

**ALPINE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
August 18, 2022**

**22-46 CALL TO ORDER / APPROVAL OF THE REGULAR MEETING MINUTES OF
July 21, 2022, AND THE PUBLIC COMMENT ON NON-AGENDA ITEMS**

The Alpine Township Planning Commission held its regular meeting on August 18, 2022 at 7:00 p.m. at the Alpine Township Center, 5255 Alpine Avenue NW, Comstock Park, MI 49321. Present: Chair Steve Thome, Secretary Lisa Frizzell, Ron Cordes, Tom Griswold and Gary Potter. Dawn Swafford was absent. Planner Susan Becker was also present. Thome called the meeting to order at 7:00 p.m. with the Pledge of Allegiance.

APPROVAL OF MINUTES

Cordes moved, with support from Griswold to approve the minutes of the Regular Meeting of the Alpine Planning Commission on July 21, 2022.

Ayes: 5 Nays: 0 Motion Carried

Thome said there would be one change in the agenda for the meeting. The public hearing for Roger Rehkopf's to request to rezone property addressed at 6103 Alpine Avenue did not get noticed in the paper properly and will be on the agenda in September instead.

**22-47 PUBLIC HEARING: DEBBIE BIRD HAS REQUESTED TO REZONE THE
SOUTHWEST PORTION OF PROPERTY ADDRESSED 256 7 MILE ROAD NW
FROM R-1, LOW DENSITY RESIDENTIAL TO I-2, GENERAL INDUSTRIAL.**

Planner Becker gave her review of the request to rezone a 14.34-acre portion of property addressed 256 7 Mile Road from R-1, Low Density Residential to I-2, General Industrial. The overall acreage of 256 7 Mile Road is 41.37 acres. Mill Creek bisects the 41.37-acre property, which was previously used as a sportsman's club. Debra Bird acquired road frontage on Comstock Park Drive in 2018 for the portion of the property located west of Mill Creek.

The request to rezone the property to I-2, General Industrial is in conformance with the Alpine Township Master Plan's future use designation of I, Industrial. The Master Plan designates the land from the top of the creek bank west as *industrial*. The "I" future land use designation is analogous to the I-1 or I-2 zoning districts.

Becker said the property is currently woods. The primary use in the I-2 district is manufacturing and Mill Creek and its valley provides a natural buffer to the east. The surrounding area consists of woods and homes to the north and east, woods to the south and industry to the west.

The uses in the proposed district are better suited to the lot (above the creek bank) as compared to the current zoning district since it would be unlikely to have homes on Comstock Park Drive. The request is consistent with the adjacent zoning and uses in the immediate vicinity.

Becker stated there are vacant industrially zoned properties nearby that are available for development and there isn't any particular proposed use; just industrial. There have been no significant changes in that area since the adoption of the Master Plan. Development trends

(industrial development) in the area is consistent with the requested rezoning. The rezoning would expand the industrial uses in the area, but not change the characteristics of the area.

Don De Groot, Engineer for the applicant said their request extends beyond the top of the creek bank down into the creek valley because there are no plans to do massive grading to change the grade in the area. Their hope is to have storm water from the developed portion being rezoned to industrial be managed in the low area adjacent to Mill Creek and once developed, would have to supply water management to meet the Kent County Drain Commissioners standards. Mr. De Groot said they think they can accomplish that nicely at the toe of the slope and provide a retention pond there to control discharge into the creek.

Mr. De Groot said public water is available in Comstock Park Drive and sanitary sewer does run on property owned by Ms. Bird and an easement has been established to grant access for it.

Cordes asked if any laterals were put in for the sewer trunk and Mr. De Groot said not specially for this property and would probably require tapping into a manhole.

Motion made to open public comment by Potter, supported by Griswold.

Ayes: 5 Nays: 0 Motion Carried

Dave Rusche, 135 Meadowfield Lane said the lives east of the creek off Division Avenue and came to the meeting because he wanted to know what was going on. He thinks it is the best use of the property and wouldn't want houses there.

