

**ALPINE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
April 19, 2018**

18-17 CALL TO ORDER / APPROVAL OF THE REGULAR MEETING MINUTES OF MARCH 15, 2018, AND SPECIAL MEETING MINUTES OF MARCH 29, 2018 AND THE / PUBLIC COMMENT ON NON-AGENDA ITEMS

The Alpine Township Planning Commission held its regular meeting on April 20,, 2018 at 7:00 p.m. at the Alpine Township Center, 5255 Alpine Ave., NW, Comstock Park, MI 49321. Present: Chair Bruce Lee, Vice Chair Mike O'Malley, Secretary Lisa Frizzell, Chuck Jakems, Steve Thome, Ron Cordes and Dawn Swafford. Planner Susan Becker and Recording Secretary Barb Griswold were also present. Chair Bruce Lee called the meeting to order at 7:00 p.m. with the Pledge of Allegiance.

APPROVAL OF MINUTES

O'Malley moved, with support from Cordes to approve the minutes of the Regular Meeting of the Alpine Planning Commission on March 15, 2018 with one correction on page 1.

Ayes: 7 Nays: 0 Motion Carried

Jakems moved, with support from O'Malley to approve the minutes of the Special Meeting of the Alpine Planning Commission on March 29, 2018.

Ayes: 7 Nays: 0 Motion Carried

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

18-18 STAFF UPDATE: RESIDENTIAL PUD REVIEW

Planner Becker reviewed that the planning firm of Williams & Works responded to her request for proposals to assist with the review and revising of a couple Zoning Ordinance PUD chapters. Supervisor Madura and Becker met with Andy Moore of Williams & Works to go over the scope of the project and timelines. The Township is looking for a planning consultant to provide an independent review of the open space (OSN-PUD), mixed-use (M-PUD), and general planned unit development regulations on the Township Zoning Ordinance. Updated PUD regulations should effectively implement the Master Plan, other development policies and be consistent with case law and modern planning practices.

Mr. Moore is currently working with Plainfield Charter Township on a similar assignment, which is nearing completion. The project is estimated to take 6 months to complete.

18-19 DISCUSSION: REQUEST TO MODIFY ACCESSORY BUILDING REGULATIONS

Planner Becker reviewed a letter she received from Tim Kidder, 915 9 Mile Road NW requesting to alter the Zoning Ordinance provisions for accessory buildings. The applicant would like underground square footage of accessory buildings to not count towards the maximum square footage allowed. The ordinance is written so that maximum square footage is measured as gross floor area (i.e. the sum of all floors). Gross floor area would include underground floors

and mezzanines. Mr. Kidder was not present at the meeting and Becker does expect this be a formal public hearing request next month.

A discussion was had among the Planning Commission regarding the accessory building provision request. Becker stated a public hearing notice would have to be published and the wording would be the following: The upper and lower floor levels of an accessory building cannot exceed the ground floor area of the main level.

18-20 DISCUSSION: DRAFT CAPITAL IMPROVEMENT PLAN 2018-2024

Planner Becker reviewed the draft for the Capital Improvement Plan and stated this year will be utilizing the entire Planning Commission for the Capital Improvement Committee. The Township decided to use the balance with the General Fund at its lowest point in the year which is \$1,640,973 minus 6 months of operating expenses of \$1,227,200 leaving \$413,773 for unassigned fund balance available for capital improvement project or other uses. Becker asked the Planning Commission members to provide input on the priority rankings on the master list, on the monies allotted to each category and on the projects slated for implementation.

The Planning Commission discussed areas for the funds and proposed to increase the budget for roads from \$130,000 to \$150,000, increase the recreation capital outlay to \$65,000, \$50,000 for fire truck replacement and \$2,000 for library expansion.

18-21 COMMISSIONER AND STAFF UPDATES / ADJOURNMENT

Cordes said the Township Board approved the recommendation for the 32 properties dual-zoned and Becker gave an update on Panda Express and Planet Fitness.

ADJOURNMENT

O'Malley motioned, supported by Thome to adjourn the meeting at 8:29 PM.

Ayes: 6 Nays: 0 Motion carried



Lisa Frizzell, Planning Commission Secretary



Barb Griswold, Recording Secretary