



ACME TOWNSHIP PLANNING COMMISSION MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
November 13th, 2017 7:00 p.m.

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE

ROLL CALL:

- A. LIMITED PUBLIC COMMENT:** Members of the public may address the Commission regarding any subject of community interest during public comment periods by filling out a Public Comment Card and submitting it to the Secretary. Public comments are limited to three minutes per individual. Comments during other portions of the agenda may or may not be entertained at the moderator's discretion
- B. APPROVAL OF AGENDA:**
- C. INQUIRY AS TO CONFLICTS OF INTEREST:**
- D. SPECIAL PRESENTATIONS:**
 - 1. None
- E. CONSENT CALENDAR:** The purpose of the consent calendar is to expedite business by grouping non-controversial items together for one Commission motion without discussion. A request to remove any item for discussion later in the agenda from any member of the Commission, staff or public shall be granted.
 - 1. **RECEIVE AND FILE**
 - a. Township Board Meeting Minutes 09/05/17
 - b. Township Board Meeting Draft Minutes 10/03/17
 - c. Township Board Special Meeting Draft Minutes 10/19/17
 - d. Parks and Trails Committee Meeting Minutes 08/18/17
 - e. Parks and Trails Committee Meeting Minutes 09/15/17
 - f. Parks and Trails Committee Meeting Draft Minutes 10/20/17
 - g. August 2017 Results: Post-Construction Acme Creek Monitoring, Grand Traverse Town Center, Acme, Michigan
 - 2. **ACTION:**
 - a. Adopt Planning Commission Minutes 09/11/17
- F. ITEMS REMOVED FROM THE CONSENT CALENDAR**
 - 1. _____
 - 2. _____
- G. CORRESPONDENCE:**
 - 1. None
- H. PUBLIC HEARINGS:**
 - 1. None
- I. NEW BUSINESS:**
 - 1. Capital Improvements Plan
- J. OLD BUSINESS:**
 - 1. Medical Marihuana Facilities – Board Update
 - 2. Short-Term Rentals – Board Update
- K. PUBLIC COMMENT & OTHER PC BUSINESS**

1. Zoning Administrator Report – Shawn Winter
2. Planning Consultant Report – John Iacoangeli
3. Township Board Report – Doug White
4. Parks & Trails Committee Report – Marcie Timmins

ADJOURN:



**ACME TOWNSHIP PLANNING COMMISSION MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
November 13th, 2017 7:00 p.m.**

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE

ROLL CALL: Members present: B. Balentine (Secretary), D. White, K. Wentzloff (Chair), D. Rosa, M. Timmins, D. VanHouten

Members excused: S. Feringa (Vice Chair)

Staff present: S. Winter, Planning & Zoning Administrator, V. Donn, Recording Secretary

- A. LIMITED PUBLIC COMMENT:** Opened at 7:03, no public comment, closed at 7:04
- B. APPROVAL OF AGENDA:** Wentzloff requested to flip Item I, New Business with Item J, Old Business

Motion by Timmins, supported by Balentine to approve the agenda with flipping Item I to Old Business with Item J to New Business. Motion carried unanimously

- C. INQUIRY AS TO CONFLICTS OF INTEREST:** None
- D. SPECIAL PRESENTATIONS:** None
- E. CONSENT CALENDAR:**
 - 1. RECEIVE AND FILE**
 - a. Township Board Meeting Minutes 09/05/17
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 - d. Parks and Trails Committee Meeting Minutes 08/18/17
 - e. Parks and Trails Committee Meeting Minutes 09/15/17
 - f. Parks and Trails Committee Meeting Draft Minutes 10/20/17
 - g. August 2017 Results: Post-Construction Acme Creek Monitoring, Grand Traverse Town Center, Acme, Michigan
 - 2. ACTION:**
 - a. Adopt Planning Commission Minutes 09/11/17

Motion by Rosa to approve Consent Calendar, Receive and File as presented, supported by Timmins. Motion carried unanimously

- F. ITEMS REMOVED FROM THE CONSENT CALENDAR:**
 - 1. None
- G. CORRESPONDENCE:**
 - 1. None
- H. PUBLIC HEARINGS:**
 - 1. None
- I. OLD BUSINESS:**
 - 1. Medical Marihuana Facilities – Board Update

Winter gave an update from the October 3 board meeting. The Board adopted an amended version of Zoning Ordinance Amendment 045 related to the location and number of licenses for each type of medical marihuana facility. The changes now reflect:

- Agriculture District
 - (2) Grower licenses
 - (2) Processor licenses
- B-4 Material Processing and Warehousing District
 - (3) Grower licenses
 - (3) Processor licenses
 - (3) Provisioning Center licenses
 - (3) Secure Transporter licenses
 - (3) Safety Compliance Facility licenses
- Corridor Commercial District
 - (1) Provisioning Center license

The Board also adopted the licensing police power ordinance for medical marihuana facilities. The application process and procedures for handling applications will be discussed at the November Board meeting.

2. Short-Term Rentals – Board Update

Winter gave a brief update of the results from the October Board meeting. The use of vacation homes in the residential districts and the addition in version 5 of requiring a minimum lot size of five (5) acres in residential districts were addressed. The topic is on the agenda for the November Board meeting for further considerations.

J. NEW BUSINESS:

1. Capital Improvements Plan

Board member Jean Aukerman gave a presentation of the capital improvements plan (CIP) workshop hosted by the Michigan Association of Planning that she attended. Jean went over the details on how the Township will need to begin working on the plan. The process involves identifying projects that advance the goals and objectives in the master plan(s), prioritizing projects, identifying costs, and programming the projects over a six-year timeline. This process will help the Township maximize its limited resources, while satisfying statutory requirements. The plan will be discussed at the November Board meeting to begin the process.

K. PUBLIC COMMENT & OTHER PC BUSINESS

Public Comment Opened at 7:55

Samuel Rosinski, 6100 E. Lincoln Rd, inquired on medical marihuana applications and licenses for the Township. He supports the Medical Marihuana Ordinances.

1. Zoning Administrator Report – Shawn Winter: Working on the Zoning ordinance with Jeff Jocks and John Iacoangeli.
2. Planning Consultant Report – John Iacoangeli -none
3. Township Board Report – Doug White -none
4. Parks & Trails Committee Report – Marcie Timmins: Meeting scheduled for Friday, November 17.

ADJOURN: Motion to adjourn by Timmins, supported by Balentine. Meeting adjourned at 8:06.



MEMORANDUM

Planning and Zoning

6042 Acme Road | Williamsburg, MI | 49690

Phone: (231) 938-1350 Fax: (231) 938-1510 Web: www.acmetownship.org

To: Acme Township Planning Commission
From: Shawn Winter, Planning & Zoning Administrator
CC: Jeff Jocks, Counsel; John Iacoangeli, Planning Consultant
Date: November 6, 2017
Re: November 13, 2017 Planning Commission Packet Summary

A. LIMITED PUBLIC COMMENT

Open: _____ **Close:** _____

B. APPROVAL OF AGENDA

Motion to approve: _____ **Support:** _____

C. INQUIRY AS TO CONFLICTS OF INTEREST

Name: _____ **Item:** _____
Name: _____ **Item:** _____

D. SPECIAL PRESENTATION

1. None

E. CONSENT CALENDAR:

1. **RECEIVE AND FILE:**

- a. Township Board Meeting Draft Minutes 09/05/17
- b. Township Board Meeting Draft Minutes 10/03/17
- c. Township Board Special Meeting Draft Minutes 10/19/17
- d. Parks & Trails Committee Meeting Minutes 08/18/17
- e. Parks & Trails Committee Meeting Minutes 09/15/17
- f. Parks & Trails Committee Meeting Minutes 10/20/17
- g. August 2017 Results: Post-Construction Acme Creek Monitoring, Grand Traverse Town Center, Acme, Michigan

2. **ACTION:**

- a. Approve Draft Planning Commission Minutes 09/11/17

Motion to adopt: _____ **Support:** _____

F. ITEMS TO BE REMOVED FROM THE CONSENT CALENDAR

- 1. _____
- 2. _____

G. CORRESPONDENCE:

1. None

H. PUBLIC HEARINGS:

1. None

I. NEW BUSINESS:

1. Capital Improvements Plan

Steve Feringa, along with Board members Amy Jenema, Jean Aukerman, and Cathy Dye attended the October capital improvements plan (CIP) workshop hosted by the Michigan Association of Planning. All attendees had a very positive response to the information that was presented and what they took away from it.

Amy, Jean and John Iacoangeli will be in attendance to present an overview of the process and how we get started. It is my understanding that the CIP process begins at the Planning Commission. The process involves identifying projects that advance the goals and objectives in the master plan(s), prioritizing projects, identifying costs, and programming the projects over a six-year timeline. This process will help the Township maximize its limited resources, while satisfying statutory requirements. This bulk of this month's meeting will be spent on this topic, which will carry over into future meetings.

Items included in your packet are:

- Community master plan goals and objectives
- Parks and recreation master plan goals and objectives
- Precedent example of a CIP from Paw Paw, MI

John Iacogangeli has also provided a link to a company that has a software program to help guide communities through the process. Their services can be explored at:

<http://www.cipsoftware.com>

J. OLD BUSINESS:

1. Medical Marihuana Facilities – Board Update

At the October 3, 2017 meeting the Board adopted an amended version of Zoning Ordinance Amendment 045 related to the location and number of licenses for each type of medical marihuana facility. The changes now reflect:

- Agriculture District
 - o (2) Grower licenses
 - o (2) Processor licenses
- B-4 Material Processing and Warehousing District
 - o (3) Grower licenses
 - o (3) Processor licenses
 - o (3) Provisioning Center licenses
 - o (3) Secure Transporter licenses
 - o (3) Safety Compliance Facility licenses
- Corridor Commercial District
 - o (1) Provisioning Center license

The Board also adopted the licensing police power ordinance for medical marihuana facilities, as presented. I anticipate an amendment to that ordinance for the Nov. 14, 2017 Board meeting that will add an application process and procedures for handling more applications than there are licenses.

Please refer to the minutes from the meeting for further information.

