

**ALPINE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
January 20, 2022**

**22-04 CALL TO ORDER / APPROVAL OF THE REGULAR MEETING MINUTES OF
DECEMBER 16, 2021 AND THE / PUBLIC COMMENT ON NON-AGENDA
ITEMS**

The Alpine Township Planning Commission held its regular meeting on January 20, 2022 at 7:00 p.m. at the Alpine Township Center, 5255 Alpine Avenue NW, Comstock Park, MI 49321. Present: Secretary Lisa Frizzell, Ron Cordes, Steve Thome, Dawn Swafford, Chuck Jakems, Tom Griswold and Gary Potter. Planner Susan Becker and recording secretary Barb Griswold were also present. Cordes called the meeting to order at 7:00 p.m. with the Pledge of Allegiance.

WELCOME AND SWEARING IN OF NEW AND RETURNING COMMISSIONERS

Cordes welcomed new commissioner Tom Griswold and returning Commissioner Chuck Jakems. Clerk Wahlfield administered the Oath of Office to all Planning Commissioners and thanked the Commissioners for their time and service.

PLANNING COMMISSION ADMINISTRATIVE ITEM: ELECTION OF OFFICERS

Election of Officers:

Chair: Thome

Vice-Chair: Jakems

Secretary: Frizzell

Ayes: 7 Nays: 0 Motion Carried

APPROVAL OF MINUTES

Frizzell moved, with support from Swafford to approve the minutes of the Regular Meeting of the Alpine Planning Commission on December 26, 2021 with one correction on page 4.

Ayes: 7 Nays: 0 Motion Carried

Chair Thome opened the meeting up for Public Comment on any non-agenda items.

Stephanie Ginsberg, 5167 Peach Ridge Avenue said she is surprised at the proposed development of Gracewil Golf Course, she doesn't understand what the Wilson family's end goal is and thinks it will forever change the community. *"I don't understand why it has to be so big. Why it can't be something more similar to Somerset Hills. It's a very nice community added down on Peach Ridge. A lot of them patron our farm and we love that".* She expressed concerns with traffic and the flow of Indian Mill Creek. *"The school district, I don't know how that is going to work. I feel bad because I know my kids are not going to go to Kenowa, they will stay either in parochial school or I will apply for schools of choice to Coopersville because of how Kenowa has changed over the last 10 years given the demographics basically from M-37 east."* She stated that her main concerns were *"traffic, changing demographic of what is in our community, Indian Mill Creek, and an overall appeal to Alpine Township: I think we should set our standards a little bit higher. Why not bring in buyers with bigger money?"*

Joel Robertson, 3061 Ridge Port Drive said *"we moved here in 2014, we looked in Ada, we looked in East Grand Rapids, we looked in Byron Center, we looked all over and we choose Alpine Township"* because of the farmland protection in Alpine Township. He owns several businesses and it is important to know who you are making deals with. *"I looked up the people you are negotiating with (i.e. JTB Homes) to give variances and the average Google review is 4.4, this group is 2.8. The reviews reflect that these people promise things but don't deliver. They have already proven to be unethical. I don't know if you want to represent us by signing deals with unethical people."*

Jodi Alvesteffer, 3151 Ridge Port Drive said she likes the neighborhood she lives in. *"Having another neighborhood like ours, where there are less houses and if they are trying to make money, they can still make money off that. Do something different, really want you to look at something different."* There needs to be a soil study and questions if EGLE should do a wetlands study. She has concerns about traffic and stated a traffic study is essential. *"I don't know if you can still go backwards in time for some of these offers where there had been offers for keeping part of the golf course and houses on the other part? I think we need to dig deep."*

Carole Hulst, 3900 Walker Avenue has concerns about Indian Mill Creek and what is going to happen to all the wetlands. She wants to make sure the stream is taken care of and wants to know if the DNR has been contacted regarding it. *"Please take care of the stream."*

