

**ALPINE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
October 18, 2018**

**18-49 CALL TO ORDER / APPROVAL OF THE REGULAR MEETING MINUTES OF
SEPTEMBER 20, 2018, AND THE / PUBLIC COMMENT ON NON-AGENDA
ITEMS**

The Alpine Township Planning Commission held its regular meeting on October 20, 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 September 20, 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.

**18-50 PUBLIC HEARING: REZONING ORDINANCE 18-07, MORTATORIUM ON
RESIDENTIAL PUDS**

Planner Becker reviewed the request to consider an ordinance to amend Section 2.12 of the Zoning Ordinance entitled "Moratorium" and would impose a 6-month moratorium on any zoning approval, rezoning, license, variance, or other approval for any mixed use planned unit development, any open space planned unit development, any residential planned unit development, or any planned unit development involving single family or multi-family residential swellings, units and/or houses.

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

Ayes: 6 Nays: 0 Motion Carried

No comments received.

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

Ayes: 6 Nays: 0 Motion Carried

MOTION: MORATORIUM ON RESIDENTIAL AND MIXED USE PUD ORDINANCE REVIEW

Frizzell made a motion, supported by O'Malley to approve proposed Rezoning Ordinance #18-07, a moratorium on the issuance of zoning approvals for any residential or mixed-use planned unit developments.

Ayes: 6 Nays: 0 Motion Carried

18-51 DISCUSSION: REVIEW OF DRAFT ZONING ORDINANCE CHAPTER 14B (MIXED USE PUD)

Andy Moore from Williams and Works reviewed the draft for the M-PUD, Mixed Use Planned Unit Development Chapter. He explained the M-PUD zoning district permits a variety of uses to be located on the same site and/or within the same buildings and enables these uses to function as a community or neighborhood without the separation that is usually required by traditional zoning development standards. The M-PUD zoning district is not intended to be developed with a single type of land use. Uses should be integrated in such a manner that they are compatible in form and function.

They have completed a draft of revisions to Chapter 14B, M-PUD of the Zoning Ordinance for review and the decision-making process by the Planning Commission and Township Board. Mr. Moore suggested a number of changes to simplify, clarify and streamline the process and to ensure conformance with the Michigan Zoning Enabling Act. The Planning Commission reviewed the suggested changes and made several suggestions for the next revision, including reducing the allowable maximum amount of multi-family housing to 40%.

18-52 DISCUSSION: AGRICULTURAL SPECIAL LAND USE

O'Malley motioned, supported by Thome to table the discussion until the November Meeting.

Ayes: 6 Nays: 0 Motion Carried

18-53 COMMISSIONER AND STAFF UPDATES / ADJOURNMENT

Becker gave an update on Capital Improvement items including sewer and roadwork repairs, the construction on the new Township storage building and a new location for Fire Station #1. Becker stated she will be attending a roundtable discussion on medical and recreational marihuana and would like verification of the direction Alpine Township wants to take if the November Ballot Proposal passes. Becker also reviewed the current Planning Commission and ZBA memberships.

The Commission stated they agreed with the Township Board's direction of not allowing recreational marihuana establishments.

ADJOURNMENT

Thome motioned, supported by O'Malley to adjourn the meeting at 9:08 PM.

Ayes: 6 Nays: 0 Motion carried



Lisa Frizzell, Planning Commission Secretary



Barb Griswold, Recording Secretary