

**ALPINE TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
September 15, 2022**

**22-54 CALL TO ORDER / APPROVAL OF THE REGULAR MEETING MINUTES OF  
AUGUST 18, 2022, AND THE PUBLIC COMMENT ON NON-AGENDA ITEMS**

The Alpine Township Planning Commission held its regular meeting on September 15, 2022 at 7:00 p.m. at the Alpine Township Center, 5255 Alpine Avenue NW, Comstock Park, MI 49321. Present: Chair Steve Thome, Vice Chair Tom Griswold, Secretary Lisa Frizzell, Ron Cordes, Dawn Swafford and Gary Potter. Planner Susan Becker and recording secretary Barb Griswold were also present. Thome 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 August 18, 2022, with one correction.

**Ayes: 6 Nays: 0 Motion Carried**

**22-55 PUBLIC HEARING: ROGER REHKOPF HAS REQUESTED TO REZONE THE  
WESTERN PORTION OF PROPERTY ADDRESSED 6103 ALPINE AVENUE  
FROM A, AGRICULTURAL TO I-1, LIGHT INDUSTRIAL.**

Planner Becker gave her review of the request to rezone a 18.30-acre portion of property addressed 6103 Alpine Avenue from A, Agriculture to I-1, Light Industrial. The overall acreage of 6103 Alpine Avenue is 27.90 acres and the portion requested to be rezoned is the western portion.

The request to rezone the property to I-1, Light Industrial is in conformance with the Alpine Township Master Plan's future use designation of I, Industrial. The Master Plan designates the west half of the property as *industrial*. The applicant is proposing slightly more than half of the property as industrial (east of Rhino Drive) and a portion out to Alpine Avenue at the northern end for a driveway.

Becker said there are a couple vacant industrially-zoned properties nearby that are available for development. There are two particular proposed uses for this site; warehousing and a contractor's yard. The rezoning would not constitute spot zoning granting a special privilege to one landowner because it is consistent with the Master Plan's designation and is consistent with neighboring uses on 7 Mile Road.

The request is consistent with the intent of the I-1 zoning district. The rezoning would expand the industrial uses in the area, but not change the characteristics of the area. It is anticipated that a request to rezone the eastern portion of the property to a commercial designation will occur in the future.

Applicant Roger Rehkopf said the rezoning request for warehousing is for Tommy's Boats. The boats will be unloaded on site and then taken to the Comstock Park retail location. The warehouse will not be an in and out service for boats and there will not be customer access to

the site. There will be customer storage of their boats and Tommy's Boats employees will bring the boats to the proposed location, not the customers themselves.

Motion made to open public comment by Cordes, supported by Potter.

**Ayes: 6      Nays: 0      Motion Carried**

No comments received.

Motion made to close public comment by Cordes, supported by Griswold.

**Ayes: 6      Nays: 0      Motion Carried**

Cordes said most of everything regarding the request was covered at the August meeting.

**MOTION: REZONING A PORTION OF THE PROPERTY ADDRESSED 6103 ALPINE AVENUE**

Griswold made a motion, supported by Frizzell to recommend to the Alpine Township Board to *approve* the requested rezoning for the 18.30-acre portion of the property addressed 6103 Alpine Avenue (PP# 41-09-14-400-004) as publicly noticed from A, Agricultural to I-1, Light Industrial.

**Findings of Fact:**

Based upon representations made by the applicant during rezoning review and upon the standards found in Chapter 16 and 24 of the Alpine Township Zoning Ordinance and the Alpine Township Master Plan, we find that the proposed rezoning:

- 1) Is consistent with the Industrial future land use recommendation of the Alpine Township Master Plan.
- 2) Does ensure compatibility with adjoining land uses and zoning types.
- 3) Is consistent with the allowed uses of the I-1, Light Industrial zoning district.

