

**ALPINE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
June 21, 2018**

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

The Alpine Township Planning Commission held its regular meeting on June 21, 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, Ron Cordes and Dawn Swafford. Steve Thome was absent and excused. 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 May 17, 2018.

Ayes: 6 Nays: 0 Motion Carried

O'Malley moved, with support from Cordes to approve the minutes of the Special Meeting of the Alpine Planning Commission and Township Board on May 24, 2018, with one correction on page 1. Jakems and Swafford recused themselves from voting due to not being present at the meeting.

Ayes: 4 Nays: 0 Motion Carried

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

**18-30 PUBLIC HEARING: CONSIDERATION OF THE DRAFT 2018-2023 CAPITAL
IMPROVEMENT PLAN.**

Planner Becker gave a brief PowerPoint presentation on the draft plan. The budget for roads will increase from \$130,000 to \$150,000, increase the recreation capital outlay to \$65,000, increase the fire truck replacement to \$50,000 and \$2,000 for library expansion.

Motion made to open the Public Hearing by Cordes, supported by O'Malley.

Ayes: 6 Nays: 0 Motion Carried

No comments received.

Motion made to close the Public Hearing by O'Malley, supported by Cordes.

Ayes: 6 Nays: 0 Motion Carried

MOTION: CAPITAL IMPROVEMENT PLAN 2018-2024

O'Malley motioned, supported to Cordes to recommend approval of the Alpine Township Capital Improvement Plan, 2018-2024 as presented to the Alpine Township Board.

Ayes: 6 Nays: 0 Motion Carried

18-31 PUBLIC HEARING: A REQUEST FROM DAN HENDRICKSON TO AMEND THE C-PUD, COMMERCIAL PLANNED UNIT DEVELOPMENT FOR UNIT 2 OF THE ALPINE RIDGE COMMERCIAL SITE CONDOMINIUM AT 4076 ALPINE AVENUE.

Planner Becker reviewed the request by Dan Hendrickson for a C-PUD amendment to allow for the construction of a 6,887 sq. ft. retail building for Alpine Liquor. The space was previously planned to be a 5,313 sq. ft. sit-down restaurant and the proposed building is 2 feet wider and 20 feet deeper than the originally approved restaurant building.

Becker stated there are minor grading adjustments between the proposed liquor store and the strip center to the south to accommodate a skinnier drive through. The sidewalk along the east side of the building adjacent to the parking spaces must be added back on revised plans to keep pedestrians out of the busy traffic lane between the proposed building and the Freddy's drive through.

The required parking spaces are shared across the entire PUD and Alpine Liquor requires 45 surface spaces. There are 10 fewer parking spaces on this amended plan (lost at the rear of the building) and 34 fewer spaces required after shifting the land use from a restaurant to a retail space.

The overall architectural design elements of the building meet the standards; 80% of the materials are brick, glass and metal ACM panels as previously approved and the façade contains the required varied elements for walls and customer entrances.

Matt Cole of Paradigm Design on behalf of Mr. Hendrickson thanked Becker for her review and clarified the gray CMU blocks for the façade will be split faced and textured. The HVAC equipment will be on the roof and will be screened by parapet walls. The sidewalk that was eliminated on the revised plan was to create more green space and could be an issue for the parking spaces for Freddy's Restaurant.

Lee asked what the normal widths for sidewalks are and Cordes said 5 foot. Mr. Cole added if the sidewalk is to be added back, a 6 foot width is recommended. O'Malley said he is in favor of the sidewalk being added due to the fact it will be wide open parking and it would help to keep pedestrians out of the traffic lanes.

Motion made to open the Public Hearing by Frizzell, supported by O'Malley.

Ayes: 6 Nays: 0 Motion Carried

Carol Closs of 4527 Bekinshire Drive, stated she has concerns with all the driveways on Alpine Avenue in general. There is a lot of traffic on Alpine Avenue and she has worried about the drivers who do not use turn signals. She also has concerns about the number of bicycle riders that do not want to use bicycle lanes and cause issues in the traffic lanes. Lee thanked her for comments and suggested she could contact the Township's community police officer at the Kent County Sherriff's Department with her concerns.

Motion made to close the Public Hearing by O'Malley, supported by Cordes.

