

**MINUTES
ALPINE TOWNSHIP BOARD
REGULAR MEETING
FEBRUARY 18, 2019**

2019-14 CALL TO ORDER AND APPROVAL OF AGENDA

The Alpine Township Board of Trustees held a regular meeting on Monday, February 18, 2019 at the Alpine Township Hall, 5255 Alpine Avenue, Comstock Park, Michigan, 49321 with due notice. Supervisor Greg Madura called the meeting to order at 7:00 p.m. and the Pledge of Allegiance was recited. Present were Supervisor Greg Madura, Clerk Jean Wahlfield, Treasurer Jim Townsend and Trustees Ron Cordes, James May, Bill Schweitzer, and Mike Wahlfield.

The Supervisor made two changes to the Agenda which were to add a request from Perrin Brewing for an open air permit under Pending and New Business and to add the Alpine KDL Branch Manager report under Commission Reports.

The Treasurer noted that December 2018 Fund Balance report is not ready as entries need to be made to the general ledger for the purchase of the Henze property.

A motion was offered by Townsend, with support from May, to approve the Agenda with the addition of the Perrin Brewing open air request and the report from the Alpine KDL Branch Manager. The motion carried 7-0.

May offered a motion with support from Townsend to approve the Consent Agenda as presented and the motion carried 7-0.

2019-15 CONSIDERATION OF VOUCHERS

An invoice for Sheriff Patrol and Community Policing was received today for the month of December 2018. A copy was provided to the Board for review and inclusion with the vouchers to be paid.

A motion was offered by May, with support from Schweitzer, to approve the payment of vouchers for the period 01/23/19 through 02/19/19 including the December 2018 invoice for Sheriff Patrol in the amount of \$36,343.66. The motion carried 7-0.

2019-16 PUBLIC COMMENT

No public comments were offered at this time.

2019-17 COMMISSION REPORTS

Alpine Branch Library: Shaunna Martz – The KDL branch report for January was received. 70 people participated in the recent Paint a Canvas Program and the Let it Snow Reading Program is taking place. A patron story was shared.

Planning Commission: Cordes – The Commission will be meeting later this week.

Zoning Board of Appeals: Schweitzer – No variance requests were received.

Historical Committee: Schweitzer – No meeting was held last month due to the bad weather.

Sewer & Water: Madura – The NKSA plant overcame several challenges related to the recent ice storm and the rising level of the Grand River. The Plainfield Water Department noticed a significant increase in water usage due to residents running their faucets to keep water lines from freezing due power outages.

Parks & Recreation: Jim May – A discussion and presentation of improvements to the Sports Complex is under Pending and New Business on tonight’s agenda.

**2019-18 CONSIDERATION OF RESOLUTION #19-02 – MICHIGAN LIQUOR
CONTROL LOCAL APPROVAL – DUNNEBACK FRUIT FARMS, LLC
ON PREMISES TASTING ROOM PERMIT**

Planner Becker provided Board Members with a memo dated February 7, 2019. Although the Township Board approved the Dunneback Fruit Farms, LLC request for a Small Wine Makers License at their January meeting, the MLCC requires separate approval for an On-Premises Tasting Room permit. The separate permit is due to a change in State law. Board members discussed the request.

A motion was offered by Townsend, with support from May, to approve Dunneback Fruit Farms, LLC located at 5167, 4991, and 4903 Peach Ridge Avenue NW for an On-Premises Tasting Room Permit with the Michigan Liquor Control Commission. The motion carried 7-0.

**2019-19 SECOND/FINAL READING – ZONING ORDINANCE REVISIONS TO
CHAPTERS 14A, 14b, AND 22 – PLANNED UNIT DEVELOPMENTS (PUD)
AMENDMENTS**

The Board held the final reading and discussion on the proposed updates and revisions to the PUD chapters of the Zoning Ordinance. Planning Direct Becker provided a memo dated February 14, 2019 and attached clean copies of all 3 chapters for review as well as a marked up copy of changes made to the M-PUD chapter. She noted that changes have been ~~had~~ **made** by the Township Attorney and comments from the Township Board following the first reading held in January.

Andrew Moore from Williams and Works was present and worked with the Planning Commission to develop the amendments. In response to questions from the Treasurer, Mr. Moore noted that the amendments presented contain more detail as compared to other municipalities due to the existing amount of multi-family developments already in the Township. It is the desire of the Township to explore other types of development due to the presence of several apartment complexes.

Treasurer Townsend discussed and presented changes to the three chapters. Board member discussed the percentage of sloping in each of the chapters and agreed the percentage should be set at 20%. The percentage of two family dwelling should be at 15%. The Supervisor and Treasurer drew attention to grammatical and spelling errors.