Motion made to close public comment by Potter, supported by Cordes.

Ayes: 5 Nays: 0 Motion Carried

MOTION: REZONING A PORTION OF THE PROPERTY ADDRESSED 256 7 MILE ROAD

Frizzell made a motion, supported by Cordes to recommend to the Alpine Township Board to *approve* the requested rezoning for the 14.34-acre portion of the property addressed 256 7 Mile Rd. (PP#41-09-24-200-049) as publicly noticed from R-1, Low Density Residential to I-2, General Industrial.

Findings of Fact:

Based upon representations made by the applicant during rezoning review and upon the standards found in Chapter 17 and 24 of the Alpine Township Zoning Ordinance and the Alpine Township Master Plan, we find that the proposed rezoning:

- 1) Is consistent with the Industrial future land use recommendation of the Alpine Township Master Plan.
- 2) Does ensure compatibility with adjoining land uses and zoning types.
- 3) Is consistent with the allowed uses of the I-2, General Industrial zoning district.

Ayes: 5 Nays: 0 Motion Carried

22-48 PUBLIC HEARING: DALE KRAKER HAS REQUESTED A TEXT AMENDMENT IN THE M-PUD, MIXED USE PUD TO ELIMINATE ATTACHED GARAGE CONFIGURATION PROVISIONS AND TO REDUCE FRONT PORCH PROVISIONS FROM 6 FEET TO 4 FEET DEEP.

Planner Becker gave her review of the request from Dale Kraker of The Range Investors LLC for text amendments to the M-PUD, Mixed Use Planned Unit Development zoning district provisions of the Zoning Ordinance. The outcomes of the proposed changes will have impacts on all current and future proposed M-PUD developments. The M-PUD zoning district is Chapter 14B in the Zoning Ordinance.

In 2008, the Township added the M-PUD district provisions back into the Zoning Ordinance. The Planning Commission discussed and modified the M-PUD zoning district provisions that had previously been a part of the Zoning Ordinance. At the time, the Planning Commission discussed that the inclusion of front porches would promote social interactions between neighbors. They would need to be clearly visible to the street and large enough for at least two seats.

Becker said in August of 2008, there was discussion of allowing the front porch requirement for single-family dwellings to be modified by the Township Board after a recommendation by the Planning Commission; however, that language did not make the final cut in the adopted version. In 2019, the Township revised the M-PUD chapter and Becker did not recall any discussion on the section involved in this text amendment request.

The applicant has provided points of consideration for the Planning Commission regarding various garage configurations. Also included are illustrations of various floor plans. The width of a lot also impacts options for attached garage placement. For instance, lots that are narrower do not allow for a ranch-style home with a garage located next to the house.

Staff has reviewed the attached garage placements of single-family homes built in the Township over the last 2-3 years and the results are mixed (some garages are located in front of the façade and some not). Most of the homes were built on acreage. A porch depth of 4.25 feet is deep enough to accommodate chairs, but there is not passing space in front of the occupied seats.

Applicant Dale Kraker said as an architectural rule for their developments, there can not be the same house design side by side, so they provide a number of different plans to meet everyone's needs. A two-story house with a larger floor plan will generally have the garage forward to allow more living space in the area behind the garage.

Mr. Kraker said each house plan meets a different target market and provides variety. They intentionally change the front facades of the homes so elevations and massing are different and they do not allow the same color house side by side.

Becker clarified that the interior floor plans of the houses can be the same, but the exterior will look different from each other. Massing refers to 1 or 2 story house, the width of the house and the roof pitches.

Griswold asked if the variety of massing and non repeating house plans is a written part of their request and Mr. Kraker said it is not part of a written request because that is what they do internally for developments.

Thome said the Planning Commission is being asked to consider two items, the garage configuration and to reduce the front porch provisions. Cordes said he would not find the reduced front porch and garage out front appealing.

Motion made to open public comment by Cordes, supported by Griswold.

