



**ACME TOWNSHIP PLANNING COMMISSION MEETING  
ACME TOWNSHIP HALL  
6042 Acme Road, Williamsburg MI 49690  
Monday, November 18, 2013, 7:00 p.m.**

**CALL TO ORDER WITH PLEDGE OF ALLEGIANCE**

**ROLL CALL:** All present

**STAFF:** Nikki Lennox, John Iacoangeli, Jeff Jocks

**A. LIMITED PUBLIC COMMENT:**

Public Comment periods are provided at the beginning and end of each meeting agenda. Members of the public may address the Board regarding any subject of community interest during these periods. Comment during other portions of the agenda may or may not be entertained at the moderator's discretion.

**B. APPROVAL OF AGENDA:** Motion by: Timmins 2<sup>nd</sup>:Finch Vote: all yes

**C. INQUIRY AS TO CONFLICTS OF INTEREST:**

**D. CONSENT CALENDAR:** The purpose is to expedite business by grouping non-controversial items together for one Board motion (roll call vote) without discussion. A request to remove any item for discussion later in the agenda from any member of the Board, staff or public shall be granted.

**RECEIVE AND FILE:**

**1. Draft Unapproved Minutes of:**

- a. Township Board Minutes: 10/22/13
- b. Parks & Rec. Advisory Minutes 10/17/13
- c. Farmland Advisory 10/29/13- Remove, per Dan Rosa
- d. Planning, Zoning & Administrative Activity Report

**2. ACTION – Consider approval:**

- a. Planning Commission Minutes of 10/21/13  
**Motion by:** Timmins 2<sup>nd</sup>:Forgette  
**Vote:** all yes

**E. ITEMS REMOVED FROM THE CONSENT CALENDAR:**

**1. Farmland Advisory 10/17/2013** per Dan Rosa, Farmland minutes need to reflect a motion by Hoxsie , 2<sup>nd</sup> by Rosa to recommend to board remaining PDR funds to Saylor and Fruitworks Farms. Minutes will be amended at next Farmland meeting in January.

**F. Correspondence:** None

**G. Presentations:**

**1. Bayshore Corridor Strategy-**John Sych-AICP, Tina Allen; Grand Traverse County Planning Discussion re; a strategy for municipalities along the Bay from M-72 to Greilickville. Had 1<sup>st</sup> meeting in Sept to identify values of corridor, 2<sup>nd</sup> meeting the group came up with a strategy, and also met with stakeholders involved, including MDOT. The group looked at the issues and the strategies that the supporting stakeholders could do to help get things accomplished. The County asked of the Acme PC, items of importance in the strategy; view sheds with narrower buildings and open space around them were important, Wentzloff feels the group should push MDOT for sidewalks on the corridor that are consistent. Wentzloff was worried about how the strategy plan could affect our Form Based Code. Timmins and Finch support the overlay and feel they should all have some similar characteristics, and would like see the overlay. John Iacoangeli supports the strategy in the public right of way, then possibly expanding it to other areas. John Sych talked about joint funding opportunities, that as 4 collaborative bodies would look good. Tina Allen states that MDOT likes long term plans from communities and makes it easier for them to plan. One challenge on the corridor is a narrow road right of way. The Bayshore Corridor group will have another meeting with resource people, and

then they would like all the PC's to get together again for discussion.

## **H. Public Hearings:**

**1. Ordinance Amendment #2013-026.** Sec. 6.2 R-1 One-Family Forest & Coastal District, 6.2.2 Uses Permitted By Right: m. Chickens; The Keeping of up to 6 Chickens (no roosters) for Personal Use.

**Open Hearing; Intro; PC Discussion:**

**Open Public Comment: Time:** 8:10pm Ken Engle comments about unintended consequences of good intentions by allowing chickens, we are opening a door for unintended consequences and suggests residents buy their eggs from an egg farmer. **Close:** 8:13pm

**PC Discussion/Deliberation:** Forgett asked for clarification if this was a new ordinance or an amendment. Wentloff states it is an amendment to R-1. White states that it says "no roosters" but when you get chicks, some are male. Forgett brought up a recent article about Domestic chickens being left to run wild. John Iacoangeli states that the ordinance must state "no Roosters" for enforcement.

