

**ALPINE TOWNSHIP PLANNING COMMISSION
SPECIAL MEETING
March 29, 2018**

18-15 CALL TO ORDER

The Alpine Township Planning Commission held a special meeting on March 29, 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, Ron Cordes, Chuck Jakems, Steve Thome 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.

18-16 PUBLIC HEARING: THERE ARE 34 DUAL-ZONED PROPERTIES THAT WILL BE CONSIDERED BY THE PLANNING COMMISSION FOR REZONING TO A SINGLE ZONING DISTRICT IN CONJUNCTION WITH RE-ADOPTING THE OFFICIAL ZONING MAP.

Chair Lee reviewed this is a special meeting where the Planning Commission has identified 34 parcels of land with dual-zone classifications that will be considered this evening. The Commission will identify a property by parcel number, Planner Becker will then highlight what it is currently zoned, what it is Master Planned, what its proposed single zone is, and the Commission will have a discussion if needed for each property. Lee added the culmination will be a recommendation to the Township Board to consider for rezoning. No final decision will be made tonight by the Planning Commission.

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

Ayes: 7 Nays: 0 Motion Carried

Becker stated she will start in parcel number order and share any comments received from each property owner. The property owner at 550 Bluebird Acres Dr would prefer R-1 zoning; property owner at 121 9 Mile Rd no comments were received; property owner at 7696 Vinton Ave didn't care either way Ag or RA; property owner at 43 9 Mile Rd would prefer AG; property at 1190 10 Mile Rd has 3 different zones, no comment received from owner; property at 8085 Alpine Ave. no comments received.

Property owner at 6844 Alpine Ave prefers the dual-zone to stay, because if there was a fire, the homeowner would not be able to rebuild the home if the zone was changed to C-2. Arnold Grover of Grover Real Estate addressed the Commission regarding this property. He respects the property owner's right to keep the property zoned how it is, however he is looking to the future and thinks it should be zoned commercial. He thinks eventually there will be public water and sewer available at that address and will allow for future land use and commercial growth. Lee then asked the Commission to vote on this property; 7 votes to leave it as-is and 0 votes to change it to C-2. Therefore removed from the list for rezoning consideration.

Property owner at 6035 Vinton would prefer R-1 zoning; property owner at 901 Metzgar Ct didn't care either way I-1 or I-2; property owner at 5742 Vinton Ave & 5744 Alpine Ave prefers C-2 for

both properties; property at 5380 Alpine Ave no comments received; property at 5350 Alpine Ave no comments received; property at 5210 6 Mile Ct no comments received; property owner at 593 6 Mile Rd would prefer no change at all or change to I-2; property owner at 591 6 Mile Rd would prefer I-2 according to Planning Commission members who talked to him at a Planning Commission workshop.

Property owner at 375 6 Mile Rd prefers the dual-zone to stay. Lee asked Becker what the Master Plan for the property is and Becker said it is Low Density Residential, consistent with the actual use of the property. Lee asked the Commission to vote on a decision; 7 votes to leave it as-is and 0 votes to change it. Therefore removed from the list for rezoning consideration.

Property owner at 770 Marlene St & 4732 Alpine Ave would prefer C-2; property at 4750 Alpine Ave no comments received; property at 4440 Berkinshire Dr no comments received; property at 4412 Fruit Ridge Ave no comments received; property owner at 4721 Fruit Ridge Ave prefers AG for a bigger barn and Planning Commission confirmed their recommendation of RA; property at 4220 Fruit Ridge Ave no comments received; 3825 Hendershot Ave no comments received; property at 4265 Peach Ridge Ave no comments received; property owner at 2725 4 Mile Rd is undecided, lots were combined for tax exempt reasons; property owner 4229 Baumhoff Ave if there is no impact either way then leave as-is. The Planning Commission discussed currently 50% each zone, recommends RA for this house property; property at 2300 5 Mile Rd no comments received; property at 1937 4 Mile Rd no comments received; property at 3842 Cordes Ave no comments received; property owner at 689 York Creek Dr asked Becker to check files of when the building was built; property at 726 York Creek Dr no comments received.

Property owner at 3800 Yorkland Dr would prefer the dual-zone to stay, but really didn't matter to him. Becker said the recommendation is to change to R-3 and Lee asked the Commission to vote on a decision; 7 votes to change to R-3 and 0 votes to leave as-is.

Lee asked for any additional public comments and Fritz Wahlfield Jr addressed the Commission. He agreed with the recommendations for 770 Marlene St and 4732 Alpine Ave and thanked them for the consideration.

