

**ALPINE TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
January 16, 2020**

**20-01 CALL TO ORDER / APPROVAL OF THE REGULAR MEETING MINUTES OF  
DECEMBER 29, 2019 AND THE / PUBLIC COMMENT ON NON-AGENDA  
ITEMS**

The Alpine Township Planning Commission held its regular meeting on January 16, 2020 at 7:00 p.m. at the Alpine Township Center, 5255 Alpine Avenue NW, Comstock Park, MI 49321. Present: Chair Mike O'Malley, Secretary Lisa Frizzell, Ron Cordes, Steve Thome, Luke Arends and Gary Potter. Dawn Swafford was absent and excused. 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.

**WELCOME NEW COMMISSIONER**

Chair O'Malley welcomed new commissioner Gary Potter. Clerk Wahlfield administered the Oath of Office to Potter previously at the Township office.

**APPROVAL OF MINUTES**

Arends moved, with support from Thome to approve the minutes of the Regular Meeting of the Alpine Planning Commission on December 29, 2019.

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

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

**20-02 PUBLIC HEARING: ALPINE TOWNSHIP ON BEHALF OF THE PROPERTY  
OWNER, REQUESTS TO REZONE 24 LAMOREAUX DRIVE NE FROM R1-A  
IN PLAINFIELD TOWNSHIP TO C-2, COMMERCIAL IN ALPINE TOWNSHIP.**

Planner Becker gave her review for the proposed rezoning request by Alpine Township, on behalf of property owner Hilton Park Properties, to rezone 24 Lamoreaux Drive NE from R-1A, Residential (Plainfield Township's designation) to C-2, Commercial (Alpine Township's designation). The property is located on the south side of Lamoreaux Drive between the railroad tracks and West River Drive.

The property is occupied by Lakeland Electric, a commercial and industrial electrical contractor. Recently, Lakeland Electric was bought out by Newkirk Electric and the Planning Commission granted a special land use and site plan amendment in May, 2019. The property owner has been working towards installing the required site plan improvements and the remaining improvements will be installed in the spring.

Becker explained both Townships entered into a Public Act 425 Agreement in August, 2019 to transfer the property to Alpine Township and to transfer three different properties to Plainfield Township. The municipal boundary no longer bisects the existing building. The Agreement's effective date has now occurred and it working their way through the various State departments. Becker said the request to rezone the property from Plainfield Township's residential designation to Alpine Township's C-2, Commercial designation is in conformance with the 2015

Alpine Township Master Plan. The rezoning doesn't change the use or character of the area and the current electric contracting business on the property is intended to remain. The surrounding area consists of an electric substation, homes, a church and Dwight Lydell County Park.

The proposed change is not precedent setting because it is consistent with the existing use of the property. The existing use of the property is consistent with the allowed uses of the C-2 zoning district.

Motion made to reopen the Public Hearing by Arends, supported by Frizzell.

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

No comments received.

Motion made to close the Public Hearing by Cordes, supported by Frizzell.

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

<b>MOTION: REZONING PROPERTIES ADDRESSED 24 LAMOREAUX DRIVE NE</b>
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Frizzell made a motion, supported by Cordes to recommend to the Alpine Township Board to *approve* the requested rezoning for the property addressed 24 Lamoreaux Drive **NE** (PP# 41-10-31-151-009) as publicly noticed from R-1A, Residential (*Plainfield Township's designation*) to C-2, Commercial (*Alpine Township's designation*).

**Findings of Fact:**

Based upon representations made during rezoning review and upon the standards found in Chapter 12 and 24 of the Alpine Township Zoning Ordinance and the 2015 Alpine Township Master Plan Update, we find that the proposed rezoning:

- 1) Is consistent with the adjacent Commercial future land use recommendation of the 2015 Alpine Township Master Plan Update.
- 2) Is compatible with adjoining land uses and zoning types.
- 3) Fulfills the approved special land use for a contractor's yard in Alpine Township now that the municipal boundary has changed with the Act 425 Agreement.
- 4) Is consistent with the allowed uses of the C-2, Commercial zoning district.

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

**20-03 SITE PLAN RENEWAL: JOHN HERSCHBERGER OF JD BUILDERS REQUESTS A ONE-YEAR EXTENSION ON SITE PLAN APPROVAL FOR A CONTRACTOR'S YARD AT 4555 ALPINE AVENUE.**

Becker stated John Herschberger requests site plan approval extension of his approved contractor's yard at 4555 Alpine Avenue (just south of Wheaton Drive). The Planning Commission granted approval on December 20, 2018.

**MOTION: ONE-YEAR EXTENSION ON SITE PLAN APPROVAL FOR CONTRACTOR'S YARD AT 4555 ALPINE AVENUE**

Cordes made a motion, supported by Arends to *approve* a one-year extension on site plan approval for JD Builders request for a one-year extension for a contractor's yard at 4555 Alpine Avenue.

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

**20-04 ELECTION OF OFFICERS AND SELECTION OF COMMITTEE MEMBERS**

Motion by Cordes, supported by Thome to name Mike O'Malley as Planning Commission Chair.

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

Motion by Frizzell, supported by Cordes to name Luke Arends as Planning Commission Vice-Chair.

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

Motion by Cordes, supported by O'Malley to name Lisa Frizzell as Planning Commission Secretary.

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

Committee Appointments are as follows:

Site Plan Review Committee

Mike O'Malley  
Lisa Frizzell  
Ron Cordes  
Steve Thome, Alternate

Capital Improvement Plan

Lisa Frizzell Ron Cordes  
Dawn Swafford Luke Arends  
Mike O'Malley Gary Potter  
Steve Thome

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

**20-05 OPEN HOUSE: DRAFT FUTURE LAND USE PLAN FOR 4 MILE ROAD CORRIDOR**

The Planning Commission held an open house to discuss the Future Land Use Plan for the 4 Mile Road Corridor. The following were present for the open house discussion: Don & Barb Downer, 3790 Baumhoff Avenue; Kevin VanDavensway, 1195 Stauffer Drive; Ardy Koster, 2255 4 Mile Road; Bill & Maureen Towns, 3770 Baumhoff Avenue; John Gilchrist, Business Manager at Kenowa Hills Public Schools, 2325 4 Mile Road; Bill Brechting, 3680 Baumhoff Avenue.

Residents asked the Commissioners why is changing the Future Land Use map a stronger position than leaving it as it is now? Frizzell explained the proposed changes represent what the Planning Commission is willing to tolerate in terms of uses. The purpose of the proposed

changes is to protect the planned residential and agricultural uses to the north from adverse intrusion of non-compatible uses.

**20-06 COMMISSIONER AND STAFF UPDATES / ADJOURNMENT**

Becker and the Commissioners discussed a 2020 work plan and decided on solar provisions and communication tower updates.

**ADJOURNMENT**

Cordes motioned, supported by Arends to adjourn the meeting at 8:35 PM.

**Ayes: 6      Nays: 0      Motion carried**

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**Lisa Frizzell, Planning Commission Secretary**

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**Barb Griswold, Recording Secretary**