

**ALPINE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
December 21, 2023**

**23-55 CALL TO ORDER AND APPROVAL OF THE REGULAR MEETING MINUTES
OF NOVEMBER 16, 2023.**

The Alpine Township Planning Commission held its regular meeting on December 21, 2023 at 7:00 p.m. at the Alpine Township Center, 5255 Alpine Avenue NW, Comstock Park, MI 49321. Present: Chair Steve Thome, Vice Chair Tom Griswold, Ron Cordes, Gary Potter, Paul Dunneback and Dawn Swafford. Lisa Frizzell was absent. Planner Susan Becker and recording secretary Barb Griswold were also present. Thome called the meeting to order at 7:00 p.m. with the Pledge of Allegiance.

APPROVAL OF MINUTES

Swafford moved, with support from Cordes to approve the minutes of the Regular Meeting of the Alpine Planning Commission on November 16, 2023.

Ayes: 6 Nays: 0 Motion Carried

23-56 THANK YOU FOR SERVICE

Planner Becker thanked Dawn Swafford for 9 years of civic service to the Township.

**23-57 PUBLIC HEARING: ZONING ORDINANCE TEXT AMENDMENTS TO
SECTIONS 5.02 AND 6.02 FOR PRODUCE STORING, PACKAGING AND
PROCESSING BUILDINGS (MINIMUM LOT AREA).**

Becker gave her review of the proposed ordinance changes to produce storage, packaging and processing in the Agricultural and Rural Agricultural zoning districts. The proposed Zoning Ordinance text amendments would make all existing produce storage buildings conforming to the Zoning Ordinance (presuming all have at least 40 acres of farmland associated with them) by eliminating the 40-acre lot requirement and eliminating the requirement for produce to be grown on the lot.

In addition, a new section is proposed that requires new produce storage buildings constructed or converted to such use after January 1, 2024 to be located on a lot 2 acres in size with 330 feet of lot width on a public road. The lot area and width are the same as what is required for a new home in the Agricultural zoning district, which differs from the RA zoning district.

The lots created as a result of this new section will be large enough to function and have room for building expansion. Land is easier to pass onto the next generation of farmers if it is not encumbered with issues like cross connected driveways, cross connected wells or power and doesn't have buildings across lot lines. Since ownership of such storage buildings tends to include more than one person, a lot with a minimum size and frontage decreases the chance for the listed issues to be created in the first place.

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

Ayes: 6 Nays: 0 Motion Carried

Dave Homrich, 6103 Alpine Avenue commented on the proposed text amendment change.

Phil Schwallier, 1185 9 Mile Road said storage buildings are now so large they are their own business, not necessarily a farming operation.

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

Ayes: 6 Nays: 0 Motion Carried

Dunneback made a motion, supported by Swafford to recommend *approval* of the text amendments to Chapters V and VI of Alpine Township Zoning Ordinance as laid out proposed Ordinance #23-09 with no changes.

Ayes: 6 Nays: 0 Motion Carried

23-58 PUBLIC HEARING: DAN BURRILL OF OAK VALLEY INVESTMENTS HAS REQUESTED TO REZONE 7436 VINTON AVENUE FROM A, AGRICULTURAL TO RA, RURAL AGRICULTURAL.

Becker gave her review on the rezoning request and the 50-acre property is located at the southeast corner of Vinton Avenue contains farmland with a pond at the northwest corner. The request to rezone the property to RA, Rural Agricultural is in conformance with the Alpine Township Master Plan's future land use designation of RE, Rural Estate. The RE future land use designation is analogous to the RA zoning district.

Applicant Dan Burrill, 4565 Wilson Avenue SW, Grandville said he will develop 4 lots each 2.5 acres in size. He will probably build a spec house on one lot and market the 3 remaining as a custom package for building.

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

Ayes: 6 Nays: 0 Motion Carried

John Kaye, 44 9 Mile Road asked where is this process going, how it will move forward and if the public gets to vote on it? He is concerned with traffic on 9 Mile Road and the water quality.

