

**ALPINE TOWNSHIP PLANNING COMMISSION REGULAR MEETING  
Thursday, August 17, 2006**

**06-40 CALL TO ORDER/APPROVAL OF PC MINUTES**

The Alpine Township Planning Commission held its regular meeting on Thursday, August 17, 2006, at 7:35 PM at the Alpine Township Center, 5255 Alpine Ave., NW, Comstock Park, MI 49321 with due notice. Present were Chair Jason Rosenzweig, Secretary Nelda Johnson, and members Kris Cassady-Gall, Max Dunneback, Greg Madura, Jim May, and Dick Sedlecky. Excused was Vice-Chair Jim Townsend. Also in attendance were Township Consultants Jeff Sluggett, Township Attorney, and Chad Sosnowski, Township Engineer. Brendie Vega-Mkhwanazi, Township Planning Director, and Patricia Kolkman, Recording Secretary, were also present.

Rosenzweig called the meeting to order at 7:35 PM with the Pledge of Allegiance, and then asked commissioner for their comments on the minutes of the Regular Planning Commission meeting of July 20, 2006. He added that Townsend had asked for two corrections to the minutes. (p. 2, change "additional" to "potential", and p. 5, change "and" to "an".)

**May moved, with Madura's support, to accept the minutes of the July 20, 2006 Regular Planning Commission as presented with the changes noted.**

**Ayes: 7**

**Nays: 0**

**Motion carried.**

**06-41 SPECIAL LAND USE PERMIT – Removal of Natural Resources**

Sand at 4195 5 Mile Rd., NW, (PP# 41-09-30-451-007)

Applicant: Jean Westgate for Westgate Construction

Rosenzweig reminded everyone that the public hearing for this Special Land Use was closed at the July regular Planning Commission meeting, so no public comment could be offered now. He asked the Commission Secretary to read into the public record the receipt of several pieces of correspondence regarding the Special Land Use.

Johnson said three letters from residents had been received (Anderson, Keppler, and Schweinzeger) as well as a petition from neighbors stating their opposition to the mining request.

Vega reported that the applicant submitted a revised site plan as commissioners had requested at the July 20<sup>th</sup> meeting. She also said ~~the~~ that Chad Sosnowski, Township Engineer was present as requested by the PC, to address the engineering questions they had.

Sosnowski, of Prein and Newhof, reviewed information from his August 10, 2006 letter which covered the previously submitted site plan. He recommends the applicant:

1. Revise and re-submit the site plan for the sand mining operation, detailing the installation of a hard surface for the first 150 feet of the driveway.
2. Complete the proposed mining in phases, exposing a smaller area of the site at a time during the mining, with each phase less than 5 acres, ~~starting~~ starting at the east side. Each phase should be fully restored (topsoil returned and then seeded) before proceeding to the next phase.

3. The applicant should not stockpile materials outside of an active phase.
4. Westgate should create berms of least 10 feet high at the north and east ends of the site, with topsoil and seeding, to adequately screen adjacent properties from dust migration and noise.
5. Once the berm is established, it should remain as is during the three phases.
6. Westgate should provide confirmation of the actual final elevation from her engineer. Sosnowski noted a discrepancy between the plans (which indicate a final elevation of 724' ) and the information he had gotten (720') after plan submission. This difference must be resolved and clarified.
7. No over excavating below the final approved elevation should be allowed.
8. Biannual inspections of the mining operation, as is required for other mines operating in the Township, should be required for the Westgate mine. The mine operator must submit biannual topographical surveys, certified by her engineer, which will be confirmed by Sosnowski during an onsite inspection.
9. A Restoration Bond of \$20,000 should be provided by the applicant for each phase.
10. The revised Site Plan must be reviewed before it can be approved.

Sosnowski confirmed wetlands boundaries have been shown on the revised site plan and have been confirmed by a subsequent survey. This had been one of the Commission's concerns during the July review. He then stated his understanding of the DEQ's rules regarding activity near wetlands areas, which is that an NDPES permit will not be required, since less than 5 acres will be actively mined at a time. The DEQ has already stated no permit is necessary, but he reminded the Commission that only the DEQ has the authority for wetlands oversight, not the Township.