2. Short-Term Rentals – Board Update

The Board deliberated the topic of short-term rentals for quite a while at the October 3, 2017 meeting, but ultimately tabled the topic until the November meeting. Most of the

discussion centered on the use of vacation homes in the residential districts and the addition in version 5 of requiring a minimum lot size of five (5) acres in residential districts.

Once they do adopt an ordinance the Planning Commission will begin working on the necessary zoning ordinance amendment to specify the districts in which they can occur.

Please refer to the minutes from the meeting for further information.

K. PUBLIC COMMENT & OTHER PC BUSINESS:

1. Public Comment:

Open:

Close:

2. Zoning Administrator Report: Shawn Winter

• **Permits** (since September 11, 2017)

➤ Land Use Permits – 10

- LUP 2017-42 Ag building, 9310 Bates Rd
- LUP 2017-43 Acme Fall Festival, 6535 Bates Rd
- LUP 2017-44 Accessory building, 4160 Circle View Dr
- LUP 2017-45 Demolition, 5704 US-31 N
- LUP 2017-46 Addition, 7057 Deepwater Point Rd
- LUP 2017-47 Addition, 4736 Springbrook Dr
- LUP 2017-48 Addition, 6226 Acme Rd
- LUP 2017-49 Deck, 4325 Audubon Dr
- LUP 2017-50 New single-family home, 5200 Arrowhead Circle
- LUP 2017-51 Demolition, new single-family home, 9167 Shaw

➤ Sign Permits – 1

- SIGN 2017-10 Temporary, Pro-Fireworks, 5704 US-31 N
- SIGN 2017-11 Permanent, J-Lube, 5940 US-31 N

3. Planning Consultant Report: John Iacoangeli

4. Township Board Report: Doug White

5. Parks & Trails Committee Report: Marcie Timmins

L. ADJOURN:

Motion to adjourn:

Support:



APPROVED

**ACME TOWNSHIP REGULAR BOARD MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
Tuesday, September 5, 2017, 7:00 p.m.**

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE at 7:02 p.m.

Members present: J. Aukerman, C. Dye, A. Jenema (arrived 7:06 p.m.), D. Nelson, P. Scott, D. White, J. Zollinger.

Members excused: none

Staff present: V. Donn, Recording Secretary

A. LIMITED PUBLIC COMMENT:

Bruce McLachlan, 4301 Paper Birch Lane, stated his concerns on the proposal to close the boat launch at the end of Bunker Hill Road. Zollinger informed there is not a plan to close it. Currently the township does not have the money to make major improvements.

B. APPROVAL OF AGENDA:

Zollinger would like to add under New Business, MI Local Hops.

Motion by Nelson, seconded by White to approve the agenda with the addition of New Business #9 MI Local Hops. Motion carried unanimously.

A. APPROVAL OF BOARD MINUTES: 08/01/17 and Special Board 08/08/17

Motion by White, seconded by Nelson to approve Board meeting minutes of 08/01/17 and Special Board minutes 08/08/17. Motion carried unanimously.

B. INQUIRY AS TO CONFLICTS OF INTEREST: None

C. REPORTS

- a. **Clerk – Dye:** Reported the audit has been completed by the auditors and year-end financials should be finalized by October or November. Acme Township applied for a grant that is giving \$18,720 for new voting equipment. Acme Township added \$5,000 for the additional backup needed. The equipment will be delivered on September 22. There will not be an election in November of this year.
- b. **Parks - Zollinger and Jenema:** Zollinger informed that it was planned to close Bayside Park for construction on the 18th. The township needed the State's approval to remove trees and proceed ahead with construction bids. In the search to seek bids, it was determined contractors were not available. The park will remain open until the work can be started. Jenema informed at the Parks and Trails meeting it was suggested to rent out the small building at the southside of the park for revenue to offset maintenance costs for the park. Follow up on this option will be discussed at another meeting.
- c. **Legal Counsel - J. Jocks:** Jocks reported he is working with Shawn White on zoning ordinance amendments, short-term rentals, signs, special events, medical marijuana ordinances, 41 DEQ ACO document, drafts and memos.
- d. **Sheriff - Brian Potter:** Zollinger informed Potter is still out on medical leave.
- e. **County - Carol Crawford with Grand Traverse County Commissioners:** The new GT County Administrator has started. The Veterans Affairs Board is looking for a new Director for Veteran Affairs. They are working on a new budget.

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APPROVED

- f. Roads –Jason Gillman: no report**
- g. Farmland Update-Laura Regan:** Zollinger reported in the absence of Laura, bids were sent for assessment work, only two responses have been received. An update will be given later.
- h. GTMESA September report given by Steve Apostol with GT Metro.** Reported a grant was award by the Tribe for \$17,000 to obtain new equipment for GT Metro, some of the funds may be distributed to Station 8. Gave report of incidents that had occurred in the township. Went over programs that included assistance with smoke alarms, car seat inspections, training on fire evacuation and extinguisher use.

F. SPECIAL PRESENTATIONS: None

- G. 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.

1. RECEIVE AND FILE:

- a. Treasurer’s Report**
- b. Clerk’s Revenue/Expenditure Report and Balance sheet**
- c. North Flight July report**
- d. Draft Unapproved meeting minutes**
 - 1. Planning Commission 08/14/17**

2. APPROVAL:

- 1. Accounts Payable Prepaid of \$17,880.78 and Current to be approved of \$112,608.62 (Recommend approval: Clerk, C. Dye)**

H. ITEMS REMOVED FROM THE CONSENT CALENDAR:

Gordie LaPointe, 6375 Plum Dr., asked for the Treasurer’s Report to be removed.

Motion by White, seconded by Dye to approve Consent Calendar minus Treasurer’s Report. Motion carried unanimously by roll call vote.

Gordie LaPointe commented the old treasurer’s report has been removed from the packet. Jenema informed an amendment sheet with current changes was now available.

Motion to approve Treasurers Report as presented in Consent Calendar by White, seconded by Nelson. Motion carried unanimously.

I. CORRESPONDENCE: None

J. PUBLIC HEARING: Acme Township Emergency Services Special Assessment Levy for 2017

Presented by Chief Pat Parker from GT Metro. Zollinger informed there is a new statement with updates in the Establishing Emergency Services report with 2.35 mills for Metro’s 2018 budget year. Date correction should be by May 15, 2018 money given to Metro and in the Whereas paragraph should be 2018 instead of 2016.

Motion for Resolution 27 to support GT Metro 2017 emergency services, by Jenema to approve date corrections and reduce police to .075 mills, 2.35 mills fire protection and .325 for ambulance, making a 2.75 taxable mill. Metro’s 2.35 funding to be passed. Seconded by Aukerman. Motion carried by a vote 6 (Aukerman, Dye, Jenema, Nelson, White, Zollinger) in favor and 1 opposing (Scott).

Close of Public Hearing at 7:56 p.m.

K. NEW BUSINESS:

- 1. Resolution 28 - To transfer money to 402 Parks fund for Township portion of matching funds**

Motion by Dye, seconded by Nelson to approve transfer funds from 101 Fund balance to the 402 Bayside Park, Capital fund, as part of matching funds for Bayside Park Phase II improvements. Motion carried unanimously by roll call vote.

2. Resolution 29 - Bayside Parks fund 402 Capital improvements

A loan in the amount of \$185,000 from the Septage Plant Bond to the Bayside Park Fund. Leaving \$846 in the Septage Plant Bond. The loan will be paid back once the funds from the state reimbursements are received sometime in 2018.

Motion to approve Resolution 29 Bayside Parks fund 402 Capital loan from Septage Bond of \$185,000 to be paid back once DNR Grant reimbursements are received by Scott, seconded by Aukerman. Motion carried unanimously by roll call vote.

3. Resolution 30 Board of review Poverty Guidelines: Zollinger informed these guidelines are needed to protect the township if there is a state law review.

Motion by Nelson, seconded by Scott. All in favor, motion carried unanimously.

4. Resolution 31 DPW Budget Amendment to Acme Sewer- Zollinger informed this is a budget change at the county level approving the DPW budget.

Motion to approve Resolution 31 the DPW Budget amendment by Dye, seconded by Jenema. Motion carried unanimously by roll call.

5. Resolution 32 DPW Technical standards for Sewer/Water.

Motion by Jenama to approve resolution 2 DPW Technical Standard Specification and construction details for the design and construction of water and sewer lines for the township of Acme, seconded by White. All in favor, motion carried unanimously.

6. Resolution 33 on Public inspection of records policy

Motion by Nelson to approve Resolution 33 for Public Inspection of Records Policy, seconded by Jenema. All in favor, motion carried unanimously.

7. Status Police Power Ordinance Medical Marihuana

There was a brief overview and explanation of licenses. Input and suggestions will be discussed at the next meeting after the board has time to review the paperwork.

8. Project Bills processed as Pre-paid/-request board Approval-Supervisor

Zollinger has requested approval to pay bills as they are received so not to hold up any projects from being completed.

Motion by Scott, seconded by White to approve bill payments of Bayside Park Project and Sewer By-pass Project bills that are with in budgeted amounts to be pre-paid. All in favor, motion carried unanimously.

9. MI Local Hops liquor license application for a microbrewery at the former Highpointe Golf Course club house.

Board's approval needed to show Acme township is not opposed to their application.

Motion by Nelson to approve the application so MI Local Hops can apply for the necessary liquor license, seconded by Jenema. All in favor, motion carried unanimously.

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APPROVED

L. OLD BUSINESS:

1. Short Term Rentals Police Power ordinance

Suggestions were discussed on how to enforce fees to cover township expenses that may occur. Discussion followed regarding the Short Term Rental Ordinance, specifically on the types of short term rentals allowed such as Tourist Home and Vacation Home. Discussion also included responsibilities of the rental owner such as types of permits and licenses that would be required as laid out in the ordinance. It was agreed that the suggestions, recommendations and concerns of Board Members discussed tonight that Zollinger, Jocks and Winter would get together go over and bring this back for next meeting.

2. Status Part 41 /DEQ ACO – Zollinger informed regarding sewer at VGT violation is under negotiation with DEQ it is under contract and not yet finalized. Fine is estimated around \$2,000 and will be paid out of VGT Escrow. Zollinger asked for approval to make payment if it is sent before the next Board meeting.