**Ayes: 6      Nays: 0      Motion Carried**

**22-56      PUBLIC HEARING: LACEY BRAYTON HAS REQUESTED A SPECIAL LAND USE FOR A GROUP CHILD CARE HOME UP TO 14 CHILDREN AT 5321 DIVISION AVENUE WITH THE R-1, LOW DENSITY RESIDENTIAL ZONING DISTRICT.**

Planner Becker gave her review of the request from Lacey Brayton for a special land use and site plan approval to allow for a *group child care home* on property addressed 5321 Division Avenue. The 0.5-acre property is zoned R-1, Low Density Residential and is located just north of 6 Mile Road. The property contains a home, shed and play equipment area. The applicant and property owner have lived here since late 2015 and the applicant has operated a *family child care home* (1-6 children) since 2015.

Becker said within the R-1 zoning district, the following is a special land use: *Child day care facilities which care for between seven and twelve children.* [Section 7.03(e)]. In contrast, child care facilities which care for no more than six are permitted by right in the R-1 district.

Becker reviewed the Relevant Michigan Child Care Organizations Provisions (Public Act 116 of 1973) for the Commissioners. State law was amended in June (PA 106 of 2022) that allows increased capacity in the number of children within certain circumstances. Increased capacity means 1 additional child added to the total number of minor children received for care and supervision in a family child care home or 2 additional children added to the total number of minor children received for care and supervision in a group child care home. Becker gave the criteria for a group child home to be automatically eligible for increased capacity.

Becker stated the applicant has been operating a *family child care home* (1-6 children) for several years at the current location. The applicant provides care year around Monday through Friday 6:00 a.m. to 6:00 p.m. The applicant will install portable wire fence adjacent to the play area to separate it from the private road to the south that serves 4 homes.

The driveway provides stacking and drop-off and pick-up times are staggered (by happenstance) so that traffic hasn't been an issue at the house. The lawn area south of the driveway is used for overflow and turning around. The applicant intends to pave or gravel the turnaround area when finances allow.

The appearance of the property will remain that of a single-family home and the applicant is not proposing to exceed 16 hours of operation within a 24-hour period. Off-street parking should not be an issue since there is a long driveway.

Applicant Lacey Brayton, 5321 Division Avenue said the shortage of care available has been unlike anything she has seen in over the past 15 years. The increased capacity will help her fulfill the need during busy times such as holidays and snow days. The State of Michigan has asked her to expand and has offered funding to do so.

Ms. Brayton said she will put up a 4-foot garden fence. State regulations does not require her to have a fence and she is waiting to hear from the State if she will receive funding for fencing.

Frizzell asked how far off the road a child care home has to be and Ms. Brayton said there is not a specific number from State for licensing requirements. Mr. Brayton said there are frequent inspections done though to ensure safety of the children and there hasn't been an issue.

Motion made to open public comment by Frizzell, supported by Cordes.

**Ayes: 6      Nays: 0      Motion Carried**

Corinne Poulias, 197 Teasel Street, Comstock Park said she lives close by and thinks Ms. Brayton is a great provider. She is also a child care provider and the State of Michigan only requires cones for a yard play area and doesn't require a fence.

Motion made to close public comment by Frizzell, supported by Cordes.

**Ayes: 6      Nays: 0      Motion Carried**

Griswold said he is in favor of the proposed request and thinks it fits the needs of the community.

**MOTION: CHILD CARE GROUP HOME SPECIAL LAND USE AT 5321 NORTH DIVISION AVENUE**

Based upon representations made by the applicant, Frizzell made a motion to *approve* the Special Land Use permit requested for a *group child care home (7-12 children)* at 5321 N. Division Avenue, PP# 41-09-24-476-009 as it *does* meet the standards set forth in Chapter 21 of the Alpine Township Zoning Ordinance and the standards outlined in Section 206(4) of Public Act 110 of 2006.

**Findings of Fact:**

1. It will be harmonious with the character and use of the immediate vicinity and was designed in such a manner as to mitigate any negative effects.
2. The special use will not be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
3. The proposed use is consistent with Master Plan and the intent and purpose of the zoning district.
4. The proposed use will not set a precedent for development which could adversely affect the long term plans and policies of the Township since group child care homes are special land uses in the R-1, Low Residential Density district.
5. Is not closer than 1,500 to other regulated facilities as mentioned in Section 2016 of Michigan Zoning Enabling Act.
6. The proposed fencing is adequate.
7. The appearance of the property will remain that of a single-family home.
8. The applicant will not exceed 16 hours of operation within a 24-hour period.
9. Off-street parking will not be an issue since there is a long driveway.
10. The Planning Commission acknowledges that the State of Michigan may allow an increased capacity up to 14 children per the recent amendment to Public Act 116 of 1973.

