

**Charter Township of Alpine**  
**UNPLATTED PROPERTY ORDINANCE**  
**Ordinance No. 91-4**

An ordinance regulating the use and development of unplatted property adopted under the provisions of Act 184 of the Public Acts of 1943, as amended, Act 359 of the Public Acts of 1947, as amended, and giving due consideration to the provisions of Act 59 of the Public Acts of 1978, as amended, requiring the preparation and presentation of preliminary and final plans for such purposes; establishing minimum standards; providing for minimum improvements to be made or guaranteed to be made by the developer; setting forth the procedures to be followed by the Township Planning Commission and Township Board in applying these rules, regulations, and standards; and prescribing penalties for the violation of its provisions:

**ARTICLE 1**  
**SCOPE AND PURPOSE**

The purpose of this Ordinance is to provide procedures for the orderly use and development of property which results in the creation of 5 or more lots, as defined herein, and which is not otherwise regulated by the Township's Land Subdivision and Utility Extension Ordinance (herein called the "Subdivision Ordinance").

**SECTION 1.1 SHORT TITLE.** This Ordinance shall be known as the "Unplatted Property Ordinance" of the Charter Township of Alpine.

**SECTION 1.2 SCOPE.** The scope of this Ordinance is to adopt minimum standards and procedures required in the preparation and presentation of plans for the development of lots not otherwise subject to the Township's Subdivision Ordinance and the Michigan Subdivision Control Act of 1967 (Act 288, Public Acts of Michigan, 1967, as amended). This Ordinance also identifies minimum standards for the development of property in the Township; and sets forth procedures to be followed by the Township in applying these rules, regulations, and standards; and prescribing penalties for the violation of the provisions of this Ordinance.

**SECTION 1.3 PURPOSE.** The purpose of this Ordinance is to insure that plans for the use and development of all property within the Township, unless such development is controlled and provided for by the Township's Subdivision Ordinance, shall be reviewed with the objective and intent of achieving many of the same characteristics and land use results as if the proposed development and improvements were being proposed under the Township's Subdivision Ordinance.

In addition, this Ordinance is adopted to accomplish the following:

- (1) To further the early layout and development of property within the Township.
- (2) To require that land be suitable and suitably improved for building sites.
- (3) To provide for adequate drainage.
- (4) To prevent the premature development of land; to provide for proper ingress and egress to all parts of such development.
- (5) To promote proper surveying and legal descriptions.
- (6) To provide for safe and convenient traffic circulation and traffic movement.
- (7) To insure against the creation of unsafe or undesirable conditions.
- (8) To conserve the value of property.
- (9) To regulate the density of development in relation to the availability of, or the lack of, utilities services.
- (10) To conserve energy and natural features.
- (11) To carry out the purpose and intent of the Township Master Plan and Zoning Ordinance.
- (12) To establish rules and procedures for the rational development of land within the Township.
- (13) To provide for the adoption of improvement standards.
- (14) To provide penalties for the violation of this Ordinance.

**SECTION 1.4 APPLICABILITY.** This Ordinance shall apply to any project which results in the creation of five or more lots or building sites, each of which is ten acres or less in area, whether such development is accomplished in one phase or in successive phases within a period of ten years. This Ordinance shall not apply to the development of land wherein such development results in lots or building sites which are more than ten acres in area.



## **ARTICLE 2 DEFINITIONS**

The following terms are defined in a manner intended to make comparison possible between the terms of the Alpine Township Zoning Ordinance, the Township Subdivision Ordinance, and this Ordinance, and also in the context of Act 59 of the Public Acts of 1978, as amended (sometimes referred to herein as the "Condominium Act").

"Building envelope" means the area of a condominium Project within which a Condominium Structure may be constructed, together with any accessory structures, as described in the master deed for the condominium Project. In a single-family residential site condominium Project, the building envelope refers to the area of each condominium unit within which the dwelling and any accessory structures may be built.

"Condominium Structure" shall mean the principal building or structure intended for or constructed upon a lot or building site, together with any attached accessory structures; e.g. in a residential development, the condominium structure would refer to the house and any attached garage.

"Condominium Project" shall mean a condominium Project developed under the Condominium Act.

"Lot(s)" shall have the same meaning as set forth in the Alpine Township Zoning Ordinance, the definition of which is hereby incorporated by reference.