Ayes: 5 Nays: 0 Motion Carried

Peggy Brechting, 1275 6 Mile Road said previous Commissioners have worked on verbiage for ordinances and now the current Commissioners can just change it and that bothers her. We have given a lot to the developer already for *The Range* and will they pull out if you say no?

Bob Brechting, 1789 Bristol Ridge Drive, City of Walker said he has seen a lot of this type of development in Walker and there are many of them. People want to move to Alpine Township to get away from developments. He doesn't see any reason to allow a change in the verbiage to allow for a text amendment and recommends not to approve the request.

Carole Hulst, 3900 Walker Avenue said her porch is 5 feet and there is room for a chair and to walk around, but 4 feet would be an unusable space.

Mike Brechting, 4700 Gibbs Street is against anymore text amendment changes. It doesn't make a lot of sense to allow a developer to come in and request a change when the rules are already in place. It just makes it more profitable for a developer.

Marta Brechting, 1275 6 Mile Road said porches make a difference for being social so that should not change and be left how it is currently.

Tony Brechting, 1307 6 Mile Road there should be social interaction in a development, so there should be larger porches. New houses being built have the garage out front and he thinks that kills the curb appeal of a house. The developer should have known he needed the text change way before this point and Mr. Brechting encourages the Commissioners not to approve the request.

Motion made to close public comment by Potter, supported by Cordes.

Ayes: 5 Nays: 0 Motion Carried

Cordes said the smaller porches and garages out front are not appealing to him, especially the smaller porches.

Griswold said it is a challenge for him being personal preference versus what fits for a development and a community. He would like to keep the porches at 6 foot and allow some variance for the garage locations.

Potter doesn't think smaller porches give a sense of community and then the houses all look the same.

Frizzell said she understands why the garages get pushed out front because of the narrow lot sizes and feels for a M-PUD there should be bigger porches for more interaction of people. She is alright giving on the garages with a limit and thinks the porches should stay at 6 foot deep as it is the intent of the M-PUD ordinance.

Mr. Kraker said he would propose to make the porches 6 foot deep and the garages cannot extend more than 15 feet from the front of the porches.

Thome asked the Commissioners if they agree on the porches being 6 foot deep and all agreed.

Cordes said he supported the garage being 15 feet in front as measured from the front of the porch. Griswold agreed with Cordes.

Frizzell said she thinks 15 feet for garages measured from the porch is too much and thinks 8 foot would be more appropriate.

MOTION: ZONING ORDINANCE TEXT AMENDMENTS TO THE M-PUD ZONING DISTRICT

Frizzell made a motion, supported by Griswold to recommend *approval* of the following text amendment to Section 14B.05 of the Alpine Township Zoning Ordinance as follows:

Section 14B.05 Site Development Requirements

(f) Building Height, Size, Placement and Appearance:

- (6) *For residential dwelling units, the face of any garage shall not extend beyond the face of the front porch more than 8 feet. Front porches at least 6 feet deep and a maximum of 10 feet deep are required for all single-family detached dwellings and are strongly encouraged for two-family and multi-family dwellings.*

Ayes: 3- Frizzell, Griswold, Potter
Motion Carried

Nays: 2- Cordes, Thome

22-49 PUBLIC HEARING: ROGER REHKOPF HAS REQUESTED A SPECIAL LAND USE AND SITE PLAN APPROVAL FOR A CONTRACTOR'S YARD (BELDEN BRICK) ON THE SOUTHWESTERN PORTION OF PROPERTY ADDRESSED 6103 ALPINE AVENUE.

Planner Becker gave her review of the request for a special land use and site plan approval to allow for the establishment of a contractor's yard on part of the property addressed 6103 Alpine Avenue to be known as Belden Brick. The proposed approximate 9-acre property is zoned A, Agricultural and there is an accompanying request to rezone the property to I-1, Light Industrial.

