

**ALPINE TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
February 16, 2023**

**23-01 CALL TO ORDER AND APPROVAL OF THE REGULAR MEETING MINUTES  
OF DECEMBER 15, 2022.**

The Alpine Township Planning Commission held its regular meeting on February 16, 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, Secretary Lisa Frizzell, Gary Potter, Ron Cordes and Dawn Swafford. Matt Wenzel 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**

Potter moved, with support from Griswold to approve the minutes of the Regular Meeting of the Alpine Planning Commission on December 15, 2022 with one correction.

**Ayes: 6 Nays: 0 Motion Carried**

**23-02 PUBLIC HEARING: SPECIAL LAND USE AMENDMENT AND SITE PLAN  
REVIEW FOR WAHLFIELD COUNTY PARK AMENITY ADDITIONS (NEW  
ENTRANCE, PARKING LOT, RESTROOMS AND PICNIC SHELTER) AT 6867  
ALPINE AVENUE.**

Applicant Brian Mulligan of Kent County Parks said Wahlfield Park opened in 2006 on 280-acres with walking trails, playground, open shelters and parking. In 2013, Kent County Parks partnered with the West Michigan Mountain Bike Alliance to develop a network of bike-optimized trails to open more of the 280 acres to public use.

In 2020, Kent County Parks conducted a public master planning process to aid in activating the 280 acres and provide direction for future development. From this plan, it was determined that the north portion of the park was suitable to add more facilities like parking, restrooms, an enclosure shelter and a potential off-leash dog park. The master plan process also showed that there was a public desire to separate the mountain bike trail users from the playground and shelter users due to weekend and evening conflicts with parking availability.

Mr. Mulligan said the current development plan for the north side includes a two-part phase one development. The first part will be to construct an entry off Alpine Avenue/M-37 for access, with a 100-space parking lot. This parking lot will become the trailhead and starting point for the mountain bike trail system. Part two will provide a restroom facility and hopefully if budget allows an open shelter that will primarily serve mountain bike events. This phase will take place during 2023-24 construction season, with the anticipation of being fully operational for the 2024 season. Any further development of the master plan will be based on funding availability.

Griswold asked if there was consideration in moving the proposed entrance to the north to be more in line the turnaround? Mr. Mulligan said they have been working with M-DOT and they prefer the drive to be farther south. M-DOT feels people will try to go north through the turnaround

if the entrance is aligned with it. Cordes added the proposed entrance location works well for trucks trying to make the turnaround too.

Planner Becker gave her review of the special land use amendment and site plan review request for Wahlfield County Park at 6867 Alpine Avenue and 1229, 1323 8 Mile Road to allow for the construction of a new entrance, parking lot, restrooms and picnic shelter. A soil and erosion permit will be needed from KCRC since Mill Creek flows through the property. There are no public utilities for water and sewer available.

Becker stated M-DOT has given design blessing for the proposed northern driveway. A new address of 7117 M-37 has been issued by KCRC for the new northern driveway. This address will be used to direct users to the proposed north entrance and the advertised address of 6811 Alpine Avenue is used to direct users to the existing south entrance.

The park is a popular destination for group mountain bike riders. Separating motor vehicle traffic of mountain bike users and other park users will solve the current congestion and parking issues on sunny days and weekends.

One hundred new parking spaces of appropriate dimensions have been provided. The 704-square foot restroom building appearance will be similar to the new bathroom building at Luton County Park at 59250 10 Mile Road NE. The proposed picnic shelter will not be reservable and likely will be used as a staging area for biking groups. Trash will be managed as it is currently to the south with individual trash cans.

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

**Ayes: 6      Nays: 0      Motion Carried**

No comments received.

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

**Ayes: 6      Nays: 0      Motion Carried**

**MOTION: WAHLFIELD COUNTY PARK SPECIAL LAND USE AMENDMENT AND SITE PLAN AT 6867 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 Swafford to *approve* the special land use amendment and site plan dated January 16, 2023 drawn by VIRIDIS Design Group for park improvements at Wahlfield County Park at 6867 Alpine Ave. (PP# 41-09-11-300-016), 1229 8 Mile Rd. (PP# 41-09-11-300-004) and 1323 8 Mile Rd. (PP# 41-09-11-300-012) as it *does / does not* meet the standards set forth in Chapters 5, 6 and 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 districts.
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 public parks are special land uses in the Ag and RA zoning districts.
5. The park is adequately served by public services and facilities.

