

**ALPINE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
May 17, 2018**

**18-22 CALL TO ORDER / APPROVAL OF THE REGULAR MEETING MINUTES OF
APRIL 19, 2018, AND THE / PUBLIC COMMENT ON NON-AGENDA ITEMS**

The Alpine Township Planning Commission held its regular meeting on May 17, 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

Jakems moved, with support from O'Malley to approve the minutes of the Regular Meeting of the Alpine Planning Commission on April 19, 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.

**18-23 PUBLIC HEARING: ZONING ORDINANCE AMENDMENTS ALTERING
PROVISIONS FOR GRADE LEVELS IN SECTION 2.15 AND ALTERING HOW
THE MAXIMUM ACCESSORY BUILDING SIZE IS MEASURED IN SECTION
2.01**

Planner Becker reviewed the request 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 currently 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. The proposal includes removing the measurement provision of "gross floor area" and measuring the maximum area as the building area above the grade plane. The maximum area would not include any mezzanines or basements entirely below grade on all sides.

The Zoning Ordinance definition of Grade Plane is: *The grade plane is a reference plane representing the average of finished ground level adjoining the building at all exterior walls.*

Jakems asked if a walk-out level basement would count towards the maximum allowable building space size along with the ground level area and Becker said yes. Jakems also asked if the basement can be larger than the upper level and Becker answered no.

Applicant Tim Kidder, 915 9 Mile Rd NW, addressed the Planning Commission. He stated he would like to put a gun range below ground, which meant he would like additional space (i.e. distance) underground than the footprint above, but the ordinance changes as proposed limiting the underground space to be no larger than the building footprint will work for him too. Mr. Kidder said if he built underground and decided later to add a mezzanine, the current wording in the ordinance didn't allow for it.

Mr. Kidder said he is not asking for a taller building, so nothing would change as far as what can be seen at ground level, but there would be a level below it underground.

Lee said Mr. Kidder brought up an issue that made sense to address and the Commission understood what he was asking.

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

Ayes: 7 Nays: 0 Motion Carried

No comments received.

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

Ayes: 7 Nays: 0 Motion Carried

MOTION: ZONING ORDINANCE CHANGES FOR ACCESSORY BUILDINGS

Based upon representations made by the applicant, Jakems made a motion, supported by O'Malley to recommend to the Alpine Township Board to *approve* the requested zoning ordinance changes in Chapter 2, General Provisions Section 2.01 and Section 2.15.

Chapter 2, General Provisions, Section 2.01, Footnotes for Table 2.1 Accessory Building Schedule of Regulations:

Maximum building size for accessory buildings equals maximum building area above the grade plane, as defined herein. For zoning purposes only, the maximum building size shall not include that portion of a building having its finished floor level below ground level on all sides, underneath the footprint of the structure above.

Section 2.15 Grade Plane. All dwellings in any zoning district and all places of business shall, subsequent to adoption of this Ordinance, conform to all established and determined grade planes. In areas where there are two or more dwellings or other buildings in any one block, the average of the grade plane thereof shall determine the grade plane for that area. In all areas where no grade plane has been determined or established by buildings thereon, before any building or structure shall be placed thereon, a grade plane shall first be determined by the Alpine Township Building Department for that area, and when so determined, it shall become the grade thereof.

After the adoption of the Ordinance, it shall be unlawful to erect or construct a building in any zoning district with the top of the foundation or basement walls together with the plates thereof, more than 24 inches above the established or determined grade plane except that where the building is set back farther than the required distance, an additional rise of one foot for each additional fifteen feet of setback shall be permitted.

Ayes: 7 Nays: 0 Motion Carried

18-24 SITE PLAN REVIEW: TOWNSHIP STORAGE BUILDING AT 2015 7 MILE ROAD

Planner Becker reviewed the Township's request for site plan approval to allow for the construction of a 1,320 square foot accessory building at the Community Building Site. The 3-acre property is zoned Agricultural and is located at the northwest corner of 7 Mile Road and Baumhoff Avenue. The Township's Community Building is a former two-room school acquired by the Township in the mid-1970s from Kenowa Hills School District. The Township uses one classroom as a Community Room to rent out to residents. The second classroom is the offices and archives of the Township Historical Committee. The building received new windows and a door this past year and will be repainted this summer.

