

**ALPINE TOWNSHIP PLANNING COMMISSION  
SPECIAL MASTER PLAN WORK SESSION  
MAY 10, 2007  
7:30 P.M.**

**PC 07-30 SPECIAL MEETING**

The Alpine Township Planning Commission met for a special Master Plan work session on Thursday, May 10, 2007 at 7:30 p.m. at the Alpine Township Hall, 5255 Alpine Avenue, Comstock Park, Michigan. Planning Commissioners present: Chair Jim Townsend, Vice-Chair Greg Madura, Secretary Nelda Johnson and members Max Dunneback (arrived at 8:15 p.m.), Jim May and Dick Sedlecky. Planner Sue Thomas and Recording Secretary Beth Alt were also present.

Chairman Townsend called the meeting to order at 7:30 p.m. with the Pledge of Allegiance.

**PC 07-31 MASTER PLAN REQUEST**

Chairman Townsend explained that although the meeting was scheduled to finalize the Future Land Use Map, consideration was given to Fritz Wahlfield to request a change on the ~~current~~ Future Land Use Map.

Wahlfield stated that a portion of the southwest corner of Section 25 that he owns was originally zoned as commercial in the early 1970's and its zoning designation was changed to mostly Commercial, partially Residential shortly thereafter. Wahlfield indicated that he has received approval from the Kent County Road Commission to extend Westgate Drive. He requested that the Planning Commission change the Future Land Use designation of the property by extending the depth of the Commercial designation from Alpine Avenue. Wahlfield commented that the proposed road extension would alleviate traffic on Westshire Drive and a traffic light at Alpine Avenue and Alpine Church Street has been discussed. The Township has a future road connection planned between Westshire Drive and Alpine Church Street. Wahlfield does not own all the property between Westshire Drive and Alpine Church Street extended.

Commission members expressed concern that the Master Plan designation of said property would be compatible with the adjacent mobile home village. Commission members would discuss this request later and Wahlfield left the meeting.

The following points were discussed by the Commissioners present:

The map legend will contain short descriptions of each of the future land use designations. The designations will be on the map and the categories will be further explained in the text. *LDR, Low Density Residential* – 3.22 units per acre; *MDR, Medium Density Residential* - 8 units per acre and *HDR, High Density Residential*-12.5 units per acre. It was the consensus of the Commission that “*Office-Service*” and “*Commercial*” will be listed separately. The “*Industrial*” designation will not have a separate “light” qualifier.

The map will include the future planned roads.

**Section 2:** North side of 9 Mile Road between Venture Avenue and Alpine Avenue. 7721 and 7701 Alpine Avenue, 925, 915 and 875 9 Mile Road. It was noted that the FLU boundary should coincide with the parcel lines. *These properties should be entirely RE, Residential Estate.*

**Section 13:** North side of 7-Mile Road between Vinton Avenue and the railroad tracks 6056 and 6028 Vinton Avenue and 625 7-Mile Road. *These properties should be C, Commercial.*

**Section 13:** North side of 7 Mile Road, east of the railroad tracks on Blowers Drive. -6040 Blowers Drive *should be C, Commercial.*

**Section 35:** JMar Properties – immediately behind Family Fare on 4 Mile Road, 1019 4 Mile Road *should be entirely C, Commercial.*

**Section 35:** 3999 Alpine Avenue (41-09-35-275-012) the new Super Wal-Mart, *should be entirely C, Commercial.*

**Section 36:** Paradise Learning Center (daycare) East of M-37 on Alpenhorn Avenue. 3999 Alpenhorn *should be C, Commercial.*

**Section 36:** Northeast of 4 Mile Road and east of Hachmuth Drive entrance (part of Phase 6 of York Creek Apartments) 347 4 Mile Road the current MDR designation *must be extended to follow the current R-2 zoning boundary. It was noted that Planner Thomas confirmed that this zoning boundary does not include several of the apartment buildings. The boundary information has been based on the 2005 Zoning Map and the June 18, 1990 Zoning Map that was revised in October 1991.*

**Section 25:** Maranatha Bible Camp area – 4775, 4755, 4615, 4603 N. Division Avenue. *These properties should be LDR, Low Density Residential.*

Commissioners discussed that schools and parks were not labeled consistently. It was noted that parks will be labeled as *Public/Parks/Recreation* and schools will be labeled as *Social/Institutional*. Planner Thomas indicated that the Master Plan text will enable agricultural properties to qualify for the Purchase of Development Rights (PDR) program.

