MINUTES
ALPINE TOWNSHIP BOARD
REGULAR MEETING
JANUARY 21, 2019

2019-01 CALL TO ORDER AND APPROVAL OF AGENDA
The Alpine Township Board of Trustees held a regular meeting on Monday, January 21, 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.

A motion was offered by May, with support from Townsend, to approve the Agenda as presented. The motion carried 7-0.

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

2019-02 CONSIDERATION OF VOUCHERS
A motion was offered by May, with support from Schweitzer, to approve the payment of vouchers for the period 12/19/18 through 01/22/19. The motion carried 7-0.

2019-03 PUBLIC COMMENT
Rob VerHuelen was present expressing his thanks for the honor of representing Alpine Township during his past 6 years in Lansing. He is currently the district liaison with Senator Pete MacGregor’s office and is available for comments or questions.

2019-04 COMMISSION REPORTS
Planning Commission: Cordes – The Commission approved a special land use for a contractor equipment business on property located at 4555 Alpine Avenue NW. The request for a winery from the Dunneback Fruit Farm was approved and the public hearing for the PUD revisions was held.
Zoning Board of Appeals: Schweitzer – No variance requests were received.
Historical Committee: Schweitzer – No meeting was held last month.
Sewer & Water: Madura – The NKSA Board did not hold a meeting in January. Water lines are being repaired as they break due to the cold weather.
Parks & Recreation: Jim May – A meeting was held two weeks ago. The members are concerned that needed repairs and upgrades are not getting done at the Sports Complex.
Library: Shauna Martz – The December report was submitted and distributed to the Board.
2019-05  CONSIDERATION OF RESOLUTION #19-01 – MICHIGAN LIQUOR CONTROL LOCAL APPROVAL – DUNNEBACK FRUIT FARMS, LLC SMALL WINE MAKER LICENSE

The Supervisor stated that the applicant is requesting local governmental approval for a small wine maker in order to obtain licensing from the Michigan Liquor Control Commission. He explained that the Township zoning ordinance currently does not allow a brewery in the agricultural zone. The applicant wants to make their own wine, sell the wine, and have a tasting room. The Planning Commission has reviewed and approved the special land use and site plan for the Dunneback Fruit Farms, LLC with conditions at their meeting held on January 17, 2019. The Board received a copy of Planner Becker’s report and the conditions of approval. Board members reviewed and discussed the request.

A motion was offered by May, with support from Cordes, to approve and recommend Resolution #19-01 for the Dunneback Fruit Farms, LLC located at 4157, 4991, and 4903 Peach Ridge Avenue NW for a small wine maker license. The motion carried unanimously 7-0.

2019-06  CONSIDERATION OF ORDINANCE NO. 18-05 – ZONING ORDINANCE AMEND CHAPTER 1, CHAPTER 2, SECTION 2.03(b) - MEDICAL MARIHUANA

The Planner submitted her memo dated December 10, 2018 noting that Ordinance #18-05 is an amendment to the zoning ordinance strengthening the Township prohibition of recreational marihuana.

Townsend offered a motion, with support from Schweitzer, to approve Ordinance No. 18-05 – An Ordinance to Amend Chapter 1, Definitions, and Chapter 2, Section 2.03 (b), Medical Marihuana, of the Alpine Township Zoning Ordinance and to authorize publication. The motion carried 7-0 in a roll vote.

2019-07  FIRST READING – REVISIONS TO CHAPTER 14A, 14B, AND 22 PUD REVISIONS

The Planning Commission along with Williams and Works worked on updates and revisions to the Township Planned Unit Developments (PUD) ordinances. A moratorium is currently in place until the new regulations are approved. The Planning Commission held the public hearing at their January 17, 2019 meeting, recommended approval of the zoning ordinance amendments and requested that the Township Attorney review the proposed amendments before the final reading by the Township Board. The draft documents have been marked up to highlight the areas of concern noted at the last meeting of the Township Board.

The Board reviewed and discussed each PUD section individually. One wording correction was noted in Chapter 22.

The Open Space Neighborhood PUD (14A) amendments were discussed and primarily centered on the topic of duplexes. Board members noted that a percentage should be assigned and after discussion
decided that 15% should be the recommended limit for duplexes. No other changes were noted in the OSN-PUD district.

The Mixed Use PUD draft was reviewed with a discussion taking place on the “market study or similar professional analysis” item language under Section 14B.03(c). Different wording needs to be in place so that the Planning Commission or Board decides on a deviation and not the developer. Front porches and the 25% slope were acceptable changes to the draft.

Board members complimented the Planning Commission on their good work on the revisions.

The final reading of the PUD revision will take place at the February 18, 2019 Board meeting.

2019-08 730 MARLENE STREET – SEWER CONNECTION

The Treasurer reviewed his memo to the Board regarding the sewer connection at 730 Marlene Street NW. He explained that the two buildings on the property are connected to the sewer and have only been billed for 1 REU. Fritz Wahlfield, Jr. bought the property from his father’s estate and found that both buildings were connected to sewer. The Treasurer is recommending to retroactively sending a bill to Wahlfield for 2 REU’s per quarter back to the date when he purchased the property in 2018.

