



ACME TOWNSHIP PLANNING COMMISSION MEETING
Acme Township Hall
6042 Acme Road, Williamsburg, Michigan
7:00 p.m. Monday, March 18, 2013

Meeting called to Order with the Pledge of Allegiance at 7:02 p.m.

Members present: V. Tegel (Chair), B. Carstens (Vice Chair), S. Feringa, B. Finch, T. Forgette, D. Rosa, M. Timmins, K. Wentzloff, D. White

Members excused: None

Staff Present: S. Vreeland, Township Manager/Recording Secretary
N. Lennox, Zoning Administrator
J. Iacoangeli, Planning Consultant
J. Jocks, Township Legal Counsel

APPROVAL OF AGENDA: Motion by Carstens, support by Timmins to approve the agenda as presented. Motion carried unanimously.

INQUIRY AS TO CONFLICTS OF INTEREST: None noted

1. **Continuing Education/Special Presentations: Food Hubs/Food Innovation Districts - Sarah Lucas AICP, NW Michigan Council of Governments:** New food innovation district guidebooks were completed today, and a PowerPoint presentation was offered. A “food innovation district” is a geographic concentration of food-oriented businesses, services, and community activities. A “food hub” is a business or organization that manages the aggregation, distribution, and marketing of local/regional food products to strengthen producer capacity and access to markets. Elements of a food innovation district can be oriented towards producers, community members, or placemaking. They can be supported with a variety of economic development tools such as tax increment financing, business improvement districts, community development block grants or other federal and state grant sources. A Grand Vision Food & Farming Network meets regularly. Additional information can be found at: <http://www.nwm.org/planning/planning-policy/food-systems-and-food-innovation-districts/>

2. **Consent Calendar: Motion by Wentzloff, support by Timmins to approve the Consent Calendar as amended to remove items a.1.b and a.2 for further discussion, including:**

- a) **Receive and File:**
 - 1. **Draft Unapproved Minutes of:**
 - a. **Board** [02/11/2013](#) and [03/05/13](#)
 - b. **Farmland Advisory** [03/06/13](#)
 - c. **Shoreline Advisory Notes** [03/06/13](#)
 - d. **~~Parks & Rec Advisory~~** [03/07/13](#)
 - 2. [Planning, Zoning & Administrative Activity Report](#)
 - 3. **Planning & Zoning News January and February 2013**
- b) **Approval:**
 - 1. **Planning Commission minutes** [02-18-2013](#)

Motion carried unanimously.

3. **Limited Public Comment:** None

4. **Correspondence:** None

5. **Public Hearings:**

- a) **Zoning Ordinance Amendment 024: 6.10.3 USES PERMITTED BY RIGHT WITHIN 500 FEET OF THE M-72 RIGHT-OF-WAY:** Section 6.10.3 is proposed to be deleted in entirety, with all uses listed in this section added to Section 6.10.2, uses by right. This concept was initially discussed at the February 18 meeting.

Public Hearing opened and closed at 7:29 p.m., there being no public comment.

Motion by Feringa, support by Finch to recommend that the Board of Trustees adopt Zoning Ordinance Amendment 024 as presented. Motion carried unanimously.

6. **New Business:**

- a) **The Grand Traverse Town Center Development Minor Amendment to Site Plan 2009-01P VGT Phase 1:** Iacoangeli outlined his recommendation that the minor amendment requested be approved as an enhancement to the original plan. The proposed location of the bottle return has changed, and internal cart storage has been added to screened outdoor cart storage. One pedestrian crossing from the building to the parking lot has been enlarged, and the pharmacy drive-up window has been relocated to an area where it can be more safely accessed by traffic. Snow storage has been relocated and the proposed building front façade has been modified to provide a more modern look with additional relief. The number of parking spaces has been reduced by 3. The main store size has increased slightly with the proposed garden center area decreasing slightly; overall the store is still below the maximum 210,000 sq. ft. allowed. Signage would remain as originally approved.

Mike Kinstle, VP of Real Estate for Meijer was present to answer any questions.

Motion by Wentzloff, support by Feringa to approve the requested minor amendment to the site plan approval for VGT Phase I as presented.

Motion amended by Wentzloff, support by Feringa to amend the motion to specify that the approval would specifically include all attachments to the application. Motion carried unanimously.

Amended motion carried unanimously.

- b) **Annual Report and Budget 2013-2014:** Iacoangeli presented his proposed draft annual report summarizing the Commission's activities during the current fiscal year and proposing key work plans for the 2013-14 fiscal year. It also summarizes the training and certifications that various Commissioners have taken and achieved.

