



ACME TOWNSHIP PLANNING COMMISSION MEETING
Acme Township Hall
6042 Acme Road, Williamsburg, Michigan
7:00 p.m. Monday, April 15, 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, M. Timmins, K. Wentzloff, D. White

Members excused: D. Rosa

Staff Present:

N. Lennox, Zoning Administrator
K. Redman, Township Legal Counsel
K. Wentzloff, Recording Secretary

APPROVAL OF AGENDA: Motion by Carstens, support by Forgette. Motions carried unanimously.

INQUIRY AS TO CONFLICTS OF INTEREST: None

- 1. Continuing Education/Special Presentations: None**
- 2. Consent Calendar: Motion by Timmins, support by Finch to approve the Consent Calendar as presented, including:**
 - a) Receive and File:**
 - 1. Draft Unapproved Minutes of:**
 - 1. Board 03/19/13, 04/01/13 and 04/02/13**
 - 2. Farmland Advisory 04/03/13**
 - 3. Parks & Rec 03/28/13**
 - 4. Zoning Board of Appeals 03/14/13 and 04/11/13**
 - 5. Planning, Zoning & Administrative Activity Report**
 - 6. Elk Rapids Draft Master Plan**
 - 7. Maple Bay County Park Phase I Implementation Plan**
 - b) Approval:**
 - 1. Planning Commission 03-18-2013**

Motion carried unanimously

3. Limited Public Comment: None

4. Correspondence: None

5. Public Hearing: None

6. New Business:

- a) **Recommendation from the Farmland Advisory Committee for an amendment to the Landscape Protection Map with the addition of parcels 225-008-02 and 224-028-00 in their entirety.** Brian Bordage from the GTRLC visited to communicate the recommendation from the Farmland Advisory Committee. There is demand for the program to continue. Commissioner White noted that it would be hard to make an argument as to why those parcels would not be included. **Motion by Carstens and support by Forgette to approve the addition of parcels 225-008-02 and 224-028-00 to the farmland preservation eligibility map. Motion carried unanimously.**

- b) **A recommendation from the Farmland Advisory Committee to recommend to the Board a mailing to agriculturally zoned land owners in the eligibility map, the FAQ sheet and regulations for the PDR program.** Mr. Bordage believes that that the FAQ sheet is current and it should be sent to land owners in the eligibility zone with a letter from the Supervisor. This would be a good way to raise awareness and start the conversation with potential lands that would be part of the project. It will hopefully mitigate some fears and start answering questions. Commissioner Tegel asked what action is necessary and Mr. Bordage and Ms. Lennox noted that the commission should make a recommendation from the advisory council to the board. **Motion by Carstens, support by Timmins to recommend to the board that they mail the agriculturally zoned land owners in the eligibility map the FAQ sheet and regulations for the PDR program with an accompanied letter from the supervisor.**

Motion carried unanimously.

7. Old Business:

- a) **Master Plan/John Iacoangeli** The biggest concern right now is that some people have not received their surveys. The date of return on the survey was the 19th, which is this upcoming Friday. The concern was how to get the word out that the survey could be returned later.

1. Land Use Map Results

- 2. Cultural/Natural Assets** Need to be included on the Land Use maps that the commissioners did.

b) Budget

- 1. Extra PC Meetings** 4-6 was a suggestion from Ms. Tegel.

Motion by Wentzloff support by Timmins to recommend to the board that we add 4 special planning commission meeting to the 2013-2014 fiscal year. Motion carried unanimously.

- 2. Training Classes** Budget was \$3,000 for last year and we used \$2,500. Timmins pointed out that 2 people got scholarships from the Michigan Association of Planners Conservancy. **Motion by Timmins support by Finch to recommend to the board to keep \$3,000 for education training and conventions. Motion carried unanimously.**

c) **Business Districts Amendments**

1. B-4 District 2nd Amendment – Nikki Lennox suggested that lesser intense uses such as contractor establishment, storage facility and production/processing as permitted uses and outdoor storage associated with these uses by SUP. Mr. Iacoangeli gave us a sample of what form based code would look like for the business district, and asked if we would rather have the zoning ordinance look like the traditional paragraph style or the graph/chart style of form based code. Council noted that the numbering was off in the 6.10 section of the zoning ordinance. Ms. Lennox has stricken the part that mentions in 6.10.4 (revised from 6.10.5) that if they are located more than 500 feet from the M-72 right of way. **6.10.4. Motion by Feringa support by Timmins to set a public hearing for the B4 business district to add 6.10.2 K, L, M (Contractor Establishments, Production and Processing, Storage Facilities) with enclosed storage to the uses permitted by right with 6.10.3 B, C, F (Contractor Establishments, Production and Processing, Storage Facilities) to be included as SUP with outdoor storage; and to delete the portion of the paragraph in 6.10.4 that states: if they are located more than 500 feet from the M-72 right of way.**

Motion carried unanimously.

2. Waterfront Mixed Use District- John I./ Nikki L. We will hear more on May 13th about form based code and options that we can use to convey zoning. Discussion by Wentzloff about policy on acronyms in the agenda.

Discussion on forming a committee to work with zoning administrator and planner on zoning ordinance revisions. A sub-committee was formed consisting of Forgette, Carstens and Wentzloff. They will meet 1 hour before the regularly scheduled PC meetings to work on zoning issues with the business district.

d) **Way Finding Signage: “The Breezeway”**

<http://www.createmiplace.org/placemaking-articles/the-breezeway.html>

Lennox is compiling and sharing information about Way Finding Signage.

e) **NWMCOG Food Innovation Districts Guide: Worksheet Page 62.
Creating an Overlay District- Zoning Guidance, Page 70.**

8. Items Removed from Consent Calendar: None

9. Reports:

a) **Food Truck- Committee Report** Wentzloff and Lennox gave an update on the information that they gathered from a meeting with Simon from Roaming Harvest. Carstens would like to get input from our business community. Some talk about what the next step is to Food Trucks in Acme.

b) **TC Information on Food Trucks:**

<http://www.ci.traverse-city.mi.us/government/city-commission/405-city-commission-ad-hoc-packets>

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.*)

11. Public Comment/Any other business that may come before the Commission: Open at 9:00 p.m. Jim Goss- food trucks will not be allowed at Town Center. Mr. Goss feels that if someone has invested in our township they can work with Bravo Zulu to offer food. He mentioned that he could have a phone at every table to call local establishments. Closed at 9:03 p.m.

ADJOURN Motion by Timmins support by Finch to Adjourn at 9:05