"Master Deed" means the legal document prepared and recorded pursuant to Public Act 59 of 1978, as amended, to which is attached as exhibits and incorporated by reference the approved bylaws for the Project and the approved condominium subdivision plan for the Project.

"Project" means a proposal made to the Township, subject to this Ordinance, for the use or development of property.

"Setback - Front, Side and Rear Yard" shall mean the distance measured from the respective front, side, and rear yard boundary lines associated with the lot to the respective front, side, and rear of the condominium structure/building envelope.

"Condominium Unit" means a condominium unit established in compliance with the Condominium Act which consists of an area of vacant land and a volume of vacant air space, designed and intended for separate ownership and use as described in the site condominium Project master deed, and within which a building or other improvements may be constructed by the condominium unit owner.

"Subdivision Ordinance" means the Alpine Township Land Subdivision and Utility Extension Ordinance.

Except as otherwise provided by this Chapter, the following words and phrases, as well as any other words or phrases used in this chapter which are specifically defined in the Condominium Act, shall conform to the meanings given to them in that Act: "common elements"; "limited common elements"; "condominium documents"; "condominium unit"; and "general common elements".



### ARTICLE 3 REVIEW AND APPROVAL PROCEDURES

Application for review and approval of a proposed project subject to this Ordinance shall be in accordance with the following procedures:

**SECTION 3.1 PRELIMINARY DISCUSSION.** Prior to formal application, the developer shall meet with the Planning Commission to inform the Planning Commission of the applicant's intent to initiate a Project regulated by this Ordinance. Before this meeting, the applicant shall submit the following to the Township Clerk who shall distribute it to all Planning Commissioners, the Township Supervisor and the Township Planner:

- (a) A sketch drawn to scale, indicating the general location and configuration of the property to be developed; the alignment and type of streets and lots; and the relationship of the proposed Project to adjacent streets and neighboring properties.
- (b) In a Project to be located in the RA Zone, the site sketch shall show any and all farms within one-half (1/2) mile of the site.
- (c) A statement providing information regarding utilities, soil, drainage and other similar information.

During the preliminary discussion meeting, the Planning Commission, based on the information available to it, shall inform the applicant about the following:

- (d) General requirements of this Ordinance and the Zoning Ordinance.
- (e) Planned or anticipated sites of parks and recreation areas and other public uses.
- (f) Utility system capabilities.
- (g) Planned or anticipated public improvements, including streets, utility extensions, and the like.
- (h) Major street plans and potential problems relative to the natural features of the area including, but not limited to, floodplains, soil conditions, topography, and groundwater tables.
- (i) Existence of farms on the surrounding property, which includes the possibility that future residents of the Project may experience unwanted farm production practices, such as noises, smells and fertilizers.

- (j) Additional information which will assist the applicant in proceeding in a reasonable and sound manner toward final approval of the Project.

Preliminary discussions are intended for information purposes only and do not constitute binding commitments on the part of the Township. Neither do they imply tentative approval of any subsequent Project plans. Furthermore, such discussions shall not carry the authority to proceed with construction or to sell or transfer property.

## **SECTION 3.2 PRELIMINARY DEVELOPMENT REQUIREMENTS.**

- (a) **Submission Requirements.** An application for preliminary review of a Project Plan, subject to this Ordinance, shall be made to the Township Clerk along with the appropriate fees as required by Township Board resolution. The application shall, at a minimum, contain the following information:
  - (1) The applicant's name, address, and phone number.
  - (2) Proof that the applicant is the owner of the property or has a legal or financial interest in the property such as an option or a purchase agreement.
  - (3) The name, address, and phone number of the owner(s) of record if different than the applicant.
  - (4) The address and/or parcel number of the property.
  - (5) Project description, including number of structures, dwelling units, square feet of building, parking spaces, and estimated employees.
  - (6) Gross and net size of the parcel in acres.
- (b) The applicant shall provide at least ten (10) copies of the preliminary site plan and additional copies if deemed necessary by the Clerk. The plans shall contain the information required for preliminary site plans as required by this Ordinance.
- (c) The application and plans shall be submitted at least two weeks before the next regularly scheduled meeting of the Planning Commission.
- (d) Upon receipt of the preliminary site plans, the Clerk shall forward one copy to each member of the Planning Commission, the Township Engineer, and Township Planner for consideration at the next regularly scheduled meeting of the Planning Commission. The Township Planner and Township Engineer shall report to the Planning Commission on any suggestions or recommended changes.