The east half is planned for commercial purposes and the west half of the property is planned for industrial purposes. The entire property is zoned A, Agricultural. The property was previously used as the "Under the Pines" Farm Market and was the former home of Dave Homrich's parents. There are wetlands in the southeast corner.

Becker said the site is proposed to be as a storage and distribution site for masonry materials. The showroom displays and retail sales will continue at the Leonard Street location. No retail sales will be located at the proposed site as retail sales are not permitted in the industrial district.

The plans illustrate the removal of all current buildings (house, farm labor housing and barns) and the removal of the existing driveways. The well and septic systems must be properly abandoned. The Removal Plan incorrectly lists the remaining eastern land as zoned Commercial; it is zoned Agricultural.

The KCRC has indicated the only two allowable driveway locations on 7 Mile Road and they are across from Rhino Drive and across from Centerline Engineering's driveway. The applicant's driveway aligns with Centerline Engineering's driveway and will be gated.

There is a proposed 120-foot wide rectangular-shaped access easement opposite Rhino Drive. This access easement would provide the most ideal way to provide vehicular access to the southeast corner of 6103 Alpine Avenue. The other option is a parallel service drive along Alpine Avenue from the driveway serving Tommy' Boats. A recorded cross access easement will be needed.

The required Fire Department access through the proposed Belden Brick's gated fenced area to reach the rear boat warehouse buildings to the north is illustrated. This access will need to be memorialized in one of the other needed agreements.

Becker stated the sidewalk is correctly illustrated across the 7 Mile Road frontage and poured through the driveway. The sidewalk is located on private property, so therefore will need to have a sidewalk easement agreement.

A soil erosion and sediment control permit from KCRC is required. A three-party storm water easement and storm water operation and management agreement will be needed between the proposed Tommy's Boats, the proposed Belden Bricks site and the undeveloped land to the east. Thought should be given to the storm water pond on the eastern undeveloped land to perform maintenance in the future. Perhaps a gate in the eastern fence to access the pond with equipment.

The property will connect to the existing public water and sanitary sewer mains in 7 Mile Road. The buildings meet all setbacks and the primary building will contain two offices adjacent to the warehouse and will be built with masonry products. The 20,000-square foot open-sided warehouse shed will be used to store materials for ready use in the winter.

Becker said staff concurs with the applicant's calculations of 4 required parking spaces for the office and warehouse; 12 spaces have been provided. Parking setbacks, space size and aisle widths all meet the ordinance requirements.

The surface material of the storage yard will have plastic sections filled with stone. It provides a solid driving surface while still allowing storm water to soak into the ground. A 6-foot tall dog-eared solid wood fence encloses the large outdoor storage yard. The applicant should consider putting gate in the eastern side of the fence for maintenance equipment to access the communal storm water pond.

The proposed landscaping will make for a very attractive site. It screens and softens the appearance of the outdoor yard and elevates the overall presentation of this working distribution yard. Staff recommends removal of some of the landscaping along the eastern edge to provide maintenance access to the communal storm water pond. In addition, the applicant may want to consider reducing the number of deciduous Gingko trees near the storm water pond on 7 Mile Road and near the storm water pond at the northeast corner. Leaf litter in storm water facilities will be added for maintenance.

The lighting levels on the photometric plan are acceptable but are only legible with 300% magnification; the prints must be revised to be legible without magnification. The pole-mounted lighting fixtures meet ordinance regulations for full cut-off fixtures. The pole lights within 150 feet of public road right-of-way have a maximum height limit of 23 feet tall. A dumpster is proposed with the outdoor yard's screening fence.

Applicant Roger Rehkopf of Orion Construction thanked Becker for her review. He said there will be floor drains in the office and bathrooms and if drains were installed in the warehouse, oil and grit separators would be installed. There will be irrigation for the landscaping and colors for the building masonry have not been decided on yet.

Township Engineer Mike Oezer stated storm water management is a work in progress. He stated the southwest pond on 7 Mile Road appears to be in the way of future vehicular access to the southeast corner of the overall property and is wondering if vehicular access is possible around the east southwest pond.