Sedlecky confirmed that the phasing of the mining operation requires that each phase is completed and restored before proceeding to the next phase. He also confirmed that if the topsoil from Phase 2 is used to restore Phase 1, then the berm already created for screening purposes would not be disturbed.

Rosenzweig asked commissioners for their opinions on the hours of operation, Saturday mining and recommended berm height:

- May thinks that Monday through Friday hours should be 7 AM to 7 PM, with any scheduled Saturdays being 7 AM to 12 PM. He also said a minimum of a 10 foot berm was acceptable.
- Dunneback first confirmed with Sosnowski that the \$20, 000 Restoration Bond per phase could be "transferred" or renewed for the subsequent phase, once restoration is complete. He said he thought 7 AM to 7 PM was too long suggesting 7 AM to 5 PM, and that no Saturdays should be necessary. He agreed that a 10-foot berm with maximum 25-foot stockpile was reasonable.
- Sedlecky said that 7 AM to 6 PM Monday through Friday, with Saturday hours of 7 AM to noon, should be adequate. He also agreed a 10-foot berm height should be required, with a maximum stockpile height of 25 feet.
- Johnson thought 7 AM to 5 PM Monday through Friday was reasonable, with 7 AM to noon on Saturdays, with a maximum of 6 Saturdays allowed. Vega said that previously approved mines were allowed between 4 and 6 Saturdays per season.

- Madura felt Monday through Friday hours of operation should be 7 AM to 6 PM, with 7 AM to Noon on a maximum of 6 Saturdays. He also agreed a 10-foot minimum berm should be required, and a maximum height of 25 feet for stockpiled materials.
- Cassady-Gall agreed Monday through Friday hours of 7 AM to 6 PM, with 7 AM to noon for a maximum on 6 Saturdays was reasonable.
- Rosenzweig agreed with the majority of commissioners that 7 AM to 6 PM, Monday through Friday was reasonable, with a maximum of 6 Saturdays allowed having hours of 7 AM to Noon. He also confirmed the berm height should be 10 feet, with a maximum height for any stockpile to be 25 feet.

<b>SPECIAL LAND USE MOTION</b>
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**Sedlecky moved, with support from Cassady-Gall, based on the representations made by the applicant, to approve the SPECIAL LAND USE PERMIT FOR THE EXTRACTION OF NATURAL RESOURCES at 4195 5 Mile Rd., NW, PPN# 41-09-30-451-007, with the following CONDITIONS OF APPROVAL:**

1. **The permit to operate a sand mine will expire on August 17, 2009. After this time period, the mine must either cease operations, or be granted another extension, per Chapter 21 of the Alpine Township Zoning Ordinance.**
2. **A survey report shall be submitted to the Township Engineer bi-annually, in March and September, detailing on-site grading and mining progress based on the grades established on the approved site grading plan.**
3. **Compliance with all items as noted by the Township Engineer in his letter dated August 10, 2006, and those additional requirements stated at this August 17, 2006 Planning Commission meeting.**
4. **The applicant shall enter into a Site Development Agreement with the Township which will include an agreement to conform to the requirements of the Alpine Township Zoning Ordinance, as well as other applicable Federal, State, and local laws.**
5. **If the applicant violates the Conditions of Approval, this Special Land Use Permit will be revoked in accordance with the procedures set forth in the Alpine Township Zoning Ordinance.**
6. **The topsoil to a depth of four inches shall be returned to its original location at the expiration of this permit or any extension.**
7. **The minimum height of the berm shall be at least 10 feet.**
8. **The designated haul route shall be 5 Mile Rd. to Fruit Ridge Ave. The applicant shall obtain a permit from the Kent County Road Commission for the drive location before commencing the mining operation.**
9. **All structures and stored material and equipment shall be removed from the property within six months of the discontinuance of the use for removal or extraction of natural resources. All land shall be graded to final elevations and re-seeded so as to avoid erosion following the expiration of all activities within six months of the expiration of permit or any extension.**
10. **The hours of operation shall be from 7:00 AM to 6:00 PM, Monday to Friday, 7:00 AM to 12:00 PM, on Saturdays, with a maximum of six (6) Saturdays per year, only with prior written notification to the Township.**