Motion for approval to send payment for VGT sewer violation if received before the next Board meeting by Aukerman, seconded by Nelson. Motion carried unanimously by roll call.

PUBLIC COMMENT & OTHER BUSINESS THAT MAY COME BEFORE THE BOARD: None

ADJOURN AT 10:19 p.m.



DRAFT MINUTES

**ACME TOWNSHIP REGULAR BOARD MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
Tuesday, October 3, 2017, 7:00 p.m.**

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE at 7:00 p.m.

Members present: J. Aukerman, C. Dye, A. Jenema, D. Nelson, P. Scott, D. White, J. Zollinger.

Members excused: none

Staff present: S. Winter, Planning & Zoning Administrator, J. Jocks, Legal Counsel, V. Donn, Recording Secretary

A. LIMITED PUBLIC COMMENT:

Susan Helton, 10513 Kay Ray Rd, stated her concerns with the Residential Fireworks Ordinance. The current wording and times are too lenient. The loud war like noises during the late hours creates a disturbance and is requesting the times to be changed.

Paul Olson, 4171 Wolverine Dr., as an agent for risk management insurance asked to be considered for bids and advice for the township. Literature was distributed to the board.

Closed to Public Comment at 7:11 pm

B. APPROVAL OF AGENDA:

Zollinger requested to move Old Business before New Business in the agenda.

Motion by Dye, seconded by Nelson to move Old Business before New Business. Motion carried unanimously.

Motion for Approval of rest of Agenda by White, seconded by Jenema, Motion carried unanimously.

C. APPROVAL OF BOARD MINUTES: 09/05/17

Motion by Nelson, seconded by White to approve Board meeting minutes of 09/05/17. Motion carried unanimously.

D. INQUIRY AS TO CONFLICTS OF INTEREST: None

E. REPORTS

- a. Clerk – Dye:** Reported the new voting equipment as arrived. Draft of financials for approval will be ready in November.
- b. Parks:** No report
- c. Legal Counsel – J. Jocks:** Working on rewrite of Medical Marihuana, short-term rental ordinances, and 41 DEQ ACO.
- d. Sheriff – Brian Potter:** out on medical leave
- e. County -Carol Crawford:** Joint meeting with Parks to review empty properties to utilize for parks. Discussions will be taking place on court employee and officer compensations.
- f. Roads –Jason Gillman:** August access road plan rating is 38%-62%. Suggested to have any road projects submitted immediately to have on the records. Projects are being delayed due to lack of contractors.

DRAFT MINUTES

- g. **Farmland Update-Laura Regan:** Three applicants have been received for the assessment work. Reviewing the appraisals.
- h. **GTMESSA September report: No report**

F. SPECIAL PRESENTATIONS: None

G. CONSENT CALENDAR:

H. 1. RECEIVE AND FILE:

- a. **Treasurer's Report**
- b. **Clerk's Revenue/Expenditure Report and Balance sheet**
- c. **North Flight August report**
- d. **Cardno report-Grand Traverse Town center Inspection report**
- e. **September RecycleSmart Newsletter**
- f. **Draft Unapproved meeting minutes**
 - 1. **Planning Commission 09/11/17**
 - 2. **Zoning Board of Appeals 08/30/17**
 - 3. **Parks and Trails 08/18/17**

2. APPROVAL:

- 1. **Accounts Payable Prepaid of \$121,104.05 and Current to be approved of \$7,783.48 (Recommend approval: Clerk, C. Dye)**

I. ITEMS REMOVED FROM THE CONSENT CALENDAR:

- 1. None

Motion by Nelson, seconded by White to approve Consent Calendar. Motion carried unanimously.

J. CORRESPONDENCE: Email submitted by Steve and Jean Vandever, 6374 Plum Drive on disapproval of the Marijuana Ordinance.

K. PUBLIC HEARING: None

L. OLD BUSINESS:

- 1. **Police Power Ordinance Medical Marihuana**
Zollinger opened the meeting for public comment;

Gordie Lapointe, 6375 Plum Drive, expressed his opinion against this ordinance.

Mike Hedden, 7020 Deepwater Point, supporter and owner of Great Lakes Helping Hands Expressed his support of Medical Marihuana.

Al Ruggirello, 7874 Turnberry Cr. Expressed his concerns with operation of Medical Marihuana

Chuck Walters, Bates Rd., against Medical Marihuana in the township.

Jesse Rose, Grand Cru, LLC, expressed his support of Medial Marihuana

Bonne Smith, 7280 Deepwater Point. Supports Medical Marihuana.

Gail Trill, 7174 Deepwater Point, expressed her support of Medical Marihuana in the township

Dale Stevens, 6070 Bates Rd., expressed his concerns with operation of Medical Marihuana

PUBLIC COMMENTS CLOSED

DRAFT MINUTES

Zollinger stated there has been updates to the draft ordinance since last presented to the Board in August. Acme Township Medical Marihuana Licensing Ordinance Draft, under 10, License Required item #3 a License shall be valid for the calendar year in which it is issued, unless revoked for violation(s) making it null and void. This mirrors State Law also. Winter reviewed amendments and updates to the Draft Police Power Ordinance Medical Marihuana. Discussion followed regarding updates to draft, State Laws described in the ordinance along with Federal Law, including what the Acme Township responsibilities verses the Sheriff, Jeff Jocks, legal counsel answered question and gave explanations. Shawn Winter also gave input on this to the Board. The Board inquired about location of the zoned areas mentioned in the ordinance and how the Township can restrict the number of Licenses allowed in these areas.

Motion made by Nelson, to accept the Police Power Acme Township Medical Marihuana Ordinance including the revision of the License shall be valid for a calendar year, seconded by White. Roll call motion carried by vote 5 in favor (Aukerman, Dye, Jenema, Nelson and White) opposed by two (Scott and Zollinger)

Motion by Nelson to move agenda Item under K. NEW BUSINESS: #6. Zoning Ordinance Amendment 045 – Medical Marihuana Facilities, to L. OLD BUSINESS: #2 for discussion following Police Power Medical Marihuana Ordinance. Seconded by Aukerman. Roll call motion carried by vote 6 in favor (Aukerman, Dye, Jenema, Nelson, Zollinger and White) opposed by one (Scott).

2. **Zoning Ordinance Amendment 045-Medical Marihuana Facilities:** Winter reviewed amendments revisions to the #045 Zoning Ordinance Medical Marihuana. Board discussed the number of medical marihuana licenses.

Motion made by Zollinger limiting licenses to (1) Provisional License in Commercial district, (2) Grower License and (2) Processor License in Agricultural district, and in B-4 districts allow (3) License for each of the 5 types of license (Provisional, Grower, Processor Transporter, & Compliance) and (1) License in Commercial district for Provisional. seconded by Nelson. Roll call motion carried by vote 6 in favor (Aukerman, Dye, Jenema, Nelson, Zollinger and White) opposed by one (Scott).

Jeff Jocks will rewrite Zoning Ordinance Amendment 045 - Medical Marihuana Facilities with wording and changes. Put in 6 A and B page 2, no more than 2 growers may be licensed and no more than 2 licenses issued for operating. B 2 Medical Marihuana processor. By right but no more than 3 licenses may be issued for processing.

Motion by Nelson to accept Amendment 045 with changes as stated by Jocks, seconded by White. Roll call motion carried by vote 6 in favor (Aukerman, Dye, Jenema, Nelson, Zollinger and White) opposed by one (Scott)

3. **Short Term Rentals Police Power Ordinance**
Winter reviewed Short-Term Rental Ordinance (5v) Memorandum and list of items that have been amended in draft.

Meeting opened for public comments on Short Term Rental Police Power Ordinance:

Karen Kane, 9851 Kay Ray Rd., opposes Short Term Rentals in the township

Mike High, 8934 Crockett Road, against Short Term Rentals in the township

Linda Wikle, 7174 Deepwater Pt., against Short Term Rentals in the township

Robert Evina, 6075 Arabian Lane, approves of Short Term Rentals in the township

DRAFT MINUTES

Teresa Woods, Owner of Visit Up North Vacation Rentals. She recommends rental properties should have contracts that charge renters fees and policies for breaking rental rules.

Amanda Beck, 7113 Deepwater Point, opposes Short Term Rentals in the township

Bonnie Smith, 7280 Deepwater Point, opposes Short Term Rentals in the township

Ginger Vary, 7113 Deepwater Point. Supports rules and regulations and the five acres minimum should remain in the ordinance.

Public Comment Closed

Motion by Nelson to table Short Term Rentals to the next board meeting. Seconded by Jenema. Motioned carried unanimously.

M. NEW BUSINESS:

1. Approve Bid Amount for Acme Sewer Project

Clyde Johnson with Gosling Czubak received two bids for the projected. Sterling Excavation for \$1,088,130.00 was slightly under estimated price. It is recommended by Johnson for the board's approval. The tart trail will need to be shut down with reroutes until completion in May.

Motioned by Jenema to approve Sterling Excavation for \$1,088,130.00 for the Acme Sewer project, seconded by White. Roll call motioned carried unanimously.

2. Resolution #R-2017-30 Budget change for 590 DPW Acme sewer fund to support Sewer by pass Project.

Motion by Jenema to approve Resolution #R-2017-30 budget amendment for fund 590 Sewer from fund balance capital account to reflect money spent for building sewer bypass around East Bay Township pump stations 2 & 1, seconded by Nelson. Roll call motion carried unanimously.

3. Board permission for additional marker in Yuba cemetery: Dye received request from Stites family to add an additional flat marker to a family members gravesite in Yuba cemetery.

Motion made by Scott to allow placement of an additional flat marker on the James J. Comrie gravesite located in Yuba Cemetery Lot #125 Plot #4 in remembrance of son Terry Comrie, seconded by Aukerman. Motion carried unanimously.

4. Greek Church Plans Approval-Planning.

Winter gave a overview of the Archangel Gabriel Orthodox Church plan to construct a 12,385 Square-foot church located at 7111 US-31 N. Reviewed the requirements of the of the SUP. Discussion followed on amount and type of bond to be requested by the township prior to issuing a Special land use permit.