Ayes: 6 Nays: 0 Motion Carried

Jakems asked if there is a dumpster for the site and Becker answered there are 2 shared dumpster enclosures.

Lee asked if any of the 4 suites in the remaining retail strip have been leased yet and Mr. Cole said no.

MOTION: A C-PUD AMENDMENT AND ASSOCIATED REVISED FINAL DEVELOPMENT PLAN AT 4076 ALPINE AVENUE FOR ALPINE LIQUOR

Based upon representations made by the applicant, Frizzell made a motion, supported by O'Malley to recommend to the Alpine Township Board to *approve* the requested CPUD amendment for a portion of the parcel addressed 4076 Alpine Avenue (PP# 41-09-36-151-015) also known as Unit 2 of the Alpine Ridge Site Condominium as publicly noticed together with the Final Development Plan dated May 17, 2018 drawn by Paradigm Design and architectural elevation drawings dated May 18, 2018 drawn by Hendrickson Architecture as it *does* meet the requirements set forth in Chapters 14C, 18, 19 and 22 of the Alpine Township Zoning Ordinance with the following conditions of approval:

Findings of Fact:

Based upon representations made by the applicant during PUD rezoning/development plan review and upon the standards of approval found in Chapter 22 of the Alpine Township Zoning Ordinance and the 2015 Alpine Township Master Plan Update, we find that the proposed PUD rezoning:

1. The PUD will not result in a significant increase in the need for public services and facilities or will not result in unsafe traffic movements.
2. The PUD will be compatible with the Master Plan of the Township and consistent with the intent and purpose of the C-PUD zoning district.
3. The PUD will not result in significant adverse effects upon nearby or adjacent lands, and will not change the essential character of the surrounding area.
4. The PUD is designed to ensure compatibility with adjoining land uses.

Conditions of Approval:

1. The applicant shall provide 3 copies of revised plans illustrating:
 - Add a 6-foot wide sidewalk adjacent to the parking spaces along the north side of the building
 - Notation of how HVAC equipment will be screened
2. Any gray CMU blocks shall be textured.
3. All conditions outlined in the Township Engineer's letter dated June 13, 2018.

4. The property owner/applicant shall enter into a Site Development Agreement with the Township that memorializes the Planning Commission's decisions.

Ayes: 6 Nays: 0 Motion Carried

18-32 PUBLIC HEARING: A REQUEST FROM GREG VARDON TO REZONE 764 MARWAY STREET FROM O-S, OFFICE-SERVICE TO R-1, LOW DENSITY RESIDENTIAL

Planner Becker reviewed the request from Greg Vardon to rezone his 0.49 acre property at 764 Marway Street from O-S, Office-Service to R-1, Low Density Residential. The property is located on the south side of Marway Street, east of M-37 and is the approximate east half of Lot 1 of the Marway Plat. Lot 1 of the plat was divided in half a number of years ago by the applicant, who owns the office building to the west. The applicant is requesting to rezone the property to R-1 to enable him to sell the lot for the construction of a new home.

The vacant property contains woods and the Kent County Drain Commissioner's Fresheter Drain runs along the south property line. The lots in the Marway Plat are served with private well and septic systems. There is a history of septic system failures in this neighborhood, so the applicant had the Kent County Health Department evaluate the site for a septic system and the Kent County Health Department found it to meet the minimum requirements for a septic system.

Becker said the request to rezone the property from O-S to R-1 is not in conformance with the 2015 Alpine Township Master Plan Update's future land use designation of O, Office. The intent of the R-1 zoning district is to provide for low density residential development at a maximum density of 3.22 dwelling units per acre. The principal land use in this district are detached single family dwelling units. The request is consistent with the uses of property in the area to the east. Office zoning is considered to be a transitional zone between commercial and residential.

Becker stated the Planning Commission may recommend rezoning property that is inconsistent with the Master Plan's future land use designation. However if it does so, it must establish a legally defensible rationale and document it within the Findings of Fact why the requested rezoning is unique so as to not undermine the overall integrity of the Master Plan. Becker reviewed a dozen rezoning analysis questions and answers with the Commissioners. Items discussed included: if the uses in the proposed district are equally or better suited than those in the current district, are the development trends in the area consistent with the proposed rezoning, would the change negatively impact the character of the area, and if approved what impact would it have in the area.

