



**ACME TOWNSHIP
FARMLAND & OPEN SPACE PRESERVATION
CITIZENS ADVISORY COMMITTEE
Tuesday, February 16, 2010, 1:00 p.m.
Acme Township Hall
6042 Acme Road, Williamsburg MI 49690**

Meeting called to Order at 1:00 p.m.

Members present: B.Garvey(Chair)B. Carstens, G. LaPointe

Members excused: None

Staff present: W. Kladder, Township Supervisor
S. Vreeland, Township Manager
J. Hull, Zoning Administer
J. Jocks, Legal Counsel
N. Edwardson, Recording Secretary

Also present: B. Bourdages, Farmland Preservation
K. Engle,D. Hoxsie, J. Pulcipher, R. Saylor, M. Send, M. Send, G. Send C.
Walter, N.Veliquette

1. **Limited Public Comment:** None

2. **Approval of Minutes from January 18, 2010 meeting:**
Motion by LaPointe. Seconded by Garvey to approve the meeting minutes from January 18, 2010. Motion carried unanimously.

3. **Correspondence:** None

4. **New Business:**

a. **New Citizen Advisory bylaws and membership lists:**

Kladder has been considering this proposal for over a year, in part due to questions raised by various individuals about who is a member of which committee, and how terms begin and end. Kladder has proposed that all advisory members have set terms that expire every three years on a staggered schedule. Each advisory would have to provide an annual meeting schedule and annual report to the Board, and would elect their officers annually in July.

b. **Discuss Draft Open Space Preservation Development Conservation Easement**

In a memo prepared by Hull regarding the Open Space Easement language he stated that in the "content neutral" rewrite of the zoning ordinance, the new ordinance includes Article XI: Open Space Preservation Deveopment (OSPD). This section is to satisfy the open-space requirement in the State's Zoning Enabling Act (ZEA). Pursuant to the act, this section allows one to put 50% of the land into permanent conservation in exchange for the ability to "cluster" the development on the remaining land. An OSPD is a use by right, in this case meaning that the permitting process is the same as for a normal land division, the only difference being that the Board must approve the conservation easement on the conserved land.

Hull attached a proposed easement template that will standardize the OSPD easements. Because an OSPD is a use by right, the language is somewhat bare bones. One question to address was whether "agricultural use" should include construction of agricultural buildings on land preserved on the conserved portion of an OSPD. This memo is coming to the Farmland Advisory for review and comment.

Jocks led the discussion. He will make the additions and corrections and bring another draft to the next meeting on February 23, 2010.

5. Old Business:

a. Open forum discussion: how Acme Township's Zoning Ordinance can be revised to be more agricultural and agribusiness-friendly

Vreeland reviewed the SWOT(strength, weakness, opportunity and threat) ideas generated at the first meeting and recorded as part of the minutes. She asked if the SWOT analysis accurately represent the ideas discussed and if there were additional ideas to be added to the list. Discussion followed with additional information added. Vreeland will have a revised list at the next meeting.

The next meeting will be, Tuesday, February 23, 2010, at 1:00 p.m.

ADJOURNED AT 2:30 p.m.