Mr. Rehkopf said the location of the storm water pond will allow for expansion if needed to allow for more commercial growth in the future. It is not sized for additional storage of underdeveloped property to the east. Todd Belden stated there will be 8 to 10 truck trips a day at this site.

Motion made to open public comment by Griswold, supported by Cordes.

Ayes: 5 Nays: 0 Motion Carried

Bob Brechting, 1789 Bristol Ridge Drive, City of Walker said he thinks it is a good use of the land and should work well. He doesn't think trees should be taken out because of foliage to the pond and the trees would help with screening on Alpine Avenue.

Motion made to close public comment by Cordes, supported by Potter.

Ayes: 5 Nays: 0 Motion Carried

Frizzell ask about stone check dams for the ditches and Mike Oezer, Township Engineer said he would recommend stone check dams in the north/south ditch and the east/west ditch to catch sediment and reduce runoff velocities.

Cordes asked if asphalt will be extended to the parking lot area and Mr. Rehkopf said yes. Cordes stated dirt tracking onto 7 Mile Road if drive not paved.

MOTION: BELDEN BRICK SPECIAL LAND USE ON PART OF 6103 ALPINE AVENUE

Based upon representations made by the applicant and the information contained in the Planner's staff report, Griswold made a motion, supported by Cordes to *approve* the Special Land Use permit requested for a contractor's yard on the southwest portion of 6103 Alpine Avenue, PP#41-09-14-400-004 as it *does* meet the standards set forth in Chapter 21 of the Alpine Township Zoning Ordinance.

Findings of Fact:

1. It will be harmonious with the character and use of the immediate vicinity and was designed in such a manner as to mitigate any negative effects.
2. The special land 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.
3. The proposed use is consistent with Master Plan and the intent and purpose of the zoning district.
4. The proposed use will not set a precedent for development which could adversely affect the long term plans and policies of the Township since contractor's yards are special land uses in the industrial district.

Ayes: 5 Nays: 0 Motion Carried

MOTION: BELDEN BRICK SITE PLAN ON PART OF 6103 ALPINE AVENUE

Based upon representations made by the applicant and information contained in the Planner's staff report, Cordes made a motion, supported by Griswold to *approve* the site plan dated July 7, 2022 and received August 8, 2022 drawn by Moore & Bruggink for a contractor's yard on the southwest portion of 6103 Alpine Avenue, PP#41-09-14-400-004 as it *does* meet the requirements set forth in Chapters 16, 18 and 19 of the Alpine Township Zoning Ordinance with the following conditions of approval:

Conditions of Approval:

1. That the Township Board approves the requested rezoning to I-1, Light Industrial.
2. That Township land division approval is granted for the proposed lots.
3. The applicant shall provide 2 copies of revised plans illustrating:
 - Removal Sheet typo corrected regarding the zoning of the east half of 6103 Alpine Avenue.
 - A legible photometric plan, with correct pole heights and fixture cut sheet for the wall mounted light fixtures.
 - Change 7 Mile Road southwest pond grading to allow future vehicular access
4. The property owner shall enter into a sidewalk easement agreement for the public sidewalk located on private property.
5. The property owner shall enter into a cross access agreement benefitting the property to the east (the eastern portion of 6103 Alpine Avenue).

6. Fire Department access is provided through Belden Brick to the southern portion of this site. This access will need to be memorialized in one of the other needed agreements by the two property owners.
7. The property owner shall enter into a Site Development Agreement memorializing the Planning Commission's decision.
8. All conditions outlined in the Township Engineer's letter dated August 11th, 2022.
9. Asphalt shall be paved farther into the property to prevent tracking of dirt (into the storage yard).

Ayes: 5 Nays: 0 Motion Carried

22-50 PUBLIC HEARING: ROGER REHKOPF HAS REQUESTED A SPECIAL LAND USE APPROVAL FOR WAREHOUSING OF BOATS (TOMMY'S BOATS) ON THE NORTHWESTERN PORTION OF PROPERTY ADDRESSED 6103 ALPINE AVENUE.