Marcia Kaye, 44 9 Mile Road said she likes the natural setting and wants the land to stay zoned Agricultural. The rezoning would be a step in the wrong direction.

Marvin Grooters, 7580 Vinton Avenue asked what will happen to the larger 40-acre remainder piece? Becker answered it will be rezoned RA also.

Michelle Skipper, 110 9 Mile Road said she enjoys the open field in their backyard and is concerned with drainage issues on their property. People drive fast on 9 Mile Road and she is concerned with traffic. Also concerns with chemicals going into the pond from new construction.

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

Ayes: 6 Nays: 0 Motion Carried

Thome asked what is happening with the remainder 40-acre piece and Mr. Burrill answered that piece will remain with the current property owners. It may remain farm land or the owners may put it up for sale also.

Thome asked if there will be any deed restrictions on the remainder piece for farming and Becker answered no because it is being rezoned as RA.

Dunneback asked what are the options for the remainder lot? Becker explained all allowable State 1997 land division "child" parcels were created in 2003 across the 144.97-acre Parent Tract. State law allows for re-divisions "grandchildren" after 10 years has passed since the creation of child parcels. The number of grandchildren parcels allowed to be created is limited. Becker added the applicant needs to provide title work history regarding which properties of the 1997 parent tract are entitled to re-divisions under state law.

MOTION: REZONING THE PROPERTY ADDRESSED 7436 VINTON AVENUE

Griswold made a motion, supported by Cordes to recommend to the Alpine Township Board to *approve* the requested rezoning the 50-acre property addressed 7436 Vinton Ave. (PP# 41-09-12-200-030) as publicly noticed from A, Agricultural to RA. Rural Agricultural.

Findings of Fact:

Based upon representations made by the applicant during rezoning review and upon the standards found in Chapter 6 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 RE, Rural Estate 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 RA, Rural Agricultural zoning district.

Ayes: Griswold, Cordes, Thome, Swafford, Dunneback
Motion Carried 5 -1

Nays: Potter

23-59 PUBLIC HEARING: BRIAN SIKMA OF HIGHPOINT REAL ESTATE HAS REQUESTED A SPECIAL LAND USE AND SITE PLAN APPROVAL FOR A CONTRACTOR'S YARD (BELDEN BRICK) ON THE SOUTHWESTERN PORTION OF PROPERTY ADDRESSED AT 6103 ALPINE AVENUE.

Becker gave her review of the special land use and site plan request for a contractor's yard at 979 7 Mile Road, formerly part of 6103 Alpine Avenue. In August 2022, the Planning Commission granted Belden Brick site plan and special land use approval for a contractor's yard. Since then, the applicant has altered the property's boundaries, moved the storm water pond onto the property and changed the size and use of the principal building. Outside sales and accounting personnel will be located here. Retail sales will continue at the Leonard Street location as retail sales are not permitted in the Industrial Zone. Showroom displays will continue at the Leonard Street location. Only salesman's samples will be stored at this proposed location.

The KCRC has indicated the only two allowable driveway locations are across from Rhino Drive and across from Centerline Engineering's driveway. The applicant's driveway aligns with Centerline Engineering's driveway. Vehicle entrance/exit will be controlled with arm gates. The entrance will be the northern-most access and the exit will be the southern-most access. The applicant has stated vehicle circulation will be maintained in the storage yard since material is delivered by semi-trailers. Vehicle circulation will be clockwise through the on-site driveway.

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

The proposed berm along the end side of the property contains soil with arsenic found on the property. Another berm is proposed east of the office building and a soil erosion and sediment control permit from KCRC is required. The parking lot can be used for maintenance equipment access to the pond. 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 five dedicated offices and four additional workstations adjacent to the sample board storage area. The building will be built with masonry products. The 3,750-square foot open-sided warehouse shed will be used to store materials for ready use in the winter. For future planning purposes, a second 3,750-square foot open sided warehouse is planned along with two 11,700-square foot warehouse buildings. Additional site plan review and approval is needed in the future for the illustrated future buildings.