She said *The Range* at Alpine Avenue and Alpine Church Street is going to be developed and thinks it is similar to the proposed Gracewil Development and Alpine Township doesn't need both developments. *"So you are double dipping? We do have to protect Alpine Township's integrity"*

Greg Raap, 5800 Bristol Avenue is concerned with flooding if development happens. He said during the spring the area already floods and thinks it will only get worse. *"Look real deep into storm water issues."*

Ken Sanders, 2634 Schindler Drive said water flows through his property to Gracewil Golf Course and if it is developed, where will the water go? His backyard is wet 3-4 months a year already. He has concerns with fewer trees being planted in the proposed development and thinks this will add to climate change. He is concerned with how much green space there will be for the development and there needs to be more trees planted to help cool the temperature of the property for now and the future. *"I'm not here to tell the Wilson family or Alpine Township that they can't do something there, but I think all of us would agree that something with a balanced format that takes in the nature of Alpine Township along with development for other people to move here and enjoy our way of life. There needs to be a balance, there needs to be a reduction in the size and I think we would all work together on achieving that. We are your constituents, we vote for you people, think about that when it comes time to make this happen."*

Matthew Ginsberg, 5167 Peach Ridge Avenue is concerned what the proposed development will become 20 years from now; this is a farming community and the development would change it. He inquired whether the necessary supporting infrastructure is in place for the proposed development (roads, schools, utilities, etc.). *"I'm all for the development of a residential area, I can't help but think what that dense of a residency will do to the rest of our Township. I think moving forward in this direction will set a precedence for Alpine Township to no longer be what it is today. I think that's sad for the community."*

Ron Alvesteffer, 3151 Ridge Port Drive said when he purchased his house 15 years ago the area felt special and if the proposed development goes in, it won't feel special anymore. *"It doesn't fit anything that is in Alpine Township right now, the look and feel that we have. This whole planning thing flies in the face of everything that has happened up until this point. We understand it is zoned for residential, but I think 600 houses is way over the top. Do far less houses, more like a Somerset where you can have neighbors but you can keep the feel of the area. We are counting on you to protect what we have right now here and to do it in the right way."*

22-05 PUBLIC HEARING: LAKE MICHIGAN CREDIT UNION HAS REQUESTED A SPECIAL LAND USE AND SITE PLAN APPROVAL FOR A CREDIT UNION WITH DRIVE-THROUGH LANES AT 4886 ALPINE AVENUE.

Planner Becker gave her review for the proposed special land use and site plan approval to allow for the construction of a credit union building with drive-through banking lanes. The 1.44-acre property is addressed 4886 Alpine Avenue and is zoned C-2, Commercial.

The property is currently occupied by a billboard. Per the Zoning Ordinance, billboards are considered to be the principal use of a property and no other principal use is allowed. Therefore, the billboard must be physically removed from the property prior to any other use being established. Arrangements can be made with MDOT to put the state-issued billboard permit in escrow to transfer it to another allowable location around the state.

The property to the west is planned and zoned for a Mixed Use PUD and is the location of the approved *The Range at Alpine* development and current Fire Station #1. The property to the east is planned and zoned for medium density residential uses and is occupied by Alpine Mobile Village. The properties to the north and south are planned and zoned for commercial purposes and are either vacant, have homes or commercial businesses on them.

The subject property is master planned for commercial purposes. The request involves moving LMCU's current operations at 4560 Alpine Avenue to this location.

Becker stated drive-through facilities are special land uses in the C-2 district. They are special land uses to ensure they are designed in such a way as to minimize disruption to adjoining property owners. Becker reviewed the special use standards for the Commission.

Becker said all storm water will be routed to the underground storm water tanks proposed in the rear. The tanks outlet at the northeast corner into a surface swale off site that flows north into Strawberry Creek. The applicant must be watchful for erosion at the outlet and address any erosion immediately. The fill proposed for the site creates a concern for the interface with the properties to the north and east. The building will connect to public water and sanitary sewer.

