by personal preference, but rather by assessing safety. Rosenzweig agreed, although three commissioners still preferred angled parking.

After discussion, commissioners agreed that using pavers in front of the store to identify pedestrian walkways might also create a rougher surface for shopping carts, restricting smooth movement. La Mourie also pointed out that access to out lots during the construction phase must continue via internal connections, and Wal Mart agreed that access will continue to be maintained.

- Engineering and Storm Water Management issues. Chad Sosnowski, of Prein and Newhof Engineering, the Township's engineers, explained the summary on this Wal Mart site plan.

Prein and Newhof affirms that all property transfers be completed before any building, demolition, road or utility permits are issued. *Rosenzweig confirmed that Site Plan approval would not be contingent on finalizing the property transfer, but permits would be.* Sosnowski said that engineers were willing to work with both the applicant and its attorneys on this issue. Vega confirmed that easements and the property transfer would be cited in the development agreement submitted and approved before any building permits are issued.

Out lot B parcel boundaries must be shown on the site plan and reflect public road frontage requirements as required by Township Zoning regulations. DeVries agreed Wal Mart will provide adequate road frontage to the lot should a sale occur.

Public utility plans cannot be approved until the relocated Henze public road right-of-way and the Henze road extension right of way are deeded to the Kent County Road Commission. Again, Vega said this will be addressed in the Development agreement.

Sosnowski said centerline grades of relocated Henze St. are not acceptable and are in excess of the maximum 6% grade allowed by Kent County Road Commission. Altering this grade will likely impact the redesign of the southwest driveway entering the site, and should be coordinated with Grade changes between structures also pose a concern about maintaining emergency access between the existing and future stores. Fencing appears to block the fire doors

in the existing store. Sosnowski asked for additional details on the site plan to clarify these concerns.

DeVries stated that Atwell-Hicks will meet all Kent County Road Commission standards. Sosnowski added that the road extension should “fit in” with adjacent property development, when it occurs.

Other concerns raised by Prein & Newhof included:

- Adding details on the site plan to confirm the road ends at the property line.
- Include anticipated changes to the road right of way at M-37, which may mean MDOT acquiring more frontage. Henze could also require additional frontage. The Henze/ M-37/ Alpenhorn intersection improvements will add additional left turn lanes on Henze and dual lefts may also be considered for Alpine Ave. in the future.

Prein & Newhof stressed it is in the best interest of the Township to consider future traffic planning issues and planned roads during review of a major commercial project like Wal Mart. Johnson agreed that it is not unusual for a community to consider the public interest during a site plan review. He added that Wal-Mart will not be the only property owner who may be asked to provide additional road right of way.

Mike DeVries stated that while providing more rights of way isn't something Wal Mart desires, they understand the need, and he added that once the road(s) and intersection(s) are improved, it will also benefit Wal Mart.

Sosnowski also stated that a question had been raised about whether the bus stop would require relocation, but it was agreed that its current location will remain. Any traffic control issues had been addressed by La Mourie.

DeVries summarized that he will review with Wal Mart the need for adequate road frontage for Out lot B if split and sold, and that Wal Mart also must complete recording of all easements before any building permits will be issued, although site plan approval is not contingent on them.

*Rosenzweig called for a short break at 10:30 p.m.  
The meeting reconvened at 10:37 p.m.*

Rosenzweig asked whether DeVries agreed with the items addressed in Prein and Newhof's letter. DeVries said they are adjusting the grade to the west to create a berm. He will be pursuing additional details on what is being screened.

Several members of the PC asked for more detailed drawings giving a view of the Wal Mart site from Cordes Ave. With elevation changes between parcels, there may be some issues of concern for neighbors relative to lighting, view of the store, etc. Madura stated that if on the second floor of the adjacent home, this might pose a problem.

Prein and Newhof asked De Vries for a cross section of the proposed berm to the west , showing details of landscaping, etc. DeVries said that several of the items noted by Prein & Newhof are being prepared at this time.

- Storm Water Issues were also discussed. Items 1 and 2 in the Prein & Newhof letter have already been addressed, while there was disagreement about Prein and Newhof's recommendation to relocating the existing pond . Atwell-Hicks suggests that placing it underground is how to accomplish this, while the Township prefers it be relocated to a site without Alpine Ave. frontage, due to past maintenance issues. Other commercial developments along M-37 have also been required to place drainage ponds away from Alpine Ave. Both the Kent County Drain Commission and Prein & Newhof are willing to work with Wal Mart to resolve this issue.

The addition of the Super Center with its new parking lot will increase the amount of land which drains to the northeast into the tributary of the York Creek Drain. Prein & Newhof recommends that the on-site detention system be upgraded from its current capacity to that defined by York Creek Drain District standards and the Alpine Township Stormwater Management Ordinance. This would result in Wal Mart paying a per-acre stormwater fee of approximately \$3500 per acre for additional off-site stormwater management. This has been addressed and agreed to by Wal Mart.