Greg Vardon thanked Becker for her review. He said over the last 10 years he had many inquires about the parcel for residential development, but never any office interest. He currently has an offer from a possible buyer for a residential home on the parcel.

Mr. Vardon stated the Kent County Health Department has given approval for a well and septic on the parcel. He feels without the zoning change, the parcel will remain empty for the foreseeable future. He said the Township will collect taxes on \$19,200 for an empty lot, but will be able to collect a higher amount in taxes dollars if a new home is built on the lot.

Lee asked Jakems from a real estate perspective if a 0.5 acre lot is attractive for an office, and Jakems said it depends on what kind of commercial use a buyer would want to put there.

Lee asked Becker if the drainage in the back half of the property would be an issue and Becker said it would really only impact the septic system.

Motion made to open the Public Hearing by O'Malley, supported by Cordes.

Ayes: 6 Nays: 0 Motion Carried

Melissa Sheldon of 476 Springfield Street, stated she is speaking on behalf of her son who is working and was unable to attend the meeting. He would like to purchase the lot from Mr. Vardon to build a house. He has looked at other lots and feels this one would work well for him. He had a builder look at the lot also, and the builder felt it is a suitable lot to build on.

O'Malley asked if Mrs. Sheldon's son is thinking of building a spec house and she answered no, it would be for his own residence.

Lee asked if Mrs. Sheldon's son is aware there will have to be a well and septic as there is no public water and sewer service there and Mrs. Sheldon said yes.

Motion made to close the Public Hearing by Cordes, supported by O'Malley.

Ayes: 6 Nays: 0 Motion Carried

Mr. Vardon said regarding the septic system, the lot is on a hill and sand is there. Then back down from the hill, the soil becomes clay.

Lee stated he is not against the request to rezone, he is concerned it would go against the Master Plan. However, an office would be difficult to build with the existing drainage easement in the rear.

Swafford said she works in an office near this property and she doesn't see an issue with it. She said across the street from this parcel there is an office building with a house next to it also.

O'Malley said he doesn't feel there is any precedent set if rezoned. He said he thinks it would be difficult to get a commercial buyer for this parcel and the house market is strong right now.

MOTION: REZONING PROPERTY ADDRESSED 764 MARWAY STREET

O'Malley made a motion, supported by Cordes to recommend to the Alpine Township Board to *approve* the requested rezoning for the 0.49-acre property addressed 764 Marway Street (PP# 41-09-13-197-024) as publicly noticed from O-S, Office-Service to R-1, Low Density Residential.

Findings of Fact:

Based upon representations made by the applicant during rezoning review and upon the standards found in Chapter 7 and 24 of the Alpine Township Zoning Ordinance and the 2015 Alpine Township Master Plan Update, we find that the proposed rezoning:

- 1) Is immediately adjacent to land designated for *Low Density Residential* future land use in the 2015 Alpine Township Master Plan Update.
- 2) The future land use designation of the property is *Office*, a designation that is intended to serve as a buffer for less intensive uses located away from intersections. The request would move the transitional land use buffer boundary one lot to the west.
- 3) Does ensure continued compatibility with adjoining land uses and zoning types.
- 4) The location is appropriate for all the allowed uses in the R-1, Low Density Residential zoning district.
- 5) Is consistent with the allowed uses of the R-1, Low Density Residential zoning district.
- 6) Will not result in significant adverse effects upon nearby lands and will not change the essential character of the area.

Ayes: 6 Nays: 0 Motion Carried

18-33 SITE PLAN REVIEW: A SITE PLAN REQUEST FROM GORDON FOODS FOR CONSTRUCTION OF AN EXTERIOR COOLER/FREEZER AT 4322 ALPINE AVENUE WITHIN THE C-2, COMMERCIAL ZONING DISTRICT.

Planner Becker reviewed the request from Gordon Foods for site plan approval to allow for construction of a 1,343-sq. ft. freezer/cooler for additional storage space. The proposed building addition meets the required 25-foot rear setback adjacent to a commercial zone; which is what the portion of the property to the east was zoned when the application was submitted. Since then, the entire property to the east has been rezoned to R-3, High Density Residential as part of the Planning Commission's recent rezoning of multiple dual-zoned properties to single zones. The area immediately east of Gordon Foods is occupied by the service buildings for the York Creek Apartment complex.

