

**ALPINE TOWNSHIP PLANNING COMMISSION  
WORK SESSION  
June 11, 2019**

**19-29 CALL TO ORDER**

The Alpine Township Planning Commission held the work session on June 11 at 5:30 p.m. at the Alpine Township Center, 5255 Alpine Avenue NW, Comstock Park, MI 49321. Present: Chair Mike O'Malley, Vice Chair Chuck Jakems, Secretary Lisa Frizzell, Dawn Swafford, Steve Thome, Luke Arends and Ron Cordes. Planner Susan Becker was also present. Chair O'Malley called the work session to order at 5:30 p.m..

**19-30 A PRESENTATION AND DISCUSSION ON THE PROPOSED NORTH PARK MIXED-USE PUD.**

Planning Director Becker introduced the work session being held to discuss the PUD concept and general layout, the mix of uses, proposed density and sizes of buildings.

Rick Pulaski of Nederveld & Associates gave a presentation about how the design was developed. He discussed and showed pictures of the property's physical constraints: ravine, slopes, 4-acres of wetlands and access management along M-37.

Mike Speedy stated the apartment units will all have covered parking, some with detached garages. All apartments will have all the amenities of a high-end multifamily development. The 16-unit buildings will look like the buildings he built in Wyoming. If he were to go to 8-unit buildings, it would double the number of buildings and roads and would lose the current amount of open space.

O'Malley highlighted that the Master Plan stated no more apartment complexes and the desire for more single-family developments, and the time and effort that went into the MPUD ordinance revisions. He stated the plans do not have integrated uses and the layout looks like other multi-family developments in the township.

Jakems asked about vehicular access to northbound Alpine Avenue.

Pulaski stated if there were to be fewer units per building, then the buildings would eat up more land. No height has been determined for the commercial buildings, but they need the appearance of 2-stories for the feel they are going for. The apartment buildings are 3-stories.

Frizzell stated the minimum multifamily density is 20% and the maximum 35%. The plan is way over the allowed amounts as the proposed plan is 85% multifamily. She stated that the open space areas need to be broken down by % of area of total area. She asked if the single-family residential portion would be a site condominium.

Speedy stated he hasn't decided whether or not the single-family portion will be a site condo or not. He stated he wants to create product that will rent for \$1,400 a month. He needs approximately 250 apartment units to make the financial numbers work.

Arends asked about phasing. Speedy stated activity begets activity, probably 2-3 years for building out.

O'Malley asked who is responsible for upkeep of the roads and amenities. Speedy said associations for multi-family and commercial portions of the development.

Thome stated a traffic impact study likely will be required by MDOT.

Swafford confirmed that the senior living component and medical office have been removed from the proposal. She agrees with O'Malley & Jakems that she doesn't feel a neighborhood is being created. More integration of the uses is needed, including pedestrian and bike connections. As stated, the clubhouse/ pool are only for the apartment residents, they could be for the single-family homes too.

Cordes commented on the road alignment on Alpine Church St., that it should be aligned with Syracuse Street which serves as Churchill Apartment's emergency access. Becker stated perhaps the vertical curve of Alpine Church St. could be lessened to improve sight distance at that location or move Churchill Apartment's emergency access point. Cordes stated a traffic light at the intersection of Alpine Church St. and Alpine Avenue will likely be needed with this development.

Final Thoughts:

Jakems stated this particular property does not have enough commercial to satisfy him because of the Alpine Ave. location. It doesn't meet intent of MPUD. Not enough commercial, too much residential density, and there is a skewed mix between single-family and apartments. Must be blended together.

Thome stated he has an issue with the large percentage of multifamily.

Arends stated he has an issue with the density and the number of dwelling units per building.

Swafford stated more conformity through the site is needed, apartments above commercial is needed, she sees the proposal as a big apartment complex. There is no neighborhood feel.

Cordes stated more commercial is needed.

Frizzell stated the current plan is an improvement over the previous plan, but still need to bring in the residents.

O'Malley stated the ridge is a physical dividing line.

Speedy stated he didn't know what else he can do with the economics. He was asked if a financial analysis was done of whole site. He responded that he needs at least 230/250 apartment units minimum to make it work and that this is a very innovative plan.

Ken Titus of 1110 Alpine Church St. stated it looks like York Creek Apts. and he has traffic concerns.

Kate Preston 1088 Alpine Church St. commented on the number of Apts., flow and general layout.

Realtor Jeff Hundley (Speedy's agent) stated the plan is a unique apartment development.

**ADJOURNMENT**

The work session adjourned at approximately 7:30 PM.

Lisa Frizzell, Planning Commission Secretary

Sue Becker, Planning Director