**Ayes: 6      Nays: 0      Motion Carried**

**22-57      PUBLIC HEARING: CORINNE POULIAS HAS REQUESTED A SPECIAL LAND USE FOR A GROUP CHILD CARE HOME UP TO 14 CHILDREN AT 4192 8 MILE ROAD WITHIN THE A, AGRICULTURAL ZONING DISTRICT.**

Planner Becker gave her review of the request from Corrine Poulias for a special land use and site plan approval to allow for a *group child care home* on property addressed 4192 8 Mile Road. The 4.8-acre property is zoned A, Agricultural and is located on 8 Mile Road between Stage and Fruit Ridge Avenues and is planned, zoned and used for a single-family home. The

property contains a home, and two detached accessory buildings. The applicant / property owner just purchased the property at the end of August and at her home in Plainfield Township she operates a *group child care home* (7-12 children).

As with the previous request on the agenda, Becker gave a review of the Relevant Michigan Child Care Organizations Provisions (Public Act 116 of 1973) and the criteria for increased capacity.

Becker stated the applicant has been operating a *group child care home* (7-12 children) for several years in Plainfield Township and is currently licensed for 14 children. The applicant provides care year around Monday through Friday 7:30 a.m. to 5:00 p.m.

The applicant has explained that she will install a fence around the proposed play area. The driveway provides stacking and has a "T" for turning around. The drop-off and pick-up times are staggered (no more than 2 or 3 parents at a time by happenstance) so that traffic hasn't been an issue at her current location.

The appearance of the property will remain that of a single-family home and the applicant is not proposing to exceed 16 hours of operation within a 24-hour period. Off-street parking should not be an issue since there is a long driveway.

Applicant Corrine Poulias, 197 Teasel Street, Comstock Park said she purchased the property on 8 Mile Road in August and will move to that location in October. She does expect 10 current children in her care to follow her to the new location. She has two full-time and one part-time employees.

Ms. Poulias said she will fence in a large area next spring from the back of the house to the yard. She stated parking will not be an issue with the long driveway and with the "T" turnaround. There is also a driveway on the property that leads to a field that could be used.

Frizzell asked about the driveway that the applicant mentioned on her property and Ms. Poulias answered yes, the driveway is on her property and is gravel.

Motion made to open public comment by Cordes, supported by Potter.

**Ayes: 6      Nays: 0      Motion Carried**

Jamie Van Oeffelen, 4188 8 Mile Road said she is the neighbor to the east of the applicant. She said there is a Consumer's Energy easement on the east side of the applicant's property along the boarder with Ms. Van Oeffelen property. She stated she likes to target shoot and hunt on her property and asked if she could still do that if a day care went in and if that changes zoning.

Becker said the zoning does not change with day care approval and the same fire arm laws apply regardless of what the zoning is.

Motion made to close public comment by Frizzell, supported by Griswold.

**Ayes: 6      Nays: 0      Motion Carried**

**MOTION: CHILD CARE GROUP HOME SPECIAL LAND USE AT 4192 8 MILE ROAD**

Based upon representations made by the applicant, Frizzell made a motion, supported by Swafford to *approve* the Special Land Use permit requested for a *group child care home (7-12 children)* at 4192 8 Mile Road NW, PP# 41-09-18-200-077 as it *does* meet the standards set forth in Chapter 21 of the Alpine Township Zoning Ordinance and the standards outlined in Section 206(4) of Public Act 110 of 2006.

**Findings of Fact:**

1. It will be harmonious with the character and use of the immediate vicinity and was designed in such a manner as to mitigate any negative effects.
2. The special use will not be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
3. The proposed use is consistent with Master Plan and the intent and purpose of the zoning district.
4. The proposed use will not set a precedent for development which could adversely affect the long term plans and policies of the Township since group child care homes are special land uses in the Agricultural district.
5. Is not closer than 1,500 to other regulated facilities as mentioned in Section 2016 of Michigan Zoning Enabling Act.
6. The proposed location for the fenced play area is acceptable.
7. The appearance of the property will remain that of a single-family home.
8. The applicant will not exceed 16 hours of operation within a 24-hour period.
9. Off-street parking will not be an issue since there is a long driveway.
10. The Planning Commission acknowledges that the State of Michigan may allow an increased capacity up to 14 children per the recent amendment to Public Act 116 of 1973.

