

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

**22-64 CALL TO ORDER / APPROVAL OF THE REGULAR MEETING MINUTES OF  
SEPTEMBER 15, 2022, THE SPECIAL MEETING MINUTES OF SEPTEMBER  
22, 2022 AND THE PUBLIC COMMENT ON NON-AGENDA ITEMS**

The Alpine Township Planning Commission held its regular meeting on October 20, 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 Tom Griswold, Secretary Lisa Frizzell, Matt Wenzel and Gary Potter. Ron Cordes and Dawn Swafford were absent. 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.

**WELCOME OF NEW COMMISSIONER**

New member Matt Wenzel was welcomed and introduced.

**APPROVAL OF MINUTES**

Potter moved, with support from Griswold to approve the minutes of the Regular Meeting of the Alpine Planning Commission on September 15, 2022.

**Ayes: 5 Nays: 0 Motion Carried**

Potter moved, with support from Griswold to approve the minutes of the Special Meeting on the Alpine Planning Commission on September 22, 2022 with one correction.

**Ayes: 5 Nays: 0 Motion Carried**

**22-65 PUBLIC HEARING: DAVE HOMRICH HAS REQUESTED A REZONING OF  
THE EASTERN PORTION OF 6103 ALPINE AVENUE FROM A,  
AGRICULTURAL TO C-2, COMMERCIAL.**

Planner Becker gave her review of the request to rezone a 9.6-acre portion of the property addressed 6103 Alpine Avenue from A, Agricultural to C-2, Commercial. The overall acreage of the 6103 Alpine Avenue is 27.9 acres and the portion requested to be rezoned is the eastern portion.

The request to rezone the eastern portion of the property to C-2, Commercial is in conformance with the Alpine Township Master Plan's future land use designation of C, Commercial. A portion of the east half (at the northern end) was recently rezoned to I-1, Light Industrial and is not included in this request.

Becker said the uses in the proposed district are better suited to the lot as compared to the current zoning district since the balance of the property has been rezoned to I-2. The request is consistent with the adjacent zoning across Alpine Avenue and uses in the immediate vicinity.

There has been no significant changes in the area since the adoption of the Master Plan other than the rezoning of the west half of the property to I-2. Long term development trends in the area is consistent with the requested rezoning. The request is consistent with the intent of the

C-2 zoning district. The rezoning would expand the commercial uses in the area, but not change the characteristics of the area.

Public water and sanitary sewer are available in 7 Mile Road and are both required to be extended as Master Planned along Alpine Avenue at a developer's cost at the time of development.

Brian Sikema, real estate agent for the applicant said the request for the eastern portion to be rezoned should have happened when the western portion was rezoned in August. It was their mistake not to have the request on the agenda for August.

Griswold asked if there is anything on the table for the use of the property at this time or will it just be listed for sale and Mr. Sikema answered it will be listed for sale.

Motion made to open public comment by Frizzell, supported by Wenzel.

**Ayes: 5      Nays: 0      Motion Carried**

Paul Flanery, 6329 Alpine Avenue and on behalf of his mother-in-law Charlene Alt, 6249 Alpine Avenue shared pictures of both their properties and shared pictures of what commercial buildings they would like to see developed.

Mr. Flanery said another use for the property could be a new Township Hall and a place to honor local farmers and families that help establish the community.

Kevin Kamis, son of Jerry Kamis owner of Alpine Golf Course said he has concerns about the drainage of water that runs towards Alpine Golf Course under Alpine Avenue. There is a lack of sediment control and that flows onto their property.

Becker said in the early 1960's Alpine Avenue was widened and in 1967 Alpine Golf Course was developed. M-DOT owns and controls the culverts in their right-of-way and Alpine Golf Course is responsible for their own property. Becker stated she can pass along M-DOT contact information to Mr. Kamis if he desires.

Mr. Sikema added there will be a storm water pond in place on the property at 6103 Alpine Avenue and development will help control the water that flows towards Alpine Golf Course and also help control the sediment better as it won't be tilled farm fields any longer.

Motion made to close public comment by Potter, supported by Wenzel.

