



Memo

To: Acme Township Planning Commission
From: Sharon E. Vreeland, Township Manager
CC:
Date: 07/20/10
Re: VGT-Phase I SUP #2009-1P Status Update

I received a status update e-mail from Steve Schooler at Anderson Real Estate on July 15, containing the following information:

- The applicant has hired Gourdie Fraser to replace Chris DeGood from URS as the civil engineer for the project. Based on a phone call received earlier, I believe that the primary individual working on the project at Gourdie Fraser is Terry Boyd, who happens to be a township resident.
- The applicant has also discontinued using URS as their Traffic Engineer for the project. They have asked for a proposal from Progressive AE in Grand Rapids. This firm has represented Meijer Inc. in a past development application for a store on the property they own on the southeast corner of M-72 E and Lautner Road that was submitted in 2000 and discontinued in mid-2001. They also prepared the M-72 Corridor Access Management Plan for MDOT back around 2000.
- Mr. Schooler estimates that it will take 5-6 weeks after a proposal is accepted from a new traffic engineer for a new traffic impact study to be prepared. He stated that Gordie Fraser will need 4-5 weeks to assemble revised application materials for submission. In general he is hoping to submit revised application materials by the end of August.
- Given the applicant's timeline above, I would estimate a shortest conceivable processing timeline as follows:
 - Township staff receives revised application materials August 30 and distributes copies to MDOT, the County Road Commission, legal staff and Beckett & Raeder
 - MDOT has indicated that they will need at least 1 month for internal review of the materials both here in Traverse City and by their signalization unit in Lansing. So, earliest consultant and agency review could be complete would be September 30.
 - Township staff will need to review and assess submissions from consultants and agencies after receipt; potentially complete by October 8. Once

comments are submitted back to applicant, applicant will likely wish to review both internally and in a joint meeting. Estimated shortest possible completion: October 29.

- If the applicant chose to adjust any aspect of their application based staff and agency feedback and submit revised materials, this could happen between November 1-12. I feel it is important for the Planning Commission to receive the final materials no less than two weeks prior to a potential preliminary hearing to provide time to review and prepare adequately.
- This would suggest that the earliest potential preliminary hearing date would be November 30, and the earliest potential public hearing date would be December 20.
- I feel I can't say it enough: this is a tentative, best-case scenario timeline only. It should not be regarded in any way as firm at this time. I am keeping consultants and road agencies updated frequently so that workflows can be planned for optimal efficiency.