A motion was offered by May, with support from M. Wahlfield, to retroactively bill the property owner of 730 Marlene Street NW for two sewer connections back to the date that the property was purchased one year ago. The motion carried 7-0.

2019-09 STREET LIGHT ON VINTON AVENUE

The Supervisor stated that he has received a request from a property owner for a public street light to be placed on Vinton Avenue NW north of 8 Mile Road at approximately the 6800 block of Vinton. The request is the result of conflicts between three property owners which has been extensively addressed at the Township offices, by the Community Policing Officer and by Sheriff Patrol Deputies. The Supervisor explained that the placement of a new street light would result in an assessment to all property owners within 200 feet of the street light.

Board members discussed the request noting the concern about setting a precedent and the initial cost of installing a new LED street light. Assessing property owners due to neighbors not getting along is a concern. It was suggested that the three neighbors having the disputes could install their own outdoor lights instead of getting the rest of the neighborhood involved.

*The Board did not take any action on the Vinton Avenue street light request at this meeting.*

2019-10 HENZE BUILDING

The Supervisor presented a proposal from the Progressive AE to do a fire station feasibility study for the former church building located at 1100 Henze Street NW. The Township recently purchased the property with future plans to move Fire Station #1 to the site. The cost for the study would be $3,000.
The Board did not take any action on the Progressive AE proposal to conduct a feasibility study for the property at 1100 Henze Street NW.

Board members discussed several topics regarding the Henze building and property especially the topic of funding and a potential millage for building renovations. Trustee May commented that other projects are in need of funding especially Sports Complex upgrades and the purchase of a platform fire apparatus.

The Fire Chief provided comments on ways to obtain information, cost estimates, and plans for building renovations and design concepts for the conversion of the Henze building into a fire station. The Board discussed these topics and decided to create a small committee to brainstorm ideas and requirements for a new fire station. The Chief and one other firefighter were suggested to make up the committee along with the Supervisor, Ron Cordes, and Building Official.

The Supervisor discussed the potential of renting out of the building for such uses as wedding receptions, church services, meetings, etc. The Board decided not to allow the rental of the building at this time.

A discussion took place on the topic of the items left in the Henze building. It was decided that an inventory list of all the items in the building and storage shed be compiled for review. The Board will be able to review the list and decide on the items that should remain with the building, sold, or donated.

2019-11 FIRE DEPARTMENT

The Fire Chief described a recent incident where the fire department was called out to a scene along with apparatus to protect the public from downed Consumers Energy electrical wires. The department spent 7 hours on the scene and previously received reimbursement for these types of incidents from Consumers Energy for the apparatus and firefighter wages. A review of the current hazardous expense recovery ordinance does not specifically state that the Fire Department can request reimbursements for downed electrical wires. The Chief explained that the existing ordinance needs to be updated to include electrical wires. He wanted to know how much the ordinance should be updated and if the update could include such cost recovery items as accidents, driver assists, and other similar incidents. Board members stated that the ordinance should be updated to only include the recovery of costs for hazardous incidents including downed power lines at this time.

The Chief noted that new Engine #1 continues to experience ABS troubles and will not be accepted by the Department until all the concerns have been addressed. The old engine will be placed for sale on the K.C. Purchasing website. The grant request submitted to Fire House Subs for portable extraction tools was denied.

Chief Klomparens discussed two items that the Department is working toward purchasing which are updated fire reporting computer software and new headsets for fire truck apparatus. The headsets will need to be compatible with the new Kent County Dispatch Authority communications upgrades.

The requested reporting software provider is Emergency Reporting Systems, the initial anticipated cost to purchase the program is $4,074 and will require a wireless provider. Additionally software
upgrades and support will be $2,275 annually after the first year. The wireless provider will be First Net and they are including 5 I-Pads for the fire department as part of the service agreement package.

The new headsets are slated at a cost of approximately $27,500. An interface cable is required between the new radio dispatch equipment and the headset which is anticipated to be a shared cost with Kent County.

Board members discussed the information provided by the Chief.

A motion was offered by May, with support from Townsend, that the Fire Department move forward with the purchase of new headsets for fire department apparatus using funds set aside for this purchase and that the new Emergency Reporting System software and communications upgrade package be purchased including the wireless provider of First Net wireless. The motion carried 7-0.

2019-12 PUBLIC COMMENT

No public comments were offered at this time.

2019-13 SUPERVISOR'S REPORT, BOARD COMMENTS, AND ADJOURNMENT

The Treasurer noted that a new drop box will be installed on the west side of the Township offices.

A motion was offered by May, with support from Townsend, to adjourn this meeting and the meeting was adjourned at 9:05 pm.

Respectfully submitted,

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Jean Wahlfield, Clerk      Greg Madura, Supervisor