

**ALPINE TOWNSHIP PLANNING COMMISSION
SPECIAL MEETING
September 22, 2022**

22-61 CALL TO ORDER

The Alpine Township Planning Commission held a special meeting on September 22, 2022 at 7:00 p.m. at the Alpine Township Center, 5255 Alpine Avenue NW, Comstock Park, MI 49321. Present: Vice Chair Tom Griswold, Secretary Lisa Frizzell, Ron Cordes, Dawn Swafford and Gary Potter. Chair Thome was absent. Planner Susan Becker and recording secretary Barb Griswold were also present. Griswold called the meeting to order at 7:00 p.m. with the Pledge of Allegiance.

22-62 DISCUSSION: DRAFT OF FUTURE LAND USE MAP

Planner Becker said the Planning Commission invited those property owners that received a letter from the Township to share their thoughts on the proposed draft Future Land Use map. Becker gave a brief explanation of assessing classification of property. Zoning does not determine the Assessors' classification of property and class does not dictate what you can do on a parcel, that is defined as zoning.

AREA AROUND 8200-BLOCK OF VINTON AVENUE

No comments received.

AREA AROUND ALPINE GOLF COURSE

Jerry Kamis, 764 Marway Street said he is the owner of Alpine Golf Course and would like the property continued to be planned as M-PUD. Mr. Kamis said the property is not on the market currently, but if there was future interest he thinks it would be difficult to market if all planned Low Density Residential. He would like to see the commercial portion of the M-PUD increased. Mr. Kamis said they are looking at adding a banquet center that could be used all year as a wedding venue or rental facility.

AREA AROUND THE 4 MILE ROAD WATER TOWER

No comments received.

AREA AROUND ALPINE CHURCH STREET

Beth Alt, 5630 Baumhoff Avenue said she owns property at 1267 Alpine Church Street. They farm the property and would like the future land use designation to stay as it is, Rural Estate.

Nicole Chase, 2885 7 Mile Road said she owns property at 5000 Bristol Avenue. They farm the property and would like the property to continue to be planned as it is, Rural Estate.

Ken Titus, 1110 Alpine Church Street said he did not get a letter in the mail and wanted to know why he didn't receive a letter. Planner Becker said letters were mailed based on specific properties that had proposed changes on the Future Land Use map.

Kevin Host, 1774 Alpine Church Street spoke.

Kyle Host, 1610 Alpine Church Street has property for sale at the southwest corner of Alpine Church Street and Bristol Avenue and wants the property to stay planned for Agricultural.

AREA AROUND ALPINE ELEMENTARY SCHOOL

No comments received.

AREA AROUND LAMOREAUX DRIVE

Joel Langlois, 2295 8 Mile Road said he is the property owner of the former Art Van site. He doesn't know why Lamoreaux Drive would need to be extended, especially with Henze Road in place now. He would like to develop the property into a special events venue and the Lamoreaux Drive extension would hurt him because the extension would go through his property.

Tom Geelhoed, 4010 Bristol Avenue asked if the Lamoreaux Drive road extension would include water and sewer and asked why not run the extension just straight to Cordes Avenue. Chris Khoery from McKenna said the extension could not run straight because of the topography of the area.

Dave Scheidel, 4360 Cordes Avenue said he wasn't a fan of the meandering of the Lamoreaux Drive extension alignment. He said if an extension needs to be done, go along 5 Mile Road and follow the property lines.

John Niewiek, 4300 Cordes Avenue said is not in favor of the Lamoreaux Drive being extended. The extension would go through his property and would destroy his property and everything he loves about it. He doesn't like either version of plans for the extension.

Leon Brechting, 4190 Baumhoff Avenue said he doesn't see why Lamoreaux Drive would need to be extended. Cordes Avenue isn't equipped to handle more traffic and would be hard road to make improvements. He has heard the Township wants to build something, so that is why Lamoreaux Drive extension is being proposed.

Scott Scheidel speaking for his mother Carol Scheidel of 4310 Cordes Avenue said he is not in favor of a road right by the property and doesn't think an extension should cut through properties. He thinks to extend 5 Mile Road would be a straight shot and makes more sense. Mr. Scheidel said there can be excavating in wetlands now and gave examples of it. He said the extension would put too much traffic on Cordes Avenue and there should be other options.

Joel Langlois said Henze Street serves as an extension from Alpine Avenue to Cordes Avenue and doesn't see the need for a Lamoreaux Drive extension. He doesn't think the extension needs to be in the Master Plan or on the Future Land Use map.

Kyle Host asked if Lamoreaux Drive isn't extended would 5 Mile Road be extended then and if so, how far?

Fred Schweitzer, 4259 Cordes Avenue said he lives across from the proposed extension as drawn on the draft future land use map and doesn't think it is warranted to extend Lamoreaux Drive to Cordes Avenue. He doesn't think it is even really possible because of the terrain. He said his property was settled in 1860 and is a Centennial Farm. He wants the property to be continued as Agricultural.

Mark Karas, 4303 Cordes Avenue said Lamoreaux Drive would dead end on his property as shown on the draft plan and is opposed to the extension. Flooding is an issue now and would become worse and farm traffic would be more at risk on Cordes Avenue.