Motion by Nelson to approve SUP 2017-3 Archangel Gabriel Orthodox Church. To include a \$65,000 landscaping bond. Seconded by Scott. Roll call motion carried unanimously.

DRAFT MINUTES

5. Township Phone System Replacement -Approval of Bidder on RFP-Supervisor

Zollinger suggested Ascom North's bid with additional four-hour recording.

Motioned by Scott to approve the Ascom bid with the additional recording time, seconded by White. Roll call motion carried unanimously.

PUBLIC COMMENT & OTHER BUSINESS THAT MAY COME BEFORE THE BOARD:

Father Ciprian with the Archangel Gabriel Orthodox Church thanked everyone at Acme Township for all the help they gave in the planning process

ADJOURN at 10:20 pm



**ACME TOWNSHIP SPECIAL BOARD MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
Thursday, October 19, 2017 8:30 p.m.**

**CALL TO ORDER WITH PLEDGE OF ALLEGIANCE
ROLL CALL**

Members present: J. Aukerman, C. Dye, A. Jenema, D. White, J. Zollinger
Members excused: P. Scott
Staff present: None

A. LIMITED PUBLIC COMMENT: None

B. APPROVAL OF AGENDA:

Motion by Jenema, seconded by White to approve agenda. Motion carried unanimously.

C. INQUIRY AS TO CONFLICTS OF INTEREST: None

D. NEW BUSINESS:

1. Approval of Prepaid bills of \$10,820.01 and Current Bills to be paid of \$51,453.19

Motion by Jenema, seconded by Aukerman to approve the Prepaid and Current Bills as presented. Motion carried by unanimous vote.

2. Approval of Resolution to change health care provider

Motion by Jenema, seconded by White to approve Resolution R-2017-35 supporting the change of health insurance carrier to Blue Cross Blue Shield as they allow one employee to be enrolled in their health insurance plan. Motion carried unanimously by roll call vote.

PUBLIC COMMENT & OTHER BUSINESS THAT MAY COME BEFORE THE BOARD: None

Adjourn at 8:36 p.m..



ACME TOWNSHIP PARKS & TRAILS MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
August 18th, 2017 8:30 a.m.

ROLL CALL: 8:34

Committee:	Ex	Feringa	X	Heflin	X	Heffner	X	Jenema
	X	Smith	ex	Timmins	Ex	Wentzloff		
Advisory:	Ex	Heinert	X	Kushman				
Staff:	X	Winter						

A. PUBLIC COMMENT:

Nels Veliquette – CFO at Cherries R Us, board member for Shoreline Fruit. Spoke on the importance of compliance with the Food Safety and Modernization Act at Shoreline Fruit in relationship to the proposed Traverse City to Charlevoix Trail. Provided an outline of what the facility has to deal with in terms maintaining compliance, trail or no trail. Wanted to make the Committee aware of the regulations they have to follow and to have the Committee keep these in mind as the discussions on the trail evolve. Not as worried about trespass issues, or right to farm issues. Primary concern is compliance with mandated government regulations. Feels trails are extremely important and would like to be part of the conversation moving forward. Discussion about the overall approach and planning of the trail followed. Strongly recommended one-on-one engagement with the property owners along the conceptual trail alignment. Would be available to discuss the project with any of the committee members, and set up connections with property owners.

B. APPROVAL OF AGENDA:

Winter requested postponing the election of officers until the next meeting. Heffner requested adding discussion of a non-smoking policy under new business. Motion by Heflin to approve the agenda with the election of officers moved to next month and the discussion on non-smoking policy added under new business, support by Heffner. Agenda approved unanimously.

C. INQUIRY AS TO CONFLICTS OF INTEREST: none

D. CORRESPONDENCE: none

E. ACTION:

1. Approve Parks & Trails Minutes 06/16/2017
 Motion by Heflin to approve the minutes, Support by Smith. Motion passes unanimously.

F. OLD BUSINESS:

1. Bayside Park Update (Winter and Jenema)
 - Winter said they'd be meeting with Klaus later in the day to go over the layout. Need to discuss the sunshades that were included in the grant. Need to determine the sequencing based on contractor availability and decide what can still be done this fall.
 - Jenema stated that Klaus will provide some options for the sunshades and play structures. Winter and Jenema discussed putting the play structures out to the public for input on the a few different options. Klaus' designs will be brought back to the committee.
 - Heflin noted the uptick in park use already this summer.
 - Heflin also announced that Paul Brink and Kathleen Guy are working with the GTRLC to host a happy hour at Bayview on September 21, 2017 from 5:30 – 7:00 pm to discuss the park plans and fundraising. Committee members will be invited to attend.
 - Heffner questioned how the fundraising works, Heflin explained the process.
 - Heffner commended the owner of Woodland Creek for the playground they installed along the trail behind the business and his willingness to help with the trail maintenance

2. Adopt-A-Bench Program (Winter)

If you are planning to attend and are physically challenged, requiring any special assistance, please notify Cathy Dye, Clerk, within 24 hours of the meeting at 938-1350.

- Winter updated the committee that the Board approved the adopt-a-bench program with the details in the flier enclosed in the packet.
- Klaus will be submitting a map of where each of the two types of benches will be located so the adoptions can begin.
- Heflin asked about public feedback about the bench. Jenema spoke on the different responses we've received. Mostly positive.
- Heffner brought up Linda Weeks desire for a swing. Jenema stated that the swing is not planned in this design, looking at other locations throughout the park system that may be appropriate.
- Winter will follow up with Linda and update her on the plan.

3. Trail Updates (Kushman)

- Kushman, Clark and Wentzloff met with the Shores HOA Board in July. The board seemed to come around to the idea of the trail, but thought it might be a hard sell to the whole HOA membership. Fear eminent domain and trail users migrating off the trail and trespassing. The next step will be to have them come and present to the whole membership in the fall.
- Heffner asked about the ownership of the roads, the Tribe or the HOA. Winter stated some of the information Clark had shared with him, but the clear ownership is still to be determined.
- Also met with an elder of Christ the King Church about a trail going on or near their property. His personal opinion is that it could potentially be a good thing, but certain areas on the south side of their property is a no-go, but there may be opportunities on the north side.
- Still speaking with Father Ciprian of the Archangel Gabriel Greek Orthodox Church and LochenHeath for future alignment options.
- Clark reached out to Bay Villa HOA president with information on the park and trails to share with their members.
- DTE will begin work between Five Mile and Bunker Hill after Labor Day and will last 4-6 weeks
- Heffner asked about the potential realignment over the railroad tracks in this area. Last year's restriping seems to be effective in limiting instances. Kushman discussed some changes that have been explored, of which the effectiveness is still being evaluated.
- Heffner asked about a patch that needed filled with asphalt. Kushman said the Road Commission will attend to it, along with others, the next time their crew is in the area.
- At a recent Elk Rapids Township meeting 15 people spoke in support of the Traverse City to Charlevoix Trail, along with approximately 40 letters. Five people spoke in opposition.
- Heffner asked about the trail behind the Holiday Inn. Winter had a recent meeting with Lanny Johnson about an easement through his property. Mr. Johnson is not interested at this time because he doesn't want to impede a potential sale or development of the property. Kushman is working with the Holiday Inn owners to get a contact at Wells Fargo to discuss a potential trail easement.
- Still waiting on Township Counsel to review the trail easement agreement, and Dan Kelly is still waiting on the availability of water from the Tribe to move forward with his project. Jenema discussed some of the options the Board is exploring related to a water system.

G. NEW BUSINESS:

1. ~~Election of Officers~~ (moved to next month's meeting)
2. Repurposing Vacant Building In Bayside Park
 - Winter explained how some members of the Board are having legitimate concerns about the increased maintenance costs associated with the park improvements, and where those funds will come from.
 - Winter proposed the idea of utilizing the existing building on the south side of Bayside Park for a kayak/SUP rental location. The use of the building would be leased to a party who would operate the business. Those rent acquired would then go towards the park maintenance fund for Bayside. Winter's proposed approach is to not make a huge

investment on the Township's part up front, but to make incremental improvements as the use of rentals increases.

- Heflin expressed support for the idea, thought it would be successful with all the park foot traffic
- Smith supported the idea. Although he has access to kayaks, would much rather rent them at the park with people rather than loading them up and hauling them to the water.
- Heffner pointed out that is the natural area of the beach that will need to be addressed. Smith made a few suggestions.
- Winter mentioned Clark was going to research with the County to find out what the River Outfitters pays to operate out of Medalie Park, which may be a better comparison.
- Smith asked about the number of kayaks and method of storage. Winter has the impression that at Clinch Park the kayaks are stored on the beach and secured with a cable. Smith cautioned it could become unsightly if not considered.
- Heflin asked about liability. Jenema believes we are covered under our current policy. The business would need their own policy as well.
- Winter wanted to know if this is something we want to pursue and pitch to the Board. Jenema will bring it up at the next meeting to get their feedback on the concept and see if the committee should invest more time exploring the idea.
- Heffner asked about the inside condition of the existing building. Winter is not familiar with the interior, but is among the details we'd need to evaluate. Could consider concession sales as well.
- Heflin suggested syncing Saylor Park into the lease agreement for a kayak rental trip destination.