Questions were asked about the current year budget, preliminary to making a budget request for the coming fiscal year. Tegel, Lennox and Timmins will meet to flesh out a proposal for further consideration at the April Commission meeting prior to sending to the Board for consideration as part of the annual budget process.

- c) **B-4 and Commercial Districts SUP Uses to Uses by Right amendment proposal:** **Nikki Lennox:** Lennox is proposing re-classifying a number of land uses in various business districts as uses by right, instead of by special use permit. The proposals are based on potential public impact. Lennox will prepare a more formal draft of the proposal for the April Commission meeting.

- d) **Food trucks:** Lennox reports that Bravo Zulu Brewery and the township are receiving inquiries about the possibility of food trucks locating in the brewery parking lot. This issue is under consideration in Traverse City, and Lennox is reviewing options for the township as well. This use could be regulated by zoning ordinance, or by police power ordinance and an annual permit process. Iacoangeli recommends the latter approach. Wentzloff noted that the discussion in Traverse City involves concerns about food truck competition with bricks-and-mortar eateries that pay property taxes. She believes that the township has many vacant retail spaces that should be filled with new businesses to better support the community. Forgette read in recent newspaper articles about this issue that many restaurateurs start in food trucks and progress to fixed establishments. Timmins proposed a fee structure that would favor township residents over other purveyors. Wentzloff, Finch and Tegel agreed to work with staff to do additional research to bring back to the Commission for further discussion.

7. **Old Business:**

a) **Master Plan/John I. Update**

- 1. **Existing Land Use Maps Inventory Update:** At the last meeting, Commissioner were asked to work in small groups to visit a portion of the township and record on a base map the way the land is currently used. This would familiarize them first-hand with the land, provide valuable data, and raise valuable questions that will help make appropriate recommendations for future land use. Some individuals turned their maps in, and others will provide them soon.
 - 2. **Survey Update:** current plans call for the survey to be mailed the week after Easter break is over, around April 8-9. Postcards advising people the survey is on the way will be mailed later this week. NMC says that 80% of the surveys that will ultimately be returned will come back within 10 days. Preliminary tabulation should be available for the May Commission meeting.
- b) **Way-finding Signage - Nikki Lennox:** Postponed to the next meeting pending receipt of additional information. We are seeking to move the idea of localized/regionalized wayfinding signage as discussed at the Bayfront Corridor Property discussion group towards fruition.
 - c) **Potential change in special PC Master Plan work session date from 04/29/13 to 05/13/13:** Tegel suggested moving the work session date to when the preliminary survey results can be available. Consensus was reached to move the special meeting to May 13 at 7:00 p.m.

8. **Items Removed from Consent Calendar:**

- a) **[Planning, Zoning & Administrative Activity Report](#):** Finch asked about the work being done on the proposed special events ordinance, which would address both public and private property. This project has been underway for at least 6 months, with the Parks & Recreation Advisory recommending police power ordinance provisions based on the Traverse City ordinance. She also asked about the stormwater control ordinance and the invasive Phragmites treatment program.

Motion by Wetzloff, support by White to receive and file the report. Motion carried unanimously.

- b) **Parks & Rec Advisory minutes [03/07/13](#):** Tegel noted that the date in the header on the minutes may be incorrect.

**Motion by Wentzloff, support by Timmins to receive and file the minutes.
Motion carried unanimously.**

9. Reports:

- a) [Grand Traverse County Master Plan](#) - **Bob Carstens:** Carstens read his summary aloud.
- b) [Mobility Class](#) - **Bob Carstens:** Carstens reported that mobility management is considered key to a successful transit system. He was particularly impressed by research indicating that transit and affordable housing are closely linked and can help one another leverage funding. Tegel asked about the Tribe's potential interest in rail service to Turtle Creek from Traverse City, and to points downstate. Feringa reported that the Tribe does desire this, but the cost of upgrading the rail condition to passenger service levels is prohibitive.

10. Planning Commission Items for Discussion (*items must be submitted one week prior to the scheduled PC meeting. Discussion limited to 5 minutes for each item listed.*)

- a) [GTRLC Business Survey](#):
- b) [GTRLC Survey Summary](#):

These two surveys were conducted jointly by TART and the Regional Land Conservancy. These reports were mentioned at the last meeting as well.

11. Public Comment/Any other business that may come before the Commission:

Lewis Griffith, Lautner Road commented on food trucks. He obtained permits to operate one at the Cherry Festival in the 1980's. This is a very short-term type of use. Creating a zoning ordinance regarding this temporary and transient use might create legal problems with other jurisdictions.

Wentzloff stated that on Thursday morning there will be a DEQ presentation about streams and waterfront regulation at the Garfield Township Hall.

Meeting adjourned at 9:10 p.m. on a motion by Wentzloff with support by Rosa.