Becker stated the Township has been using the former Fire Station #3 at the intersection of Alpine Avenue and 9 Mile Road for cold storage of Historical Committee artifacts and general Township items. The historical artifacts include numerous totes, vintage classroom items, farm implements and a couple of wood farm wagons. This former fire station needs to be demolished in the near future, which created a dilemma for that to do with the stored items. The Historical Committee has a standing request in the Capital Improvement Plan for a large building to display and store their artifacts.

Becker said this site plan request is not for a large building for display of artifacts, it is strictly for unheated storage of artifacts and general Township items. It solves the storage issue created by the need to demolish former Fire Station #3 and will make rotating the historical displays in the Museum down the road at 2408 7 Mile Road easier.

The surrounding properties are planned, zoned and used for agricultural purposes along with a scattering of a few homes. The accessory building meets the required yard setbacks of 40 feet side and rear, 60 feet front and 10 feet from the principal building. The proposed building has two 8-foot tall overhead doors in the rear and will have board and batten siding with shake-like siding at the ridge peaks. The 8-foot deep front porch will have decorative posts and brackets and can be used during Historical Committee events for displays.

A crushed material (concrete or asphalt millings) will be placed along the west side of the proposed building and around to the rear to provide access to the overhead doors. Storm water generally flows to the northeast on the grassed site. There is an existing storm water pipe from the property to the west that outlets at the property line and redirection of this water may be necessary to accommodate the proposed building's access drive.

No additional parking is required or needed for the storage building and there are 52 parking spaces provided.

Jakems suggested renting a storage unit for short term and find a more suitable solution. The building is too small to accommodate historical displays as originally intended. A larger building would accommodate current and future needs.

Cordes wondered if the parking lot is big enough. He said it would be tight to try to back up a truck and trailer to the proposed building. He also stated he doesn't think the building will be large enough for the historical stuff. He asked if it would fit at the museum property instead.

Thome said the site is low, and has water standing where they want to put the building. There is poor soil there, and drainage could be an issue.

Pat Cederholm, 4779 Hayes St NW is with the Township Historical Committee. She said they do some displays at the Historic Offices and offered they had some money for the project if needed. The Historical Committee does have a need for more storage because they do turn down artifacts due to lack of storage space.

Tim Kidder said he had to build a storm water pond for his 8,000 square foot building. He doesn't think a truck and trailer could back into this building, and to consider moving the building to the south and put parking in the rear to get out of the wet soil.

Harold Thome, 2137 7 Mile Rd NW, spoke and indicated the site has the Marshall series of clay and that it is poorly drained. He caught muskrats in the ponds that were here as a kid. He and his Dad and brother laid tile by hand in the 1950's on the property.

Cordes suggested to rent space for a year and not to rush the project. He said to plan for the future and build a bigger building for future uses too.

Lee asked if the recommendation was coming from the Historical Committee or Township Board and Becker answered the Township Board.

**MOTION: SITE PLAN FOR ACCESSORY STORAGE BUILDING AT TOWNSHIP
COMMUNITY BUILDING AT 2015 7 MILE ROAD**

Based upon representations made by the applicant, Cordes made a motion, supported by Jakems to *deny* the site plan dated May 2018 drawn by Progressive AE and architectural drawings dated May 7, 2018 by TJA Architecture for the construction of the 1,320-square foot accessory building on the 3-acre property addressed 2015 7 Mile Road, PP#41-09-15-300-003 as it *does not* meet the requirements set forth in Chapters 5 and 18 of the Alpine Township Zoning Ordinance with the following conditions of approval:

Finding of Fact:

1. The building is not big enough.
2. The site conditions are not adequate; there are poor soils and drainage issues.
3. The back drive is not wide enough for truck and trailer access.

Ayes: 6 Nays: 1 Motion Carried (Site Plan Denied)

Ayes: O'Malley, Frizzell, Jakems, Cordes, Thome, and Swafford

Nays: Lee

18-25 DISCUSSION: DRAFT CAPITAL IMPROVEMENT PLAN 2018-2024

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. Becker said the landscaping at the Township Office needs to be refreshed and the demolition of old fire station #3 should have a higher priority ranking.

18-26 COMMISSIONER AND STAFF UPDATES / ADJOURNMENT

Lee gave a brief update on a meeting Becker and himself had with Williams & Works regarding the residential PUD review.

ADJOURNMENT

Frizzell motioned, supported by O'Malley to adjourn the meeting at 8:31 PM.

Ayes: 7 Nays: 0 Motion carried



Lisa Frizzell, Planning Commission Secretary



Barb Griswold, Recording Secretary