11. **The height of the stockpiled material shall not exceed twenty-five (25) feet in height, and this shall be certified by the applicant's engineer when so requested by the Planning Commission.**
12. **The applicant shall water the mining activity and the haul route as necessary in order to reduce dust.**
13. **Activities permitted on site must also be consistent with the site plan dated August 8, 2006, prepared by Callen Engineering.**
14. **Topsoil from subsequent phases shall be used to restore each previous phase and be noted on the site plan.**
15. **The revised site plan to be submitted to the Township Engineer is subject to the review and approval of the Township Engineer.**

**With the following FINDINGS OF FACT:**

**Based on the presentations provided by the applicant, we find that per Sections 21.02 (h) and 21.04 of the Alpine Township Zoning Ordinance:**

1. **The sand mining operation will be operated, maintained, and restored in a manner consistent with the intent of the Agricultural zoning district, subject to these conditions of approval,**
2. **The sand mining operation will not create excessive cost burdens on the public infrastructure, and,**
3. **The sand mining processes and materials will not produce excessive noise, dust, or traffic and will be adequately buffered from adjacent land uses.**

**Ayes: 6 (Cassady-Gall, Johnson, May, Madura, Sedlecky, Rosenzweig)**

**Nays: 1 (Dunneback)**

**Motion carried.**

<b>SITE PLAN APPROVAL</b>
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**Madura moved, with support from May, to approve the Site Plan dated August 8, 2006, subject to final review and approval of the Township Engineer, after submission of revisions discussed, for the Sand Mining project at 4195 5 Mile Rd., NW, (PP# 41-09-30-451-007), also known as 4335 5 Mile Rd., NW, as it meets the standards set forth in Chapters 5, 18, and 21 of the Alpine Township Zoning Ordinance.**

**Ayes: 6 (Cassady-Gall, Johnson, Madura, May, Sedlecky, Rosenzweig)**

**Nays: 1 (Dunneback)**

**Motion carried.**

Commissioners re-confirmed that the \$20,000 Restoration Bond for each phase, to be provided by the applicant, could be transferred to subsequent phases as each phase is successfully restored.

Rosenzweig then asked if May, as the representative from the Township Board to the Planning Commission, would advise the Board during his Planning Commission report at the Board's next regular meeting on August 21, 2006 of the decision to approve the mining request and the \$20,000 Restoration Bond required. He agreed to do so.

- 06-42**
- A. PUBLIC HEARING: Rezoning**  
From OS Office Service to C2 Commercial  
4280 Alpine Ave., NW  
Applicant: Todd Olin of Land Development Solutions for  
Culver's Walker Investors, Inc.
  - B. PUBLIC HEARING: Site Plan and Special Land Use Permit**  
Site Plan Review for a restaurant with drive-through  
4280 Alpine Ave. NW  
Applicant: Todd Olin of Land Development Solutions for  
Culver's Walker Investors, Inc.

After agreement from the Commission Chair, Vega presented the three public hearing items for Culver's concurrently. She introduced the rezoning request by stating that the site under review is currently zoned and used as OS/ Office Service, although it is Master Planned for C-2 use. Culver's developers hope to construct a sit down "casual" restaurant with limited outdoor seating, which is a permitted use by right in the C-2 zoning District as well as drive through service, which requires a Special Land Use Permit. The site is a 1.70 acre parcel currently occupied by a brick one level structure housing the Annis, Annis, and Visser legal offices, which the applicant plans to demolish in advance of any construction of the proposed restaurant.

