

**ALPINE TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
September 17, 2020  
In Person and by Electronic Remote Access**

**20-37 CALL TO ORDER / APPROVAL OF REGULAR MEETING MINUTES OF  
AUGUST 20, 2020 AND THE / PUBLIC COMMENT ON NON-AGENDA ITEMS.**

The Alpine Township Planning Commission held its regular meeting on September 17, 2020 at 7:00 p.m. at the Alpine Township Center, 5255 Alpine Avenue NW, Comstock Park, MI 49321 and by Electronic Remote Access via Zoom. Present: Chair Mike O'Malley, Ron Cordes, Steve Thome (via Zoom), Lisa Frizzell, Dawn Swafford, Luke Arends and Gary Potter. Planner Susan Becker was also present. Chair O'Malley called the meeting to order at 7:00 p.m. with the Pledge of Allegiance.

**APPROVAL OF MINUTES**

Arends moved, with support from Swafford to approve the minutes of the Regular Meeting of the Alpine Planning Commission on August 20, 2020.

**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.

**20-38 PUBLIC HEARING: DRAFT 2020-2026 CAPITAL IMPROVEMENT PLAN**

Planner Becker gave her synopsis for the draft Capital Improvement Plan and requested the Commission to evaluate and rank projects on the Master List, make recommendations for funding various capital improvement projects and make a recommendation for the proposed CIP projects for 2020.

**MOTION: CAPITAL IMPROVEMENT PLAN**

Frizzell made a motion, supported by Swafford to *approve* the proposed 2020-2021 CIP as follows:

Of the calculated \$999,080 in unassigned Fund Balance available for the Township Board's use (based on the adopted budget of \$2,527,000) the Planning Commission recommends \$492,000 be committed for capital improvement projects as illustrated on the Master List and propose the following CIP projects for construction in 2020-2021:

- \$255,000 for Roads, Sidewalks and Storm Water Management
- \$50,000 for Fire Truck Replacement
- \$50,000 for Equipment Needs
- \$50,000 for Recreation Capital Outlay
- \$40,000 for Building/Land Improvements
- \$40,000 for Recreation Matching Grant Funds
- \$5,000 for Historical Capital Outlay
- \$2,000 for Library Expansion

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

**20-39 DISCUSSION: 4 MILE ROAD MASTER PLAN DRAFT**

Becker gave her review of the 4 Mile Road Master Plan that the Commission decided in the August meeting and stated it will go the Township Board for review on September 21<sup>st</sup>. Staff is anticipating the Township Board will approve distribution of the draft document.

Since the August Planning Commission meeting a Roth family member/business partner came in to discuss the Township's future plans for their properties. Since the Planning Commission developed the Future Land Use Map last year, the bulk of the Roth trucking business has been moved to a permanent location near 50<sup>th</sup> and Patterson Avenue. The 4 Mile Road location is being treated as a satellite location for now. The Future Land Use Map was partially based on the fact that Roth Trucking operates at the location in tight quarters and that its land is zoned C-2. The neighboring property to the east also owned by the Roth family and is zoned Agricultural and used for residential and agricultural purposes.

John Gilchrist, Finance Director for Kenowa Hills Public Schools, 2325 4 Mile Road said Roth Trucking had offered the KHPS a 3-acre parcel, however they are interested in purchasing more of the surrounding property from the Roth family. Mr. Gilchrist said they would like to move their Administrative Office closer to the High School and Middle School and the current location of the Administrative Office has septic system stress.

Mr. Gilchrist also thanked the Township for continue work on road improvements in their school district.

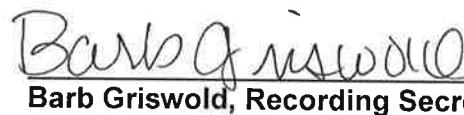
A discussion was had by the Commissioners and they decided to keep the future Commercial PUD designation as it currently is proposed.

**20-40 ADJOURNMENT**

Thome motioned, supported by Cordes to adjourn the meeting at 8:40 PM.

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

  
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Lisa Frizzell, Planning Commission Secretary

  
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Barb Griswold, Recording Secretary