

**ALPINE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
June 17, 2021
In Person and by Electronic Remote Access**

21-27 CALL TO ORDER / APPROVAL OF REGULAR MEETING MINUTES OF MAY 20, 2021 AND THE / PUBLIC COMMENT ON NON-AGENDA ITEMS.

The Alpine Township Planning Commission held its regular meeting on June 17, 2021 at 7:00 p.m. at the Alpine Township Center, 5255 Alpine Avenue NW, Comstock Park, MI 49321 in person and by Electronic Remote Access via Zoom. Present: Chair Mike O'Malley, Ron Cordes, Steve Thome, Lisa Frizzell, Dawn Swafford, Luke Arends and Gary Potter. Planner Susan Becker and recording secretary Barb Griswold were also present. Chair O'Malley called the meeting to order at 7:00 p.m. with the Pledge of Allegiance.

APPROVAL OF MINUTES

Arends moved, with support from Frizzell to approve the minutes of the Regular Meeting of the Alpine Planning Commission on May 20 2021.

Ayes: 7 Nays: 0 Motion Carried

Chair O'Malley opened the meeting up for Public Comment on any non-agenda items. No comments were received.

21-28 PUBLIC HEARING: SPECIAL LAND USE AND SITE PLAN REVIEW REQUEST FROM FOX MOTORS FOR A VEHICLE DEALERSHIP AT 5985 ALPINE AVENUE.

Planner Becker gave her review the request for a special land use and site plan approval to allow for the construction of a vehicle sale and service building and a vehicle display lot for pre-owned vehicle sales by Green Castle Properties addressed 5985 Alpine Avenue. The 1.72-acre property is zoned C-2, Commercial and is owned by Green Castle Properties LLC who owns two separate adjacent properties to the south, occupied by Fox Motors dealership.

Becker said the properties to the west are planned, zoned and used for industrial uses. The properties to the south and east are planned, zoned and used for commercial uses. The property to the north is used for agricultural purposes (Under the Pines farm market); which is planned for industrial and commercial purposes. The proposed use is consistent with the Master Plan as it is planned for commercial uses.

Becker stated open-air businesses, such as vehicle dealerships are special land uses in the C-2 district and reviewed the special land use standards for the Commissioners. An underground storm water facility will be installed and storm water will flow into a Kent County Drain Commissioner's pond to the southwest. The property is located within the county's Vitality Drainage district.

The building will connect to public water and sanitary sewer and an oil and grit interceptor will need to be illustrated on the site plan and installed. The Kent County Road Commission has reviewed the proposed site plan and has indicated the driveway location on Rhino Drive will need to be moved as far south as possible. The site plan must be revised to reflect this required change. The adjacent property to the south is owned by the applicant; however a

cross access easement agreement formalizing the arrangement must be recorded since they are two separate properties and could be sold independently of each other.

There are 114 parking spaces; 58 vehicle display spaces fronting Rhino Drive, 7 Mile Road and Alpine Avenue and 56 spaces for customer parking, employees and vehicles awaiting service. The parking space size, aisle widths and setbacks meet ordinance requirements.

The proposed building conforms to the front and side setbacks (there are 3 front yards and therefore 3 building facades). The provided floor plan illustrates six service bays, one vehicle-detailing bay, numerous sales offices and a vehicle parts storage area. The proposed façade has varied architectural details and is of pedestrian scale.

A dumpster is proposed at the southwest corner of the site, however no details on the required 4-sided enclosure were provided and a site plan must be revised with the details. The landscape plan must be revised to illustrate the locations of the light poles and proper pole sign location as it is apparent there are some conflicts between proposed light pole locations and proposed tree locations. The landscaping materials and amounts are acceptable.

The lighting levels on the photometric plan as presented are acceptable and are similar to Perrin Motors. However, no pole heights are listed and 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.

Becker said formal signage review and approval is typically a part of a separate sign permitting process and should be noted though the pole sign's location needs to be revised to 20 feet front setback and 15 feet side setback. With one exception, the Ordinance allows one wall sign along the building frontage (west, north, and east walls in this case). The applicant illustrates two wall signs on the east wall. Section 20.13(b)(4) states *additional wall sign area may be added to a permitted wall sign to increase its size or may be a separate sign. However, no wall may contain more than one sign unless additional signs are approved by the Planning Commission.*

Per Section 20.13(c)(3)(i) the site is allowed a 112-square foot pole sign. The allowable square footage for one wall sign on the east wall would be 105-square foot (the plans illustrate a 34-square foot sign and a 29-square foot sign to equal 63-square foot). No formal request by the applicant has been received asking to allow for a second wall sign by reducing the pole sign size.

Applicant Colin Schiefler of DP Fox Ventures, on behalf of Green Castle Properties said the timing is right to expand the current Fox dealership. The dealership has shown growth and sales are going well, so they are planning the future. The proposed building will be dedicated for pre-owned vehicle sales, service and for the reconditioning and detailing vehicles to sell again.

Mr. Schiefler said there is an oil and grease separator shown in the plans now within the building and there is irrigation on the current site and it will continue on the proposed new site.

Mr. Schiefler stated he would like to make the request to allow for a second wall sign and reduce the pole sign size.