Luanne Karas, 4303 Cordes said she has flooding concerns and additional traffic on Cordes Avenue would put farm equipment that uses the road at risk. She said Henze Street is fine and there is no need for Lamoreaux Drive to be extended and that does not encourage farm land preservation.

Marc Huizinga, 4325 Cordes Avenue the Lamoreaux Drive extension doesn't make sense and it would make 3 access roads to Alpine Avenue, which is excessive. The extension is not practical and make no economic sense. He said Mr. Langlois doesn't want the extension either and would put more traffic on Cordes Avenue.

Marcos Diaz, 4414 Cordes Avenue is opposed to Lamoreaux Drive being extended. There is no value in it and doesn't make sense. It would only cause more accidents on Cordes Avenue and make for more risk factors. Lamoreaux Drive extension was master planned before Henze Street was constructed. Please re-evaluate.

Fred Schweitzer said he would not be in favor of 5 Mile Road being extended or any other east/west road extensions on his property.

Mike Rusche, 4510 Peach Ridge Avenue said to extend Lamoreaux Drive to Cordes Avenue makes no sense. He owns property north on Lamoreaux Drive and likes the privacy of the road not going all the way through. He likes how things are now and would not want to have to pay for a road extension. Put in Lamoreaux Drive only as far west as the north/south service drive.

AREA AROUND BRISTOL AVENUE NORTH OF 4 MILE ROAD

Tom Geelhoed, 4010 Bristol Avenue said any changes near his property would adversely affect him. He said there is so much development going on and he despises the low density criteria of 3.2 dwelling units per acre which isn't suited for a rural setting. He said that density is for the City of Grand Rapids, not Alpine Township.

22-63 PUBLIC COMMENT

Peggy Brechting, 1275 6 Mile Road said Planner Becker says Alpine Avenue can handle all the traffic from development, so Lamoreaux Drive doesn't need to be extended.

Tony Brechting, 1307 6 Mile Road said it is a disservice not to invite all neighbors around *The Range at Alpine* development and there is a lot of miscommunication going on. He said *The Range at Alpine* was planned LDR and M-PUD and the entire property got rezoned which isn't right. There is active farm land on either side of *The Range at Alpine* and he thinks something is being covered up.

Cordes said Mr. Tony Brechting was at every meeting the Planning Commissions had regarding *The Range at Alpine* and there is no cover up going on.

Chris Brechting, 1161 6 Mile Road said the Township is trying to satisfy developers and needs to follow the Master Plan. He is opposed to the Lamoreaux Drive extension.

Ken Titus, 1110 Alpine Church Street said rows of trees are now gone on *The Range at Alpine* site and he feels people on the board are getting paid for the development.

Mike Brechting, 4700 Gibbs Street said it is disheartening to allow more development to happen. It is making it harder on farmers in the area.

Monica Brechting, 445 Chasseral Drive said the survey results said that new neighborhood developments were not a priority. She said, "*she would rather be caught dead than buy a house at The Range at Alpine. How many times do we have to tell you we don't want development?*"

Deb Brechting, 1161 6 Mile Road said the trees on the north side of *The Range at Alpine* are now gone.

Marty Brechting, 1307 6 Mile Road said he heard that the *The Range at Alpine* wasn't farmed because the previous owner was holding out for development. He thinks Planner Becker holds hands with developers and that increases density instead of preserving farm land. It is difficult to drive farm equipment on 6 Mile Road too.

Cheryl Pierre, 2700 Schindler Drive had questions about the difference between zoning and the Future Land Use map. Planner Becker explained zoning is what a property currently can be used for and the Future Land Use map illustrates future land uses as envisioned by the Township and it serves as a guide for making decisions for the future of the Township.

Marta Brechting, 1265 6 Mile Road said a PUD is not the same as LDR. In a PUD there can be more houses closer together and the result is 5 dwelling units per acre instead of the 3.2 dwelling units per acre. It is disingenuous to say LDR and a PUD are the same.

Ken Zahm, Ottawa County resident said the Township is losing farmland. He said the Planning Commission is appointed not elected and it is alright for the Planning Commission and the Township Board to disagree.

Kathy Sanders, 2634 Schindler Drive commented on the proposed Gracewil development and said Commissioners can approve less than what a developer wants. There is already too much traffic on 4 Mile Road and it will only get worse.

Anna Hoffman, lives in Plainfield Township but grew up in Alpine Township. She lives in Plainfield Township because she couldn't find an acre or two of land in Alpine Township to live on. She would like larger lots like 1 and 2-acre residential developments.

Scott Scheidel, non-resident (mom Carole Scheidel lives at 4310 Cordes) said to put the brakes on development.

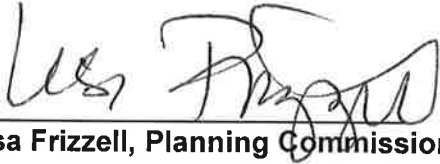
Monica Brechting said the State isn't going to slap your hand if the Township doesn't do anything with the Master Plan.

Lois Waldecker, 3954 Baumhoff Avenue said she thought Agricultural Preservation was only north of 6 Mile Road and she is happy if Agricultural preservation goes south of 6 Mile Road too.

ADJOURNMENT

Cordes motioned, supported by Swafford to adjourn the meeting at 8:32 PM.

Ayes: 5 Nays: 0 Motion Carried



Lisa Frizzell, Planning Commission Secretary



Barb Griswold, Recording Secretary