- **Rezoning** The parcels to the north and south of the site are already zoned C-2, with active commercial use on both. To the east is a large High density residential development. The 1998 Alpine Township Master Plan calls for this parcel as well as the parcels to the north and south on M-37, to be zoned C-2. A rezoning would therefore be in compliance with the 1998 Master Plan, and Vega recommends the Planning Commission should recommend this rezoning request to the Township Board.
- **Site Plan Review** The site plan as submitted is generally acceptable, though it requires some minor revisions. The applicant must also obtain an MDOT permit for the proposed driveway and its design, draft and sign a Cross Access Agreement with the Gordon Food's site to the north, and provide an additional 50 feet of Right of Way to MDOT. Vega recommends the Site Plan be approved with these changes noted.
- **Special Land Use** The Special Land Use requested by the applicant has also been reviewed and it does meet the requirements of the Ordinance.

Sedlecky asked why a cross access agreement was not also required to the site immediately south, and Vega stated that when that southern site redevelops, it will be required to provide a cross access agreement at that time. Until then, an easement for cross access has been requested of Culver's.

Todd Olin, of Land Development Solutions then made his presentation for the rezoning, site plan, and special land use, first complimenting staff and consultants for the completeness of their reviews. He confirmed that the recommended future land use plan for this site is C-2 Commercial, and the proposed restaurant will be compatible with that. He said that during site plan preparation, he was asked to provide additional land for M-37 right-of-way and the site plan was amended to accommodate this request,

moving the structure further east. A wall has also been added to the rear of the drive through, to provide screening for the R-3 land (apartments) to the east.

Olin continued that he has reviewed Prein and Newhof's comments and will comply with all requirements cited.

Vega added that this parcel is a "restricted access site" so no left turn out will be allowed. Providing cross access to the Gordon Foods site will allow patrons to access the bank lot at the southeast corner of Alpine and Lamoreaux, and continue to Lamoreaux for turning.

Both public water and sanitary sewer are available, although the existing office has not connected. The restaurant will connect to public water to the west (M-37) and will connect to sanitary sewer which is in an easement between Gordon Foods and the proposed restaurant site

Todd Hendricks, an attorney with Rhoades-Mckee, representing the Culver's Walker Investors Inc. group, commented regarding item number 6 in the Prein and Newhof letter about Culver's proposal. He stated that his clients recognize a future SAD will be created to improve Alpine Ave. or the Alpine Ave./ Lamoreaux Dr. intersection for the benefit of all properties in this vicinity. Hendricks asked that the developers be properly noticed to participate in the process.

Sluggett recommended that the Planning Commission chooses to approve the site plan, a condition of approval should be added stating that the applicant agrees to participate in a future SAD for Alpine Ave. and Alpine/Lamoreaux intersection improvements.

**May moved, with support from Madura, to open the public hearing for the Rezoning and Special Land Use requests for the Culver's Restaurant at 4280 Alpine Ave. NW.**

**Ayes: 7**

**Nays: 0**

**Motion carried.**

With no public comment offered, **Cassady-Gall moved, with Madura's support, to close the public hearing.**

**Ayes: 7**

**Nays: 0**

**Motion carried.**

In response to commissioner questions about the restaurant details, Mark LaBean spoke for himself and Brian Koznowski, two investors in this Culver's Restaurant. He explained that Culver's Restaurants is a privately held franchise organization, with 360 stores in the Midwest, and gives customers a casual, "sit down" restaurant with customers placing orders at the counter but traditional service by the restaurant, with food brought to their tables, and tables are cleared by the employees as well. Since commissioners were not familiar with the menu, LaBean said that the franchise requires a full week training process with all menu items are prepared, but are disposed of if no customers are being served. He invited commissioners to visit during that time to sample the meals.

<b>REZONING MOTION</b>
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<b>Madura moved, with Cassady-Gall's support, to recommend to the Alpine Township Board the approval of the requested rezoning for property at 4280</b>
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**Alpine Ave., NW, (PP# 41-09-36-101-046) as publicly noticed from OS, Office-Service to C-2, Commercial, with the following FINDINGS OF FACT:**

**Based upon representations made by the applicant during rezoning review and upon the standards found in Chapter 7 of the Alpine Township Zoning Ordinance, and the 1998 Alpine Township Master Plan, we find the proposed rezoning:**