3. Non-smoking Policy

- Jenema recapped her meeting with Heffner at Bayside regarding his concerns with the maintenance, and her follow up discussions with Zollinger mainly about beach grooming. Jenema would also like to get an old wooden fruit crate so people can toss rocks into it to be discarded. The crate would site off to the side as to not be intrusive.
- Jenema shared that the Township does have a non-smoking ordinance, but it only relates to the township hall, bathrooms, kitchen, and parking lot, but does not include the parks.
- The current list of rules at the park is excessive and may be outdated.
- Winter mentioned two ways to address this: amend the existing non-smoking ordinance, or create a new ordinance that establishes rules for all the parks
- Jenema supported the new ordinance idea.
- Heffner felt it was worth looking at neighboring jurisdictions to see what works.
- Heflin says the two biggest things the GTRLC has to take care of at their properties is pet waste and cigarette butts. Hard to enforce these types of ordinances.
- Winter will try to look for neighboring communities' rules to review at the next meeting so a new ordinance with park rules can be established.
- Heffner asked whether there was a consensus to ban smoking. Smith would rather have people just clean up after themselves instead of imposing a bunch of rules on a park, despite not liking smoking at all.
- r

H. PUBLIC COMMENT: none

ADJOURN:

Motion by Heflin, second by Heffner. Motion passes unanimously.
10:39 am

**ACME TOWNSHIP PARKS & TRAILS MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
September 15th, 2017 8:30 a.m.**

Timmins called the meeting to order at 8:34 am

ROLL CALL:

Committee:	late	Feringa	x	Heflin	x	Heffner	late	Jenema
	x	Smith	x	Timmins	excused	Wentzloff		
Advisory:	x	Heinert/Krogulecki	x	Kushman				
Staff:	x	Winter						

A. **PUBLIC COMMENT:** None

B. **APPROVAL OF AGENDA:** Motion for approval of the agenda Heflin, 2nd by Heffner. Motion carries.

C. **INQUIRY AS TO CONFLICTS OF INTEREST:** none

D. **CORRESPONDENCE:** none

E. **ACTION:**

1. Approve Parks & Trails Minutes 08/18/2017- Motion to approve the park and trail minutes from 08/18/2017 Heflin, 2nd by Heffner. Timmins recused herself from the vote. Motion carries.

F. **OLD BUSINESS:**

1. Bayside Park
 - a. Design development boards, play structures, sun shades, site elements- Krogulecki presented the layout of the benches, garbage/recycling containers, bike rack, lighting, signage, dumpster enclosure, playground elements.
Went over the existing elements within the parks that Gosling and Czubek incorporated with the new elements.
Krogulecki talked about Gosling and Czubek wanting to bid out the sign package and landscaping and possibly other small projects to save the upcharge that a general contractor will charge.
Dumpster enclosure , worked with the American Waste contractor, it will be placed back in the woods to be hidden from view. Described what it will look like, Dark brown vinyl enclosure, with a black vinyl gate, black slats.
Gates at the front, gate discussion followed. Jenema commented that it was decided to put the posts in for the gates as place markers, but there has been no problems with keeping the parks open so it was decided to hold off on putting the actual gate in unless a problem arises. Krogulecki agreed.
Trash and recycling will be side to side, the recycling will have a green top and symbol to delineate the recycling from the garbage, Kevin will also look at if the American Waste recycling emblem can be put on the recycling.
Discussed placement of the bike racks. They are loop design, discussed liking the design because you don't have to put your front tire into in. Two bikes can be chained on one side.
Widening of the trail to 10 ft. from Bunker Hill to Five Mile
Discussed the foot wash station by the beach.
Heffner asked about water fountains/bottle filling.
Kevin discussed the putting one up by the bathrooms, a second station is in the middle by the

If you are planning to attend and are physically challenged, requiring any special assistance, please notify Cathy Dye, Clerk, within 24 hours of the meeting at 938-1350.

playground.

Heffner would like to see one added to the foot wash station since water is already going there.

Kevin discussed the cost of the fountain/bottle fill station.

Jenema asked about plumbing the foot wash station area for a water fountain in the future.

Kevin will look into seeing if they make a dual unit.

Discussed adding a spout for dog dish refill.

Playground equipment - will incorporate the playground, sun shade area (future pavilion site possibility) sunshades are 18x18 stamped and stained concrete will help hide stains,

Furniture products are from Landscape structures, midwest company, Carl is their local rep. The furniture will be purchased independently without a contractor, Landscape design has a turnkey package that is ideal for our situation.

Pick play equipment that will blend more with the landscape, the play structure will be hidden a behind trees a bit. Brown and green are the colors chosen for their blend ability. Most toys are for kids 5-12.

Discussed cost of the components, the township had \$50k budgeted. The Play structure without transport and installation that the designers picked for the park has a base price of \$38k.

Asked about maintenance of the play structure.

Kevin said maintenance was minimal, he thinks that the play structures will need maintenance every 15-20 yrs. He will ask Carl, the rep, the clarify.

Smith asked about keeping the sunshades up in the winter.

Kevin said most communities do and don't find a problem with snow build up. He also thinks being by the lake with constant wind it should help clear the snow off.

Winter commented that the state park keeps their sunshades up all year and that it adds more wear and tear taking them down each season.

Discussed the differences in other play structure examples.

Smith discussed how when he takes his kids to a play structure in the area that is plastic, he sees a lot of splitting and cracking. Wants to know how the structures we are looking at compares.

Discussion followed. Also discussed safety standards.

Winter discussed moving the large rock, that the kids love, over by the play area. That was agreed upon.

Heffner brought up volleyball courts in the open space.

Winter talked about how the committee talked about volleyball courts the beginning of the process but decided to leave the open lawn as lawn to allow people to decide how to use it. Discussed that a volleyball court could be added in a different phase or on another park property.

Feringa added that he also has worked with Landscape Structures and has found them to be a good product. He commented that you get what you pay for.

Price includes the sun structures, play structures and installation, which those 3 things take the budgeted amount the township has designated within \$5k.

Jenema thought we should put up the designs picked for the play structure and sun shades to see what comments people give.

Working to get these components to bid quickly.

Heflin asked about replacing sunshades with pavilion.

Winter addressed it with the budgetary concerns and how much a pavilion cost compared to the sunshades and how it could be a later phase.

b. Construction Schedule - discussed construction schedule first- The soil erosion permit for the whole Bayside project was obtained.

Krogulecki- spoke about the trouble with the originally planned start date of Sept.

15th., due to local contractors being locked up until the end of the year. Due to this the schedule has shifted. Krogulecki said the parking lot expansion will be moved until the spring. Looking to start smaller preparations this fall. Such as: tree work, irrigation, land moving for trails, sidewalks, utilities. All plans and specs over \$2500 have to be approved by the DNR before bids can be put out, tree work will cost more than that.

Heffner asked how long it took for the DNR to review and turnaround the request.

Krogulecki-replied that it could take up to 30 days but he has seen the DNR turnaround request

in a couple weeks. Krogulecki said he has to get with Shawn and Jay to work on a couple of things on the grant website. The DNR has asked for new boundary specs. Krogulecki has that scheduled to be finished by the week of 9/18/17.

Discussed the availability contractors in the spring. The best plan is to get the bids in as early as possible to line up the contractors for the spring.

A long discussion followed about the situation with contractors in the area and moving forward with the bidding process.

- c. Non-motorized watercraft rentals- Winter presented info on a non-motorized watercraft rental set up. Discussion followed. Income from the rental of the building would contribute to park maintenance.

Jenema took it to the board for them to start thinking about back in Sept. will be readdressing it in Oct.

Winter had questions for the board. When would implementation take place? How long of a lease and how much? This idea is supported by the committee.

- d. Apple crate rock box Jenema thought it would be a good idea to have a central area for people to put rocks and other larger items gathered off the beach as we continue to unearth things and clean the area. Jenema reached out to a local farmer, Dorance Amos, who has a crate available. Jenema is working on a plan to have it delivered.

- 2. Trail Updates - Kushman echoed the sentiment about contractor problems the TART project between 3-4 mile is on hold. The project near 5-mile in Acme should be finished in Oct.

Tart and Wentzloff presented to the Shores condo board back in July, they have warmed a bit to the idea. Testimonials from Lake Ridge residents helped. The group is going back in Oct. to further discussions.

Feringa will check into the ownership status of the road that runs through the property.

Elk Rapids is still working to come up with funds for preliminary design work from Maple Bay to the north end of Elk Rapids.

The Mayor of Charlevoix is working to get the trail through Fisherman state park.

- 3. Impact 100 Grant Update- Heflin updated the committee. Explained what the organization was and how the conservancy applied for the grant and gave a rundown of the process. Sept. 27th is the date the finalist will be chosen, and Nov. 8th. Will be the vote.

Heflin also gave a list of other grants the conservancy was working to acquire.

- 4. Park Rules group discussion. Everyone is to send their top 5 basic rules to Jenema and they will be discussed at the next meeting.

G. NEW BUSINESS:

- 1. Park system signs Jenema spoke of the importance of consistency.

Winter discussed what TC does. Discussion on kiosk design, matching color pallet, and use of township logo followed. Asked for people to start collecting samples of signage they see and like.

- 2. Election of Officers Timmins nominated Jenema for Chair. Nomination passed

Heflin nominated Feringa for Vice Chair, nomination passed

Feringa nominated Timmins for Secretary. Nomination passed

- 3. Committee meeting dates and times discussed changing it, it will remain the same.

H. PUBLIC COMMENT none

ADJOURN: at 10:31

**ACME TOWNSHIP PARKS & TRAILS MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
October 20th, 2017 8:30 a.m.**

ROLL CALL:

Committee:	X	Feringa	excused	Heflin	X	Heffner	X	Jenema
	X	Smith	X	Timmins	X	Wentzloff		
Advisory:		Heinert	excused	Kushman				
Staff:	X	Winter						

A. PUBLIC COMMENT: None

B. APPROVAL OF AGENDA: Wentzloff motion to approve agenda, with addition of F. 6, meeting times. Timmins 2nd. **Motion carries**

C. INQUIRY AS TO CONFLICTS OF INTEREST: none

D. CORRESPONDENCE:

E. ACTION:

1. Approve Parks & Trails Minutes 09/15/2017-Timmins made motion to approve minutes, 2nd. By Heffner By with the changes to the trail from 5 mile to Bunker Hill Rd. added. Wentzloff abstained

Motion carries

F. OLD BUSINESS:

1. Bayside Park Updates

- a. Playground Equipment Feedback-Winter reported positive public feedback. Discussed keeping all the elements of the park open and “see through” and within the townships price point. Everything we saw on the plan fits the townships budget.
- b. Bayview Inn Event Recap -Jenema gave a recap. Said there was a good turnout, was positive as a whole. Some different foundations were present
- c. Impact 100 Update Winter- Acme didn’t make the final cut. In our area, Hickory Hills was the nominee.
- d. Non-motorized Watercraft Rental Status- Jenema didn’t present it to the board due to the overloaded agenda. She will put it on the board agenda in November.

Jenema and Feringa gave a breakdown of the capital improvements seminar and how it applies to trails. Which were 3rd on the list of important elements, after sewer and water, to draw people to the community.