Planner Becker gave her review of the request for a special land use approval to allow for the establishment of warehouses on part of property addressed 6103 Alpine Avenue to be known as Tommy's Boats. The proposed approximate 9-acre property is involved within the request to rezoned to I-1, Light Industrial. The east half is planned for commercial purposes and the west half of the property is planned for industrial purposes. The property was previously used as the "Under the Pines" Farm Market and was the former home of Dave Homrich's parents.

The warehouse buildings are proposed for customer boat storage and for storage of new boat deliveries. Previously, the applicant indicated travel storage may be a possibility in the summer months if there was room. A mobile gantry crane will be located on site to lift boats and their trailers off semi-trailers.

Becker said the plans illustrate the removal of all current buildings (house, farm labor housing and barns) and the removal of the existing driveways. The well and septic systems must be properly abandoned.

Discussions have taken place with MDOT regarding vehicular access to the site; a single full-service driveway at the northern end of the current property is acceptable to MDOT. The location provides as much separation from the median crossovers as possible.

The Township's access management standards requires cross access connections [Section 18.06(b)]. A 50-foot wide access easement will be extended to the south property line in anticipation of future adjacent development. Extension involves physical construction and a recorded access easement document.

Becker explained that depending on the future use(s) and layout of the remaining land; the cross access drive may be the sole access to the public road network for the remaining land. Common access management/traffic safety practices is to not allow driveways locating too close to road intersections. The KCRC has indicated the only two allowable driveway locations are across from Rhino Drive and across from Centerline Engineering's driveway. Based on the location of the proposed storm water pond on the eastern portion of 6103 Alpine Avenue, a

service drive parallel to Alpine Avenue may be needed to serve the southeast corner of the property or access can be gained from the proposed cross easement area on the proposed Belden Brick site aligned with Rhino Drive.

The required fire department access through the proposed Belden Brick's gated fence yard is illustrated. This access will need to be memorialized in one of the other needed agreements. The access from Alpine Avenue will have a gate. New boat deliveries will come on semi-trucks so presumably circulation should not be an issue.

The sidewalk is correctly illustrated across the Alpine Avenue frontage and poured through the driveway. The applicant is reminded to include sidewalk snow removal in with his annual parking lot snow removal contract.

Becker said a soil erosion and sediment control permit from KCRC is required. A three-party storm water easement and storm water operation and management agreement will be needed between the proposed Tommy's Boats site, and proposed Belden Brick site and the undeveloped land to the east. Thought should be given to access the storm water pond on the eastern undeveloped land to perform maintenance in the future. Perhaps a gate in the Belden Brick eastern fence to access the pond with equipment.

The applicant is required to install the master planned 16-inch water main on the west side of Alpine Avenue to the northern limits of the property. A hydrant is to be located at the proposed driveway entrance for fire service to the site. The plans must be revised accordingly.

Coordination of water main installation and building construction / occupation will need to be coordinated with Plainfield Township Water Department, Alpine Building Department and Alpine Fire Department. If pipe material delivery times are lengthy, arrangements acceptable to Alpine Township and Plainfield Township Water Department may be made and may include but not limit to posting financial surety, written agreements, or other acceptable means.

Sanitary sewer is also master planned in the area. Because Tommy's Boats does not need sanitary sewer, its construction may be deferred if acceptable to the Planning Commission. Construction would impact the proposed driveway and would occur with the eastern portion develops, properties to the north need sewer or prior to a certain date in the future.

Becker said there needs to be a designated area for the gantry to be stored when it is not in use and must be illustrated on the site plan. The warehouse requires 9 parking spaces and none have been provided. The applicant has not asked for deferred parking or provided a rationale for such. Less than the minimum number of parking spaces required may be approved, but land to accommodate the required 9 spaces must be accounted for and illustrated on the site plan. In the future, the site may not be boat storage warehouses, but warehouses for something else with customer traffic needing parking.

