

**MINUTES
ALPINE TOWNSHIP BOARD AND PLANNING COMMISSION
SPECIAL JOINT MEETING
THURSDAY, MAY 24, 2018
5:00 PM**

2018-27 PC

2018-79 TB CALL TO ORDER

The Alpine Township Board of Trustees and Planning Commission held a special joint meeting on Thursday, May 24, 2017 at 5:00 pm with due notice. Those present from the Township Board were Supervisor Greg, Clerk Jean Wahlfield, Treasurer Jim Townsend, and Trustees Ron Cordes, Jim May, and Bill Schweitzer. Trustee Mike Wahlfield was absent. Planning Commissioners presented were Chairperson Bruce Lee, Lisa Frizzell, Mike O'Malley and Steve Thome. Also present were Planning Director Sue Becker and Historical Commission Representative Don Doyle. The purpose of the meeting was to discuss the construction of a new storage building on the Community Room property located at 2015 7 Mile Road NW.

The meeting was convened at 5:00 pm at 7609 Alpine Avenue and those presented viewed the site and building in which Historical Commission has stored several items. The property is owned by the Township and was previously used as a fire station. The old fire station is a small parcel which is located on the northwest corner where old Alpine Avenue and 9 Mile Road intersect.

At approximately 5:20 pm those present proceeded to the Community Building property located at 2015 7 Mile Road and the site for the proposed new storage building. Currently Historical Commission offices are located on this parcel and they utilize one-half of the existing building. The proposed site plan was reviewed and discussion took place regarding the location, size, height, driveway, parking spaces and façade for the building. Further discussion took place regarding construction topics such as door placement, sidewall height, roofing materials, etc.

MOTION: SITE PLAN FOR ACCESSORY STORAGE BUILDING AT TOWNSHIP COMMUNITY BUILDING AT 2015 7 MILE ROAD NW

Cordes offered a motion, supported by Lee O'Malley, that based upon the representations made by the applicant, to APPROVE the site plan dated May 2018 and drawn by Progressive AE and for the architectural drawings dated May 16, 2018 by TJA Architecture as modified for the construction of a 1,320 sq. ft. accessory building on approximately 3 acres of property addressed as 2015 Seven Mile Road NW, PP #41-09-15-300-03, as it DOES met the requirements set forth in Chapters 5 and 18 of the Alpine Township Zoning Ordinance with the following conditions of approval and modifications:

Findings of Fact and Conditions of Approval

1. The north driveway along the rear of the proposed building will be eliminated
2. The elimination of the north driveway will ease drainage issues on the property and for the neighbor to the west who has a drainage easement across the Township property.
3. There will be one overhead door and it will be located on the west end of the building.
4. The interior of the building will not be divided in half.
5. The sidewalls for the building will be increased to a standard height greater than 12 feet.
6. The new building will have a steel roof.

Ayes – 5.

Nays – 0.

Motion Carried.

Revised plans will be submitted to Township Staff for final planning review and building official approvals.

It was noted that the new storage building will allow the Historical Commission to gather all their stored items into one location and provide convenient access from their offices.

A motion was offered by Trustee May with supported from Trustee Schweitzer to approve the construction of a 1,320 sq. ft. accessory building on the Alpine Township property located at 2015 7 Mile Road NW and to solicit bids for construction of the building with the requirement of a steel roof and increased sidewall height. The motion carried 6-0.

**2018-28 PC
2018-80 TB**

ADJOURNMENT

A motion to adjourn the special meeting of the Township Board and Planning Commission was offered by Trustee Schweitzer and supported by Trustee May. The motion carried 6-0 and this meeting was adjourned at 5:52 pm

Respectfully Submitted,



Greg Madura, Supervisor



Jean Wahlfield, Clerk