A traffic study by Fleis & VanderBrink has been provided. MDOT has reviewed the proposed site plan and has indicated the driveway location on Alpine Avenue needs to be as far north as possible. A shared driveway further to the north is preferred by the Township and comes closer to meeting MDOT's spacing requirements with Chris Lane as pointed out in the traffic study. A single commercial driveway is the goal of the Township's Access Management Plan and is beneficial to all parties. If a shared driveway is installed, a separate cross access drive is not necessary.

Without a shared driveway, the Township's access management standards requires cross access connections [Section 18.06(b)]. A 24-foot wide access easement will need to be extended to the north property line. Extension involves physical construction now and in the future and a recorded access easement document.

Alignment to the north will need to be coordinated with future development since there will be grade difference with the property to the north. Vehicular connection to the south is not allowed since the property owner of Chris Lane denied access.

Becker said the plan illustrates required public sidewalks along Alpine Avenue and correctly illustrates sidewalk poured through the driveway. The alignment to the north will need to be coordinated with future development since there will be a grade difference with the property to the north. The Township will supply the necessary Sidewalk Agreement for future installation; LMCU will be responsible for the costs of future grading and sidewalk connection.

The applicant is encouraged to approach the owner of Alpine Mobile Village to make arrangements for them to pay for a sidewalk extension of 15 feet to the south to connect with Chris Lane under the same MDOT construction permit and with the same contractor. Finishing the sidewalk to Chris Lane would minimize any potential cut-through pedestrian traffic through the landscaped area of LMCU.

There are 30 parking spaces and 16 vehicle waiting spaces for the drive-through facilities (4 lanes) which meets the required minimums of Section 19.07(c)(3).

The proposed asymmetrical 4,050-square foot building conforms to the front, rear and side setbacks (there are 2 front yards and therefore 2 building facades). The provided floor plan illustrates 7 offices, 5 counter tellers and 2 drive-through tellers.

The overall architectural design of the building meets the standards of Section 2.44, with one large exception. The applicant was previously asked to calculate the percentage of EIFS and was informed there is a 20% maximum of EIFS and to provide a color rendering and that was not done. Based on staff's calculations there is approximately 36% of EIFS on the west façade and 67% of EIFS on the south façade. The building would not meet Zoning Ordinance requirements for materials. The architectural elevations must be revised to meet the requirements of the Ordinance and a colored rendering of the building is required to ascertain if it meets the Ordinance's requirements.

Becker explained Section 12.04(f) requires a greenbelt adjacent to residentially-zoned property (25-foot wide to the east) and adjacent to non-conforming residential uses (10 feet wide to the north). To the east, the 25-foot wide greenbelt consists of small trees and shrubs along the created 5-8 foot wide flat area on top of the slope. The balance is a seed mix to hold the steep slope in place (mowing is not possible).

To the north, the 13-foot wide greenbelt consists of a seed mix to hold the steep slope in place (mowing is not possible) and two existing trees at the bottom of the slope. The parking lot is approximately 5 feet taller than the foundation of the adjacent house, just the right height for headlights to shine into the windows.

The landscaping plan must be revised to illustrate the locations of the freestanding sign and proposed tree locations. There appears to be a potential conflict between the two. The illustrated landscaping materials and amounts are acceptable.

A dumpster is proposed at the northeast corner of the site; however no details on the required 4-sided enclosure were provided. The site plan must be revised with the details. The lighting levels on the photometric plan as presented are acceptable. The mounting height for the poles is listed at 20 feet. Fixture cut sheets must be provided for the wall-mounted exterior lighting to demonstrate the fixtures are full cut-off fixtures.

Mike Oezer, Township Engineer gave a brief review of the proposed new credit union. He said a cross-access drive to the north is depicted as a future improvement. There will be a grade change of approximately 3.5 feet from the proposed driveway to the existing grade to the north. He does recommend that the grade at the north end of the cross-access drive be dropped in grade several tenths to half-a-foot to make that future grading easier to accommodate.

