

**MINUTES
ALPINE TOWNSHIP BOARD
REGULAR MEETING
OCTOBER 16, 2017**

2017-134 CALL TO ORDER AND APPROVAL OF AGENDA

The Alpine Township Board of Trustees held a regular meeting on Monday, October 16, 2017 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, Jim May, William Schweitzer, and Mike Wahlfield

The Treasurer stated he did not prepare a Treasures Report for this meeting.

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

2017-135 CONSIDERATION OF VOUCHERS/BILLS

The Supervisor noted that the 1st payment to the contractor for the Wastewater System Improvements at 7 Mile Road and Blowers Drive (Pvt.) in the amount of \$190,503 is included in the list of checks and vouchers for approval. This project will be discussed later as an agenda item.

A motion was offered by May, with support from Schweitzer, to approve the payment of checks and vouchers for the period of September 19, 2017 through October 16, 2017. Motion carried 7-0.

2017-136 PUBLIC COMMENT

Supervisor Madura introduced the new Alpine Township Kent County Community Policing Officer Jose Douglass. Officer Douglass briefly stated his background and that he is happy to be in the Alpine Township community. Board members welcomed him.

Ted Wallace of 4296 Laura Avenue NW informed the Board that the stormwater drain in front of his home is not allowing water to drain causing his driveway to flood. Wallace noted that the drain has been cleaned out in the past but refills with dirt and debris. He wants a permanent solution noting that the asphalt around the drain also needs repair. Madura noted that he will look into the drainage problem. Wallace inquired about notices in the Advance for Township Board Meetings. The Clerk replied that the agendas are published on the door of the Township Hall and the Board meet on the third Monday of the month. The synopsis of each meetings is published in the Advance.

2017-137 COMMISSION REPORTS

Planning Commission: Cordes – Approved an expansion for 6 Mile Auto and the site plan for Panda Express.

Zoning Board of Appeals: Schweitzer – Did not meet

Historical Committee: Schweitzer – A musical presentation was held yesterday and there was a very good turnout.

Sewer & Water: Madura – Alpine Meadows has agreed to share videos of their storm water system. There may be a SAW grant opportunity in the future for public water systems.

Parks & Recreation: Jim May – A meeting is scheduled for tomorrow at 7:00 pm.

Public Services Committee: Madura – No meeting was held.

**2017-138 CONSIDERATION OF ORDINANCE NO. 17-01 – MEDICAL MARIHUANA
UPDATES TO ORDINANCE**

A memo from Planning Director Sue Becker dated October 13, 2017 regarding medical marihuana zoning ordinance updates was received by the Board. The updates specify that Alpine Township will not allow any of the possible medical marihuana license types.

A motion was offered by May, with support from Trustee Wahlfield, to approve Ordinance #17-01 to amend Chapter 1 of the Alpine Township Zoning Ordinance, entitled “Definitions” and Chapter 2 of the Alpine Township Zoning Ordinance, entitled “General Provisions” with regard to the Medical Marihuana Facilities Licensing Act of 2016 and to order publication. Motion carried 7-0 in a roll call vote.

**2017-139 CONSIDERATION OF ORDINANCE NO. 17-02 – AMENDMENTS TO SHORT-
TERM OPEN-AIR BUSINESS ORDINANCE**

A memo was received by the Board from Planning Director Becker dated October 2, 2017 regarding the short-term open air ordinance. The proposed ordinance update specifically clarifies that farm markets are allowed in commercial areas and flea markets/swap meets are not allowed by the short-term open-air business permit. Additional minor amendments are also included in the ordinance update.

Townsend questioned Section IV “Fee and Deposit”, provision (2) that calls for a \$100 deposit for a short tem open air permit to be issued. He believes the Board voted to eliminate the deposit at the request of the Zoning Enforcement Officer a few months ago.

A motion was offered by Townsend, with support from May to table the consideration of Ordinance #17-02 which is Amendments to Short-Term Open-Air Business Ordinance in order to determine whether there is deposit required along with the permit. Motion carried 7-0.

**2017-140 CFT PLAZA CONDOMINIUM PROPERTY AT 3725 ALPINE AVE NFW –
CONSIDERATION OF STEPS 1 & 2 OF THE CONDOMINIUM PROCESS
(PLATTED PROPERTY ORDINANCE #91-4)**

Amy Conti of Norr Architects and Mike McPherson of Atwell, LLC were in attendance to explain the site plan proposal for property located at 3725 Alpine Avenue. The Planning Director’s memo for the Board dated October 13, 2017 outlines the proposed development which will include two buildings one of which will be a Panda Express. The Planner requests an edit in the language of the Master

Deed as a condition of approval which was outlined in her memo. McPherson stated that the addition to the language in the Master Deed will not be a problem and will be added. It was also noted that the required MDOT Permit has not been obtained and Step 2 of the site condominium process could not be approved at tonight's meeting.

A motion was offered by Townsend, with support from May, to approve the requested Step 1 of the site condominium process for the proposed Comstock Park, MI, CFT Plaza Condominium as illustrated on Exhibit B to the Master Deed received October 11, 2017 and as on the Site Plan dated October 6, 2017 for the 3.07 acre property address of 3725 Alpine Avenue as it does meet the standards set forth in the Unplatted Property Ordinance, Ord. #91-4 with one condition of approval to add specific language as requested by the Planning Director to Article 1 of the Master Deed. Motion carried 7-0 in a roll call vote.