2. **Trail Updates** - Winter, talked to Kushman. Kushman has broken through with Wellsfargo,the bank that holds the mortgage on Holiday Inn ,talking to Klaus about reviewing an easement and seeing what it would cost. Tart is paying the \$2000 retainer fee to forward the project. Will hear back from Klaus with an estimate.

Winter got the commitment letter for Samaritas, not legally binding but a step in the right direction, more like an MOU. Outlines access for trail and other details of who is responsible for what.

Heffner asked about Dan Kelley's property, and the trail going through it.

Shawn talked about what was holding up Dan’s project, but Dan has worked out some of the issues and elements have changed accordingly and will continue to do so as planning gets more indepth.

Heffner asked about Bunker Hill as it relates to the trail.

Feringa gave an update on Bunker Hill Rd.- it’s about a year out as they don’t have any staff freed up to

work on it.

Kushman reported that Creek's Crossing is a private road. Feringa is checking into it, because the tribe has it on their inventory and it wouldn't be there if it wasn't public. Will check with Rob (in his office). Wentzloff gave an update of her walk with TART behind Bertha Voss and the Catholic church leading towards Lochenheath.

Discussion followed on various alternative trail routes.

Winter talked about his experience riding on a trail of crushed cinder and how he was impressed with the surface of it, and how it can be easier to maintain. Discussion followed on using it on Acmes trails.

Feringa cautioned not to let a stream crossing limit the placement of the trail.

3. Park Rules- Winter presented what the committee's responses were. Discussion followed. Talked about the break down that Feringa sent. The committee liked the break down he gave.

- Definitions
- General Uses/Regulations
- Prohibited Activities
- Enforcement/Penalties
- Maps

Wentzloff asked if all the rules will be the same in every park.

Jenema said yes that was the plan.

Discussion followed about parks that may need park specific rules, such as Yuba nature center and the boat launch where different requirements are needed.

Discussion followed about different park rules.

Will have Jeff Jocks the township attorney look over the rules.

4. Gilroy Park Status- MDOT update , can't sell gilroy park as most of it is MDOT right away easement. They offered to let Acme maintain the park but not purchase it. Jenema suggested

Motion: Motion by Wentzloff 2nd, by Jenema. Recommend to the board, not pursue taking over operations at Gilroy park, but also communicate to MDOT that Acme would be interested in future collaboration or changes that may take place with that property.

Motions carries, Timmins absent

5. Park System Signs-Winter contacted Andrew Coleman (Image 360) and Valley Signs out of Grand Rapids. Asked for help with sign design. The committee has to recommend and send it to the board as it involves money.

Jenema talked about how the signs should all have the same theme within all the parks. Wants to have congruency within the parks.

Timmins returned to the meeting.

Discussion followed about logos and colors that would be unique to Acme township.

Feringa will contact Valley Signs and talk to them about a sample sign.

6. Meeting Times

Meeting times Discussed, meeting time will stay the same.

G. NEW BUSINESS: none

H. PUBLIC COMMENT

ADJOURN: Motion to adjourn Timmins, 2nd. Wentzloff.

Motion carries 10:02 am



October 27, 2017

VIA E-MAIL

Mr. John Iacoangeli, Principal
Beckett & Raeder, Inc.
535 West William, Suite 101
Ann Arbor, MI 48013

**RE: AUGUST 2017 RESULTS
POST-CONSTRUCTION ACME CREEK MONITORING
GRAND TRAVERSE TOWN CENTER, ACME, MICHIGAN**

Dear Mr. Iacoangeli:

The purpose of this letter is to transmit the results of post-construction surface water monitoring of Acme Creek completed by Barr Engineering (Barr) in August 2017 on behalf of the Village at Grand Traverse, LLC (VGT) at the Grand Traverse Town Center (GTTC) site in Acme Township, Grand Traverse County, Michigan. As you are aware, post-construction monitoring activities were initiated in September 2015. This report presents the results of the fourth quarterly (Year 2/Quarter 4) post-construction monitoring event.

Post-construction stream sampling recommendations were outlined in the site development plan for the GTTC (Site Plan Approval for Phase I of the SUP)¹ and later incorporated into a site inspection, monitoring, and maintenance plan submitted to the Township in September 2015 (Monitoring Plan).² The goal of the post-construction monitoring program is to evaluate water quality in Acme Creek over time. To facilitate the monitoring program, two fixed testing locations--one at the upstream point where Acme Creek enters the property and one at the downstream point where Acme Creek leaves the site--have been established (see Figure 1). Baseline (pre-construction) water quality samples were collected from both locations on July 26, 2011.

The Monitoring Plan calls for the receiving water for the GTTC site (Acme Creek) to be monitored for dissolved oxygen concentration, water temperature, specific conductivity, pH, volatile organic compounds (VOCs), total organic carbon (TOC), e. Coli, total dissolved solids (TDS), total suspended solids (TSS), water velocity and elevation. The monitoring was performed on a monthly basis for a period of one year following the completion of construction. Monitoring is scheduled to be performed on a quarterly basis during post-construction years 2 through 4 and on a semi-annual basis for post-construction years 5 and beyond. This

¹ The Village at Grand Traverse Phase 1, Stormwater Management Recommendations, King & MacGregor Environmental, Inc., December 22, 2011

² Inspection, Monitoring and Maintenance Plan for the Storm Water Management System, Horizon Environmental Corporation, September 2015

quarterly (Year 2, Quarter 4) post-construction monitoring event was completed on August 30, 2017. The results of this sampling event along with the results of the pre-construction (baseline) and prior post-construction sampling events are provided on Table 1.

DATA SUMMARY/EVALUATION

Dissolved oxygen, water temperature, specific conductivity and pH were measured at both of the stream gauges using an YSI 556 multi-parameter water quality meter. The data collected at each stream gauge were compared to available water quality standards in the Part 4 Water Quality Standards of Part 31, Water Resources Protection (MCL 324.3101) of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (Part 4). The following provides a summary of these results:

- The dissolved oxygen concentrations at both the upstream (9.6 mg/L) and downstream (9.7 mg/L) stream gauges were higher than the minimum standard of 7.0 mg/L specified under Part 4.
- The water temperature at both the upstream (53.8°F) and downstream (54.1°F) stream gauges were nearly identical. Both readings are below the maximum temperature in August specified under Part 4 for streams supporting cold water fish (68°F).
- The pH readings at both the upstream (8.47 S.U.) and downstream (8.46 S.U.) stream gauges were both within the pH range of 6.5 to 9.0 S.U specified under Part 4.

Stream samples were also collected for laboratory analyses of VOCs, TOC, TDS, TSS and e. Coli at both the upstream and downstream stream gauges. Laboratory data sheets are provided in Attachment I. A summary of the results compared to available water quality standards under Part 4 is provided as follows:

- VOCs were below laboratory detection limits at both the upstream and downstream gauges.
- The TDS concentrations at both the upstream (240 mg/L) and downstream (240 mg/L) stream gauges were significantly lower than the maximum TDS standard of 500 mg/L specified under Part 4.
- The upstream e. Coli concentration (31 colonies/100ml) and downstream e. Coli concentrations (38 colonies/100ml) were lower than maximum (300 colonies/100 ml) e.Coli concentration for total body contact.
- There was no significant difference in the TOC, TSS, and turbidity levels observed at the upstream and downstream locations.

Additional stream data, including water velocity and water elevation, were collected as part of this monitoring event. Field analyses for turbidity were completed using a Hach 2100P portable turbidimeter. Stream velocities were measured using a Global Water FP201 probe. The results of the additional data collected are summarized on Table 1.

Mr. John Iacoangeli

October 27, 2017

Page 3

CONCLUSIONS

The results of the (Year 2/Quarter 4) quarterly post-construction monitoring event indicate that water quality in Acme Creek adjacent to the GTTC site meets or exceeds the Part 4 Water Quality Standards prescribed under Part 31 of the Water Resources Protection Section of NREPA (MCL 324.3101).

If you have questions or require additional information regarding this sampling event, please contact me at 616.554.3210.

Sincerely,

BARR ENGINEERING

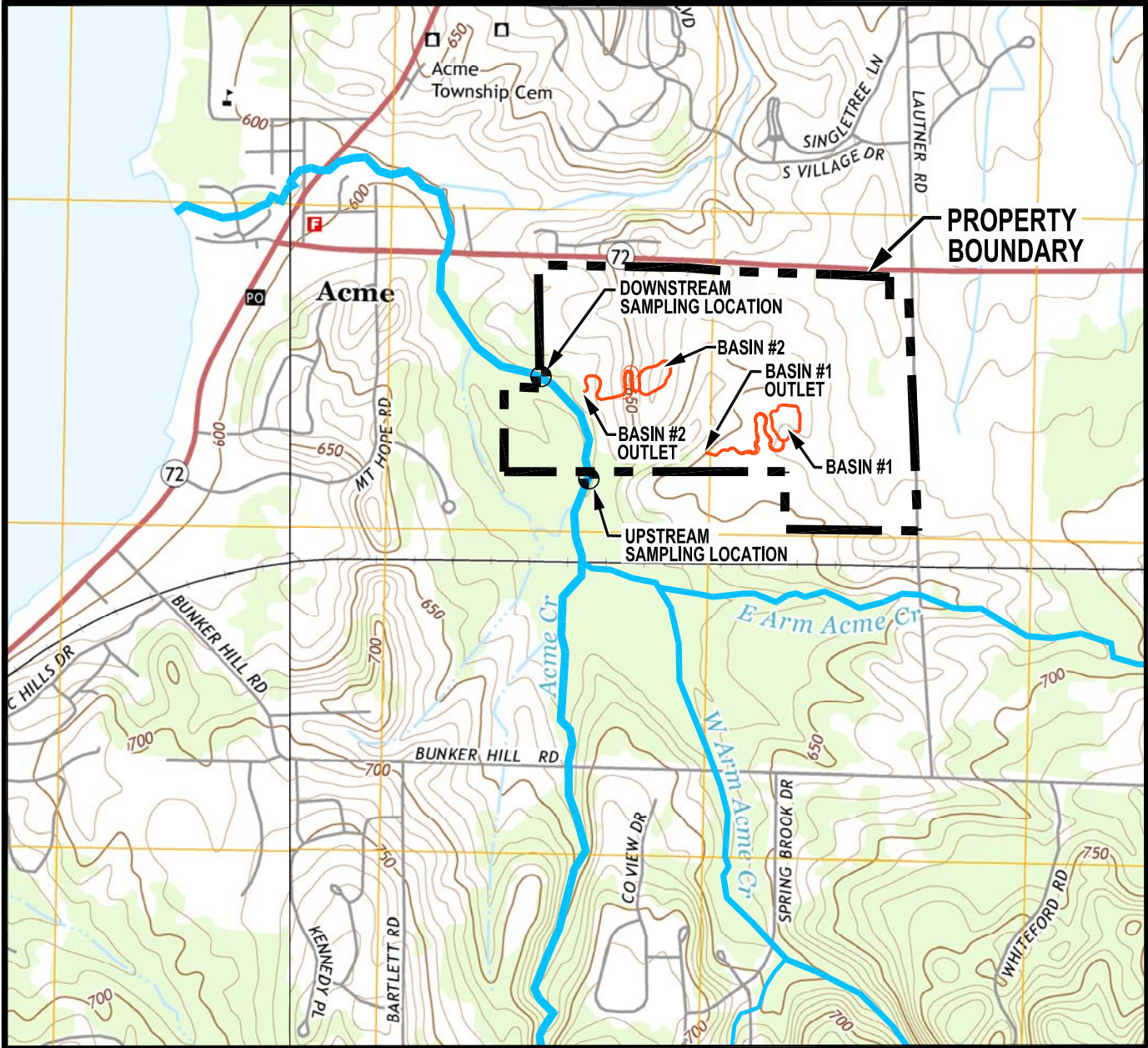
A handwritten signature in black ink on a light-colored background. The signature is cursive and appears to read "Allen J. Reilly, Jr.".