Mr. Oezer said the layout also includes 5-foot-wide sidewalk along the right-of-way. The sidewalk will be in the right-of-way and he recommends some changes to the sidewalk layout. Accessible sidewalk ramps should be depicted at the drive crossing and at the south end, the applicant should make every effort to coordinate with Alpine Mobile Village to extend sidewalk to the north side of the Village's drive entry. An accessible sidewalk ramp will be needed at the driveway as well.

Mr. Oezer he has reviewed the 1:2 slopes and found that similar slopes have been employed in other recent developments with success, if less than 1:2 slopes are used, erosion can happen. He said an underground detention storage system is proposed and inspections during construction are recommended.

Steve Witte, Engineer for applicant said LMCU has a facility on Alpine Avenue to the south of the proposed location will take the place of that facility. When the plans were submitted to the Township, talks with the neighbor to the north has not happened, they showed the driveway as far north as possible without impacted the neighbor's property. There since has been a meeting with the Township, MDOT and the neighbor to the north. The outcome of that meeting was the neighbor to the north was alright having a shared driveway, so the driveway will get moved north to the common property line.

Mr. Witte said they will work with the Township on meeting the 20% EIFS requirement and provide a color rendering. The HVAC will not be on the roof, it will be behind the building with landscaping around it. The dumpster will have a block enclosure that will be matching to the building material. There will also be evergreen shrubs planted along the north parking area.

Mr. Witte said they can make a 1:3 slope work and stay on the proposed property to the east but to the north is it more challenging. They talked to the neighbor to the north about doing grading on his property and the neighbor seemed agreeable to that suggestion and they can make a 1:3 slope work.

Mr. Witte said the property will be irrigated and the lighting will be shielded and cut-off and he will provide a fixture cut-off sheet to the Township.

Potter asked if the mobile homes along the east side of the property will be shielded and Mr. Witte said there will be a buffer with landscaping to block out head lights.

Jakems asked if there was or was not a shared driveway agreement with the neighbor to the north at this point and Mr. Witte said they didn't have an agreement in writing, but had a conversation in a meeting with the neighbor regarding it.

Matthew Quartell, 4890 Alpine Avenue said he is the property owner to the north. He said he loves the shared driveway idea and it makes sense. There is a house on his property he rents out and he has spoken to the tenants regarding the proposed LMCU building. The house sits lower than the LMCU building would and the lights would shine over the roof of the house, so he is not that worried about the lights.

Frizzell asked if Mr. Quartell was alright with LMCU grading on his property and Mr. Quartell said yes they could at their expense if that is what they want, he has no objections to it.

Todd Plummer, 4850 Alpine Avenue said he is the neighbor to the south and east, Alpine Mobile Village. He has some concerns with the traffic flow and with the residents getting in and out on Chris Lane. Mr. Plummer said in speaking with LMCU their preference is not have written easements, they prefer to have full control of their site and he feels the same way.

Mr. Plummer said the driveway to the north is a good idea as it will serve possible future development and will serve a good purpose for multiple people.

Mr. Plummer said he had discussions about slope grading and he would work with LMCU on it. He said along the east lot line, they are looking at doing a refresh for the mobile home park by taking out some overgrown pine trees and would be willing to work with LMCU's landscaping people. Mr. Plummer said they will do landscaping or nice vinyl fencing to shield their residents from headlights too.

Mr. Plummer stated he thinks the sidewalk is a good idea and they will work out the cost of it. It is a good option to extend it to Chris Lane for the residents, and will tie everything in and make it look nice.

Cordes said the grade should be set for a future service road. Mr. Plummer said he does see potential for that in the future and would be open to discussion with LMCU regarding it. Becker added in the Master Plan there is a long term to have a stub to the north from the Westgate Drive To Alpine Church Street Master Planned road for a second access points for emergency services, with a second way in or out of Alpine Mobile Village.