**SECTION 3.3 PLANNING COMMISSION REVIEW.** The Township Clerk shall notify by mail all the members of the Planning Commission and the applicant that a meeting will take place at a specified time concerning the property proposed for a Project. The Clerk shall also give such notice of the meeting as is required by the Open Meetings Act. In reviewing the Project Plan, the Planning Commission shall give particular attention to the requirements of Article 5 of this Ordinance. If the Project Plan meets the requirements of this Ordinance, the Planning Commission shall give it Preliminary Approval. The Secretary of the Planning Commission shall forward one (1) copy of the Project Plan along with a notation indicating Preliminary Approval and any recommendations to the Township Board for Step I Approval.

If the Project Plan does not meet the requirements of this Ordinance, the Planning Commission shall:

- (a) Deny Project Plan approval, setting forth the reasons in writing, or
- (b) Grant Project Plan approval contingent upon completion of the revisions as noted.

The Secretary of the Planning Commission shall forward the Planning Commission's recommendations to the Township Board.

**SECTION 3.4 TOWNSHIP BOARD STEP I REVIEW, PROJECT PLAN.** After receipt of the Project Plan and recommendations from the Planning Commission, the Township Board shall consider the Project Plan at its next meeting, or within twenty (20) days from the date of receipt from the Planning Commission. The Township Board shall act upon the Project Plan within ninety (90) days of receipt from the Planning Commission, unless the applicant agrees, in writing, to a longer period.

- (a) The Township Board shall consider the Project Plan along with the recommendations of the Planning Commission. If the plan meets the Project Plan requirements of this Ordinance, the Board shall grant Step I Project Plan approval. The Township Clerk shall sign the plan with the notation that it has received Step I approval and the applicant shall be so notified. Step I approval shall give the applicant the following rights for a one (1) year period from the date of approval:
  - (1) That the general terms and conditions under which Step I approval was granted will not be changed by the Township.
  - (2) That the lot sizes, lot orientation, and street layout have been approved.
  - (3) That Step I approval may be extended for not more than one (1) year if applied for by the applicant prior to the one (1) year expiration date and granted by the Township Board in writing.



- (b) If the Project Plan substantially meets the requirements of this Ordinance, the Township Board may grant tentative approval of Step I. This approval shall be conditioned upon the submission of such changes, revisions or additional material as is determined to be necessary to complete Step I. Upon the submission of such changes, revisions, or additional material to the Township Board, the Project Plan shall be granted unconditional Step I approval and the applicant shall be so notified. The initial one (1) year period set forth in subsection 3.4(a) begins on the date the Township Board grants tentative approval hereunder.
- (c) If the Project Plan does not meet the requirements of this Ordinance, the Township Board shall deny Step I approval and shall notify the applicant along with the reasons for denial.
- (d) If the information required for Step II approval as contained in Section 3.5 below is submitted during Step I review, the Township Board may grant Step II Approval if all such requirements are met.

#### **SECTION 3.5 TOWNSHIP BOARD, STEP II REVIEW, PROJECT PLAN**

- (a) Following Step I approval the applicant shall submit the site plans to the following agencies for their review and approval:
  - (1) Kent County Health Department
  - (2) Kent County Road Commission
  - (3) Kent County Drain Commission
  - (4) Michigan Department of Natural Resources
  - (5) Other appropriate state and county review and enforcement agencies having direct approval or permitting authority over all or part of the Project's construction phases.
- (b) The applicant shall then submit the necessary copies of the Project Plan to the Township Clerk along with a completed application form for Step II approval and any fee established by the Township Board. The applicant shall also submit the following:
  - (1) Documentation that the above agencies have approved the site plans, as applicable.
  - (2) A copy of any deed restrictions or covenants that will be enforceable against persons using any portion of the Project.

- (3) A copy of any preliminary agreements which may be required before Final Plan approval is granted.
- (4) A copy of any proposed Master Deed or other master property use document to which a user or owner of a lot or building site in the Project is subject, and the supportive information whether intended to be recorded with the Register of Deeds or not.
- (c) The Clerk shall forward copies of the Plan to the Township Planner, the Township Engineer and others as deemed appropriate, for their review and recommendation.
- (d) The Township Board shall review the site plans along with other submitted materials and the recommendation of the Township Engineer and Planner. If the Board determines that all requirements of this Ordinance have been met, it shall grant Step II approval and shall notify the applicant in writing of this approval. Project Plan approval shall also be noted on the copy of the Project Plan to be returned to the applicant.
- (e) Step II approval shall be valid for a period of two (2) years from the date of approval and guarantees the following rights:
  - (1) That the general terms and conditions under which Step II approval was granted will not be changed and the applicant may proceed with the installation of required improvements.
  - (2) That the applicant may submit all or parts of the Step II approved Project Plan as a Final Plan in accordance with the Condominium Act, as amended, and this Ordinance.

