

**ALPINE TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
November 21, 2019**

**19-49 CALL TO ORDER / APPROVAL OF THE REGULAR MEETING MINUTES OF  
OCTOBER 17, 2019 AND THE / PUBLIC COMMENT ON NON-AGENDA  
ITEMS.**

The Alpine Township Planning Commission held its regular meeting on November 21, 2019 at 7:00 p.m. at the Alpine Township Center, 5255 Alpine Avenue NW, Comstock Park, MI 49321. Present: Chair Mike O'Malley, Vice Chair Chuck Jakems, Secretary Lisa Frizzell, Dawn Swafford, Steve Thome, Luke Arends and Ron Cordes. 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.

**APPROVAL OF MINUTES**

Cordes moved, with support from Frizzell to approve the minutes of the Regular Meeting of the Alpine Planning Commission on October 17, 2019.

**Ayes: 7 Nays: 0 Motion Carried**

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

**19-50 DISCUSSION: DRAFT ACCESS MANAGEMENT ORDINANCE CHANGES**

Planner Becker gave a review for revisions to the Access Management Provisions of the Zoning Ordinance. Becker stated the Township's access management provisions needed to be updated for M-37 located in Section 18.06(b) of the Chapter 18 of the Zoning Ordinance.

Becker stated she sought out advice from MDOT, KCRC and a traffic engineer the Township consults with to review and make recommendations to the Planning Commission on the access management provisions in the Zoning Ordinance. The revised language and maps were given to the Planning Commission and discussed.

Becker reviewed draft revisions for access management standards which included in addition to vehicular access; all site development plans shall ensure the safe and efficient use for all travel modes including pedestrian, bicycling and public transit.

Revisions were written to state: As part of site plan review, direct access to M-37 may be approved on a temporary basis by the Alpine Township Planning Commission or Committee in instances where access roads or adjoining parcels are not yet developed. Such conditional approval shall specify the future means of access, location (if known) and date the change will be made. Any such Alpine Township approval shall be memorialized within a Site Development Agreement and recorded with the County Register of Deeds.

Additional revisions were made to the Traffic Studies portion of the text, highlighting under what circumstances a Traffic Impact Assessment or a Traffic Impact Study is required and what must be included in each. For example: Traffic Impact Assessment should include estimated traffic generated by the proposed use, existing and proposed drives identified, and trip distribution/assignment for the proposed drives. A Traffic Impact Study is a complete analysis

and assessment of traffic generated by a proposed development and of the impact a proposed development would have on the surrounding transportation system.

The Traffic Impact Study should include estimated traffic volumes generated by the proposed use, a transportation system inventory (physical, functional and operational characteristics) of the study area and where pertinent, local transit services. To be included should be data on peak-hour volumes for individual movements (existing and protected), a capacity analysis of each access point. Any proposed signalized access point within 1 mile of an existing signal timing along the entire signalized in coordination with the existing signal time along the entire signalized corridor. A traffic impact study shall be analyzed with and without the proposed development on the existing system, and with the proposed development for both existing and projected traffic volumes.

Motion made by Cordes, supported by Swafford to move draft to a Public Hearing.

**Ayes: 7    Nays: 0    Motion Carried**

**19-51            DISCUSSION: 4 MILE ROAD CORRIDOR SUBPLAN MASTER PLAN AMENDMENT**

Planner Becker gave a brief recap of the open house on September 19, 2019 for the 4 Mile Road Corridor and the comments received during and after the open house. John Gilchrist, Finance Director for Kenowa Hills Schools, said they may move the Administration Building functions into the City of Walker at another location in the future. The current Administration Building land may be valuable and they have septic system stress.

Dave and Sharon Wiersum, 3787 Baumhoff stated they do not want any commercial expansion other than what is planned/zoned for already in the Township. They would like to quarantine any commercial spillover from the industrial uses going up in the City of Walker.

Les and Carole Hulst, 3900 Walker Avenue said no commercial deeper/north along 4 Mile Road, reluctantly would accept growth of commercial to the east towards Alpine Avenue.

Bill Brechting, 3680 Baumhoff would accept offices, such as medical offices along 4 Mile Road.

Becker also received comments after the open house including Lyn Jameyson, 3025 4 Mile Road who would like larger shoulders for a sidewalk, and would like a community building close to the schools with community-oriented programs.

Steve Herr, 3625 Peach Ridge Avenue wants less commercial traffic, lower speed limit than 55 mph. He complained about Amazon trucks from the golf course and the noise of Roth trucks during the night.

Bob Etherton 2445 & 2425 4 Mile Road inquired what the Planning Commission was contemplating at this point.

Ardith Koster, 2205 4 Mile Road is looking to lease out the former Don Koster Auto Sales. She lives on the property and does not want industrial uses in Alpine Township.

Becker said the KCRC has stated the realigning of the 4 Mile Road/Walker Avenue intersection will only happen if a property owner makes land available to the KCRC. The Planning Commission may encourage the KCRC to realign the intersection in the corridor subplan.

KCRC has included widening 4 Mile Road from Hendershot to Walker Avenue in the future 2031-2035 Transportation Improvement Plan and additional public and private utility work will likely be needed to accommodate the proposed future uses on both sides of the corridor.

The Planning Commission discussed the future land uses for 4 Mile Road and suggested the following: Along 4 Mile Road between Cordes and Bristol master plan Office with Low Density Residential to the north. Between Bristol and Walker master plan Commercial with Low Density and Rural Estate to the north. Between Walker and Hendershot master plan Low Density Residential, with the corner of 4 Mile Road and Hendershot being master plan Commercial PUD. The area between Hendershot and Fruit Ridge will be master plan for a Public Park and Commercial at the corner of 4 Mile Road and Fruit Ridge Avenue and Medium Density Residential to the north.

**19-52 COMMISSIONER AND STAFF UPDATES / ADJOURNMENT**

Becker shared with the Commission an update on the altering of municipal boundaries between Alpine Township and Plainfield Township that went through buildings has been approved by both Townships and is working its way through State offices (Act 425 Agreement).

There is interest in the Homrich driving range property and there is interest in the Lamoreaux Drive Extended area.

Road work for 2020 includes 6 Mile Road and Fruit Ridge Avenue with KCRC funds and Biddeford Dr and Ct and Wallingford Dr will be resurfaced along the new water main.

The Township has received CDBG funds to install sidewalk on the north side of 4 Mile Road between Yorkland Dr and York View Dr. The Township has received TAP grant monies from MDOT to continue the sidewalk from York View to West River Drive. The TAP grant requires 30% match for construction costs and engineering fees to be paid 100% by local community.

**ADJOURNMENT**

Frizzell motioned, supported by Arends to adjourn the meeting at 8:45 PM.

**Ayes: 7      Nays: 0      Motion carried**



Lisa Frizzell, Planning Commission Secretary



Barb Griswold, Recording Secretary