The 12,000-square foot warehouses will have two overhead doors on the gable ends for moving boats in and out. Snow will presumably be pushed toward the rear between the buildings. The fire department required the paved aprons between each building for fire access; therefore these paved areas must be kept clear of snow.

The lighting levels on the photometric plan are acceptable but are only legible with 300% magnification. The prints must be revised to be legible without magnification. The pole-mounted lighting fixtures meet ordinance regulations for full cut-off fixtures. Fixture cut sheets must be provided for the wall-mounted lights for verification that they are full cut-off fixtures. The pole lights within 150 feet of public road right-of-way have a maximum height limit of 23 feet tall. The photometric plan must be revised accordingly.

Applicant Roger Rehkopf gave a brief description of how the gantry crane will work. A delivery truck will enter on site and the gantry crane would go over the truck and lift up the boat and trailer all at once. The truck will then move out of the way and the gantry crane will set the boat and trailer down. It is an electric crane and requires a 208 3 phase outlet, which will be provided. The crane will be stored in the back area at the northwest corner.

Mr. Rehkopf said the warehouse will not be an in and out service for boats. It will be for customer storage of their boats and Tommy's Boats employees would bring the boats to the proposed location, not the customers themselves. There will not be customer access to the site.

There will be a gate for access to the proposed site. There will be a Knox box on the gate for fire department access. The building color will be gray with metal siding and the intent is not to have any outdoor storage.

Mr. Rehkopf said as far as the parking spaces is concerned, the site is not set up for retail or customers but could show some parking spots on the site plan. There is plenty of opportunity there and it is paved.

Mr. Rehkopf said there will be no offices on the proposed site. The boats will be unloaded on site and then taken to the Comstock Park retail location and the shrink wrap will stay on the boats and all prep work will be done at the Comstock Park location. There will be no floor drains inside the buildings. There is no need for a dumpster. There may be fuel in customer's boats.

Thome asked if delivery trucks will be coming in at all hours of the night and Mr. Rehkopf said the deliveries will be during normal business hours.

Griswold asked if the facility will be open to all of the public and Mr. Rehkopf said it will be for Tommy's Boats customers and right now there is a wait list for storage.

Thome asked if the warehouse will be climate controlled and Mr. Rehkopf answered no.

Potter asked if the building will be sprinkled and Mr. Rehkopf said no because it is not required for buildings under 12,000-square foot.

Thome said the request is not a public hearing however the property owners to the north of the proposed site are in attendance and would like to hear from them.

Paul Flanery, 6329 Alpine Avenue and on behalf of his mother-in-law Charlene Alt, 6249 Alpine Avenue said they think it is a good use for the property and they are not opposed to it. Mr. Flanery said most of the delivery trucks will be heading north on Alpine Avenue and will have to

turn around at some point, will that happen in front of their property? Becker answered the cross over for the former "Under the Pines" will remain.

Mr. Flanery asked about the landscaping for the proposed site and Mr. Longstreth said there will be significant grading done and the proposed driveway will set down quite a ways from the properties to the north. The slopes will be mowed 1 on 3 slopes.

Mr. Flanery asked about landscaping for a barrier along the mutual property line and Mr. Longstreth said there is none shown on the plan. They wish to be good neighbors though and could do pine trees along the property line as a buffer. Mr. Flanery said he was happy with the answers given to his questions, and they do not oppose the site plan.

Griswold asked if the reason for several buildings as opposed to one large warehouse is because of not having to put in a sprinkler system? Mr. Rehkopf said is more convenient to move boats from smaller buildings than one large one. There will be 2 overhead doors in the front and will be 5 boats wide; therefore only 3 or 4 boats would have to be moved to get a boat out of the building.

Thome asked if Tommy's Boats is a franchise and Mr. Rehkopf said it is not a franchise and all locations are owned by the same family. They are the largest Malibu dealership in the United States.

