

**ALPINE TOWNSHIP SITE PLAN REVIEW COMMITTEE MEETING**  
**March 28, 2019**

**19-01 CALL TO ORDER**

The Alpine Township Site Plan Review Committee held a meeting on March 28, 2019 at 3:30 p.m. at the Alpine Township Center, 5255 Alpine Avenue NW, Comstock Park, MI 49321. Present: Chair Mike O'Malley, Secretary Lisa Frizzell, and Ron Cordes. Planner Susan Becker and recording secretary Barb Griswold were also present. Chair O'Malley called the meeting to order at 3:30 p.m.

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

**19-02 SITE PLAN REVIEW: SITE PLAN REVIEW REQUEST BY COMMERCIAL TOOL & DIE FOR A PARKING LOT EXPANSION AT 5390 ALPINE AVENUE IN THE I-2, GENERAL INDUSTRIAL ZONING DISTRICT.**

Planner Becker gave her review for the site plan review request from Commercial Tool & Die to allow for the construction of a parking lot on property owned by Consumer's Energy. The property is addressed 5390 Alpine Avenue and is zoned I-2, General Industrial. It is located immediately north of and will serve Commercial Tool & Die's property at 5351 Rusche Drive. The applicant shall confirm in writing they have a contractual relationship with Consumer's Energy or have Consumer's give written permission to request site plan review.

Becker said 50 new parking spaces are proposed with the parking lot expansion and the parking setbacks, space size and aisle widths all meet ordinance requirements. The applicant shall install sidewalk across Consumer Energy's Rusche Drive frontage. Lighting for the parking lot will be provided by two light poles of 25-feet tall. All fixtures must be full cut-off fixtures.

Becker reviewed a letter from the Township Engineer that stated the proposed parking lot layout appears to work well with the space available on the existing site. He did have questions regarding the calculations for the two basins and asked that additional calculations be provided for stormwater design.

Brock Mellema of FCC Construction said the additional 8-inch thick concrete slab near the adjacent building is for heavy deliveries and a staging area for loading and unloading so not to damage the parking lot. He said they are requesting an additional 50 spaces so employees don't park on Rusche Drive. The applicant is not adding staff; the extra spaces will accommodate existing staff for the 3-shift operation.

Mr. Mellema said he will provide the Township's Engineer with more calculations regarding stormwater.

**MOTION: COMMERCIAL TOOL & DIE PARKING LOT SITE PLAN AT 5390 ALPINE AVENUE**

Based upon representations made by the applicant, Cordes made a motion, supported by Frizzell to *approve* the site plan dated January 18, 2019 drawn by Exxel Engineering for the construction of a parking lot and other site improvements on the Consumer's Energy property addressed 5390 Alpine Ave. PP# 41-09-24-374-003 as it *does* meet the requirements set forth in Chapters 17, 18 and 19 of the Alpine Township Zoning Ordinance with the following conditions of approval:

**Conditions of Approval:**

1. The applicant shall submit 2 revised prints indicating the location of the sidewalk across the Rusche Drive frontage and any required storm water management changes.
2. All conditions outlined in the Township Engineer's letter dated March 28, 2019.

**Ayes: 3      Nays: 0      Motion Carried**

**19-03      SITE PLAN REVIEW:      SITE PLAN REVIEW REQUEST BY NATIONAL STORAGE TO REPLACE AND EXPAND A SELF-STORAGE BUILDING AT 4000 ALPINE AVENUE IN THE C-2, COMMERCIAL ZONING DISTRICT THAT WAS LOST TO FIRE.**

Planner Becker gave her review for the site plan review request from Grand River Retail LLC to allow for the reconstruction and enlargement of a self-storage building at 4000 Alpine Avenue and is zoned C-2, Commercial. The previous building (commonly known as Building D) was lost to a fire late in 2018. The proposal is to replace the building and expand it to the north.

Becker said the storm water pond can sufficiently accommodate the building expansion. The facility is gated and ideally there would be an emergency gate elsewhere within the compound. An evacuation plan should be in place if the gates again lose power or there is another fire.

Becker stated once the replacement building is constructed, the U-Haul rental vehicles must move back to their designated parking spaces and off the commercial service drive.

Richard Postema, Engineer with Postema Associates said in regards to the emergency gate, the property is a secured area and Becker said even though it is a secured area, she would like to see an emergency override to get the gate open.