Motion made to open the Public Hearing by Cordes, supported by Swafford.

Ayes: 7 Nays: 0 Motion Carried

Betty Pennington said she sold the property to LMCU and feels they will be good neighbors on Alpine Avenue. Mrs. Pennington said she could have made more money on the property but didn't want an adult book store at the location, and feels LMCU will make it look good.

Motion made to close the Public Hearing by Thome, supported by Griswold.

Ayes: 7 Nays: 0 Motion Carried

A discussion among the Commissioners was had regarding not having anything in writing at this time from Mr. Quartell and Mr. Plummer pertaining to easements and doing grading on the adjacent properties.

Jakems made a motion, supported by Cordes to TABLE the motion.

Ayes: 7 Nays: 0 Motion Carried

22-06 PUBLIC HEARING: NET LEASE DEVELOPMENT LLC HAS REQUESTED A SPECIAL LAND USE AND SITE PLAN APPROVAL FOR A DRIVE-THROUGH OIL CHANGE BUSINESS (TAKE 5 OIL CHANGE) AT 3770 ALPINE AVENUE.

Planner Becker gave her review for the proposed special land use and site plan approval to allow the establishment of a quick oil change business on property addressed 3770 Alpine Avenue. The 0.78-acre property is zoned C-2, Commercial. The building was originally built in 1990 as a Dairy Queen and has had several occupants over the years, and the current building will be demolished. The property is part of the Alpine Center commercial condominium along the self-storage business to the east.

Drive-through facilities are special land uses in the C-2 district. The property has had a drive-through facility since 1990; which preceded the requirement for a special land use. With the construction of a new building it is time to bring the property into conformance with the Zoning Ordinance. The applicant has indicated that customers stay in their cars during oil change services.

Becker reviewed the six standards of Section 21.02(h) of the Zoning Ordinance for the requested Special Land Use for the Commission.

The site plan indicates that the existing concrete and wood retaining walls are intended to remain. The wood retaining wall at the rear of the property is no longer vertical (leans east quite a bit) and will likely need to be replaced. The dumpster pad is planned in this area and it is highly doubtful the retaining wall is structurally sound enough to take the pounding it will receive from a garbage truck emptying a dumpster.

Becker stated all storm water is believed to be routed through the self-storage business to the York Creek Apartment complex and ultimately to the Kent County Drain Commissioner's York Creek Upper drain pond along 4 Mile Road.

Staff has concerns that some storm water at the southwest corner will head due south and will erode the bank and enter the neighbor's parking lot. The applicant previously stated a berm will be installed to direct all storm water to the catch basin. However, that has not materialized on the site plan and it must be revised to ensure all storm water reaches the catch basin.

The neighbor to the south had indicated that in the past snow storage has been pushed to the south end of this lot, causing water damage to his building. Snow storage should not extend south beyond the current concrete retaining wall. In addition, it is believed that the existing catch basin may be damaged or may also be a leaching basing since water weeps out the side of the hill according to the neighbor. An investigation on the soundness of the catch basin is needed and if it is a leaching basin, it should be converted to a standard catch basin.

Becker said the existing driveway is planned to remain. There is an existing access easement for the east/west driveway that services the north end of the self-storage facilities (a common element of the condominium) and vehicular connect to the north exists.

There are existing dual retaining walls to the south and approximately 6 foot grade difference between the subject property and the property to the south. The property owner has indicated to staff he is open to a vehicular connection to the subject property at the front corner (something the Township Access Management Standards in Section 18.06(b) points out). He has indicated that people drive across the lawn now between the two properties.

The Township typically requires cross access for all properties. However, this situation is a bit unusual with the route occupied by the public sewer main (it appears there is approximately 10 feet cover over the main based on the inverts and top of casing measurements), grades and the neighbor's willingness to participate.

Becker stated if the Commission requires a cross access drive, a 24-foot wide access easement to the south property line in coordination with the adjacent property owner will need to be shown on the site plan. Extension involves physical construction and a recorded access easement document.