**Ayes: 6      Nays: 0      Motion Carried**

**22-58      PUBLIC HEARING: SCOTT BARDLEY OF TRIDENT ROOF SOLUTIONS HAS REQUESTED SPECIAL LAND USE AND SITE PLAN APPROVAL FOR A CONTRACTOR'S YARD AT 4381 ALPINE AVENUE WITHIN THE C-2, COMMERCIAL ZONING DISTRICT.**

Planner Becker gave her review of the request from Scott Bradley of Trident Roof Solutions special land use and site plan approval to allow for a contractor's office and yard within the C-2, Commercial district at 4381 Alpine Avenue.

The property is master planned for commercial purposes (C-PUD) and Lamoreaux Drive is planned to extend west through of this property. The request is for the southern 2,608-square foot building only; which was most recently occupied by Mike's Cycle Shop. The applicant has

secured a 3-year lease with a termination clause after 4-months notice. The lot is non-conforming since it is not the required minimum 150-foot wide. The surrounding properties are planned and zoned for commercial purposes (some to the west are zoned agricultural). The properties are either used commercially or are vacant.

Becker explained Trident Roof Solutions is a construction contractor specializing in flat roofs. The applicant desires to move his office and warehouse into the building. He proposes to remove scrub trees and brush in the rear yard to accommodate a storage yard for roof membrane materials, metal, insulation, job trailers and equipment and none of the materials will be hazardous.

The 2,608-square foot building will contain an office and warehouse space. The north side contains two overhead doors. Both buildings on the property are non-conforming structures as they do not meet required front or side setbacks.

The overall architectural design of the east façade meets the standards of Section 2.44 as it has varied architectural details and is of a pedestrian scale. The applicant has started façade changes and added columns to the structure thereby making the structure 3 feet closer to the front lot line. The applicant has a variance request that will be heard by the Zoning Board of Appeals on September 26<sup>th</sup> to allow the poles to remain. If a variance is not granted, structural changes to the façade will likely be needed.

Becker said the small property currently has three driveways. The Township's access management standards requires cross access connections [Section 18.06(b)]. There is a shared driveway with the property to the north (Lentz Muffler) at 4411 Alpine Avenue; however there is no recorded access easement for this shared driveway. Therefore, the property owner must record an access easement for at least its portion of the shared driveway to benefit the property to the north. Ideally it should be a shared driveway agreement with the property owner to the north. The Township will need a legal description and illustration from Roosien & Associates for the easement area.

There is also a shared driveway with the vacant property to the south at 4369 Alpine Avenue; also without a recorded access easement. However, the Township's adopted access management plan developed in conjunction with MDOT indicates this shared driveway and the centrally located driveway must be removed at the time of redevelopment. Other than Lamoreaux Drive extended, the only other vehicular access cut that will be allowed will align with the GFS driveway on the east side of Alpine Avenue. The Planning Commission must decide whether or not the southern two driveways must be removed at this point in time or in the future when wholesale redevelopment occurs.

The applicant proposes to remove the voluntary trees and shrubs in the rear of the lot and enclose it with a 6-foot chain link fence with canvas screen attached to it. If the canvas becomes torn and worn in the future, the canvas must be replaced. The storm water management facilities are not anticipated to be needed at this time as long as the outdoor storage yard retains a pervious surface such as gravel.

There are 5 parking spaces required which can easily be accommodated within the existing gravel parking lot. The sidewalk was previously installed across the Alpine Avenue frontage by Alpine Township. Landscaping along Alpine Avenue frontage is not possible since the entire

area is paved. The applicant must share if a dumpster is needed for his use, and if so it must be placed within the fenced area of the yard.

Applicant Scott Bradley, 11595 Walnut Avenue, Grant said himself along with a partner own Trident Roof Solutions. He said their plan is to erect a privacy fence behind the building in the rear yard where they will be storing extra material from past projects for future projects. The materials will be sheets of insulation, rolls of membrane and metal edge products.