**MOTION: NATIONAL STORAGE BUILDING SITE PLAN AT 4000 ALPINE AVENUE**

Based upon representations made by the applicant, Frizzell made a motion, supported by Cordes to *approve* the site plan dated March 21, 2019 drawn by Postema Associates for the reconstruction and enlargement of Building D self-storage building and other site improvements on property addressed 4000 Alpine Ave. PP# 41-09-36-151-019 as it *does / does not* meet the requirements set forth in Chapters 12, 18 and 19 of the Alpine Township Zoning Ordinance with the following conditions of approval:

**Conditions of Approval:**

1. All conditions outlined in the Township Engineer's letter dated March 28, 2019.

**Ayes: 3      Nays: 0      Motion Carried**

**19-04 SITE PLAN REVIEW: SITE PLAN REVIEW AMENDMENT REQUEST BY CARTER LUMBER TO MOVE THE PROPOSED LUMBER STORAGE BUILDING AT 7474 ALPINE AVENUE IN THE C-3, COMMERCIAL ZONING DISTRICT.**

Planner Becker gave her review for the site plan review request from Carter Lumber to relocate the proposed 12,000-sq.ft. lumber storage building. The 14.46-acre property is located at 7474 Alpine Avenue and is zoned C-3, Commercial.

Becker explained the C-3 zone is intended to provide for which, although commercial in nature, exhibit a number of industrial characteristics in their operation. Development standards (Section 13.06) must be applied to ensure uses do not have a negative impact on nearby properties.

Becker said the existing brush adjacent to the north lot line is intended to remain. Including the additional site cleaning to the east, the site will comply with the 150-foot distance requirement. The nearest home at 7510 Alpine Avenue is 175 from a truck travel lane on site.

No apparent changes have been made to the proposed storm water management facilities and a new septic drain field is illustrated for the southwest building.

The 12,000-sq. ft. accessory storage building is proposed to move to the northern lot line. The new building meets the required 50-foot setback to the north and would be located 95-feet east of the current easternmost storage building. The building will have a loading dock that will accommodate 4 trailers, with two 20-foot high overhead doors facing south. Carter Lumber will not be reactivating the railroad spur.

Becker explained a 25-foot greenbelt is required to the north (within the 50-foot building setback) as a buffer to the RA, Rural Agricultural district. The Planning Commission previously determined the existing natural vegetation along the north side of the property for a depth of 25 would suffice as the required greenbelt.

Becker reviewed the letter from the Township Engineer and he asked if Carter Lumber was planning to construct a gravel surface on 14 acres east/southeast of the proposed building and if Carter Lumber was planning to complete the storm water improvements shown on previous plans and if so, the design calculations should be re-submitted to match the new proposed layout.

Chuck Price, Vice President with Carter Lumber said the east side of the property will be developed and they still plan on graveling. He said as of now, it is not cost effective to have the railroad activated; they may look into that option at a later date.

Mr. Price said they will add offices and more employees to this location and they may have to drill another well for additional bathrooms or add bathrooms.

Albert Avanesyan, Engineer for the applicant addressed the Township's Engineer questions and said Carter Lumber is planning to construct a gravel surface and they are planning to complete the storm water improvements shown on the previous plan. Mr. Avanesyan will submit plans to match the new proposed layout.

**MOTION: CARTER LUMBER COMPANY SITE PLAN AMENDMENT AT 7474 ALPINE AVENUE**

Based upon representations made by the applicant, Frizzell made a motion to *approve* the site plan received March 19, 2019 drawn by Albert Avanesyan, for a 12,000-sq. ft. accessory storage building at 7474 Alpine Ave. (PP# 41-09-12-100-020) as the request *does* meet the requirements set forth in Chapters 13, 18 and 19 of the Alpine Township Zoning Ordinance with the following conditions of approval:

**Condition of Approval:**

1. The applicant shall submit revised prints with an accurate revision date on them and strike the word "preliminary".
2. The existing natural vegetation along the north side of the property for a depth of 25 feet shall remain as the required greenbelt.
3. All conditions outlined in the Township Engineer's letter dated March 27, 2019
4. The proposed building shall be a minimum of 60 feet and maximum of 150 feet from the easterly wall from the most easterly building.

**Ayes: 3      Nays: 0      Motion Carried**

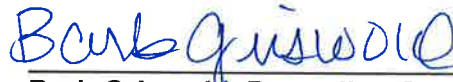
**19-05      ADJOURNMENT**

Cordes motioned, supported by Frizzell to adjourn the meeting at 4:38 PM.

**Ayes: 3      Nays: 0      Motion carried**



Lisa Frizzell, Planning Commission Secretary



Barb Griswold, Recording Secretary