- 1. DOES comply with the recommendations for commercial districts in the 1998 Alpine Township Master Plan,**
- 2. CAN be adequately served by public water and sewer.**
- 3. WILL NOT adversely impact the quality of life for the adjoining properties, and**
- 4. WILL be harmonious with adjacent land uses.**

**Ayes: 7**

**Nays: 0**

**Motion carried.**

<b>SPECIAL LAND USE MOTION</b>
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**May moved, with Sedlecky's support, based upon representations made by the applicant and their representatives tonight, to APPROVE the Special Land Use Permit request for a drive-through at 4280 Alpine Ave., NW, (PP#41-09-36-101-046) as it meets the standards set forth in Chapters 12 and 21 of the Alpine Township Zoning Ordinance, with the following FINDINGS OF FACT:**

- 1. The addition of a drive-through will not create excessive additional requirements at public cost, for public facilities and services,**
- 2. The Special Use will not be detrimental to any persons, property, or the general welfare, by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors, and**
- 3. It will be harmonious with the character of the general vicinity.**

**Ayes: 7**

**Nays: 0**

**Motion carried.**

<b>SITE PLAN REVIEW MOTION</b>
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**Sedlecky moved, with support from May, based upon representations made by the applicant and their representatives tonight, to APPROVE the Culver's Site Plan dated 7-17-06, with the following CONDITIONS OF APPROVAL:**

- 1. The applicant agrees to all items in the Township Engineer's letter dated August 9, 2006.**
- 2. The site must be rezoned prior to any construction or building permits being issued.**
- 3. The applicant must be able to obtain a driveway permit from MDOT.**
- 4. The applicant agrees to enter into:**
  - a. a Site Development Agreement which includes ongoing maintenance of the eastern wall to be used for screening, and**
  - b. a Storm Water Operation and Maintenance Agreement.**
- 5. The applicant agrees to provide cross-access easements to adjacent commercial properties.**

6. **The applicant agrees to be included in a Special Assessment District to improve Alpine Avenue or the Alpine Avenue/ Lamoreaux Drive intersection.**

**And the following FINDINGS OF FACT:**

1. **The Site Plan meets the standards set forth in Chapters 12, 18, and 19 of the Alpine Township Zoning Ordinance.**
2. **The Site Plan keeps with the recommendations set forth by the Alpine Township Master Plan.**

**Ayes: 7**

**Nays: 0**

**Motion carried.**

**06-42 PUBLIC HEARING(S):**

- c) Special Land Use –Outdoor Sales**  
Outdoor sales area of 20,000 square feet for Wal-Mart Supercenter  
3999 Alpine Ave. NW  
Mike DeVries, Atwell-Hicks for Wal-Mart
- d) Special Land Use – Fences, Walls and Screens**  
Fences, Walls, and screens requiring a Special Land Use for the Wal-Mart Supercenter  
3999 Alpine Ave., NW  
Mike DeVries, Atwell-Hicks & Justin Eder of PRA for Wal-Mart
- e) Request for Approval of Design: Wal-Mart Supercenter**  
Wal-Mart Supercenter revised architectural drawings for review  
Justin Eder of Perkowitz and Ruth, Architects for Wal-Mart
- f) Discussion Item: Parking at proposed Wal-Mart Supercenter**  
Planning Commission discretionary item on 90° vs. angle parking at Wal-Mart  
Mike DeVries of Atwell-Hicks for Wal-Mart

Vega confirmed with commissioners that the first two Special Use public hearings ( items c & d as noted) could be heard and discussed concurrently, since they involve the same site, 3999 Alpine Ave., NW, (PP# 41-09-35-276-005). The public hearings address consideration for the new Supercenter to be built immediately behind (west) of the existing store on the same site.

Vega explained the first Special Use Request is for approval to use 20,000 square feet of space in the parking lot (about 70 spaces) for outdoor (seasonal) sales. The second Special Use Request asks the Planning Commission to allow for fences, walls, and screens taller than the 8 foot maximum allowed by ordinance. The PC has the authority to grant these requests to provide for improved public safety, adequate screening, and proper site operation.