New construction as illustrated on Sheet 15 of the site plan results in 9.73 acres of drainage area through the Sam's Club detention pond to the Alpine-Walker drain tributary to the York Creek Drain. The Sam's Club detention basin must be redesigned to provide 100-year stormwater management for this expanded drainage area. This larger pond should provide storage for the Wal Mart parcel, Sam's Club parcel, and the right of way across Wal Mart's parcel. Additional offsite concerns must also be addressed. Wal Mart's June 2, 2006 letter agrees with the methodology used and the cost for Sam's Club's pond expansion, as well as contributions to the expense of the off site regional stormwater retention pond.

- Public Water and Sewer system issues were also discussed. Sosnowski summarized that a public 12" water main must be provided for the relocated Henze and Henze extended. A 16" water main will also be required from Henze extended (and the Cordes intersection) south to the existing water main in Cordes, just north of Brambleberry, to complete the loop. Both water mains should be shown on the site plan. Alpine Township will enter into a payback agreement with Wal Mart for the offsite portion of the main.

Separate water main plans, in accordance with both Alpine Township and Plainfield Township requirements and specifications, must be submitted for review and approval. After approval and a permit application, the developer's engineer submits plans for the MDEQ construction permit.

Fire suppression plans should be submitted with the water main plans. Booster pumps are only allowed for fire suppression, but not for domestic or irrigation systems.

Sanitary sewer must be relocated to the west property line of the Wal Mart property. An 8" sewer line should also be stubbed north and south of the pavement with required manhole construction for future use of parcels to the west and southwest of Wal Mart. *DeVries stated that Wal Mart also expects to establish a payback agreement for those parcels outside of the development area and Sosnowski said that the Township agrees to the payback agreement.*

- General comments on the site plan include:
  - The need for an Operation and Maintenance Agreement for the north-south access drive at the east end of the property, which Wal Mart has agreed to.
  - The high-voltage power line requiring relocation should be shown on the site plan, in addition to relocated Consumers Energy easements. These details will be coordinated with Consumers Energy. In addition, the grading plan impacting the Brechting parcel and the westerly portion of the Wal Mart site should be detailed on the plan.
  - The existing cell tower fall zone should be detailed and meet Township Ordinance requirements. This is being addressed in suggested ordinance language changes as discussed.
  - The construction phasing plan covering the areas of Township concern; i.e., public roads, utilities phasing to the existing building, and emergency vehicle access during the entire construction period. Safety and protection of the public during the operation of the new store during demolition, and while the existing store remains open during construction of the new store should be addressed.
  - A Township approved development agreement, covering all areas of concern noted , should be drafted prior to final site plan approval.

Vega then discussed staff's review of the architectural renderings and had some comments regarding the site plan as presented. She explained that the Commercial Building Design Standards were adopted in May of 2004, and were used for commercial developments since, such as the Choice One Bank site and the Yorktown Center project. There have been some administrative problems identified with the defined parameters in the ordinance, such as the 15% limit on the height of parapets above any wall, screening of rooftop HVAC units, and facades. Vega has requested, at the suggestion of the Township Attorney, that the Township Board place a moratorium on design standards for facades and parapet height to accommodate both the grade differences and large scale design of the Wal Mart Super Center. She confirmed for the commissioners that if these requirements were put on hold, a "Version IV" architectural design could include the design details already discussed in depth with Wal Mart's architects.

**Madura moved, with Dunneback's support, to postpone further discussion on the Wal Mart Super Center Site Plan until further details requested are submitted and the Township Board can consider the request for a temporary moratorium on Commercial Design standards.**

**Ayes: 7**

**Nays: 0**

**Motion carried.**

**May moved, with support from Dunneback, to request that the Township Board place a temporary moratorium on the design standards contained in Section 2.44**

**(B.1 and E.1), in order to design a more visually appealing Wal Mart Super Center on Henze Dr. in Alpine Township.**

**Ayes: 7**

**Nays: 0**

**Motion carried.**

**06-30 PUBLIC COMMENT/ COMMISSIONER COMMENT/ COMMITTEE UPDATES**

No public comment was offered.

Dunneback reported that a Site Plan Review committee meeting had been held, at which the Site Plan for the Yorktown Center amendment was approved.

Johnson reported that the ZBA had met to consider two cases, one regarding signage for Wal Mart, which was approved, and a second from Wal Mart requesting a reduction in the size of the cell tower drop zone, which was denied.

**Madura moved, with Townsend's support to set a public hearing to consider a Zoning Ordinance Amendment on Section 2.43 (Fences, Walls and Screens) for the July 20, 2006 Planning Commission meeting.**

**Ayes: 7**

**Nays: 0**

**Motion carried.**

**06-31 STAFF UPDATE/ ADJOURNMENT**

Vega advised the PC that a special PC meeting should be scheduled before the end of June, to cover additional training issues for commissioners. It was agreed that the majority of commissioners could attend on June 29, 2006, at 7 PM.

**May moved, with support from Dunneback, to adjourn at 11:25 PM.**

**Ayes: 7**

**Nays: 0**

**Motion carried.**

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Nelda Johnson, Secretary

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Patricia Kolkman Recording Secretary