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

Ayes: 7 Nays: 0 Motion Carried

The following is the Planning Commission's recommendations for consideration to the Township Board:

| Parcel Number | Property Address | Owner's Name | Zone 1 | Zone 2 | Proposed |
|------------------|-----------------------|--------------------------------|--------|-----------|-------------------|
| 41-09-01-176-014 | 550 BLUEBIRD ACRES DR | ELDERKIN GREGORY P | R-1 | RA | R-1 |
| 41-09-01-400-032 | 121 9 MILE RD | KARAMOL DAVID & KARLA | RA | A | RA |
| 41-09-01-400-033 | 7696 VINTON AVE | STICKEL GEORGE H JR | RA | A | RA |
| 41-09-01-400-034 | 43 9 MILE RD | MARTENS RAYMOND J ET AL | A | RA | Ag |
| 41-09-02-201-027 | 1190 10 MILE RD | DUCHARME RONALD L | C-2 | R-1 & RA | R-1 to RA, C-2 as |
| 41-09-02-276-009 | 8085 Alpine Ave. | Noto Joseph & Karen Trust | A | RA | RA |
| 41-09-13-351-018 | 6035 Vinton Ave | Mull James & Sharon | A | R-1 | R-1 |
| 41-09-23-476-006 | 901 METZGAR CT | METZGAR DANIEL R TRUST | I-2 | I-1 & C-2 | I-1 |
| 41-09-24-151-003 | 5742 VINTON AVE | GOLDEN RIDGE INV LLC | I-2 | C-2 | C-2 |
| 41-09-24-151-005 | 5744 ALPINE AVE | GOLDEN RIDGE INV LLC | C-2 | I-2 | C-2 |
| 41-09-24-351-001 | 5380 ALPINE AVE | DAUSER RAYMOND & | C-2 | I-2 | C-2 |
| 41-09-24-351-002 | 5350 ALPINE AVE | BOUMA ROBERT G | C-2 | I-2 | C-2 |
| 41-09-24-351-051 | 5210 6 MILE CT | CHURCHILL ROBYN M TRUST | C-2 | I-1 | C-2 |
| 41-09-24-376-010 | 593 6 MILE RD | LEEP C DENNIS & CHERYLEE | C-2 | I-2 | I-2 |
| 41-09-24-376-020 | 591 6 MILE RD | LABANOWSKI ROBBIN W & ROSE M | I-2 | C-2 | I-2 |
| 41-09-25-301-011 | 770 MARLENE ST | WAHLFIELD FRITZ ET AL | C-2 | R-3 | C-2 |
| 41-09-25-301-038 | 4732 ALPINE AVE | WAHLFIELD FRITZ ET AL | C-2 | R-3 | C-2 |
| 41-09-25-301-045 | 4750 ALPINE AVE | HJA FS LLC | C-2 | R-3 | C-2 |
| 41-09-25-354-005 | 4440 BEKINSHIRE DR | ORENT TIMOTHY J | C-2 | R-1 | C-2 |
| 41-09-29-300-021 | 4412 FRUIT RIDGE AVE | WYNSMA HENRY J | A | RA | Ag |
| 41-09-30-426-017 | 4721 FRUIT RIDGE AVE | RAYMER SAMUEL F & JOYCE P TRUS | RA | A | RA |
| 41-09-32-101-014 | 4220 FRUIT RIDGE AVE | EMANOUIL JAMES N & CINDY L | A | RA | RA |
| 41-09-32-400-013 | 3825 HENDERSHOT AVE | KENOWA HILLS PUBLIC SCHOOLS | RA | A | RA |
| 41-09-33-100-078 | 4265 PEACH RIDGE AVE | RAAP JOHN P JR TRUST | A | RA | Ag |
| 41-09-33-400-034 | 2725 4 MILE RD | TRINITY CONGREGATIONAL CHURCH | RA | R-1 | R-1 |
| 41-09-34-100-038 | 4229 BAUMHOFF AVE | BLASZAK THEODORE S | RA | A | RA |
| 41-09-34-100-060 | 2300 5 MILE RD | CASTRO ALEXANDER | RA | A | RA |
| 41-09-34-400-024 | 1937 4 MILE RD | BRECHTING DUANE M | RA | A | RA |
| 41-09-35-452-015 | 3842 CORDES AVE | TOWNSQUARE MEDIA OF GRAND RAF | C-2 | R-1 | R-1 |
| 41-09-36-101-035 | 689 YORK CREEK DR | YORK CREEK APARTMENTS LLC | R-3 | C-2 & O-S | R-3 |
| 41-09-36-151-025 | 726 YORK CREEK DR | PLAINFIELD CHARTER TOWNSHIP | C-2 | R-3 | C-2 |
| 41-09-36-326-008 | 3800 Yorkland Dr | YORK CREEK #6 LLC | R-3 | R-1 | R-3 |

MOTION: RE-ADOPT THE OFFICIAL ZONING ORDINANCE WITH THE INCLUSION OF REZONINGS AS PUBLICLY NOTICED

Jakems made a motion, supported by Thome to recommend to the Alpine Township Board to *approve* the proposed rezonings for the properties listed in the attached list as discussed this evening and as publicly noticed and to re-adopted the official Zoning Map.

Findings of Fact:

Based upon review of the facts surrounding each property proposed for rezoning and upon the standards found in Chapter 24 of the Alpine Township Zoning Ordinance and the 2015 Alpine Township Master Plan Update, we find that the proposed rezonings:

- 1) The locations *are* appropriate for all the allowed uses in the recommended zoning districts.
- 2) *Do* ensure compatibility with adjoining land uses and zoning types.
- 3) *Are* compatible with the existing character in Alpine Township;
- 4) *Would not* severely impact traffic, municipal costs and services, or significantly change population density.

Ayes: 7 Nays: 0 Motion Carried

ADJOURNMENT

O'Malley motioned, supported by Thome to adjourn the meeting at 8:12 PM.

Ayes: 7 Nays: 0 Motion carried

Lisa Frizzell, Planning Commission Secretary

Barb Griswold, Recording Secretary