

**MINUTES
ALPINE TOWNSHIP BOARD
REGULAR MEETING
APRIL 17, 2006**

06-60 REGULAR MEETING

The Alpine Township Board met on Monday, April 17, 2006 at 7:30 p.m. at the Alpine Township Hall, 5255 Alpine Avenue, Comstock Park, Michigan. Board Members present: Supervisor Marta Brechting, Clerk Jean Wahlfield, Trustees Ron Cordes, Jim May, Sharon Steffens and Ted Wallace. Treasurer Jan Brechting was absent.

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

Supervisor Brechting requested that an addition be added to the agenda under **Pending and New Business**, after Item 6E: Fire Department Presentation, there would be Discussion for Memorial Fund Requests.

May offered a motion, supported by Wahlfield, to accept the Agenda as amended. Motion carried 6-0.

06-61 CONSENT AGENDA

The following corrections were made to the March 20, 2006 Minutes:

Page 3, Section 06-43, second paragraph, first line: "Attorney Timothy Visser" should be changed to "Attorney Donald Visser."

Page 4, Section 06-44, third paragraph, item #6, this sentence should have a period after the acronym SAD, delete the remainder of the sentence, and the ninth paragraph, line 5: the word "comprise" should be changed to "compromise".

Steffens offered a motion, supported by May, to approve the Consent Agenda consisting of the Approval of the Minutes of the Special Closed Session of March 17, 2006, the Regular Meeting of March 20, 2006 as amended, the Special Meeting of March 28, 2006, Consideration of Vouchers/Bills, Confirmation of Temporary Liquor License for Holy Trinity School for Texas Hold'Em Tournament on May 19, 2006 and July 14, 2006, and Receipt of Correspondence. Motion carried 6-0.

**06-62 PUBLIC HEARING & CONSIDERATION OF RESOLUTION #06-09
CENTERLINE ENGINEERING, INC. - ESTABLISHING AN INDUSTRIAL
DEVELOPMENT DISTRICT**

Supervisor Brechting explained that an application has been received from Centerline Engineering, Inc. to create a tax abatement district for property located at 940 7-Mile Road NW. Centerline Engineering is a manufacturing company that designs and builds metal stamping dies for the automotive and appliance industry.

Attorney Phillip Stenger representing Centerline Engineering explained to the Board that this company is currently located in the City of Walker. Centerline Engineering plans to construct their new building within the next 12 months and is not ready to request an abatement for the new building and equipment. Centerline Engineering employs tool and die workers and anticipates hiring an additional 15 employees. The request at this time is to create the district.

In a motion offered by May, supported by Wallace to open the Public Hearing. Motion carried 6-0.

Upon hearing no public comment, Steffens offered a motion to close the public hearing, supported by May. The motion carried 6-0.

Steffens offered a motion to approve Resolution #06-09 to establish an Industrial Development District for Centerline Engineering, Inc. for property located at 940 7-Mile Road NW (PP# 41-09-23-226-001). The motion was approved in a roll call vote 6-0, with Treasurer J. Brechting absent.

06-63 PUBLIC COMMENT

No public comment.

06-64 COMMISSION REPORTS

Planning Commission - May: The next Planning Commission meeting will be held April 20, 2006.

Zoning Board of Appeals - Wallace: The next Zoning Board of Appeals meeting is scheduled for April 24, 2006.

Historical Committee- Cordes: No report at this time.

Sewer & Water - M. Brechting: NKSA had a meeting on April 13th which included an update to the Preliminary Design Report. The engineers have decided to go from Land Applications of bio-solids to a Land-Fill Application. Research on this topic and decision will continue. NKSA is now in the process of finding a logo to represent the Authority.

Library - Marcia DeMeester: March circulation increased 12.8% from March 2005. DeMeester informed the Board of the various library programs that have ended or will begin this Spring. The branch is now in the process of tagging their books and other items with RFID tags. The librarians will be able to check in multiple books at once with this new system. There is also a wand named "Darla" that will be shared with the Tyrone branch which will facilitate weeding out and doing other shelf check searches. Alpine can look forward to the new self-check systems in two to three years.

06-64 FINAL READING: THOMAS REZONING - 671 8-MILE ROAD NW R-1 TO RA (Rural Agricultural)

The Thomas rezoning request was recommended by the Planning Commission and approval of this rezoning will allow for a larger accessory building on the property.

Cordes offered a motion, supported by May, to approve the rezoning of 671 8-Mile Road NW (PP# 41-09-12-300-028) from R-1 to Rural Agricultural. Motion carried in a roll call vote 6-0, with 1 absent.

**06-65 FINAL READING: WAL-MART REZONING - Part of 3940 Cordes and
4100 Cordes - AG to CR/C-2**

Supervisor Brechting indicated that this rezoning request would extend the commercial district by 5 acres at approximately 293 feet of depth to the west and as part of the conditional rezoning, Henze Street would be extended to Cordes.

Steffens remarked that the topic has been extensively discussed within the Planning Commission meetings and the Township Board is very much aware of the concerns of the residents especially those on Cordes Avenue. The Board also had a presentation from Wal-Mart which was helpful.