Mr. Bradley said the contractor's yard will only be accessible to employees and no public sales will take place at this location. The office space in the building will be for himself and his partner. He feels this is a good fit and location for their business.

Frizzell asked if there will be a dumpster? Mr. Bradley answered he will have small trash items and he will use a roll off dumpster. The dumpster will be serviced during normal business hours between 8:00 and 5:00. Frizzell commented she thinks this is an excellent use of the property.

Griswold asked if Mr. Bradly will receive product at this location? Mr. Bradley said the product will be delivered directly to customer locations, either homes or businesses. The storage of products will be overflow from previous jobs.

The Commissioners had a discussion regarding what type of fencing should be used. Cordes thinks the fencing should be screened for privacy and security. Chain link with canvas cover is proposed.

Motion made to open public comment by Potter, supported by Cordes.

**Ayes: 6      Nays: 0      Motion Carried**

Joel Langlois, 2295 8 Mile Road said he supports Mr. Bradley and is favor of his request for site plan approval. He thinks the variance for the set back shouldn't come into play, it is just there to support the building. He said there are other buildings along Alpine Avenue that do not meet the set back requirements.

Motion made to close public comment by Frizzell, supported by Cordes.

**Ayes: 6      Nays: 0      Motion Carried**



**MOTION: TRIDENT ROOFING SOLUTIONS CONTRACTOR'S YARD SPECIAL LAND USE  
AT 4381 ALPINE AVENUE**

Based upon representations made by the applicant and the information contained in the Planner's staff report, Cordes made a motion, supported by Swafford to *approve* the Special Land Use permit requested for contractor's yard 4381 Alpine Ave. (PP# 41-09-35-226-002) as it *does* meet the standards set forth in Chapter 21 of the Alpine Township Zoning Ord.

**Findings of Fact:**

1. It will be harmonious with the character and use of the immediate vicinity and was designed in such a manner as to mitigate any negative effects.
2. The special use will not be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
3. The proposed use is consistent with Master Plan and the intent and purpose of the zoning district. It must be noted that Lamoreaux Drive is master planned to go through this property.
4. The proposed use will not set a precedent for development which could adversely affect the long term plans and policies of the Township since contractor's yards are special land uses in the commercial district and the use is leased, and therefore temporary.

**Ayes: 6      Nays: 0      Motion Carried**

**MOTION: TRIDENT ROOFING SOLUTIONS SITE PLAN AT 4381 ALPINE AVENUE**

Based upon representations made by the applicant and the information contained in the Planner's staff report, Cordes made a motion, supported by Potter to *approve* the site plan dated Sept. 21, 2020 drawn by Roosien & Associates and altered by Scott Bradley for a contractor's yard at 4381 Alpine Ave. (PP# 41-09-35-226-002) as the request *does* meet the requirements set forth in Chapters 12, 18 and 19 of the Alpine Township Zoning Ord. with the following conditions of approval:

**Conditions of Approval:**

1. The property owner shall enter into an access easement benefiting the property to the north at 4411 Alpine Ave. for at least its portion of the existing shared driveway.
2. All conditions of approval shall be completed prior to final building inspections / occupancy for the building.
3. Any dumpster on the property must be placed within the fenced area of the yard.

**Ayes: 6      Nays: 0      Motion Carried**

**22-59      PUBLIC COMMENT**

Carole Hulst, 3900 Walker Avenue thanked the Commissioners for serving on the Planning Commission. She said Alpine Township is beautiful and thinks it should maintain its Agricultural

roots. She encourages the Commissioners to hold the line on development that would change the nature of our community.

**22-60 COMMISSIONER AND STAFF UPDATES**

Becker reminded the Commissioners of the Special Meeting on Thursday, September 22 at 7:00 and reviewed the agenda for the October meeting.

**ADJOURNMENT**

Griswold motioned, supported by Potter to adjourn the meeting at 8:32 PM.

**Ayes: 6      Nays: 0      Motion Carried**

  
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Lisa Frizzell, Planning Commission Secretary

  
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Barb Griswold, Recording Secretary