The site is served by public water and sewer. There is a 30-foot wide sanitary sewer easement along the eastern lot line that the proposed freezer/cooler encroaches 5 feet upon. After discussion with the Township Engineer and the North Kent Sewer Authority, it was decided a 25-foot wide easement will suffice and the attorney for the NKSA has been apprised to that legal work can begin to modify the easement. The construction of the cooler/freezer is conditioned upon the easement being reduced to 25-feet wide.

She stated the Township Engineer said the storm water runoff for this site will not increase significantly and therefore won't require any changes in the storm water system.

There are no changes proposed to the rear truck dock proposed. The current dumpster enclosure will be replaced with a new 4-sided enclosure in front of the cooler/freezer addition. No changes to parking are necessary.

The existing front yard landscaping along Alpine Avenue was recently refreshed. Since the property to the east was partially zoned commercial at the time of the application, a 25-foot wide

greenbelt along the eastern edge of the property is not required adjacent to the apartment complex's service garages.

Jakems asked the sewer easement that will be reduced is owned by whom and Becker said it is a Township easement.

Cordes stated it will be more expensive to work within a 25-foot area easement instead of a 30-foot area easement.

John Walsh of Paradigm Design on behalf of Gordon Foods said business has been good and the addition will be utilized to keep up with customer demand during the busier seasons of their business. Currently they are not able to fully stock the store during peak times and occasionally require a temporary mobile refrigeration unit. The temporary units are not very energy efficient and have to be plugged into the building with an extension cord. The new freezer/cooler addition will be located so as to not impact existing parking and the loading dock area.

Mr. Walsh said he understands Cordes statement regarding the easement and possible future expense for sewer construction, but 20-foot easements exist, and they felt comfortable with a 25-foot wide easement.

O'Malley said the site plan layout of the store is different than what it there currently and he asked if that is a future plan and if they were gaining anything other than the refrigeration. Bill , Store Manager at GFS, said the change of the layout inside the store will be changed to match the needs of customers and what they are purchasing. O'Malley asked if they will be gaining space inside to change their marketing scheme; Mr. Walsh said O'Malley was referring to a setback variance that was denied by the ZBA in April and that would have changed the marketing scheme inside the store. This freezer/cooler addition will not allow enough space inside to achieve all the changes, but GFS will be able to incorporate bits and pieces of it.

Cordes asked if the addition will look like an industrial cooler and what type of roof will it have, and Mr. Walsh said it will have a shallow sloped roof and have a more modern look.

O'Malley asked what percentage of space they will gain for refrigeration, and Mr. Walsh said it is considered a back stock addition and overall they will gain 10% more storage for stock. It will allow product to come in off a delivery truck and right into the cooler/freezer addition which is better for product integrity for customers.

MOTION: GORDON FOODS SITE PLAN AT 4322 ALPINE AVENUE

Based upon representations made by the applicant, Frizzell make a motion, supported by Jakems to *approve* the site plan dated May 1, 2018 and drawn by Paradigm Design for site improvements on a portion of the 2.04-acre property addressed 4322 Alpine Ave. (PP# 41-09-36-101-045) as it *does* meet the standards set forth in Chapters 12 and 18 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 June 13, 2018.

2. The 30-foot wide sanitary sewer easement (Liber 3806 Page 444) shall be reduced in width to 25-feet wide.

Ayes: 6 Nays: 0 Motion Carried

18-34 COMMISSIONER AND STAFF UPDATES / ADJOURNMENT

Becker reviewed a memo from Williams and Works regarding the PUD District Procedures. They have completed an initial draft of revisions to Chapter 22 of the Zoning Ordinance for review and the decision-making process by the Planning Commission and Township Board. Williams and Works have suggested a number of changes to simply, clarify and streamline the process, where possible, and to ensure conformance with the Michigan Zoning Enabling Act. The Commission reviewed the suggested changes.

Becker said there are 2 agenda items for the July meeting.

ADJOURNMENT

O'Malley motioned, supported by Frizzell to adjourn the meeting at 9:00 PM.

Ayes: 6 Nays: 0 Motion carried



Lisa Frizzell, Planning Commission Secretary



Barb Griswold, Recording Secretary