One area needing higher fencing for screening purposes is the Garden Center, where storage of some seasonal gardening supplies must be maintained, a second location requiring a 20-foot fence is the bulk storage of items for the outdoor sales area, and taller screening is also required for outdoor equipment, such as the condensers for grocery, and two trash compactor areas.

Due to the overall size and orientation of the new Super Center, and the grade changes between the Super Center site and other uses, the increased fence heights do serve to screen large equipment as well as provide a degree of safety and security for the public.

Commissioners clarified the locations noted for the higher fencing. DeVries clarified that the outdoor seasonal sales should be for landscaping materials and garden items. The same area will be used for sale of Christmas trees in winter.

May confirmed with DeVries that the use of higher fencing will be similar to that used in the Greenville store for outside storage of bagged goods. DeVries said the fence will be seasonal, but will be of a wrought iron decorative design.

Vega reminded commissioners that the Township architectural consultants had requested a taller fence in some areas of the site to provide adequate screening. Justin Eder, of Perkowitz and Ruth, displayed one elevation of the new store, which illustrated the decorative design of the fences. He added that the fencing for screening outdoor equipment from the public also serves to limit the noise of compressors and compactors.

**Madura moved, with May's support, to open the public hearing to discuss the Wal-Mart requests for seasonal outdoor sales and fences in excess of eight feet in height.**

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

Hearing no public comments, **May moved, with Cassidy-Gall's support, to close the public hearing.**

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

Several commissioners offered comments, with Sedlecky stating his support of the requests, Madura commenting that the decorative fences were an improvement, and both Cassidy-Gall and Johnson expressing "no problems" with the requests. The Chair asked commissioners if the seasonal sales should be limited to 10 PM, and they agreed a 10 PM closing time made sense. In response to a question from Rosenzweig, Eder said that the fencing for the area of 22-foot high outdoor storage is only made in 20 foot heights.

<b>MOTION FOR OUTDOOR SEASONAL SALES</b>
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**Madura then moved, with Cassidy-Gall supporting the motion, based on the representations made by the applicant, to approve the 20,000 square foot seasonal outdoor sales at the proposed Wal-Mart Supercenter, 3999 Alpine Avenue, NW, with the following CONDITIONS OF APPROVAL:**

- 1. Subject to the Planning Commission's final approval of a site plan, and all the conditions of that approval are met;**
- 2. The outdoor garden center will be properly maintained and will not produce adverse internal or external traffic flows; and**
- 3. The hours of operation of the outdoor sales area will be limited to 6 AM to 10 PM.**

**And the following FINDINGS OF FACT:**

1. **The 20,000 square foot seasonal outdoor sales area will not adversely affect any person or property by reason of excessive production of traffic, noise, smoke, fumes, glare or odors;**
2. **The proposed use is consistent with the intent and purpose of the zoning district in which such use will be located, and will not set precedents for development which could adversely affect the long term plans and policies of the Township; and**
3. **It will be designed, constructed, operated and maintained so it will be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the area in which it is proposed.**

**Ayes: 7**

**Nays: 0**

**Motion carried.**

<b>MOTION FOR FENCES, WALLS AND SCREENS EXCEEDING EIGHT FEET IN HEIGHT</b>
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**May then moved, with support from Sedlecky, based on the representations made by the applicant, to approve the fences, walls, and screens exceeding eight feet in height at the proposed Wal-Mart Supercenter, 3999 Alpine Ave., NW with the following CONDITIONS OF APPROVAL:**

1. **Subject to the Planning Commission's final approval of a site plan and that all conditions of that approval are met;**
2. **The approval only applies to the areas shown on the architectural drawings submitted for the August 17, 2006 Public Hearing.**

**And with the following FINDINGS OF FACT:**

1. **The applicant has successfully demonstrated that such fence is necessary for public safety, proper screening, or is necessary for the proper operation of the principal use;**
2. **The proposed use is consistent with the intent and purpose of the zoning district in which such use will be located, and will not set precedents for development which could adversely affect the long term plans and policies of the Township; and**
3. **It will be designed, constructed, operated and maintained so it will be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the area in which it is proposed.**

