



**ACME TOWNSHIP PLANNING COMMISSION MEETING**  
**Acme Township Hall**  
**6042 Acme Road, Williamsburg, Michigan**  
**7:00 p.m. Monday, May 13 2013**

**Meeting called to Order with the Pledge of Allegiance at 7:03 p.m.**

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

**Members excused: B. Finch**

**Staff Present:**

**N. Lennox, Zoning Administrator**  
**J Jocks, Township Legal Counsel**  
**K. Wentzloff, Recording Secretary**  
**John Iacoangeli, Planner**

**APPROVAL OF AGENDA: Motion by Carstens, support by Timmins. Motion carried unanimously.**

**INQUIRY AS TO CONFLICTS OF INTEREST: None noted.**

- 1. Continuing Education/Special Presentations: None**
- 2. Consent Calendar: Motion by Timmins, support by Forgette to approve the Consent Calendar as presented including: Planning Commission 4-15-13 Motion Carried unanimously.**
- 3. Limited Public Comment: Charlene Abernathy, 4312 Westridge. Disappointed that the survey results were not posted on the website.**
- 4. Correspondence: None**
- 5. Public Hearing: None**
- 6. New Business:**

**Motion by Timmins, support by Carstens to place the findings of the Acme Community Master Plan Survey on the township website. Motion carried unanimously.**

Update from John Iacoangeli regarding the Master Plan Survey Results. Total tabulation of the responses to the survey are now available. College had to receive 375-380 to be statistically valid and they received 584, so they are confident in saying that it is statistically valuable, in the 95% confidence rating. They have not performed the cross tabulation by geography and business/home owner? The demographic portion of the survey is weighted on the aged household. Summary is

that people wanted growth and development and protection of farmland. They do not want strip shopping malls. There is a willingness to pay for services like park. People want access to the beach with swimming, fishing and a public boat launch. People are interested in restaurant and entertainment. People saw a need for single-family homes, did not seem interested in rentals.

Commissioner Carstens asked what people wanted the traffic to be like- in this survey they wanted 31 to NOT be slowed down and wanted businesses to thrive locally. In a past survey for the shoreline they wanted traffic to slow down.

Waiting for another version of the results that will have the fillable fields.

Commissioner Forgette asked if Planner Iacoangeli mentioned that people were interested in supporting and/or paying for a new township hall of fire hall. John Iacoangeli mentioned that he adds up the amount of people interested to see if it is more than half.

We have 4 extra meetings available to schedule. Thursday May 30 is a possibility for an extra Master Plan meeting. The meeting is scheduled and staff will notice for 7:00 on May 30.

Wentzloff asked that some of the items that the public are 'uncertain' about or might be more tied in the municipalities, if we could get an update on those prior to the next Master Plan meeting it would be appreciated.

## **7. Old Business:**

### **a) Form Based Code vs. Traditional Zoning**

Looking at developing a Water Front Mixed-Use zone. 4 areas with development in Acme, M-72, Shoreline Business, Acme Village and GTTC and they are fairly close together. The districts could be consolidated. There might be less need for SUP approval. Connect waterfront district with the GTTC development. Also, motivated to create a place that's 'Acme.' Current zoning map is presented and there is a large area that is R3, Urban residential. Including Acme Village and GTTC, those are essentially overlay districts. Presented the option of Form-Based Code. Less concerned about the uses that go in the building and more concerned about the Form. John Iacoangeli purports that it is a more fair and predictable option than traditional zoning. Look at a comparison of Traditional, Overlay and Form-Based Zoning. Suggest that a Working Committee be formed to get property owners, PC members and staff together to prepare a draft.

Carstens asked about the hydrology about the GTTC and Acme Village area. Could those areas have two story buildings even though there are possible issues with seeps?

Chair recognized Charlene Abernathy to speak about the Acme Village area. There are some low areas that are really wet in the spring.

Feringa recognizes that noticing drainage issues of exact parcels and sites is getting 'ahead of ourselves.' He suggests that we have a discussion about form-based codes.

### **b) WMUD Zoning**

no discussion

### **c) Zoning Committee meeting dates for discussion**

The committee will meet 1 hour before the next meeting on May 20, 2013. The committee is Forgette, Carstens and Wentzloff. Supervisor Zollinger is charged with identifying people from the public who could serve.

## **8. Items Removed from Consent Calendar: None**

**9. Reports: None**

**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.*)**

The ribbon cutting is May 24 at 8:45 a.m. for the new Goodwill store.

Applications are being taken by the Supervisor for Planning Commission

There is a Michigan Placemaking Curriculum course on June 13, 2013 at the Kellogg Hotel and Conference Center in East Lansing, MI

**11. Public Comment/Any other business that may come before the Commission: Opened at 8:35.**

Wayne Kladder, 4301 Deerwood, applaud the commission for taking on the Master Plan. Has one concern, he did not receive a survey. Would like the commission to consider that some people did not receive surveys and please consider that before you take the survey and plan our future. Kladder would like to applaud Marcie Timmins for winning an Environmentalist Award.

Nancy Kaetchen, 7150 Deepwater Point, Rummage Sale for the Acme Heritage Society on May 17 and 18 at the old down factory building on M-72. Sell starts at 9:00 am

Pat Salathiel, 4882 Five Mile would like to applaud the progress that the Planning Commission is making with the Master Plan. She would like the information to be consolidated on the website.

**ADJOURN Motion by Feringa support by White to Adjourn at 8:42**