



*Town of Alpine
Public Hearing - Property Rezone
Planning & Zoning Commission Meeting Minutes*

DATE: August 23rd, 2022
TIME: 6:30 p.m.

PLACE: Town Council Chambers
TYPE: Public Hearing

1. CALL TO ORDER: Meeting called to order at 6:32 p.m.

2. ROLL CALL & ESTABLISH QUORUM: Ms. Christine Wagner, Planning and Zoning Commission Administrator established roll call; members present were Mr. Floyd Jenkins, Mr. Tim Hartnett and Mr. Rex Doornbos. A quorum was established. Also in attendance was applicant, Mr. David Gieck and Mr. Jeff Jeppesen, along members of the public Mr. Joshua Floyd, Mr. Robert Lichvar, Mr. Jeffrey Raver, Mr. Steve Turley and Mr. Dan Halstead.

3. TONIGHT'S APPOINTMENTS/ NEW BUSINESS:

- **GIECK, DAVID & STEPHEN:** Lots #732, #733 & #734 of the Lakeview Estates Subdivision, 192, 194 & 196 Trail Drive Road - (Re-Zone #REZ - 02-22) - Request for Rezone from Commercial {C} to Mixed Residential Commercial {MRC} - Chairman Mr. Rex Doornbos addressed the applicant, Mr. David Gieck and asked if he give all those in attendance an overview of the request. Mr. David Gieck addressed those present and introduced his business partner Mr. Jeppesen; by stating they owner the three (3) adjoining lots along Trail Drive Road, that are currently zoned Commercial {C}; they are looking to create employee housing on these lots and according to the town regulations they would need to seek a zone change to accomplish those housing needs and he feels the best fit would be a zone change into the Mixed Residential & Commercial District {MRC}. Mr. Gieck further stated that he feels these properties are situated in a good location, due to the proximity to the highway and when planned correctly would provide an asset to the Town of Alpine. Mr. Gieck is an active member of the Alpine community and just like other area business owners he needs additional employees, but there is no housing available for those employees. In order to attract employees, he needs to be able to house them; however, before he gets into all the planning and developing stage of the project and all the project costs, they need to seek the zone change in order to move forward. Chairman Doornbos asked if this would be work live units, with some business units or just living units. Mr. Gieck responded that they would be condominium/townhomes style buildings. He feels that would best suit the area. Chairman Doornbos asked if they would be accessing the units off of Trail Drive Road and if was there any thoughts of burying the power lines that run overhead of the property. Mr. Gieck responded that is something that they have been looking at over the years but could not give Mr. Doornbos a definitive answer at this time, they are currently focused on the rezone. Mr. Tim Hartnett commented that in the current zoning does not allow for overnight housing, therefore a change would be needed; nevertheless, he is concerned about the density of the

project. Mr. Gieck stated they would be working on one (1) lot at a time, if a zone change is granted, they would then come back to the Town with a development plan for review for the entire project.

Mr. Joshua Floyd commented that the Town has worked to create recreational opportunities for the community, in addition to the library, ball field, skate park, medical facility and child development center located on the south end of Town; he would like to see a crosswalk at the south end of Town, right now the pedestrians have to go to the Bull Moose to utilize the crosswalk. By creating additional units on the south end of town, this will create a larger traffic flow in that area. Mr. Gieck responded that safety is important to him as well, however he feels that if the property is left in a commercial zone that would and/or could create a greater traffic impact. Mr. Hartnett stated that the applicant is volunteering to down zoning the property to accomplish this project. Mr. Gieck stated that he wants to be good neighbors, there will be covenants and restrictions that go along with this project. He wants to make this a nice place to live for professionals by creating a housing development that is kept clean, orderly; a high-quality project that will stand the test of time. Mr. Gieck reiterated that all business' are looking for employees, and there is not anywhere for them to live. He further stated that if a zone change is approved there will be many more meetings for public input on the development of the project.