Steffens offered a motion, supported by May to approve the rezoning request of Wal-Mart from Agricultural to CR/C-2, Conditional Rezoning/Commercial, based on the following findings of fact:

1. Following multiple meetings and hearings, the Planning Commission recommended approval of the rezoning; the reasons for the Planning Commission's recommendations are hereby adopted.
2. The Township's planners and engineers have indicated that a rezoning to C-2 will necessitate the construction of a public road connecting Alpine and Cordes Avenue. The developer has voluntarily offered to pay for the construction of such a road, Henze Street. The extension of Henze Street is a stated goal of the Township's Master Plan.
3. The principal impact of the rezoning will be to extend the C-2 zoning district (which already exists to the east) an additional 294 feet to the west. The impact of such an extension is negligible given the breadth and scope of the C-2 zoning in the vicinity.
4. Development of "big box" stores is a fact of modern retailing and identifying suitable areas for such uses, such as this location due to the significant existing presence of intense commercial use, is appropriate from a land use perspective. It also is a significant reason for deviating from the provisions of the 1998 Master Plan.
5. The Township has received significant cooperation from the property owners over whose land Henze Street would be extended. Both have offered to donate the necessary right-of-way, making this improvement far more likely to occur. Said easements are already signed.

Steffens noted that a letter was received from a resident living at 3922 Cordes Avenue expressing concerns about the extension of Henze to Cordes Avenue. Steffens explained that the Board is very aware of the concerns of the residents living on Cordes and will work to make improvements and address safety issues on this road.

Supervisor Brechting stated that this was one of her hardest decisions so far after taking into consideration the existing circumstances. The Township has to **consider** taking advantage of this opportunity in looking to the future and what the City of Walker has planned. The infrastructure is already in place to support this her decision to approve the rezoning and Henze extension.

May stated that Wal-Mart generates tax revenue and employment. He added that Wal-Mart did not seek a tax abatement and willingly agreed to extend Henze Street to Cordes Avenue.

The motion was approved in a roll call vote of 6 Yes, 0 No, and Treasurer J. Brechting absent.

06-66 APPROVAL OF RESOLUTION 06-08: ANNUAL MEIJER/WENDY SERVICE DRIVE SAD

Supervisor Brechting commented that this annual approval of the special assessment district is for the service drive which runs north and south connecting Vinton Avenue to 7-Mile Road. This SAD requires yearly approval for snowplowing, future over-lays, etc. and the assessments did not increase and are the same as last year.

Wahlfield offered a motion, supported by May, to approve Resolution No. 06-08 : Annual Meijer/Wendy Service Drive SAD. Motion carried 6-0.

06-67 SET PUBLIC HEARING: FY 2006/2007 BUDGET

Board members discussed setting a special meeting to review budget information on April 24, 2006 beginning at 5:30 p.m. It was the consensus of the Board that the required public hearing notices for the Fiscal Year 2007 budget will be done on May 4 and 11. The Supervisor Brechting will put the public hearing date on the Township website.

May offered a motion, supported by Cordes, to set the public hearing for the FY 2006/07 Budget on May 15, 2006. Motion carried 6-0.

06-68 ALPINE TOWNSHIP FIRE DEPARTMENT

Members of the Alpine Township Fire Department provided a power point presentation for the Board and members of the audience demonstrating how the needs of the Township have grown. The Fire Department feels that extra daytime personnel is necessary to offer Alpine's residents excellent medical and fire protection response. Two options were presented to help facilitate for additional personnel: Duty Week (A fire fighter is paid to be on call for a time specified by the Department) or hiring an additional full-time person. The Fire Chief explained that a 5-year federal grant is available for organizations to staff the needed employees in order to secure emergency response personnel.

The Board complimented the Fire Department on the excellent presentation and the Fire Chief will be providing the Board with more information on this topic.

06-69 FIRE DEPARTMENT MEMORIAL FUNDS

A letter was received from the Fire Department for the purchase of a Rescue Jack system (stabilizes accident vehicles from rocking while trying to extricate victims), a laptop computer, and a projector for educational classes. The amount of these requests will not exceed \$7,500 with a request that payment for

the equipment be taken out of existing memorial funds.

Steffens offered a motion, supported by Wallace, to approve the amount of \$7,500 to be taken from the Fire Department Memorial Fund to purchase the Rescue Jack, laptop computer, and projector. The motion carried 6-0 with no further discussion.

06-70 UPDATE ON SPORTS COMPLEX GROUNDSKEEPER

Supervisor Brechting stated that the Personnel Committee consisting of Cordes and May will be meeting to discuss the groundskeeper position and set up interviews. Currently Ray and Becky Dunneback are opening the sports complex gates.

06-71 SUPERVISOR'S REPORT AND BOARD COMMENTS

May advised the Board that the Fire Safety Seminar to be held at his farm on July 29 and 30 will be full two days.

Wahlfield stated election date is May 2nd and the office will be open on April 29 from 8 a.m. until 2 p.m for absentee voters.

Wallace thanked the Fire Department for their presentation and felt additional personnel would be beneficial to maintain proper coverage for the residents' safety.

Steffens commented on the recent MTA letter stated the MDEQ is being sued by the Townships of Kalamazoo and Comstock regarding SWPPI requirements. Steffens felt that is seemed to fit Alpine consider contributing to the legal defense fund for these two Township. Steffens also provided comments on the importance of allowing migrant workers to continue being allowed to use the Sports Complex soccer fields. These workers play an important part and are a real benefit to the community. The Consolata Nuns organize the eight soccer teams that use our soccer field and many workers are living here year around.

06-72 PUBLIC COMMENT & ADJOURNMENT

No public comment.

Wallace offered motion, supported by May, to adjourn the meeting at 8:45 p.m. Motion carried.

Respectfully submitted,

Jean Wahlfield
Clerk

Marta Brechting
Supervisor

Beth Alt
Recording Secretary