2017-141 APPROVE LETTER OF UNDERSTANDING WITH COMSTOCK PARK COMMUNITY OUTREACH ORGANIZATION

A signed letter of understanding dated October 10, 2017 from Comstock Park Community Outreach Directors Ethan Ebenstein and Dan Clark was received.

A motion was made by May, with support from Cordes, to approve the letter of understanding between Comstock Park Community Outreach and Alpine Township. Motion carried 7-0.

2017-142 UNIVERSAL DATA SHARING AGREEMENT – AUTHORIZE PLANNER TO SIGN AGREEMENT

Planning Director Becker's memo dated October 13, 2017 provided information regarding shared infrastructure data in two regions of Michigan. The Supervisor briefly explained the statewide pilot program.

A motion was offered by May, with support from Townsend, to approve the universal data sharing agreement between Grand Valley Metro Council and the Michigan State Police and to authorize Planner Becker to sign the agreement. Motion carried 6-1 with Cordes dissenting.

2017-143 CONSIDERATION OF AT&T VIDEO SERVICE LOCAL FRANCHISE AGREEMENT

The Clerk explained this is a renewal of the video service local franchise agreement with AT&T that comes before the Board every 10 ten years. Approval of the agreement allows AT&T to use the public rights of way in exchange for negotiated Metro Act fees to be paid to the Township.

A motion was offered by Townsend, with support from Schweitzer, to approve the AT&T uniform video service local franchise agreement and authorize the Clerk to sign the agreement. Motion carried 7-0.

2017-144 REVIEW AND APPROVAL PAYMENT #1 – 7 MILE ROAD & BLOWERS DRIVE SEWER PROJECT

Prein & Newhof provided a breakdown of the first payment being requested in the amount of \$190,503 for the sewer project as well as an update on the project.

A motion was made by May, with support from Clerk Wahlfield, to approve Payment #1 in the amount of \$190,503 to Millbocker & Sons, Inc. for the 7 Mile Road & Blowers Drive sewer project. Motion carried 7-0.

2017-145 REVIEW 2017-2018 SNOWPLOWS BIDS

Bids were received from Alternative Lawncare, Natural Landscapes, Parker's Snowplowing, Rivers Edge Landscape Management, and Seasons Change Services. At the request of the Board, William Douma of Natural Landscapes approached the Board and discussed his bid. Andy Stachowiak provided comments regarding the Seasons Change bid information.

The Supervisor called for a five minute recess to allow the Board time to further review bids.

The Board was called back to order at 7:50 pm and bids were discussed. It was noted that the bid package request was for costs for a both a one year and two year contract.

A motion by Schweitzer to award the 2017-2018 snowplowing bid to Season's Change Services died for lack of a second.

A motion made by Townsend, with support from Clerk Wahlfield, to award and approve the snowplowing bid from Natural Landscapes in the amount of \$12,500 per year for two years covering the 2017-2018 and 2018-2019 winter seasons. Motion carried 7-0.

2017-146 DISCUSSION – ENGINEERING SERVICE FOR 2018 SEWER PROJECTS

The Supervisor requested that the Board consider which engineering service should be utilized for future 2018 sewer improvement projects. The Board noted that Progressive AE is the contracted Township Engineer and Prein & Newhof is the North Kent Sewer Authority Engineer. Questions pertaining to the costs for engineering, proprietary rights of documents, and whether one engineering service could be utilized without the other were discussed.

A motion was offered by May, with support from Townsend to table the discussion for engineering service for the 2018 sewer projects until the November meeting in order to seek additional information. Motion carried 7-0.

2017-147 FIRE DEPARTMENT

The September run report was received. No representation was available at tonight's meeting.

2017-148 PUBLIC COMMENT

Dan Clark with the Comstock Park Community Outreach Program thanked the Board for allowing CPCO to offer programs that will benefit seniors, families and children in need in the community.

Ted Wallace of 4296 Laura Avenue NW questioned when the York Creek/Alpenhorn project would be complete and added that the road is down to one lane. The Supervisor replied that it is being worked on diligently and an end date has not been given. Wallace also asked when a community meeting would be held regarding the possible purchase of the vacant West Central Storage Building. The Supervisor replied that he is hoping for a meeting to be held in either December or January to determine the community's needs for fire and police services.

Supervisor Madura added that the Road Commission will be paying a portion of the repaving costs for the 7 Mile Road sewer project.

Andrew Stachowiak of Season's Change Services thanked the Board for allowing him to perform snowplowing services for the Township for the last three years.


2017-149 SUPERVISORS REPORT AND BOARD COMMENTS

Trustee Mike Wahlfield updated the Board on recent water well issues.


A motion was made by May, with support from Mike Wahlfield, to adjourn the meeting. Motion carried 7-0.

The meeting adjourned at 8:27 pm.

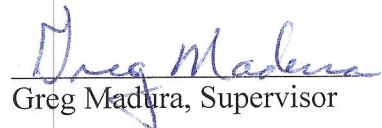
Respectfully submitted,



Samantha Hanna,
Recording Secretary



Jean Wahlfield, Clerk



Greg Madura, Supervisor