

**ALPINE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
April 15, 2021**

In Person and by Electronic Remote Access

**21-14 CALL TO ORDER / APPROVAL OF REGULAR MEETING MINUTES OF
MARCH 18, 2020 AND THE / PUBLIC COMMENT ON NON-AGENDA ITEMS.**

The Alpine Township Planning Commission held its regular meeting on April 15, 2021 at 7:00 p.m. at the Alpine Township Center, 5255 Alpine Avenue NW, Comstock Park, MI 49321 in person and by Electronic Remote Access via Zoom. Present: Chair Mike O'Malley, Ron Cordes, Steve Thome, Lisa Frizzell, Dawn Swafford (arrived at 7:15), Luke Arends and Gary Potter. Planner Susan Becker was also present. Chair O'Malley called the meeting to order at 7:00 p.m. with the Pledge of Allegiance.

APPROVAL OF MINUTES

Frizzell moved, with support from Arends to approve the minutes of the Regular Meeting of the Alpine Planning Commission on March 18, 2021 with a correction on page 1.

Ayes: 6 Nays: 0 Motion Carried

Chair O'Malley opened the meeting up for Public Comment on any non-agenda items. No comments were received.

**21-15 SITE PLAN REVIEW: SITE PLAN EXTENSION REQUEST BY SCOTT
KELTING FOR A COMMERCIAL BUILDING AT 1019 4 MILE ROAD.**

Applicant Scott Kelting requested a site plan extension as he could not procure materials within the original site plan timeline due to the pandemic.

Arends made a motion, supported by Cordes to approve the site plan extension.

Ayes: 6 Nays: 0 Motion Carried

**21-16 DISCUSSION: DRAFT OF THE 4 MILE CORRIDOR ZONING OVERLAY
DISTRICT**

Becker said the general purpose of a subplan is to guide and accomplish development that, among other things, considers the character of the Township and its suitability for a particular use, weighing local trends in land and population development. Becker reviewed the general description of the area category and future land use description category for the Commissioners.

Becker reviewed the modifications to site development standards; front yard setbacks are measured from the centerline of 4 Mile Road and have a 20 foot dimension built in for reserve for future road right-of-way, gravity sanitary sewer location, and a location for a non-motorized path.

Building setbacks for front are 103 feet from the centerline of 4 Mile Road (33' existing ROW + 20' future ROW + 50' setback) and rear is 50 feet.

Parking setbacks for front are 73 feet from the centerline of 4 Mile Road (33' existing ROW + 20' of future ROW + the standard setback is 20 feet) and the rear is 30 feet.

After discussion, it was collectively decided to switch where setbacks were measured from to the edge of the current road right-of-way to be consistent with all other zoning districts in the Township.

Arends made a motion, supported by Cordes to approve the 4 Mile Corridor Zoning Overlay District regulations and hold a Public Hearing on the matter at the May meeting.

Ayes: 7 Nays: 0 Motion Carried

21-17 DISCUSSION: DRAFT CAPITAL IMPROVEMENT PLAN

Becker gave her review of the Capital Improvement Plan with an update on the completed 2020 CIP projects. The State revenue sharing was projected to be approximately \$1,207,547 for the Township for 2021-2022 which reflects the impact of the COVID-19 pandemic on Michigan's economy. The Township Supervisor expects a negative impact of \$42,000 so that revenue would be approximately \$2,648,287.

Becker stated with the approval of the Fire Millage in November 2020, the Annual Budget and Fund Balance of the General Fund will no longer be the funding sources for future Fire Department capital improvements as the Fire Millage is an original source of funding in and of itself.

The Commission discussed the project rankings and fund amounts. A larger server for the Township Office and new Fire Station and to hold scanned documents was ranked an A, Urgent and purchase a large format plotter and scanner was ranked a B, High Priority.

21-18 DISCUSSION: DRAFT ZONING ORDINANCE CHANGES FOR ACCESSORY BUILDINGS.

Becker reviewed proposed changes to the provisions for Accessory Buildings and to make the existing regulations clearer and easier to read. The following changes are proposed: states the building size break point at which either zoning permit or a building permit is needed; clarifies that accessory buildings/use cannot be located on lots without a principal building use; clarifies that conditioned living space much touch wall to wall; in residential zones or residential uses, prohibits using shipping containers and the like for storage purposes; clarifies that minimum lot area excluded road right-of-way and private road easements consistent with other parts of the Zoning Ordinance; clarifies max size of attached accessory buildings for homes in the Agricultural zone to be the same as all other zones; simplifies how the sliding scale setbacks are shown for detached accessory buildings in the Agricultural and Rural Agricultural districts; eliminate the math equation to figure out the setbacks in the R-1 zoning district for lots greater than 2 acres in size and came up with that approximately the math equation would equate.

The Commission collectively decided to strike the proposed prohibition on shipping containers.

21-19 ADJOURNMENT

Potter motioned, supported by Cordes to adjourn the meeting at 9:00 PM.

Ayes: 7 Nays: 0 Motion carried



Lisa Frizzell, Planning Commission Secretary



Barb Griswold, Recording Secretary