Mr. Floyd stated that he feels that the Commission needs to see what they are doing (development plan) before a zone change is approved. Mr. Jeffrey Raver stated that creating twenty-four (24) units along Trail Drive Road is a lot of additional traffic and impact on that street and/or that area of town and he has concerns regarding the additional congestion to the area. Mr. Gieck commented that this is creating a steppingstone for individuals to be able to live in the Town of Alpine. Mr. Floyd stated that he is not in favor of the project, as he has concerns for the area kids' safety, he firmly believes that there needs to be a crosswalk at that end of town, not just a painted crosswalk but one that identifies a slower speed limit for safe crossing of those pedestrians, he would actually like to see one that identifies with caution lights and this would also help with speeding throughout the Town. He strongly feels that this is an important issue that the Town should work.

A couple of people in attendance agreed that the Town needs to work on the Town Codes, Regulations and/or Ordinance implementation for stricter code enforcement, whether that is at the Town level or County level; something needs to be done!

Mr. Robert Livchar, agreed with Mr. Floyd; adding that the additional density will create additional problems, such as: drugs, noise, dogs at larger, speeding traffic, traffic in general and adding additional stress to our current water system. Mr. Livchar strongly feels this will be an enormous impact on the area, in addition to devaluing his residential property. Ms. Wagner stated that she did receive Mr. Livchar's letter for comments and asked if Mr. Livchar wanted to read the prepared letter to the Commission members and the public in attendance. Mr. Livchar letter was pit into the public record (see attached letter).

Mr. Raver gave a previous history on his property, located at 187 Trail Drive Road and informed those present for full disclosure he does own apartments in Jackson and knows what kind of chaos apartments create. With that said, he has known the Gieck family for a long time and has no doubt that they will do a good job on the project; but has the same concerns as the other residents. Many might think that this

additional traffic will go west to enter the highway, but the natural flow will take them to the east between his property and the hair salon and/or the Bull Moose parking lot. He feels the Town needs move forward and implement stricter ordinance/code enforcement. Mr. Raver also prepared a written letter for the Commission members, which was incorporated into the public record, (see attached letter).

Mr. Steve Turley, property owner located at 199 Lakeview Drive (Lot #735), adjacent to the applicant's property to the south of the project. He asked what the known impacts of the town utilities will be on this project, in addition will the Town take those utilities up Stoor Drive, also what is the Town's plan for Lakeview Drive. Mr. Turley agreed and was also in favor of the crosswalk on the south end of Town. Mr. Turley stated he feels that the Commission has a duty to the public to hear the concerns of the citizens and asked if this application can be put aside until additional development information is available. Mr. Turley also prepared a letter (e-mail) for the Commission members, which was incorporated into the public record, (see attached e-mail).

Mr. Gieck again reiterated that he is on board with all the safety concerns that were brought up here tonight; however, he feels that if the use change is not granted the area could see a much higher traffic flow/density and possibly more night use, depending upon what the commercial development could create. With that said, developing the property will be accomplished at the permitting timeframe, he first must seek the rezone prior to any development plans and/or ideas can be created.

Chairman Doornbos stated that we are looking at this application for a rezone, the purpose of the Commission is to evaluate requests for proposed amendments to the Alpine community land use, hear concerns of the general public concerning those land uses and make recommendations to the Alpine Town Council regarding proposed amendments those land uses, they are an administrative board that makes recommendations to the Town Council and Town Council would have the final approval on the application. Mr. Doornbos thanks those for their attendance he appreciates the input and hears the public comments regarding traffic safety, speeding, pedestrian safety, pathways across the highway corridor, school bus stops, animals at large, excessive noise and criminal activity and will pass those concerns on to the Town Council, he further stated that a decision on the rezone will be made at the next regular meeting of the Planning and Zoning Commission, in which that meeting will be held shortly after this public hearing is adjourned.

4. ADJOURN MEETING: Mr. Tim Hartnett moved to adjourn the meeting. Mr. Floyd Jenkins seconded the motion. All in favor; Vote: 3 yes 0 no, 0 abstain, 0 absent. Motion carried.

Meeting adjourned at 8:03 pm.


Rex Doornbos, Chairman

9-13-22
Date

Transcribed By:


Christine Wagner, Planning & Zoning Administrator

September 13 2022
Date

**** Minutes are a brief summary of the meeting ****