Townsend offered a motion, with support from Cordes, to approve Ordinance No. 19-02, the proposed Zoning Ordinance amendments to Chapters 14A – Open Space Neighborhood Planned Unit Development, 14B – Mixed Use Planned Unit Development, and 22 – Planned Unit Development Procedures as publicly noticed with the following changes that the percentage of sloping be set at 20% in each chapter and that two family dwelling units be set at 15%. The motion carried 7-0 in a roll call vote and publication was ordered.

2019-20 CONSIDERATION OF GENERAL ORDINANCE #19-01 – EXPENSE RECOVERY (UPDATED)

The Supervisor stated that the update addresses a flaw in the current ordinance that does not allow the Alpine Fire Department to recover cost related to down utility lines. This is the final reading for Ordinance #19-01.

A motion was offered by May, with support from Schweitzer, to approve the revised General Ordinance No. 19-01 – Hazardous Condition or Material Expense Recovery Ordinance and to order publication pending final review and approval by the Township Attorney. The motion carried 7-0 in a roll call vote.

2019-21 ALPINE SPORTS COMPLEX IMPROVEMENTS

Trustee May stated that the Park and Recreation Committee meeting held on February 8 generated good discussion and agreement that the Sports Complex is in need for several upgrades. It is the desire of the Committee to prepare the necessary documents to apply for a DNR grant and to commit money in the budget to begin some upgrades as soon as possible.

The Board has reviewed the memo from Planning Director Becker dated February 15, 2019 regarding Alpine Sports Complex improvements and the outcomes from the February 8 meeting. The Complex is underutilized which is partly due to some sports fields being in rough shape and partly due to the lack of good options for passive recreation. The consensus from the Committee is to move towards a slightly modified version of Concept B with the layout grouping similar types of sports fields together and complying with ADA rules.

The Committee recommended three areas of focus which are drainage improvements, moving the north soccer field and investing in the shared ball diamond, and completing other complementary uses to the park. The Planner listed more specific recommendations in her memo as well as copies of the two design concepts.

Don Bigger and Dan Wagner from the Park and Recreation were present and provided comments. Mr. Wagner pointed out the differences between the two concepts under consideration. He noted that blending the concepts appears to be the best choice to activate the park with people and energy.

The Board discussed the two concepts for Sports Complex improvements, layouts of the sports fields, cost and requirements to be met during the DNR grant process. Some Board member expressed the need to allocate funds to start improvements as soon as possible and suggested an amount of \$75,000.

May offered a motion, with support from Townsend, that a combination of Concept A and Concept B be created in order to produce the necessary documents for grant submittal to the DNR, that preliminary costs be generated for the three recommended areas of focus which are drainage improvements, moving the north soccer field and investing in the shared ball diamond, and completing other complementary uses to the park, that Staff is authorized to apply and seek matching grants and that \$75,000 be allotted for improvements to the Sports Complex park with Township funds. The motion carried 7-0.

2019-22 PERRIN BREWING – REQUEST FOR OUTDOOR OPEN AIR PERMIT

Perrin Brewing located at 5910 Comstock Park Drive NW has submitted an application to hold an outdoor open air event on April 26 and 27, 2019 on their property. The beer release event will include a beer tent, food trucks, vendors and live music.

A motion to approve the application and request from Perrin Brewing located at 5910 Comstock Park Drive NW for a short-term open air business permit for an event to be held on April 27 and 27, 2019 on their property was offered by Townsend, with support from May. The motion carried 7-0.

2019-23 FIRE DEPARTMENT

The Board received the run report for the month of January 2019. The Supervisor complimented the Fire Department and firefighters on their hard work and great response during the recent ice storm noting the Department ran 42 calls.

2019-24 PUBLIC COMMENT

Don Bigger, 276 Timber Creek Circle, stated that he is a member of the Parks and Recreation Committee. He noted that a lot of work was placed into the plans discussed tonight with the hope of obtaining a grant for Sports Complex improvements. He appreciated the input from the Board.

The Supervisor thanks Bigger and Wagner for their participation and presence during the discussion on Sports Complex improvements and planning for the future.

2019-25 SUPERVISOR’S REPORT, BOARD COMMENTS, AND ADJOURNMENT

Trustee Wahlfield discussed the proposed DEQ organizational changes proposed by Governor Whitmer and potential impacts.

The Treasurer noted that sidewalks are not being shoveled when it snows. He noted that the existing ordinance needs to be reviewed and strengthened. The Zoning Administrator and Supervisor have been contacting businesses to obtain compliance.

Trustee Cordes noted that the Community Room and Museum building will need to be painted this summer and Trustee May stated that he is pleased with the progress to get some improvements underway at the Sports Complex.

A motion was offered by May, with support from Townsend, to adjourn this meeting and the meeting was adjourned at 8:30 pm.

Respectfully submitted,

Jean Wahlfield, Clerk

Greg Madura, Supervisor