**Ayes: 6      Nays: 0      Motion Carried**

Frizzell said to leave just a small portion zoned agricultural surrounded by commercial and industrial buildings doesn't make sense and it has been Master Planned commercial uses for a while.

**MOTION: REZONING THE EASTERN PORTION OF THE PROPERTY ADDRESSED 6103  
ALPINE AVENUE**

Frizzell made a motion, supported by Griswold to recommend to the Alpine Township Board to *approve* the requested rezoning for the 9.6-acre eastern portion of the property addressed 6103 Alpine Ave. (PP# 41-09-14-400-004) as publicly noticed from A, Agricultural to C-2, Commercial.

**Findings of Fact:**

Based upon representations made by the applicant during rezoning review and upon the standards found in Chapter 12 and 24 of the Alpine Township Zoning Ordinance and the Alpine Township Master Plan, we find that the proposed rezoning:

- 1) Is consistent with the commercial future land use recommendation of the Alpine Township Master Plan.
- 2) Does ensure compatibility with adjoining land uses and zoning types.
- 3) Is consistent with the allowed uses of the C-2, Commercial zoning district.

**Ayes: 5      Nays: 0      Motion Carried**

**22-66      PUBLIC HEARING: FRITZ WAHLFIELD JR HAS REQUESTED A REZONING  
OF 4475 WESTSHIRE DRIVE FROM R-3, HIGH DENSITY RESIDENTIAL TO  
C-2, COMMERCIAL.**

Planner Becker gave her review of the request from Fritz Wahlfield Jr to rezone the property addressed 4475 Westshire Drive from R-3, High Density Residential to C-2, Commercial. The 3,869-sqaure foot building was constructed in 1969 and is planned for commercial purposes. It is 0.82-acres and is zoned R-3, High Density Residential.

The building is occupied by Tiffany's Pet Spot (pet grooming) and storage of materials from the Wahlfield Construction Company business whose office moved next door. In the R-3 zoning district, professional offices are permitted by right. The applicant is seeking the rezoning to provide flexibility in leasing the space. Rezoning to C-2, Commercial opens up other possibilities for commercial uses besides professional offices and salons.

Becker said the side setback in the C-2 district is 15 feet. The building is non-conforming with its approximate 10-foot western side setback and approximate 5-foot east side setback. The applicant should be aware that the property may lose parking spaces in the future since the parking spaces are located right up to the property line instead of the 20-foot front setback. The parking lot contains 19 parking spaces in the front.

During the last couple of years, pavement was installed to provide vehicular cross access between 4455 Westshire Drive to the west and 4475 Westshire Drive. Staff recommends that the cross access be formalized with a written document.

The request is consistent with the Master Plan's designation, the existing neighboring uses and the historic use of the building has been commercial purposes. The only change in the area since the adoption of the Master Plan has been the rezoning and construction of neighboring property to the west from R-3 to C-2 for Wahlfield Construction's offices and storage buildings. The rezoning would not change the characteristics of this complex area.

Applicant Fritz Wahlfield Jr said he felt it was time to get the property in compliance with the Master Plan. It does open the door to have a small retail space if that option comes along.

Griswold asked if Mr. Wahlfield Jr would be willing to sign a cross access agreement mentioned in Planner Becker's report and Mr. Wahlfield Jr answered yes.

Motion made to open public comment by Griswold, supported by Potter.

**Ayes: 5      Nays: 0      Motion Carried**

No comments received.

Motion made to close public comment by Griswold, supported by Potter.

**Ayes: 5      Nays: 0      Motion Carried**

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| <b>MOTION: REZONING PROPERTIES ADDRESSED 4475 WESTSHIRE DRIVE</b> |
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Griswold made a motion, supported by Wenzel to recommend to the Alpine Township Board to *approve* the requested rezoning for the property addressed 4475 Westshire Dr. (PP# 41-09-25-301-050) as publicly noticed from R-3, High Density Residential to C-2, Commercial.

**Findings of Fact:**

Based upon representations made by the applicant during rezoning review and upon the standards found in Chapter 12 and 24 of the Alpine Township Zoning Ordinance and the Alpine Township Master Plan, we find that the proposed rezoning:

- 1) Is consistent with the Commercial future land use recommendation of the Alpine Township Master Plan.
- 2) Is compatible with adjoining land uses and zoning types.
- 3) Is consistent with the allowed uses of the C-2, Commercial zoning district.