The two (2) year period may be extended for a period not longer than one (1) year if applied for by the applicant and granted by the Township in writing. Written notice of the extension shall be sent by the Township Clerk to the other approving authorities.

- (f) If the Project Plan substantially meets the requirements of this Ordinance, the Township Board may grant tentative approval of Step II, such approval being conditioned upon the submission of such changes, revisions, or additional materials as is determined to be necessary to complete Step II. Upon the submission of such changes, revisions, or additional material to the Board/Building Inspector, the Project Plan shall be granted unconditional Step II approval and the applicant shall be so notified. Project Plan approval shall also be noted on the copy of the Project Plan to be returned to the applicant. The initial two (2) year period set forth hereinabove, begins on the date the Township Board grants tentative approval to Step II.



- (g) If the Project Plan does not meet the requirements of this Ordinance, the Township Board shall deny Step II approval and so notify the applicant along with the reasons for denial.
- (h) Installation of all Plan improvements authorized by Step II approval shall be in accord with the requirement of the appropriate agency or utility having jurisdiction. The following have jurisdiction in Alpine Township:

Kent County Road Commission - public streets, sidewalks, storm sewers

Kent County Drain Commission - drains and drainage from the site

Kent County Department of Public Works - sanitary sewer

Plainfield Township and Alpine Township - water mains

Consumers Power Company - electrical and street lights

Michigan Bell Telephone Company - telephone

Michigan Consolidated Gas Company - gas

### **SECTION 3.6 FINAL PLAN APPROVAL**

- (a) Within two (2) years from the date of Step II approval of the Project Plan, the applicant shall prepare and submit the necessary copies of the Final Site Plan to the Township Clerk along with a completed application form and any fee established by the Township Board at least two (2) weeks prior to the next regularly scheduled Board meeting. The applicant shall also submit the following:
  - (1) Two (2) copies of as-built plans of all required improvements which shall be reviewed by the Township Engineer for compliance with applicable Township ordinances.
  - (2) A copy of all final agreements, restrictions, deeds or other documents and any Master Deed, which restricts or controls the use of the property in the development.
  - (3) Letters of approval from all applicable agencies or utilities listed in 3.5(h) stating that improvements have been properly installed and inspected, and inspection fees paid, or that performance bonds or other similar surety have been submitted for uncompleted improvements.



- (b) If all submissions are found acceptable, the Clerk shall submit the same to the Township Board at its next regular meeting for approval.
- (c) If the Board shall approve the Final Plan based upon the Plans and other material submitted and the recommendation of the Township Engineer, it shall notify the applicant in writing.
- (d) If the Board shall reject the Final Plan, the Clerk shall notify the applicant in writing stating the reasons for denial.
- (e) All provisions of the Final Plan which are approved by the Township Board must be incorporated, as approved, (i) in the Master Deed for a condominium Project, or (ii) in the site and development plans and deed restrictions for all other developments, as the case may be. A copy of any Master Deed as filed with the Kent County Register of Deeds for recording must be provided to the Township Clerk within ten (10) days after such filing with the County. Any other document providing rights and restrictions of users of the Project, must also be provided to the Township Clerk.

**SECTION 3.7 EFFECT OF APPROVAL.** Approval of a Final Plan shall serve as conditional authorization to proceed with the Project. Approval shall not serve as the authorization of land uses on individual lots. Uses on individual lots shall be subject to authorization under the provisions of the Alpine Township Zoning Ordinance and any general or special regulations applicable to the use.

## ARTICLE 4

### PROJECT PLANS

**SECTION 4.1 REQUIRED CONTENT - Project Plan.** Project Plan shall be prepared in accordance with the requirements for plats as contained in Article 5.1 of the Alpine Township Subdivision Ordinance which is hereby incorporated by reference.

In addition, the following shall be illustrated on the site plan or included as part of the application for site plan approval:

- (a) The location of any and all general and limited common elements.
- (b) The use and occupancy restrictions and maintenance provisions for all general common elements as will be contained in a Master Deed, or other document which imposes rights, obligations and/or restrictions on the owners or users of the lots.

