

**ALPINE TOWNSHIP SITE PLAN REVIEW COMMITTEE MEETING
Wednesday, January 22, 2020**

**SPRC 20-01
CALL TO ORDER**

The Alpine Township Planning Commission held its regular meeting on January 22, 2020 at 4:00 p.m. at the Alpine Township Center, 5255 Alpine Ave., Comstock Park, MI 49321. Present: Mike O'Malley, Ron Cordes, Lisa Frizzell, and Planning Director Sue Becker. Also present was a representative from Gordon Food Service and architect Dan Colella from Paradigm Design. Chair O'Malley called the meeting to order at 4:00 p.m..

**SPRC 20-02
SITE PLAN REVIEW: GORDON FOOD SERVICE at 4322 Alpine Avenue**

Chair O'Malley asked Planner Becker to present the staff report on the request from Builder's Iron. Becker reviewed the information stating William Lewinski, on behalf of Gordon Food Service, has requested site plan approval to allow for the construction of a 377-sq. ft. building addition, a 224-sq. ft. entrance canopy and general site plan changes. The property is addressed 4322 Alpine Avenue (PP# 41-09-36-101-045) and is zoned C-2, Commercial. The applicant is proposing the addition to garner an additional space for shopping carts, a general refresh of the entrance façade and new wall signage. The site plan and elevation drawings reviewed were drawn by Paradigm Design and dated January 6, 2020. In 2018, the PC approved the yet-to-be-built rear cooler expansion.

Building Addition:

The building expansion to the north will not impinge upon required setbacks. The overall architectural design of building meets the standards of Section 2.44 as it has varied architectural details and is of a pedestrian scale. Discussion took place regarding the building materials and colors. All were found to be acceptable.

Parking:

The grocery store requires 51 parking spaces [for the approximate stated 10,027 sq. ft. of usable floor area, Sec. 19.7(d)(5)]. Currently, there are 66 parking spaces (2 former spaces are now occupied by shopping cart corrals). With the proposed addition the proposed parking lot would be reduced to 64 spaces. Planner Becker stated final size, placement and signage of the barrier free spaces will need to be coordinated with the Building Official.

Lighting: Per Sec. 18.06(c) outdoor light fixtures which use incandescent bulbs of 150 watts or less are permitted as long as they don't create a hazard or nuisance from glare or light spillage. The proposed 16-inch vertical wall lights near the entrance are 12-watt LED lights which are the equivalent of a 75-watt incandescent bulb and produce fewer lumens than a 150-watt incandescent bulb; therefore, they are acceptable. All other proposed non-emergency light fixtures are full cutoff fixtures.

Signage: The Gordon Food Service representative indicated that Gordon Foods intends to modify its freestanding sign so as to allow a second wall sign per Section 20.13(b)(4) of the Zoning Ordinance. He understands wall signage will not be allowed on the north façade of the building. They are a competitor of Aldi's and would like the same signage layout.

Frizzell made and Cordes seconded the following motion:

MOTION FOR GORDON FOOD SERVICE AT 4322 ALPINE AVENUE

Based upon representations made by the applicant, I make a motion to *approve* the site plan and elevation drawings dated January 6, 2020 drawn by Paradigm Design the construction of a 377-square foot building addition, 224-sq. ft. entrance canopy and associated site plan changes on property addressed 4322 Alpine Avenue (PP# 41-09-36-101-045) as the request *does* meet the requirements set forth in Chapters 12, 18 and 19 of the Alpine Township Zoning Ordinance with no conditions of approval.

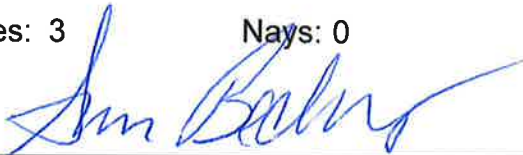
Ayes: 3 Nays: 0 Motion carried

SPRC 20-03

ADJOURNMENT:

Frizzell motioned, supported by Cordes for adjournment at 5:00 p.m.

Ayes: 3 Nays: 0 Motion carried



Sue Becker, Recording Secretary