**Ayes: 5      Nays: 0      Motion Carried**

**22-67 PUBLIC HEARING: ADAM GORDON OF BEL AIR AUTO HAS REQUESTED SITE PLAN APPROVAL FOR AN 11,840 SQUARE FOOT BUILDING ADDITION AT 539 7 MILE ROAD IN THE C-3, COMMERCIAL ZONING DISTRICT.**

Planner Becker gave her review of the request from Adam Gordon of Bel Air Auto for site plan amendment approval to allow for the construction of an 11,840-square foot building addition and associated site improvements for his vehicle repair business. The 7.94-acre property addressed 539 7 Mile Road is zoned C-3, Commercial.

The property is planned for commercial purposes and vehicle repair facilities are permitted by right in the C-3 zoning district. The current building was completed in 2016 and added onto in 2018 and is 7,600-square foot with 9 service bays. The proposed building addition will have 6 bays (overhead doors) flanked on the ends by a storage bay and a wash bay for tow trucks.

A small creek flows east into Mill Creek north of the proposed building addition. As such, a soil and erosion permit will be needed from the Kent County Road Commission. The current rear storm water detention basin is proposed to move to make way for the building addition.

Becker stated the building addition meets the required setbacks. The addition will have six overhead doors (one for storage, three for 6 service lifts, another one for storage and finally one for a wash bay for tow trucks and vintage customer vehicles). An oil and grit separator will be needed for the wash bay and the service bays and must be labeled on revised plans.

The building addition requires 12 spaces per [Section 19.7(d)(8)]. The site plan illustrates an additional 12 paved spaces for completed vehicles awaiting pick up and an additional 9 gravel spaces for vehicles awaiting repair. Per the applicant, the illustrated paved spaces may start out as gravel spaces.

Becker explained a 10-foot greenbelt is required adjacent to the non-conforming residence located immediately to the east (i.e. a home in the C-3, Commercial zoning district). The existing voluntary trees and shrubs along the lot line should suffice for the required greenbelt for most of the length. The grading for the gravel parking lot impacts a portion of the length. The revised site plan shall illustrate the required greenbelt and any necessary vegetation augmentation in the disturbed area.

Any future outside lighting fixtures (including wall packs) must be cut-off fixtures as described in the Zoning Ordinance and light may not spill onto adjacent properties or public road right-of-way. The dumpster is currently located behind the existing 6-foot wooden fence along the south side of the gravel parking area. A revised site plan shall include the dumpster location behind the fence.

Applicant Adam Gordon, 539 7 Mile Road said the proposed addition will double the size of their current building. Mr. Gordon said they have always operated in the bounds of what they are supposed to be doing. They have nice retention basins and want to have a good presentation overall of the property.

Thome asked how vehicle fluids be handled and Mr. Gordon answered they have totes that they collect fluids in and those get emptied out by chemical companies. Mr. Gordon stated all tires are kept indoors, we know the rules and the danger to the environment.

Potter asked if they will be bringing in wrecked cars or body repairs and Mr. Gordon answered they are not a salvage business and do not intend to become one. They do not want to collect parts from vehicles and sell them. Mr. Gordon added they have a tow truck, but they are not a towing service. The tow truck is just to service their auto repair shop by moving vehicles around the yard.

**MOTION: BEL AIR AUTO SERVICE SITE PLAN AMENDMENT AT 539 7 MILE ROAD**

Based upon representations made by the applicant and the information contained in the Planner's staff report, Griswold made a motion, supported by Potter to *approve* the site plan dated August 19, 2022 drawn by LRE for an addition to a vehicle service business at 539 7 Mile Road, PP# 41-09-13-377-033 as it *does* meet the requirements set forth in Chapters 13, 18 and 19 of the Alpine Township Zoning Ordinance with the following conditions of approval:

**Conditions of Approval:**

1. Two sets of revised site plans illustrating: the dumpster location, the required 10-foot wide greenbelt adjacent to the non-conforming residence, vegetation augmentation in the greenbelt where grading is proposed to take place, and an oil & grit separator location.
2. All conditions outlined in the Township Engineer's letter dated September 9, 2022.