**SECTION 4.2 FINAL PLAN.** The Final Plan for a Project shall be prepared in accordance with the requirements set forth in Article 5.2 of the Alpine Township Subdivision Ordinance which is hereby incorporated by reference.

## **ARTICLE 5**

### **PROJECT PLAN LAYOUT, DESIGN, AND REQUIRED IMPROVEMENTS**

**SECTION 5.1 CONFORMANCE WITH ZONING.** A Project, subject to this Ordinance, shall also be subject to the requirements of the Alpine Township Zoning Ordinance for that zoning district in which it is located.

**SECTION 5.2 STREETS.** A Project may be served by either a public or private road system. However, all streets, both public and private, shall adhere to the requirements of the Kent County Road Commission and Section 7.1 and 7.2 of the Alpine Township Subdivision Ordinance which is hereby incorporated by reference.

#### **SECTION 5.3 WATER AND SANITARY SEWER.**

- (a) All Projects within five hundred (500) feet of an existing public water line shall be served by public water of a size and available to the Project as required by Section 6.1 of the Alpine Township Subdivision Ordinance, incorporated herein by reference.
- (b) All Projects which are to be served by a private well shall adhere to the requirements of the Kent County Health Department.
- (c) All Projects shall be served by public sanitary sewer in accordance with the requirements of Section 6.1 of the Alpine Township Subdivision Ordinance, incorporated herein by reference.

#### **SECTION 5.4 OTHER REQUIRED IMPROVEMENTS.**

- (a) Before Final Plan Approval is granted, the applicant shall have installed or have approved plans and agreements for the installation of improvements as set forth in Section 6.1(d)(f)(g)(h) and (i) and Section 6.3 of the Alpine Township Subdivision Ordinance.
- (b) Monuments shall be located in the ground at all angles along the boundaries of the Project. These monuments shall be made of solid iron or steel bars at least 1/2 inch in diameter and 36 inches long and completely encased in concrete at least four (4) inches in diameter.
- (c) All corners of lots within a Project shall be staked in the field by iron or steel bars or iron pipes at least 18 inches long and 1/2 inch in diameter or other markers as approved by the Township Building Inspector.



**SECTION 5.5 LAYOUT AND DESIGN.** A Project shall be designed in accordance with Sections 7.1 through 7.6 of the Alpine Township Land Subdivision Ordinance which is hereby incorporated by reference.

**SECTION 5.6 PERFORMANCE GUARANTEES.** The Township Board may require formal agreements or the posting of a bond or other surety sufficient to guarantee the proper performance of required improvements or materials to meet the provisions and intent of this Ordinance. Where a bond is required, it shall be a corporate surety bond, meeting the approval of the Township.

**SECTION 5.7 LAW.** The requirements, procedures, regulations, and powers set forth in the Condominium Act shall apply except as provided by this Ordinance.

**SECTION 5.8 INSPECTION, SPECIFICATIONS AND FEES.** The Township Board may, by resolution, establish filing fees, inspection fees, inspection requirements, specification standards, and administrative procedures as provided by law and such shall be deemed to be requirements of this Ordinance. All plans and installations of improvements called for shall be subject to the approval of the township or its agent, or such other competent persons as designated by the Township. Inspection fees shall be paid by the applicant before the Final Plan is signed by the Township unless adequate sureties or deposits to cover these expenses are given to the Township prior to Final Plan approval. Filing and inspection fees shall be set in an amount sufficient to cover the Township's costs for review by the Township Planning Commission, Township Planner, Engineer and other persons or bodies which perform services under this Ordinance.

**SECTION 5.9 CONDOMINIUM PUD.** A Project proposed as a Planned Unit Development shall adhere to the requirements of this Ordinance and Chapter XXII of the Alpine Township Zoning Ordinance which is hereby incorporated by reference.

**SECTION 5.10 MOBILE HOME PROJECTS.** A mobile home park proposed as a Project subject to this Ordinance, shall conform to all requirements of this Ordinance and Chapter X of the Alpine Township Zoning Ordinance which is hereby incorporated by reference.