**Four Mile Road, west of Alpine Avenue:** Commission members were informed of the City of Walker’s proposed plans for the south side of 4 Mile Road. It was the consensus of the Planning Commission not to designate 4-Mile from Cordes to Bristol as “*Medium Density Residential*.” It was the feeling of the Commission that they did not want to be like “Walker City.” The Commission felt that a future land use designation change may be appropriate in five years. Planner Thomas explained the history of the 425 Agreement with Plainfield Township in regards to 4 Mile Road and commented that the relationship with the City of Walker has changed for the positive

since that time. It was also noted that the City of Walker is moving forward correcting the alignment of Bristol and Walker Avenues.

**Section 13:** Everything south of 8 Mile Road (and extended east to North Division) – between North Division and the railroad tracks north of Hayes (and extended west to the railroad tracks) should be LDR, Low Density Residential. In addition, the following properties should also be LDR: 41-09-13-126-001, 002, 003 and 008; 41-09-13-176-004; 41-09-13-326-001,-002,-003 and -004 and 41-09-13-400-050.

Commission members requested that the Consumer Power lines do not resemble a road on the map.

**Section 29:** Will the sewer line follow the creek line? This area's FLU designation should be revisited in five years if development reaches that point.

**May offered a motion, supported by Madura, to open a public hearing. Motion carried unanimously.**

Cathy (Jost) Kennedy, requested that the southern portion of the Jost property located on Baumhoff Avenue be master planned as *Rural Estate* for the reason that it would be a buffer between the *Agricultural* and *Low Density Residential* properties.

Ms. Kennedy wished to correct inaccuracies in the Planning Commission Minutes of February 15, 2007, page 9:

Paragraph 3: Her name was misspelled. It should be "*Cathy*."

Paragraph 4: She resides in *Spring Lake*, not Grand Haven..

Paragraph 5: The family did not write a letter to the Planning Commission. The letter was written by the *attorney representing the family*.

Paragraph 6: The attorney did not approach Beckett & Raeder, it was *Kennedy* who attended the meeting and was assured that the said property would be master planned *Rural Agriculture*.

**With no further public comment May offered a motion, supported by Madura to close the public portion of the meeting. Motion carried.**

Townsend thanked Kennedy for her persistence. Townsend indicated that the Commission is trying to protect farmland and to keep traffic off south of Six Mile Road as much as possible. Commission members discussed this property along with the property immediately west, which consists of 10-acre parcels. The Commission was evenly divided whether or not the properties should remain master planned as *Agriculture* or be changed to *Rural Estate*. An informal vote of how the property should be master planned resulted in a tie. (Johnson, Sedlecky Madura voting for *Rural Estate*, and Dunneback May and Townsend voting to keep said property as *Agricultural*.)

The final consensus was that said property be master planned as *Agricultural*, with the intention that rezoning the property for a residential use is still a possibility in the future.

*At this time the Commission took a five minute break.*

The Planning Commission returned to the Wahlfield request. Wahlfield's request was to propose that the property located between Westshire Drive and the northerly property line of the property addressed as 4790 Alpine Avenue (which would approximately be the centerline of Alpine Church Street if extended) be master planned as "*Commercial*" to a depth from the edge of Alpine Avenue's right of way to approximately 637 feet.

The Commission held a vote on Mr. Wahlfield's request with the following options:

Said property remain as is: May and Dunneback

Said property be master planned as *Commercial* to 500 feet: Madura

Said property be master planned as *Commercial* to approximately 637 feet to line up with the east DKM property line (4475 Westshire Drive): Johnson, Sedlecky, Townsend.

It became the consensus that the said property be master planned as *Commercial* extending to meet the east DKM property line addressed as 4475 Westshire Drive (PP# 41-09-25-301-033) with everyone in agreement except for Dunneback.

**May offered a motion, supported by Madura to rescind the map recommended for approval at the December 15, 2005 meeting. Motion carried unanimously.**

**May offered a motion, supported by Dunneback, to approve the Future Land Use map as presented tonight with the aforementioned modifications as discussed and recommend approval to the Township Board. Motion carried unanimously.**

The Commission will schedule a special meeting for Master Plan text approval at the May 17<sup>th</sup> regularly scheduled meeting.

This meeting was adjourned at 10:30 p.m.

Respectfully submitted,

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Nelda Johnson  
Secretary

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Beth Alt  
Recording Secretary