The building will be served by public water and sanitary sewer. An in-line sewer oil and grit separator will be installed. Sidewalks exist along Alpine Avenue and the applicant was asked to check if the existing ramp meets current ADA requirements.

The proposed 1,665-square foot building meets all setbacks. The overall architectural design of the building meets the standards of Section 2.44 as it has varied architectural details and is of a pedestrian scale. Parking setbacks, space size and aisle widths all meet ordinance requirements. There will be a maximum of 6 or 7 employees on shift at any given time. The provided parking exceeds the minimum amounts and includes 10 regular parking spaces along with 6 waiting spaces for the 3 service bays.

Becker said the illustrated landscaping materials and amounts are appropriate. There are extensive underground utilities at the NW corner that precludes planting anything with deep roots. Turf is illustrated on the opposite side of all retaining walls and in most areas this is not realistic. The site plan must be revised to reflect realistic landscaping that can be properly maintained.

The lighting levels on the photometric plan as presented are acceptable. However, no pole heights are listed. Poles within 150 feet of public street right-of-way may not exceed 23-feet tall. The photometric plan must be revised to indicate the appropriate pole heights and fixture cut sheets provided to demonstrate the fixtures are full cut-off fixtures. A 4-sided enclosure is located in an acceptable location, however no details on the required enclosure were provided. The site plan must be revised showing the details.

Mike Oezer, Township Engineer gave a brief review of the proposed oil change building. There is not a cross-access drive to the south. A drive is possible however it would be challenged by steep grades. A drive is feasible; however design changes would be needed to fit a drive to the site configurations.

Mr. Oezer said the applicant is proposing to create a low area on the south of the site to provide some detention of runoff from the site. He is satisfied that the reduction in impervious area and the detention area will reduce the overall runoff from the site. Runoff from parking areas will also travel over grassed areas which will help to reduce pollutant loads.

Applicant Mark Huonder, 1000 Forest Park, Fort Worth Texas said Take 5 oil change is technically a drive-through user, it is best to think of it as a really fast oil change. During peak times there are 5 to 6 cars going through the site at one time, compared to fast food restaurants are doing 6 to 7 times that amount of traffic.

Mr. Huonder said he requests there not be a requirement of a cross access agreement due to grading and sewer concerns that would have to be accounted for. There is a 10% slope there and that is at the top of the threshold of what is acceptable, and the proposed site meets with criteria with the topography to waive the cross access agreement.

Frizzell asked if they have looked at the retaining walls and Mr. Huonder said they have not done a structural analysis, but it would not be in their best interest to have failing retaining walls so that will be done as part of the construction plans.

Thome asked if the retaining wall was on the proposed property and Mr. Huonder said there are multiple retaining walls. The wood retaining wall on the south side is on the neighbor to the south; a section of wood wall on the east is on the proposed property; the concrete retaining wall closer to the south line is on the proposed property.

Frizzell asked if the sidewalks ramps are in compliance with for ADA and Mr. Huonder said that a review of them has not been conducted yet.

Griswold asked if the bowing wood retaining wall fails, how does that affect the stability of the property. Oezer answered there is another retaining wall near that one, but they aren't sure what the depth is or what the footings look like. There is a 5-foot grade difference between the two wood retaining walls, and there could be some sluff off that would affect them.

Jakems said he thinks at some point in time the corner of Alpine Avenue and 4 Mile Road will develop (the northeast corner) and a shared cross access agreement for the proposed property will be needed and makes sense to have it.

Thome asked about the dumpster material and Mr. Huonder answered it will be the same masonry material as the building.

John Schebaum, Engineer for applicant said the reduction of impervious area on the site improves the storm water runoff rates and volumes and the sediments and pollutants associated with the paved surfaces. The site drainage is also designed in a manner such that storm water from paved surfaces are routed to rip-rap pads and flow through a vegetated area before being collected by the existing outlet.

