

**ALPINE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
October 21, 2021**

In Person and by Electronic Remote Access

**21-44 CALL TO ORDER / APPROVAL OF REGULAR MEETING MINUTES OF
SEPTEMBER 15, 2021 AND THE / PUBLIC COMMENT ON NON-AGENDA
ITEMS.**

The Alpine Township Planning Commission held its regular meeting on October 21 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, Lisa Frizzell, Luke Arends and Gary Potter. Steve Thome joined via Zoom at 7:35 to listen to discussion. Dawn Swafford was absent. 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 Potter to approve the minutes of the Regular Meeting of the Alpine Planning Commission on October 21, 2021.

Ayes: 5 Nays: 0 Motion Carried

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

**21-45 PUBLIC HEARING: REZONE PROPERTIES ALONG 4 MILE ROAD
BETWEEN WALKER AND BAUMHOFF AVENUES FROM THEIR CURRENT
C-2, COMMERCIAL DESIGNATION TO C-4, COMMERCIAL.**

Planner Becker gave her review of the rezoning from C-2, Commercial to C-4, Commercial along 4 Mile Road between Walker and Baumhoff Avenues. The area between Walker and Baumhoff Avenues is zoned for commercial use to a depth of 500 feet from the right-of-way line for a distance of about one-half mile. This equals about 30 acres of commercially-zoned land and this zoning has existed since the 1960s.

The area contains one parcel of 15 acres which is vacant. The remainder consists of parcels ranging from one-half to five acres. Four single family dwellings occupy the smaller lots while the Kenowa Hills School Administration building occupies a five acre parcel and a package delivery business is located on a 3-acre former vehicle sales lot. A small business building is located near the northeast corner of 4 Mile Road and Walker Avenue.

Becker stated the Township is looking ahead to provide opportunities for small-scale less intense uses that support neighborhood-scale needs and provide support services to the industrial uses to the south. The planned uses along 4 Mile Road are intended to serve as a buffer to the planned residential and agricultural uses further north of 4 Mile Road.

The future land use designation of the properties proposed for rezoning is *Commercial Boarder*. A part of this area was known as Sub-Area 1 in the 2007 Master Plan and 2015 Master Plan Update. The former Sub-Area 1 portion encompassed properties from Walker Avenue east to Baumhoff Avenue for a depth of about 500 feet from the right-of-way.

This area is envisioned to provide support retail, commercial and office services for the industrial development to the south. Envisioned uses are to be much less intense in use and scale as compared to those uses on M-37. To minimize the potential negative impacts of strip commercial development, access management provisions limiting the number and locations of driveways will be required.

In addition, drive-through establishments such as restaurants and oil changes businesses will not be permitted since the operations of such (number of customers, nighttime headlights, large delivery vehicles during the night, etc) are disruptive to adjoining planned residential areas. When gravity sanitary sewer becomes available to this area, all existing businesses must connect to the public sanitary sewer system. All new businesses shall connect to gravity sanitary sewer. The future land use designation of *Commercial Border* is included in the expanded, revised and renamed Sub-Area 2 encompassing land from Walker Avenue to Cordes Avenue.

Becker explained to implement the provision in the *Commercial Border* future land use designation that there be no drive-through facilities, a new zoning of C-4 was established. The new C-4 Commercial zoning district is essentially the C-2 zoning district minus drive-through facilities.

In addition, because there are few design items unique to the corridor that the Planning Commission wanted to address, a 4 Mile Road Corridor Overlay District was adopted that applies to all commercial and office uses. An overlay district is a legal mechanism that contains design parameters that only apply in the specified geographic area of the overlay district. An overlay district does not change the underlying zoning district designation; it literally lays overtop of existing zoning districts within the specified geographic area. An overlay district supersedes some design parameters of the underlying zoning districts. The C-4, Commercial zoning district is analogous to the future land use designation of *Commercial Border* for the area between Walker Avenue and Bristol Avenue.

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

Ayes: 5 Nays: 0 Motion Carried

Nathaniel Reed, 3593 Walker Avenue, Walker MI asked if any intersection changes can be made at the 4 Mile Road and Walker Avenue intersection. Mr. Reed said with all the construction of new buildings being built on the south side of 4 Mile Road, there are now massive amounts of traffic.

O'Malley said the City of Walker has stated the new Amazon building traffic will be using a different route to get to I-96 and not 4 Mile Road.

Becker said the northeast corner is going from C-2 to C-4 so there will be no drive-through facilities and added Alpine Township is only on the north side of 4 Mile Road, with the south side being in the City of Walker. The Kent County Road Commission is not planning changes to the intersection because of challenges with a creek being there. Becker added a 4-way stops are actually safer than signaled intersections according to the traffic engineers of the Kent County Road Commission.