**Ayes: 7**

**Nays: 0**

**Motion carried.**

Vega then noted that Wal-Mart has applied for two fill permits (separate parcels) related to site plan work at the proposed Wal-Mart Supercenter, and full PC review is required since they are over 5000 cu. Yards. Wal-Mart has also requested a special PC meeting to review their revised Site Plan. PC members should choose a date at which these three items can be discussed. Rosenzweig then confirmed a date of August 31, 2006, at 7 PM for a Special Planning Commission meeting to address the Site Plan Review for the proposed Wal-Mart Supercenter at 3999 Alpine Ave. NW. The two fill permits will be discussed at the September 21, 2006, regular PC Meeting to meet public noticing requirements.

Vega then introduced the remaining discussion items for Wal-Mart: item e), Request for Approval of Design—Wal-Mart Supercenter; and f) Parking lot design at proposed Wal-Mart Supercenter, angled vs. 90 degree.

**Request for Approval of Design Wal-Mart Supercenter**

- Justin Eder, of Perkowitz & Ruth, then displayed a number of architectural elevations, and pointed out the changes that had been made to the proposed Supercenter design:
  - Wider columns were added to the front of the store.
  - A knee wall was added to the “bagged goods” area
  - The rear of the building was changed from a smooth finish to a split faced block
  - Roof lines were changed from formerly flat parapets to parapets with raised peaks
  - Less EIFS material used on the front resulted in a reduction of areas of the store painted blue.
  - Two recessed areas were added to the details of the building front, which added seating areas for customers
  - Several façade planter areas were enlarged
  - Canopies were added over entrances

Eder continued that rooftop parapets also serve to screen rooftop units, which are almost 5 feet tall.

Sedlecky explained for commissioners that EIFS is a material used on the exterior of commercial buildings for insulation purposes, and its application is limited to at least 8 feet above the ground, as it is vulnerable to damage.

Both May and Dunneback expressed their approval of the new design as presented. Sedlecky added that he appreciates the improvement.

Johnson asked Eder to explain what split faced brick was, and he did so. Cassady-Gall said she liked the fact that less blue was used in the front of the building. Madura also liked the changes made.

**Parking lot design details- Planning Commission Discretionary Item**

Rosenzweig asked for input regarding the decision Commissioners will make on whether the new Supercenter should be designed with 90° or angled parking. Sedlecky commented that he did not think that requiring traffic to pass by the front of the store is necessarily a negative, since many are dropping off shoppers before parking. He also feels angled parking is much easier to maneuver into and contributes to easily opening car doors without damage.

Vega stated that there are many resources available on parking design, and there are as many in favor of angled parking as opposed. She favors supporting the views of the Township’s Traffic Engineer, Pete LaMourie, who has stated a preference for 90° parking, since it helps limit onsite traffic from driving near the pedestrian walkways at the front of the store.

Sosnowski said he also favors supporting LaMourie's recommendation, noting that the new Supercenter stores Wal-Mart is building in Muskegon as well as Grand Haven both have been designed with 90° parking spaces.

A poll of commissioners resulted in 5 commissioners (May, Dunneback, Sedlecky, Johnson, and Rosenzweig) preferring angled parking, one (Cassady-Gall) preferring 90° parking in support of Staff's recommendation, and one (Madura) having no preference.

**06-43 PUBLIC COMMENT/ COMMISSIONER COMMENT/ STAFF UPDATE/  
ADJOURN**

No public comment was offered.

May stated for those present that multiple staff resignations had been received in recent weeks: the Building Official had resigned for a position with the City of Grand Rapids, the Assessor had left to work at another Township, and the Planning Director (Vega) will also be leaving in September. The Township Board recognizes it will be a big job to fill these crucial positions.

Members of the PC offered their congratulations to Vega and added that they appreciated all the work she has done. Providing guidance and documentation on the many projects they have reviewed has been appreciated.

**Dunneback moved, with support from Cassady-Gall, to adjourn at 9:55 PM.  
Ayes: 7                      Nays: 0                      Motion carried.**

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Nelda Johnson, Secretary

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Patricia Kolkman, Recording Secretary