The existing storm network onsite and to the east will be utilized in the proposed development also present significant limitations to the ability of additional detention water quality measures to be implemented. The existing 8" diameter plastic pipe to be used for conveying stormwater to a

release point already has minimal cover and does not have much slope to the connection on the storage facility to the east.

Motion made to close the Public Hearing by Frizzell, supported by Potter.

Ayes: 7 Nays: 0 Motion Carried

No comments received.

Motion made to close the Public Hearing by Jakems, supported by Swafford.

Ayes: 7 Nays: 0 Motion Carried

Cordes asked about a cross access being possible and Mr. Schebaum said a cross access is possible but not preferred due to being on a 10% slope. Cordes said other developers have had to deal with grading issues and still put a cross access in. Jakems added now is the time to put a cross access in because the entire site is going to be ripped up anyway.

MOTION: TAKE 5 OIL CHANGE BUSINESS SPECIAL LAND USE AT 3770 ALPINE AVENUE

Based upon representations made by the applicant, Frizzell made a motion, supported by Swafford to *approve* the Special Land Use permit requested for an oil change business with drive-through facilities on a property addressed 3770 Alpine Avenue (PP# 41-09-36-354-001) 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 drive-through facilities are special land uses in the commercial district

Ayes: 7 Nays: 0 Motion Carried

MOTION: TAKE 5 OIL CHANGE BUSINESS SITE PLAN AT 3770 ALPINE AVENUE

Based upon representations made by the applicant, Jakems made a motion, supported by Cordes to *approve* the site plan dated January 6, 2022 and drawn by BFA Engineering, building elevation drawings dated Dec. 27, 2021 by Damon Drennan Architect and a photometric plan dated Dec. 7, 2021 by CED for an oil change business on property addressed 3770 Alpine Avenue (PP# 41-09-36-354-001) as it *does* meet the requirements set forth in Chapters 12, 18 and 19 of the Alpine Twp. Zoning Ord. with the following conditions of approval:

Condition of Approval:

1. The applicant shall provide 2 copies of revised plans illustrating:
 - Inclusion of a cross access drive & easement to the south.
 - Revisions to the grading plan to ensure storm water reaches the catch basin to the maximum extent practicable.
 - Correct the typo referencing the drainage easement on the utility sheet.
 - The landscape plan revised to include easily maintainable landscaping on the opposite sides of the retaining walls.
 - The photometric plan revised to indicate the appropriate pole heights and fixture cut sheets provided
 - 4-sided dumpster enclosure details
2. The Property owner shall enter into and construct a cross access easement benefiting the property owner to the south.
3. The property owner shall enter into a Site Development Agreement memorializing the Planning Commission's decision.
4. All conditions outlined in the Township Engineer's letter dated January 14, 2022.

Ayes: 7 Nays: 0 Motion Carried

20-07 PLANNING COMMISSION ADMINISTRATIVE ITEMS

Committee Appointments are as follows:

Site Plan Review Committee

Steve Thome
Lisa Frizzell
Ron Cordes
Gary Potter, Tom Griswold, Alternates

Capital Improvement Plan

Lisa Frizzell Ron Cordes
Dawn Swafford Chuck Jakems
Steve Thome Gary Potter
Tom Griswold

Ayes: 7 Nays: 0 Motion Carried


Becker reviewed the 2021 annual report that identified the projects and issues managed by the Planning Commission. She thanked the Commission for their flexibility in dealing with a blend of in person and electronic remote access meetings.

Becker said for 2022 the Planning Commission will be working on updating the entire Master Plan and October the goal for adoption. She would suggest solar provisions and communication tower updates for 2022 work plan goals.

ADJOURNMENT

Jakems motioned, supported by Frizzell to adjourn the meeting at 10:10 PM.

Ayes: 7 Nays: 0 Motion carried



Lisa Frizzell, Planning Commission Secretary



Barb Griswold, Recording Secretary