Becker said staff concurs with the applicant's calculations of 11 required parking spaces for the office and sample board storage and 12 spaces have been provided. The surface material of the storage yard will be 12 inches of sand base covered by 8 inches of asphalt millings. The yard will be screened by landscaping and not fenced.

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. The lighting levels on the photometric plan are acceptable and the pole-mounted lighting fixtures meet ordinance regulations for full cut-off fixtures. Pole lights within 150 feet of public road right-of-way have a maximum height limit of 23 feet tall. A dumpster is proposed within the outdoor yard's landscaped screened perimeter.

Applicant Brian Sikma, 5500 Cascade Road said the main change in the current proposed plan is the storm water retention is contained on-site now and the building has shrunk a bit. Belden Brick will move their outside sales and accounting personnel from the facility on Leonard Street to the proposed site in a small office building.

Trucks will have ingress and egress off 7 Mile Road and ample space to stage off on the property to be unloaded. The product is generally delivered to the customer's job site by Belden Brick and occasionally contractors pick up miscellaneous products from the proposed site.

Griswold asked is this the same size piece of land as the proposed site plan in 2022 and Mr. Sikma said the north line slid south 50-60 feet for a water easement.

Cordes asked about the soil and Mr. Sikma said the soil has to stay on-site because the soil contains arsenic. They will create a berm using top soil on site. The soil is tested and the testing will show how to handle the arsenic properly on the site.

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

Ayes: 6 Nays: 0 Motion Carried

Dave Homrich, 6103 Alpine Avenue spoke at length about concerns over storm water drainage. He called M-DOT regarding the concerns and M-DOT said they will not get involved unless there is a current issue.

Motion made to close public comment by Griswold, supported by Dunneback.

Ayes: 6 Nays: 0 Motion Carried

MOTION: BELDEN BRICK SPECIAL LAND USE AT APPROXIMATELY 979 7 MILE ROAD

Based upon representations made by the applicant and the information contained in the Planner's staff report, Griswold made a motion, supported by Potter to *approve* the Special Land Use permit requested for a contractor's yard at approximately 979 7 Mile Road, PP# 41-09-14-400-008 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 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: 6 Nays: 0 Motion Carried

MOTION: BELDEN BRICK SITE PLAN AT APPROXIMATELY 979 7 MILE ROAD

Based upon representations made by the applicant and the information contained in the Planner's staff report, Griswold made a motion, supported by Swafford to *approve* the site plan dated November 1, 2022 drawn by Moore & Bruggink and received Dec. 7, 2023 for a contractor's yard at approximately 979 7 Mile Road, PP# 41-09-14-400-008 as it *does not* meet the requirements set forth in Chapters 16, 18 and 19 of the Alpine Twp. Zoning Ord. with the following conditions of approval:

Conditions of Approval:

1. The applicant shall provide 2 copies of a revised photometric plan, with correct pole height and fixture cut sheets for the wall mounted light fixtures.
2. The office building must receive a Certificate of Occupancy from the Building Official before use of the storage yard will be allowed.
3. The property owner shall enter into a sidewalk easement agreement for the public sidewalk located on private property.
4. The property owner shall enter into a Site Development Agreement memorializing the Planning Commission's decision.
5. All conditions outlined in the Township Engineer's letter dated December 15th, 2023.

Ayes: 6 Nays: 0 Motion Carried

23-60 DISCUSSION: SELF-STORAGE FACILITY REGULATIONS

Becker reviewed the changes to the proposed regulations for self-storage facilities since last month. Alpine Township is very permissive about self-storage facilities as compared to other local municipalities. The Commissioners discussed the proposed changes and agreed to hold a public hearing regarding self-storage facilities in February.

23-61 COMMISSIONER AND STAFF UPDATES

Becker reviewed the results from the November election and provided a map showing the Township's voting precincts. The Commissioners thanked Swafford for her 9 years of service and wished her well.

ADJOURNMENT

Swafford motioned, supported by Griswold to adjourn the meeting at 9:09 PM.

Ayes: 6 Nays: 0 Motion Carried



Lisa Frizzell, Planning Commission Secretary



Barb Griswold, Recording Secretary