**Ayes: 5      Nays: 0      Motion Carried**

**22-68      DISCUSSION: DISCUSSION OF DRAFT FUTURE LAND USE MAP AND RESPONSES RECEIVED FROM PROPERTY OWNERS.**

The Commissioners had discussions regarding Draft #3 Future Land Use Map. They discussed the following areas:

Area around 8200-block of Vinton Avenue

All agreed to change from S, Social, Cultural & Institutional to RE, Rural Estate.

Area around Alpine Golf Course

Thome, Griswold, Potter and Wenzel said to change from M-PUD, Mixed Use PUD to mostly LDR, Low Density Residential and some C, Commercial covering some of the area currently zoned commercial and some additional area to the east. Frizzell said no because the property owner of Alpine Golf Course wanted current future land use designation to stay as is.

Area around the 4 Mile Road water tower

All agreed to change from C, Commercial to C-PUD, Commercial Planned Unit Development.

Area around Alpine Church Street

All agreed to change from LDR, P, Public and C, Commercial to M-PUD, Mixed Use PUD. This recognizes *The Range* development approved by the Township. It includes the western portion of the former driving range, the former fire station and the former house south of Oasis Hot Tubs.

Area around Alpine Elementary School

All agreed to leave it as what it is presently planned for LDR, Low Density Residential. The building blocks for a neighborhood are already present: two schools, a church, a park, sanitary sewer and some R-1 zoning.

Area around Lamoreaux Drive extended

Staff received feedback from the owner of Churchill Apartments regarding his desire for additional apartment buildings west of the current buildings and on the vacant commercially-planned land northeast of Aldun Ridge and Wheaton Avenues. All agreed to leave the area around Wheaton Drive as is C, Commercial.

All agreed to change M-PUD to LDR, Low Density Residential in the "mitten shaped" area near Cordes Avenue.

All agreed to the area currently planned C-PUD to stay as is.

All agreed to not extending Lamoreaux Drive to Cordes Avenue. A recommendation was made to have a traffic engineer from Progressive AE take a look at this area for feedback if Henze Street's connection is sufficient. Thome, Frizzell and Wenzel were open to a traffic engineer study. Griswold and Potter thought if Lamoreaux Drive is not going to be extended, a traffic study is not needed.

Area around Bristol Avenue north of 4 Mile Road

Staff recommends retaining the master-planned routes for future public water main looping and gravity sanitary sewer service through this area. This area lies within the utility service boundaries for both public water and sewer.

There was feedback received to change from LDR, Low Density Residential and RE, Rural Estates to AP, Agricultural Preservation. Thome expressed concern to change to AP, Agricultural Preservation after having a personal conversation with a large property owner wishing it to stay as is, LDR. Potter, Wenzel and Frizzell said to change to AP, Agricultural Preservation, Thome and Griswold said to stay as is LDR, Low Density Residential.

**22-69 PUBLIC COMMENT**

Tony Brechting, 1307 6 Mile Road said the property of the former house south of Oasis Hot Tubs should not be included in the M-PUD for *The Range*. It would allow the development of 9 more houses and will allow development to creep north of *The Range*.

Sharon Klomprens, 3540 7 Mile Road said she is confused by what was happening tonight at the meeting. Ottawa County has programs to help farmers find other farmers if they want to

retire and Alpine Township should be doing that. The Township needs to look forward into the future and something other than houses and businesses.

Carole Hulst, 3900 Walker Avenue said to keep the Township how it is and keep the agricultural land.

**22-70 COMMISSIONER AND STAFF UPDATES**

Becker said there will be a site plan review, along with the Public Hearing for Gracewil Golf Course Development, which is now named Wilder Crossings, at the November meeting.

**ADJOURNMENT**

Griswold motioned, supported by Potter to adjourn the meeting at 9:18 PM.

**Ayes: 5      Nays: 0      Motion Carried**



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**Lisa Frizzell, Planning Commission Secretary**



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**Barb Griswold, Recording Secretary**