



ACME TOWNSHIP PLANNING COMMISSION SPECIAL MEETING
Acme Township Hall
6042 Acme Road, Williamsburg, Michigan
7:00 p.m. July 29, 2013

Pledge of Allegiance

Roll Call : Present-Feringa, Rosa, Forgette, DeMarsh, Carsten, White, Wentzloff, Finch, Timmins

APPROVAL OF AGENDA

Motion to approve agenda by Feringa, 2nd by Finch

INQUIRY AS TO CONFLICTS OF INTEREST: Karly Wentzloff asked if anyone else had a conflict of interest on the agenda. There was none.

1. **Correspondence:** Jeff Jocks addressed an allegation of conflict with Dan Rosa, read the letter that was sent to the Township from CCAT .
Dan Rosa replied that is was dissolved 3 years ago and there has been no meeting to his knowledge in the last 2 years.
Jocks questioned, is ATRG still in existence?
Rosa replied no. Jeff Jocks stated Acme Policy states that conflict of interest would have to do with monetary gain. Rosa's does not meet that. Due to Judge Rodgers ruling he doesn't see a conflict of interest based on the allegations. Karly Wentzloff asked again if anyone had a conflict of interest.
Virginia Tegel's letter was received and entered into the record regarding baseline water testing for VGT.

2. **Limited Public Comment:** opened 7:15
Robert Evina stated that he doesn't think that Dan Rosa's involvement in the past with Acme Taxpayers for Responsible Government (ATRG) should be an issue, let's not bring up the past, I think everyone will vote the right way.
Steve Smith stated that he thought we moved beyond this. Bob Carstens was a Concerned Citizen of Acme Township (CCAT) member, did anyone question him? Thinks that everyone will vote their own conscience, and hope this type of thing, like the letter that was sent will stop.
N. Knoff states that she agrees with what Steve Smith and Rob Evina said and we need to move on. Knoff would like to thank the Tribe for repairs to Holiday Rd.

3. **New Business:**
 - a) Minor Amendment request of the Grand Traverse Town Center Development to Site Plan 2009-01P VGT Phase 1
John Iacoangeli states that after reviewing the request letter, the request is a minor amendment as it's not changing the character of the project, just the order of implementation of the project. They want 2 Land Use Permits, the 1st.for internal on-site grading, infrastructure, and internal roads, (not including the Meijer store building) to be issued by the Township before the 2nd Land Use Permit, which will require MDOT and GTCRC permitting to construct the external road improvements to M-72 and Lautner Rd.
The entire Land Use Permit fee would be paid up front, all escrow and letter of credit remains intact. The only changes would be to the time line and order of construction.
Referred to language written by Jeff Jocks.
Trae Foregett asked about the base line water testing for the VGT and if we have a date for that testing?
John Iacoangeli stated that the base line testing date will be arranged once the P.C decides what to do with this amendment. Water quality testing for Acme Creek was done last year, August.
Karly Wentzloff asked if the applicant wanted to speak on their behalf.

The applicant, Steve Smith states that the engineering for off-site work is not done, on site is. A contract has been signed with Meijer; we need to get the onsite work completed to get them their pad for their store next year, so we can uphold the contract with them. We have to turn over a finished site pad for Meijer next year. We have about 12 months to complete it.

Karly Wentzloff asked Steve Smith if another land use permit will then be issued for the Meijer store, so there will be 3 permits total? Steve Smith stated "Yes".

Motion made by Finch, seconded by Carstens to approve following motion:

VGT must obtain all necessary agency permits and/or approvals, including but not limited to Soil Erosion, Department of Environmental Quality, Metro Emergency Services, and Grand Traverse County Drain Commission. VGT can be issued two separate Land Use Permits for phased construction during Phase I. VGT's first Land Use Permit to construct all of the internal on-site work for VGT, except for the Meijer store LUP, can be issued so long as all conditions and requirements of the Findings of Fact and the Site Plan Approval are met, except that VGT shall not be required to obtain its MDOT and GT County Road Commission permits for improvements and roundabouts on M-72 and Lautner Roads. VGT must obtain its MDOT and GT County Road Commission permits for improvements and roundabouts on M-72 and Lautner Roads prior to issuance of its second Land Use Permit to construct all remaining aspects of Phase I.

And further, the Zoning Administrator with the review and approval of the Township Attorney, will prepare and issue a revised Land Use Permit to comply with the requirements of #7 of Permit No. 2009-1P as revised.

Motion Unanimously Carries

Public Comment: open 7:42

Dave Hoxie Pres. of Acme Heritage Society stated "Thank you for the special meeting".
Close at 7:43

Additional Board Deliberation:

Karly Wentzloff states that there will be a Citizen Planner course coming up this fall in Benzie County.

There is a vacancy on the ZBA board; we need to appoint someone from the P.C. to Z.B.A. There are a lot of meetings in area with valuable info., we try to share that info. at the end of meetings. Karly Wentzloff requests P.C. members to let her know what meetings they are going to so that we can make sure someone from the P.C. is at the meetings and we aren't missing anything. Lennox passes out a sign-up sheet for committees.

Steve Feringa explained the engineering process that has to be met for roads.

Jeff Jocks states that in regards to the concern over water quality, there are other things that are also not complete that the contractors know about and they will have time to complete.

ADJOURN Timmins motions to adjourn, seconded by Finch 7:45 p.m.