**Conditions of Approval:**

1. All conditions outlined in the Township Engineer's letter dated February 10<sup>th</sup>, 2023.

**Ayes: 6      Nays: 0      Motion Carried**

**23-03      SITE PLAN REVIEW: ALPINE TOWNSHIP SPORTS COMPLEX AMENITY ADDITIONS (PUBLIC SHELTER AND PICKLEBALL COURTS) AT 1850 ALPINE CHURCH STREET.**

Planner Becker gave her review for the Township request for site plan approval for the construction of a picnic shelter and pickleball courts at the Alpine Township Sports Park. The 20-acre park is addressed 1850 Alpine Church Street and is zoned A, Agricultural. The property is located at the southeast corner of Alpine Church Street and Baumhoff Avenue.

Becker said last year she was able to secure \$70,000 in federal Community Development Block Grant monies for the picnic shelter portion of the project. Based on community requests, the Township Supervisor proposed installation of pickleball courts along with the picnic shelter. The pickleball courts will be located where the basketball courts were planned for in the Park's Master Plan. Kent County Parks Department is in support of pickleball courts since they frequently receive requests for such and the County no longer builds or maintains sport facilities in Parks.

Kent County Purchasing Department received four bids for the project and Katerberg VerHage Inc. was the lowest bid at \$460,374. Once environmental review of the project is completed mid-February, the project will be presented to the County Finance & Physical Resources Committee on February 21<sup>st</sup> for an Award Notice & Construction Agreement. The construction completion deadline is July 15, 2023.

The 20 x 44 foot picnic shelter will have a metal roof similar to the existing building. There will be four permanently-mounted picnic tables underneath and on the concrete apron around the shelter, there will be two aluminum prep tables with electrical outlets and two charcoal grills.

There will be four pickleball courts and four benches. The courts will be post-tension concrete over sand sub-base to ensure longevity on Alpine Township clay soils. Some grading will be necessary and storm water will continue to flow into the adjacent grassed depression/pond

immediately to west of the pickleball courts. The large parking lot was resurfaced early summer 2022 prior to the Township's 175<sup>th</sup> Anniversary Community Party.

**MOTION: SITE PLAN FOR PICNIC SHELTER AND PICKLEBALL COURTS AT THE TOWNSHIP SPORTS PARK**

Based upon representations made by the applicant, Griswold made a motion, supported by Cordes to *approve* the site plan dated November 28, 2023 drawn by Progressive AE for the construction of a picnic shelter and pickleball courts at the Alpine Twp. Sports Park addressed 1850 Alpine Church St., PP# 41-09-27-400-015 as it *does* meet the requirements set forth in Chapters 5 and 18 of the Alpine Township Zoning Ordinance.

**Ayes: 6      Nays: 0      Motion Carried**

**23-04      SELECTION OF COMMITTEE MEMBERS**

Frizzell made a motion, supported by Cordes to name Thome as Chair, Griswold as Vice-Chair and Frizzell as Secretary for 2023.

**Ayes: 6      Nays: 0      Motion Carried**

Committee Appointments are as follows:

Site Plan Review Committee

Thome  
Frizzell  
Cordes

Alternates: Griswold & Potter

Capital Improvement Plan  
All Planning Commissioners

**Ayes: 6      Nays: 0      Motion Carried**

**23-05      PUBLIC COMMENT**

Carole Hulst, 3900 Walker Avenue asked about the procedures for Township Board meetings.

**23-06      COMMISSIONER AND STAFF UPDATES**

Becker reviewed available training opportunities with the Commissioners and updates to the Zoning Ordinances were provided.

**ADJOURNMENT**

Potter motioned, supported by Swafford to adjourn the meeting at 7:59 PM.

**Ayes: 6      Nays: 0      Motion Carried**

  
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Lisa Frizzell, Planning Commission Secretary

  
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Barb Griswold, Recording Secretary