

**ALPINE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
March 15, 2018**

**18-11 CALL TO ORDER / APPROVAL OF THE REGULAR MEETING MINUTES OF
FEBRUARY 15, 2018 AND THE / PUBLIC COMMENT ON NON-AGENDA
ITEMS**

The Alpine Township Planning Commission held its regular meeting on February 15, 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 and Dawn Swafford. Ron Cordes 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

Jakems moved, with support from O'Malley to approve the minutes of the Regular Meeting of the Alpine Planning Commission on February 15, 2018.

Ayes: 6 Nays: 0 Motion Carried

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

**18-12 SITE PLAN REVIEW: A SITE PLAN REQUEST FROM BEL AIR AUTO
SERVICE TO CONSTRUCT A BUILDING ADDITION WITHIN THE C-3,
COMMERCIAL ZONING DISTRICT AT 539 7 MILE ROAD.**

Planner Becker reviewed the site plan request from Adam Gordon from Bel Air Auto Service, to allow the construction of a 2,000 sq. ft. building addition for his vehicle repair business. The property is planned for commercial purposes and vehicle repair facilities are permitted uses by right in the C-3 zoning district. The current building was completed in 2016, and the addition will have 1 service door, 2 overhead doors with space for 3 hoists.

Becker explained a small creek flows east into Mill Creek north of the proposed building addition, and a soil and erosion permit will be needed from the Kent County Road Commission. An additional storm water detention basin is proposed at the rear of the building addition to address storm water needs. Crushed concrete is proposed to be added to the eastern edge of the gravel lot and will have a raised edge to route storm water north to the new basin.

Becker said a vehicle repair facility with 6 bays and 440 sq. ft. of retail space requires 14 parking spaces and 12 striped spaces have been provided. There is sufficient area of gravel/crushed concrete for additional customer parking if needed. A vehicle staging area is located along the east and north edges of the crushed concrete parking area.

The building will initially be used for storage and then for use auto repair and alignments as business demands. Any future outside lighting fixtures must be cut-off fixtures and light may not spill onto adjacent properties or public road right-of-way.

Becker said the proposed addition necessitates moving the dumpster location to behind the existing 6-ft. wooden fence along the south side of the gravel parking area. With the proposed addition of a short section of 6-foot tall fence on the east side, the dumpster will be screened from the road and from the home to the east.

Adam Gordon from Bel Air Auto Service addressed the Planning Commission and said he would answer any questions. Lee stated the 1.5-inch diameter restricted outlet needs to be clear whether the existing drain is staying or being replaced, and Becker said that is something Mr. Gordon's Engineer can put on the site plan.

Lee asked Mr. Gordon about disposal of vehicle fluids, and Mr. Gordon said the fluids get carted away and waste coolant is stored indoors and gets pumped out. Lee asked about damaged vehicle parts and tires, and Mr. Gordon answered damaged parts are stored indoors until it gets carted to a recycle bin by the dumpster and tires are stored indoors as well.

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

Based upon representations made by the applicant, Swafford made a motion, supported by Frizzell to *approve* the site plan dated February 28, 2018 drawn by Roosien & Associates for 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. All conditions outlined in the Township Engineer's letter dated March 8, 2018.

Ayes: 6 Nays: 0 Motion Carried

18-13 PUBLIC HEARING: ZONING ORDINANCE AMENDMENT TO ADD SECTION 2.12 ENTITLED MORTATORIUM AND WOULD IMPOSE A 6-MONTH MORATORIUM ON ZONING APPEALS FOR RESIDENTIAL AND MIXED USE PUDs.

Motion made to open the Public Hearing by Thome, supported by Jakems.

Ayes: 6 Nays: 0 Motion Carried

No comments received.

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

Ayes: 6 Nays: 0 Motion Carried

Becker explained that in front of the Commission for consideration is Rezoning Ordinance #18-03, which establishes a moratorium on the issuance of zoning approvals for any residential or mixed-use planned unit developments. The Township Attorney recommends that the Township amend the Zoning Ordinance with a moratorium in addition to a police power ordinance amendment, which is already in place. A discussion was had among the Commission regarding the moratorium.

Motion made by Jakems, supported by O'Malley to recommend to the Township Board to adopt Rezoning Ordinance #18-03

Ayes: 6 Nays: 0 Motion Carried

18-14 COMMISSIONER AND STAFF UPDATES / ADJOURNMENT

Becker reminded the Commission of the Special Planning Commission meeting at March 29th for a public hearing regarding readopting the Zoning Map in conjunction with rezoning dual-zoned properties to a single zone. A letter received at the Township Office from Joseph W. Wahlfeld regarding dual-zoning at 4732 Alpine Avenue was given to the Planning Commission.

ADJOURNMENT

Jakems motioned, supported by O'Malley to adjourn the meeting at 7:55 PM.

Ayes: 6 Nays: 0 Motion carried

Lisa Frizzell, Planning Commission Secretary

Barb Griswold, Recording Secretary