**Motion by:Feringa 2nd:Timmins** to recommend to the Township Board. (John Iacoangeli states that this must also be forwarded to County Planning Commission)

**Vote: all yes**

**2. Ordinance Amendment #2013-027.** Sec.7.2. Supplementary Use and Area Regulations

7.2.1 Accessory Buildings: e. Not exceed 24 feet in height, nor exceed the ground floor area of the principal building within Residential Districts.

**Open Hearing; Intro; PC Discussion:**

**Open Public Comment:** Time:8:22 pm Close:8:22 pm

**PC Discussion/Deliberation:** John Iacoangeli is concerned that accessory buildings can be the same size as the residence.

**Motion by: Timmins 2nd:Feringa to recommend to the board adoption of Amendment 2013-27 as is.**

Discussion by PC. John Iacoangeli states that he has worked with other PC's that stipulate no plumbing in accessory buildings so they cannot be turned into dwellings.

Wentloff suggests we should go back to the ordinance amendment and recommend the height increase.

Discussion on putting a size limit of sq. footage on the accessory buildings of perhaps 1200 sq ft., or of a (4car garage size) and not allowing plumbing. Lennox states residents should be able to wash their hands in a pole barn if working on a "craft" in the accessory building. Timmins states that if a clay potter worked in their accessory building, they would want water. Lennox asks Jocks if an addition could be made to the amendment by adding: "*No accessory building shall be used for dwelling purposes*". He states it is enforceable without, but yes it could be added. Discussion on size and acreage, and size of accessory building allowed being 50% of residence. Lennox adds that a larger size of accessory building on a larger acreage parcel would be reasonable, and using a house with smaller square footage should not be a basis, while accessory buildings in neighborhoods are usually governed the covenants and restrictions and that would govern size. White asks why the change if we only had one request for a size/height increase. Lennox states that she has had numerous requests for height increases due to residents wanting storage for their boats. Jocks thinks we should be careful doing the amendments piecemeal. He states the entire ordinance should be re-worked, looking at all related references and definitions. Lennox states there are plans for a projected re-write of the entire zoning ordinance next budget year. Jocks doesn't think we should put this topic off until then. He will work with John Iacoangeli to draft a new ordinance to bring to the PC for discussion.

**Motion by: Timmins - Withdrawn. Hearing Closed. No action taken.**

## **I. NEW BUSINESS:**

1. Form Based Code Draft- John Iacoangeli

We would like to have the business community look at the draft plan and have the opportunity to

comment. He would like the PC to review and make notes for discussion for the December meeting. An open house for the community will be held Dec 9<sup>th</sup> from 5-7p.m.at the Township Hall to answer questions about the draft Form Based Code and how it will work for the business community and the present business district ordinances.

2. A-1 Agricultural Ordinance Draft Amendment

Questions from Ken Engle referring to his email of comments. He would like to make sure we encourage agriculture in Acme Township, and define value added agri. products and have them from Acme, and have wineries get most of their grapes from Acme. John Iacoangeli would like to get feedback one more time from the Ag community and talk further about Engle's comments and then bring it back to the PC. Discussion about, including Planned Developments, and the definition. Timmins feels animals should be allowed on less than 10 acres.

3. 2014 PC Calendar- Change of day to 3<sup>rd</sup> Wednesday of the month, Doug White is unable to make that. The fourth Monday of the month works will all PC members.

**Motion to adopt by: Timmins Second: Finch Vote: all yes.**

**J. OLD BUSINESS:**

1. Acme Township Master Plan Update-John Iacoangeli

He will be mailing a hard copy of the Master Plan to each member for review.

**PUBLIC COMMENT: 9:54 pm**

**OTHER BUSINESS THAT MAY COME BEFORE THE BOARD:**

**PC Calendar Item:**

Planners Web Subscription – Members decided not to renew, and to look into Planners Moments subscription.

Training- Planning and Zoning Essentials Workshop. Tuesday, December 3<sup>rd</sup> from 6-9 pm at Bear Creek Twp Hall. Would anyone like to attend? Finch states she would like to attend.

**ADJOURN: Motion by Finch, 2<sup>nd</sup> by Timmins 9:56 pm**