Frizzell asked where they would propose putting the 9 parking spaces? Mr. Rehkopf and Mr. Longstreth had a discussion where parking spaces could go on the site plan.

MOTION: TOMMY'S BOATS WAREHOUSES SITE PLAN ON PART OF 6103 ALPINE AVENUE

Based upon representations made by the applicant and the information contained in the Planner's staff report, Frizzell made a motion, supported by Griswold to *approve* the site plan dated July 7, 2022 and received August 8th, 2022 drawn by Moore & Bruggink for warehouses on the northwest portion of 6103 Alpine Avenue, PP#41-09-14-400-004 as it *does* meet the requirements set forth in Chapter 16, 18 and 19 of the Alpine Township Ordinance with the following conditions of approval:

Condition of Approval:

1. That the Township Board approves the requested rezoning to I-1, Light Industrial.
2. That Township land division approval is granted for the proposed lots.
3. The applicant shall provide 2 copies of revised plans illustrating
 - Removal Sheet typo corrected regarding the zoning of the east half of 6103 Alpine Avenue.
 - Required water main installation illustrated along with the required hydrant at the new driveway, revise the plans accordingly.
 - Included a landscape plan for the Alpine Avenue frontage with appropriate materials and amounts.
 - A legible photometric plan, with correct pole heights and fixture cut sheets for the wall mounted light fixtures.
 - Illustrate the designated area for the gantry crane to be stored when not in use.

- The required parking spaces shall be illustrated on the site plan (as current / deferred parking).
4. *It is acceptable to allow 9 parking spaces to be deferred for the proposed boat warehouse use.*
 5. The property owner shall install the required master planned 16-inch public water main parallel to Alpine Avenue and a hydrant at the new driveway entrance concurrently with the development of the warehouse site.
 6. The property owner shall install the required Sanitary Sewer main parallel to Alpine Avenue as such time as agreed to by Alpine Township and to be memorialized in a recorded binding agreement and post a financial surety in favor of the Township for its construction.
 7. The property owner shall enter into a sidewalk easement agreement for the public sidewalk located on private property.
 8. The property owner shall enter into a cross access agreement benefitting the property to the south (the eastern portion of 6103 Alpine Avenue) and extend the cross access pavement in coordination with the southern property.
 9. Fire Department access is provided through Belden Brick to the southern portion of this site. This access will need to be memorialized in one of the other needed agreements by the two property owners.
 10. The property owner shall enter into a Site Development Agreement memorializing the Planning Commission's decision.
 11. All conditions outlined in the Township Engineer's letter dated August 11th, 2022.
 12. No outdoor storage except for the gantry crane.
 13. Deliveries shall be during normal business hours, no later than 7:00 pm.
 14. The north property line shall be planted with evergreen trees to screen the neighbors of light and sound with a minimum tree size at the time of planting of 5 to 6 feet in height and minimum spacing of 20 feet apart for the entire mutual property line.

Ayes: 5 Nays: 0 Motion Carried

22-52 PUBLIC COMMENT

Tony Brechting, 1307 6 Mile Road asked if the Planning Commission does not approve a text amendment request, does the request still go to the Township Board?

22-53 COMMISSIONER AND STAFF UPDATES

Becker said there will be a Special Meeting on September 22 to discuss the Master Plan Future Land Use map. The property owners who could be impacted will get a letter in the mail regarding it and it is also open to the public.

Becker reviewed the agenda for the regular September meeting.

Thome said a new vice chair will need to be selected as Chuck Jakems resigned his position with the Planning Commission. Frizzell motioned with support by Potter to nominate Griswold for vice chair.

Ayes: 5 Nays: 0 Motion Carried

ADJOURNMENT

Potter motioned, supported by Cordes to adjourn the meeting at 9:15 PM.

Ayes: 5 Nays: 0 Motion Carried



Lisa Frizzell, Planning Commission Secretary



Barb Griswold, Recording Secretary