

**ALPINE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
July 21, 2022**

22-40 CALL TO ORDER / APPROVAL OF THE REGULAR MEETING MINUTES OF JUNE 16, 2022, THE AMENDMENT OF THE REGULAR MEETING MINUTES OF SEPTEMBER 16, 2021 AND THE PUBLIC COMMENT ON NON-AGENDA ITEMS

The Alpine Township Planning Commission held its regular meeting on July 21, 2022 at 7:00 p.m. at the Alpine Township Center, 5255 Alpine Avenue NW, Comstock Park, MI 49321. Present: Chair Steve Thome, Vice Chair Chuck Jakems, Secretary Lisa Frizzell, Ron Cordes, Dawn Swafford, Tom Griswold and Gary Potter. 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

Frizzell moved, with support from Swafford to approve the minutes of the Regular Meeting of the Alpine Planning Commission on June 16, 2022 with 2 corrections. Jakems abstained from the vote due to not being at the meeting.

Ayes: 6 Nays: 0 Motion Carried

Frizzell motioned, with support from Cordes to amend the September 16, 2021 Planning Commission minutes for Finding of Facts #2 for the M-PUD rezoning and Preliminary Development Plan for *The Range at Alpine* development to read as follows:

2. The PUD

- Will not result in a significant increase in the need for public services and facilities,
- Will not result in unsafe traffic movements and
- Will not place a significant burden upon surrounding lands or the natural environment unless the resulting adverse effects are adequately provided for a mitigated by features of the PUD as approved.

Jakems and Griswold abstained from the vote due to not being members of the Planning Commission in September 2021.

Ayes: 5 Nays: 0 Motion Carred

22-41 PUBLIC HEARING: BEN AND KELLI KARAS HAVE REQUESTED TO REZONE THE SOUTHERN PORTION OF PROPERTY ADDRESSED 4357 CORDES AVENUE FROM R-1, LOW DENSITY RESIDENTIAL TO A, AGRICULTURAL

Planner Becker gave her review of the rezoning request from R-1, Low Density Residential to A, Agricultural on the southern portion of 4357 Cordes Avenue. Ben and Kelli Karas, on behalf of property owner Fred Schweizer, have requested to rezone the 8.56-acre southern portion of the 15.82-acre property. The property is located on the west side of Cordes Avenue between Henze and Alpine Church Streets.

The vacant property is wooded and contains the headwaters of York Creek that flows south to north through the property. In 2017, the previous property owners, Marc and Christine Huizinga rezoned the property from Ag to R-1 in order to divide their home at 4325 Cordes Avenue off and enable them to sell the remaining acreage for development. They sold the remaining acreage to adjoining southern neighbor Fred Schweitzer.

Becker stated Ben Karas (grandson of property owner Fred Schweitzer) intends to buy the northern portion of the property to build his family's home on. Property owner Fred Schweitzer is requesting to rezone the property back to Agricultural so that when he "sticks" the southern portion to his adjoining property to the south, he doesn't create a dual-zoned property. The property has "to be stuck to" the adjoining property to the south since it does not have its own road frontage. The balance of his land to the south is zoned A, Agricultural.

A land division request was approved in early June. The northern portion must remain zoned R-1 because there is only 170 feet of road frontage. Agriculturally-zoned lots require 330 feet of frontage. Sanitary sewer is available approximately 1,600 feet to the north along Cordes Avenue and is master planned along the frontage. Public water is master planned along the Cordes Avenue frontage and is currently just north of Henze Street in Cordes Avenue.

Becker said the request to rezone the property from R-1, Low Density Residential back to A, Agricultural is not in conformance with the 2015 Alpine Township's Master Plan Update's future land use designation of LDR, Low Density Residential. The LDR future land use designation is analogous to the R-1, Low Density Residential zoning district. The Master Plan states: *Future LDR areas are expected to develop east and west of Cordes Avenue south of Alpine Church Street as utilities become available (page 46 2007 MP).*

The property is wooded acreage, and the Commissioners should consider that a property rezoned to Ag could redevelop with any permitted use allowed in the district. The rezoning request is not in compliance with the current Alpine Township Master Plan Map's future land use designation of LDR. However, the property owner does not want a dual-zoned farm and desires to rezone the property back to Agriculture.

The primary use in the Agriculture district is farmland. The woodlands on the property are intended to remain per the property owner. The surrounding area consists of homes, farmland and woods.

Becker said the property may be able to accommodate the permitted or special land uses in the Ag district. The request is consistent with zoning and the uses of properties along Cordes Avenue in the immediate vicinity. The current use of the property is not proposed to change at this time.

Although it serves to benefit one landowner rather than the broad public interest; it is consistent with the existing use and is consistent with surrounding uses. The requests prevents the creation of a dual-zoned property. There have been no significant changes in the area since the adoption of the 2015 Master Plan Update. The neighbor's property to the south was rezoned in 2014 to R-1. The property involved in this request was rezoned to R-1 in 2017.