Melonie Hart, Engineer with Paradigm Design said they will reduce the grade on the connector drives to provide a gentler slope. She stated they will reach out to MDOT and provide additional information regarding the sidewalk crossing at Rhino Drive and meeting the compliance for ADA ramps.

Arends asked where the HVAC will be located and Mr. Schiefler said it will be a roof top unit and will be behind a parapet wall with screen around it if needed.

Thome asked about the dumpster and Mr. Schiefler said it will be located in the south corner of the site with a full screen around it with bricks that will match the building.

Cordes asked where they will be unloading vehicles for the proposed site and Mr. Schiefler said on Rhino Drive and added a larger vehicle (like with new vehicle delivery) usually isn't needed for used vehicles as they don't deliver that many at one time.

Motion made to open for public comments by Arends, supported by Swafford.

Ayes: 7 Nays: 0 Motion Carried

No comments received.

Motion made to close for public comments by Arends, supported by Thome.

Ayes: 7 Nays: 0 Motion Carried

A discussion was had by the Commissioners regarding the request for an additional sign by reducing the pole sign size. They agreed in approving the request for two wall signs on the east wall.

MOTION: FOX MOTORS VEHICLE DEALERSHIP SPECIAL LAND USE AT 5985 ALPINE AVENUE

Based upon representations made by the applicant, Arends made a motion, supported by Swafford to *approve* the Special Land Use permit requested for the Open-Air Business of motor vehicle sales at 5985 Alpine Ave., PP# 41-09-23-226-003 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 Open-Air Businesses are special land uses in the commercial district

Ayes: 7 Nays: 0 Motion Carried

MOTION: FOX MOTORS VEHICLE DEALERSHIP SITE PLAN AT 5985 ALPINE AVENUE

Based upon representations made by the applicant, Frizzell made a motion, supported by Arends to *approve* the site plan dated May 14, 2021 and drawn by Paradigm Design for motor vehicle dealership at 5985 Alpine Ave., PP# 41-09-23-226-003 as it *does* meet the requirements set forth in Chapters 12, 18 and 19 of the Alpine Township Zoning Ordinance with the following conditions of approval:

Condition of Approval:

1. The applicant shall provide 2 copies of revised plans illustrating:
 - An oil & grit interceptor
 - The access drive moved as far south as possible per the KCRC.
 - The parking data provided on Sheet C-102 should match Alpine Township's requirements
 - Details on the required 4-sided enclosure
 - The proper location for the sign pole on the site plan
 - The landscape plan must be revised to illustrate the locations of the light poles and proper freestanding sign location.
 - The revised photometric plan with indication of appropriate pole heights.
 - The applicant shall submit lighting fixture information in compliance with the Ordinance's lighting provisions
2. The Planning Commission *does* grant approval for a second wall sign on the east façade per the requirements of Section 20.13(b)(4) which also impacts the allowable size of the pole sign. The specifics of what is allowed is 100 sq. ft. for the pole sign and 63 sq. ft. total for the two east wall signs combined.
3. The applicant shall obtain the necessary permits from MDOT & KCRC for the sidewalks along M-37 and 7 Mile Road prior to construction.
4. The applicant shall enter into cross access easement agreement with the property to the south. The cross access easement shall be in a form acceptable to the Township and shall be recorded.
5. All conditions outlined in the Township Engineer's letter dated June 11th, 2021.
6. The applicant shall enter into a Site Development and Storm Water Maintenance Agreement with the Township to memorialize the approvals given.

Ayes: 7 Nays: 0 Motion Carried

21-29 JOINT WORK SESSION WITH THE ALPINE TOWNSHIP BOARD CONCERNING THE RANGE AT ALPINE DEVELOPMENT AT 1007 ALPINE CHURCH STREET.

Planner Becker gave a brief review of the request from Mike Houseman to rezone the 64-acre property addressed 1007 Alpine Church Street from A, Agricultural and O-S, Office-Service to M-PUD, Mixed Use Planned Unit Development. The applicant requested an opportunity for the Township Board to provide input on the overall Mixed Use PUD concept and proposed uses before he completes the necessary documents in order for the Planning Commission to hold a public hearing.

The Commission and Township Board will need to determine if the building blocks have been sufficiently rearranged and integrated into a community/neighborhood as intended by the M-PUD district. At the May meeting, the Planning Commission provided feedback that is acceptable for the western half of the property to be included in the M-PUD and also encouraged the roads to be public roads.

The applicant needs feedback from the Township Board on how it characterizes the proposed age-restricted multi-family as a senior living facility or a large multi-family building. At the May meeting, the Planning Commission expressed that so long as they can restrict most or all occupants to be 55 years and older, they are comfortable with the building being considered as a senior living facility. The age restriction condition of approval would be memorialized in the PUD and a deed restriction.

The Planning Commissioners and Township Board members asked Mr. Houseman numerous questions concerning his proposed development.

21-30 ADJOURNMENT

Potter motioned, supported by Cordes to adjourn the meeting at 9:00 PM.

Ayes: 7 Nays: 0 Motion carried



Lisa Frizzell, Planning Commission Secretary



Barb Griswold, Recording Secretary