## ARTICLE 6

### GROUND AND PROCEDURE FOR A VARIANCE

**SECTION 6.1 GROUND FOR A VARIANCE.** If the applicant can clearly demonstrate that literal enforcement of this Ordinance is impractical or will impose undue hardship in the use of the land because of peculiar conditions pertaining to the land, the Township Board may permit such variances as, in its sound discretion, it believes to be reasonable and within the general purpose and policy of this Ordinance. A financial hardship or gain shall not of itself be sufficient.

In making the findings required below, the Board shall consider the recommendations of the Planning Commission, the location and condition of the proposed Project, the nature of the proposed variance as compared with the existing use of land in the vicinity, the number of persons to reside or work in the proposed Project, and the probable effect of the proposed Project and variances on traffic conditions, public health, and safety in the vicinity.

No variance shall be granted unless the Board finds that all of the following conditions exist:

- (a) There are special circumstances or conditions affecting said property such that the strict application of the provisions of this Ordinance would deprive the applicant of the reasonable use of the land.
- (b) The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant.
- (c) The granting of the variance will not be contrary to State or County regulations or Township Ordinances, detrimental to the public welfare, or injurious to other property in the are in which said property is situated.

### SECTION 6.2 PROCEDURE FOR A VARIANCE.

- (a) The applicant shall submit an application for a variance to the Township Clerk on a form provided by the Clerk. The application fee shall be the same as provided by the Township Board for zoning variances. The application shall be submitted at least ten (10) days before the regularly scheduled meeting of the Planning Commission.
- (b) The Clerk shall forward the application and all associated materials to the Planning Commission and to the Township Engineer, Planner or Attorney as necessary.
- (c) The Planning Commission shall hold a public hearing and notice shall include, and shall be given in accordance with Section 22.08(a), (b) and (c) of the Township Zoning Ordinance.

- (d) The Planning Commission shall make a recommendation to approve, deny or modify the variance request to the Township Board stating its reasons for the recommendations. The Commission shall rely on the criteria of Section 6.1 above in making its recommendation.
- (e) The Township Board shall consider the recommendation of the Planning Commission at its next regularly scheduled meeting following the Planning Commission's recommendation and shall approve, deny, or modify the recommendation of the Planning Commission.



## ARTICLE 7

### VALIDITY, ADMINISTRATION, AND ENFORCEMENT

**SECTION 7.1 ADMINISTRATION.** This Ordinance shall be administered by the Township Supervisor, Township Zoning Administrator or their designated agent. The rules, regulations, and standards imposed by this Ordinance shall be considered to be the minimum requirements for the protection of the public health, safety, and welfare of the citizens of the Township; and in interpreting and applying them, primary consideration shall be given to these factors.

**SECTION 7.2 VALIDITY.** If any article, section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.

#### **SECTION 7.3 ENFORCEMENT.**

- (a) This Ordinance shall be enforced by the Township Supervisor, Township Zoning Administrator or their designated agent.
- (b) Penalty
  - (1) Any person who violates any provision of Ordinance shall be guilty of a misdemeanor and upon conviction shall be fined not more than five hundred (\$500.00) dollars or imprisonment not more than ninety (90) days, or both such fine and imprisonment in the discretion of the court, together with the costs of prosecution of such offense. Every day such violation is permitted to exist shall constitute a separate offense.
- (c) Actions to Restrain or Prevent Violations. The Township Board may bring an action in its own name in the Circuit Court to restrain or prevent any violation of this Ordinance or any continuance of any such violation. Such action shall be brought in the county where the land is located, the defendant resides, or has his principal place of business.

**SECTION 7.4 EFFECTIVE DATE.** This Ordinance shall be effective immediately after publication in a newspaper circulating within Alpine Township.

RESOLUTION NO. 91-113

At a regular meeting of the Alpine Charter Township Board held on the 19th day of August, 1991.

It was moved by Member Steffens and seconded by Member Schweitzer that Ordinance No. 91-4, a copy of which is attached hereto and made a part herof, be adopted.

AYES: Brechting, Chase, Czarnecki, Roersma, Schweitzer, Steffens, Tikkanen

NAYS: None

ABSENT: None

ABSTAIN: None

RESOLUTION DECLARED ADOPTED:

Sharon Steffens  
Sharon Steffens, CMC  
Alpine Charter Township Clerk

I, Sharon Steffens, hereby certify that the foregoing is a true copy of Resolution 91-113 adopted by the Alpine Charter Township Board at its ~~special~~ regular meeting held on the 19th day of August, 1991.

Sharon Steffens  
Sharon Steffens, CMC  
Alpine Charter Township Clerk