Allen J. Reilly, Jr.

Project Manager

cc: J. Zollinger, Acme Township
S. Schooler, VGT

enclosures



TAKEN FROM 7.5 MINUTE SERIES TOPOGRAPHIC MAP
 TRAVERSE CITY SE AND WILLIAMSBURG 2014 QUADRANGLES
 NORTH AMERICAN VERTICAL DATUM OF 1988
 SCALE APPROX. 1" = 1600'

LEGEND:

 - CREEK SAMPLING LOCATION

Figure 1

SITE LOCATION MAP
 Village at Grand Traverse
 Acme Township, Grand
 Traverse County, Michigan



4771 50th Street SE
 Grand Rapids, MI 49512

TABLE 1
ACME CREEK MONITORING RESULTS
GRAND TRAVERSE TOWN CENTER SITE
ACME TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN

Study Parameter	Part 4 Water Quality Standards	July 26, 2011 Baseline Pre-Construction		September 18, 2015 Post-Construction (Year 1/Month 1)		October 13, 2015 Post-Construction (Year 1/Month 2)		November 16, 2015 Post-Construction (Year 1/Month 3)		December 4, 2015 Post-Construction (Year 1/Month 4)		January 29, 2016 Post-Construction (Year 1/Month 5)		February 18, 2016 Post-Construction (Year 1/Month 6)	
		Upstream	Downstream	Upstream	Downstream	Upstream	Downstream	Upstream	Downstream	Upstream	Downstream	Upstream	Downstream	Upstream	Downstream
Macroinvertebrates	NA	-5													
e Coli (colonies/100 ml)	(1)	100	72	55	81	129	53	29	17	22	27	20	36	33	31
Dissolved Oxygen (mg/L)	7 (minimum)	11.4 ⁽²⁾	11.6 ⁽²⁾	12.4	12.4	11.0	11.2	10.9	11.3	11.5	11.5	13.8	13.7	13.4	14.3
Water Temperature (°F)	(3)	56.1	55.6	49.1	49.0	50.2	50.9	46.3	46.0	42.9	42.8	39.0	39.0	36.1	35.8
Specific Conductivity (µs/cm)	NA	334	334	294	293	343	432	345	358	339	341	346	346	338	330
pH (S.U.)	6.5 to 9.0	8.36	8.39	7.70	6.95	8.24	8.23	8.81	8.82	8.21	8.05	8.03	8.08	8.05	7.33
Volatile Organic Compounds	Various	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)
Total Organic Carbon (mg/L)	NA	1.3	1	<1.0	1.0	1.6	1.5	1.6	1.4	1.4	1.4	1.4	1.4	<1.0	<1.0
Total Dissolved Solids (mg/L)	500	204	180	250	260	240	230	240	240	240	240	210	240	240	230
Total Suspended Solids (mg/L)	Visual Standard	11.2	4.4	<5.0	<5.0	8	7	4	5	5	6	5	4	6	9
Turbidity (NTU)	Visual Standard			1.99	1.48	3.06	3.10	2.3	1.7	3.0	2.4	0.93	0.98	1.52	1.61
Water Velocity (ft/sec)	NA	1.3	1.2	0.9	1.6	1.4	3.2	3.1	2.8	1.9	2.0	1.7	1.8	1.8	1.6
Water Elevation (NAVD 88)	NA	609.97	606.04	610.01	606.11	610.12	606.17	610.09	606.22	610.10	606.23	610.08	606.23	610.04	606.13

- Notes:
- 1) Partial body contact maximum value 1,000 colonies per 100 ml (November 1 through April 30) and total body contact maximum value 300 colonies per 100 ml (May 1 through October 31)
 - 2) Baseline sample reported as percent saturation. Value converted to mg/L utilizing reported temperature, specific conductivity and standard barometric pressure
 - 3) Temperature varies seasonally
 - 4) EPA 8260 scan. All compounds below laboratory detection limits

TABLE 1
ACME CREEK MONITORING RESULTS
GRAND TRAVERSE TOWN CENTER SITE
ACME TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN

Study Parameter	Part 4 Water Quality Standards	July 26, 2011 Baseline Pre-Construction		March 16, 2016 Post-Construction (Year 1/Month 7)		April 21, 2016 Post-Construction (Year 1/Month 8)		May 26, 2016 Post-Construction (Year 1/Month 9)		June 22, 2016 Post-Construction (Year 1/Month 10)		July 20, 2016 Post-Construction (Year 1/Month 11)		August 24, 2016 Post-Construction (Year 1/Month 12)	
		Upstream	Downstream	Upstream	Downstream	Upstream	Downstream	Upstream	Downstream	Upstream	Downstream	Upstream	Downstream	Upstream	Downstream
Macroinvertebrates	NA	-5													
e Coli (colonies/100 ml)	(1)	100	72	86	126	43	21	16	243	19	30 ⁽⁵⁾	57	60 ⁽⁵⁾	66	75 ⁽⁵⁾
Dissolved Oxygen (mg/L)	7 (minimum)	11.4 ⁽²⁾	11.6 ⁽²⁾	11.4	11.7	11.3	11.3	11.8	12.1	10.9	10.8	10.1	9.7	11.2	11.3
Water Temperature (°F)	(3)	56.1	55.6	44.2	44.0	47.6	47.5	54	53.6	56.5	55.5	57.8	59.4	56.8	57.9
Specific Conductivity (µs/cm)	NA	334	334	482	534	345	324	234	326	422	433	219	220	284	287
pH (S.U.)	6.5 to 9.0	8.36	8.39	7.69	7.69	7.64	7.89	8.55	8.42	8.42	8.15	8.18	8.01	8.48	8.37
Volatile Organic Compounds	Various	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)
Total Organic Carbon (mg/L)	NA	1.3	1	3.5	3.6	1.2	1.3	0.8	0.7	1.0	1.6	1.3	1.2	0.9	1.0
Total Dissolved Solids (mg/L)	500	204	180	220	220	240	240	240	240	240	230	250	250	260	260
Total Suspended Solids (mg/L)	Visual Standard	11.2	4.4	20	33	7	4	2	4	4	6	4	5	9	8
Turbidity (NTU)	Visual Standard			10.4	12.9	2.0	2.9	1.0	3.0	2.8	2.6	2.6	2.2	2.2	2.0
Water Velocity (ft/sec)	NA	1.3	1.2	3.67	3.04	3.3	3.1	2.4	2.0	2.5	2.2	2.5	2.1	2.2	2.3
Water Elevation (NAVD 88)	NA	609.97	606.04	610.30	606.44	610.09	606.17	610.05	606.11	610.01	605.65	610	605.67	610.01	605.69

- Notes:
- 1) Partial body contact maximum value 1,000 colonies per 100 ml (November 1 through April 30) and total body contact maximum value 300 colonies per 100 ml (May 1 through October 31)
 - 2) Baseline sample reported as percent saturation. Value converted to mg/L utilizing reported temperature, specific conductivity and standard barometric pressure
 - 3) Temperature varies seasonally
 - 4) EPA 8260 scan. All compounds below laboratory detection limits
 - 5) E coli. value reports the geometric mean of three samples collected at the downstream location (left, center, and right)

TABLE 1
ACME CREEK MONITORING RESULTS
GRAND TRAVERSE TOWN CENTER SITE
ACME TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN

Study Parameter	Part 4 Water Quality Standards	July 26, 2011 Baseline Pre-Construction		November 1, 2016 Post-Construction (Year 2/Quarter 1)		February 23, 2017 Post-Construction (Year 2/Quarter 2)		May 31, 2017 Post-Construction (Year 2/Quarter 3)		August 30, 2017 Post-Construction (Year 2/Quarter 4)		Upstream	Downstream	Upstream	Downstream
		Upstream	Downstream	Upstream	Downstream	Upstream	Downstream	Upstream	Downstream	Upstream	Downstream				
Macroinvertebrates	NA	-5													
e Coli (colonies/100 ml)	(1)	100	72	39	18 ⁽⁵⁾	23	31	45	53	31	38				
Dissolved Oxygen (mg/L)	7 (minimum)	11.4 ⁽²⁾	11.6 ⁽²⁾	10.5	10.5	9.9	9.7	9.4	10.1	9.6	9.7				
Water Temperature (°F)	68 ⁽³⁾	56.1	55.6	51.4	50.5	43.8	44.0	50.2	50.0	53.8	54.1				
Specific Conductivity (µs/cm)	NA	334	334	740	740	330	353	474	497	209	208				
pH (S.U.)	6.5 to 9.0	8.36	8.39	8.10	8.13	8.79	8.58	7.98	7.96	8.47	8.46				
Volatile Organic Compounds	Various	(4)	(4)	Toluene 2 ⁽⁴⁾	Toulene 3 ⁽⁴⁾	(4)	(4)	(4)	(4)	(4)	(4)				
Total Organic Carbon (mg/L)	NA	1.3	1	1.4	1.5	1.8	1.8	1.6	1.7	0.6	0.5				
Total Dissolved Solids (mg/L)	500	204	180	240	240	240	250	240	250	240	240				
Total Suspended Solids (mg/L)	Visual Standard	11.2	4.4	5	5	6	4	4	7	4	4				
Turbidity (NTU)	Visual Standard			0.3	1.2	2.0	2.0	1.7	1.8	2.6	3.0				
Water Velocity (ft/sec)	NA	1.3	1.2	2.11	1.91	2.31	2.01	1.78	2.28	2.4	2.3				
Water Elevation (NAVD 88)	NA	609.97	606.04	610.11	605.81	610.08	605.77	610.00	605.69	609.96	605.65				

- Notes:
- 1) Parial body contact maximum value 1,000 colonies per 100 ml (November 1 through April 30) and total body contact maximum value 300 colonies per 100 ml (May 1 through October 31)
 - 2) Baseline sample reported as percent saturation. Value converted to mg/L utilizing reported temperature, specific conductivity and standard barometric pressure
 - 3) Temperature varies seasonally (August Value Shown)
 - 4) EPA 8260 scan. All compounds below laboratory detection limits except as noted.
 - 5) E coli. value reports the geometric mean of three samples collected at the downstream location (left, center, and right)

ATTACHMENT I

LABORATORY DATA SHEETS



SOS ANALYTICAL

4125 Cedar Run Road, Suite B
Traverse City, MI 49684

Phone: (231) 946-6767 Fax: (231) 946-8741
Email: shanna@sosanalytical.com www.sosanalytical.com

CUSTODY TRANSFER RECORD

SOS Project ID #

174506

Cooler Temp (°C) 4.20C Page 09/06

Analysis Information

Quote #: _____ PO #: _____
Miscellaneous Information:
EMAILED
SEP 15 2017

Client / Company Name: NGT BART ENG. SERVICES
Site Address: ACME CREEK
Project # / WSSN #: UGT
Sampling Company: Bart Eng. Mische Bart.com
Sampler's Name: Mike Esk 231-894-5585
Send Results To: Jamie Edlyn
Address: 4721 South St. SE Grand Rapids MI
Phone: _____ Fax / Email: JE.Edlyn@bart.com
Invoice To: J
Address: _____

	HCL	HNO ₃	H ₂ SO ₄	NaOH	MEOH
VOC		X			
TOC		X			
ISS TBS		X			
E-Coli		X			

RUSH Due: _____
Call To Schedule

Sample Identification	Collection Information	# of Containers	Matrix	Comments / Other Analysis	HCL	HNO ₃	H ₂ SO ₄	NaOH	MEOH
<u>Downstream</u>	<u>8/30</u>	<u>5</u>	<u>Grab</u>			X			
<u>Upstream</u>	<u>8/30</u>	<u>5</u>	<u>Grab</u>			X			

Retrieved by: [Signature] Date: 8/30/17 Time: 3:58 AM
Received in lab by: [Signature] Date: 8/30/17 Time: 3:58 PM



4125 Cedar Run Rd., Suite B
 Traverse City, MI 49684
 Phone 231-946-6767
 Fax 231-946-8741
 www.sosanalytical.com

COMPANY: BARR ENGINEERING

SOS PROJECT NO: 174506

NAME:
 PROJECT NO: VGT

SAMPLED BY: MIKE ESH/BARR ENGINEERING

WSSN:
 WELL PERMIT:
 TAX ID:
 LOCATION: ACME CREEK

DATE SAMPLED: 8/30/2017
 TIME SAMPLED: 1:45 PM
 SAMPLE MATRIX: GRAB/WATER
 DATE RECEIVED: 8/30/2017
 TIME RECEIVED: 3:58 PM

MI

COUNTY:

TWP:

INORGANICS

<u>No:</u>	<u>Analysis</u>	<u>Concentration</u>	<u>LOD</u>	<u>Units</u>	<u>Analyst</u>	<u>Date Completed</u>	<u>Drinking Water Reg Limit(MCL)</u>
SAMPLE ID: DOWNSTREAM							
1	E.COLI SM9223-B MPN	38		Colonies/100 mL	KMJ	8/31/2017	
1	RESIDUE, FILTERABLE(TDS)/SM2540C	240	10	mg/L (PPM)	AD	8/31/2017	
1	RESIDUE, NON-FILTERABLE(TSS)/SM2540D	4	1	mg/L (PPM)	AD	9/1/2017	
1	TOTAL ORGANIC CARBON EPA 415.1	0.5	0.5	mg/L (PPM)	FT	9/6/2017	
SAMPLE ID: UPSTREAM							
2	E.COLI SM9223-B MPN	31		Colonies/100 mL	KMJ	8/31/2017	
2	RESIDUE, FILTERABLE(TDS)/SM2540C	240	10	mg/L (PPM)	AD	8/31/2017	
2	RESIDUE, NON-FILTERABLE(TSS)/SM2540D	4	1	mg/L (PPM)	AD	9/1/2017	
2	TOTAL ORGANIC CARBON EPA 415.1	0.6	0.5	mg/L (PPM)	FT	9/6/2017	

ND = NOT DETECTED
 LOD = LIMIT OF DETECTION
 SMCL = FEDERAL NON-ENFORCEABLE LIMIT
 MCL = MAXIMUM CONTAMINANT LEVEL
 s.u. = STANDARD pH UNITS REPORTED AT 25 C
 DISS = DISSOLVED

APPROVED BY: Shanna Shea
 SHANNA SHEA
 LAB MANAGER



4125 Cedar Run Rd., Suite B
 Traverse City, MI 49684
 Phone 231-946-6767
 Fax 231-946-8741
 www.sosanalytical.com

COMPANY: BARR ENGINEERING
 NAME:
 PROJECT NO: VGT
 WSSN:
 LOCATION: ACME CREEK

SOS PROJECT NO: 174506 - 1
 DATE SAMPLED: 8/30/2017
 TIME SAMPLED: 1:45 PM
 SAMPLE MATRIX: GRAB/WATER
 SAMPLE ID: DOWNSTREAM

SAMPLED BY: MIKE ESH/BARR ENGINEERING

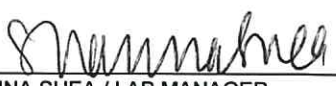
DATE RECEIVED: 8/30/2017
 TIME RECEIVED: 3:58 PM

EPA 8260 VOLATILE ORGANICS

Units= ug/L (PPB) Analyst= SW Date Extracted= Date Completed= 9/1/2017 Prep Method= EPA 5030B

Analyte	Concentration	LOD	Analyte	Concentration	LOD
ACETONE	ND	5	cis-1,3-DICHLOROPROPENE	ND	1
BENZENE	ND	1	trans-1,3-DICHLOROPROPENE	ND	1
BROMOBENZENE	ND	1	DIETHYL ETHER	ND	5
BROMOCHLOROMETHANE	ND	1	ETHYLBENZENE	ND	1
BROMODICHLOROMETHANE	ND	1	IODOMETHANE	ND	1
BROMOFORM	ND	1	ISOPROPYLBENZENE	ND	1
BROMOMETHANE	ND	1	ISOPROPYLTOLUENE	ND	1
n-BUTYLBENZENE	ND	1	METHYL ETHYL KETONE	ND	5
s-BUTYLBENZENE	ND	1	METHYL-t-BUTYL ETHER	ND	5
t-BUTYLBENZENE	ND	1	METHYLENE CHLORIDE	ND	5
CARBON DISULFIDE	ND	1	MIBK	ND	5
CARBON TETRACHLORIDE	ND	1	2-METHYLNAPHTHALENE	ND	5
CHLOROBENZENE	ND	1	NAPHTHALENE	ND	5
CHLOROFORM	ND	1	n-PROPYLBENZENE	ND	1
CHLOROETHANE	ND	1	STYRENE	ND	1
CHLOROMETHANE	ND	1	1,1,1,2-TETRACHLOROETHANE	ND	1
DIBROMOCHLOROMETHANE	ND	1	1,1,2,2-TETRACHLOROETHANE	ND	1
DIBROMOMETHANE	ND	1	TETRACHLOROETHENE	ND	1
1,2-DIBROMO3CHLOROPROPANE	ND	5	TOLUENE	ND	1
1,2-DIBROMOETHANE	ND	1	1,2,3-TRICHLOROENZENE	ND	1
1,2-DICHLOROENZENE	ND	1	1,2,4-TRICHLOROENZENE	ND	1
1,3-DICHLOROENZENE	ND	1	1,1,1-TRICHLOROETHANE	ND	1
1,4-DICHLOROENZENE	ND	1	1,1,2-TRICHLOROETHANE	ND	1
DICHLORODIFLUOROMETHANE	ND	1	TRICHLOROETHENE	ND	1
1,1-DICHLOROETHANE	ND	1	TRICHLORFLUOROMETHANE	ND	1
1,2-DICHLOROETHANE	ND	1	1,2,3-TRICHLOROPROPANE	ND	1
1,1-DICHLOROETHENE	ND	1	1,2,4-TRIMETHYLBENZENE	ND	1
cis-1,2-DICHLOROETHENE	ND	1	1,3,5-TRIMETHYLBENZENE	ND	1
trans-1,2-DICHLOROETHENE	ND	1	VINYL CHLORIDE	ND	1
1,2-DICHLOROPROPANE	ND	1	XYLENE (TOTAL)	ND	3

ND = NOT DETECTED
 LOD = LIMIT OF DETECTION

APPROVED BY: 
 SHANNA SHEA / LAB MANAGER
 R. SIMMERMAN / ANALYTICAL CHEMIST



4125 Cedar Run Rd., Suite B
 Traverse City, MI 49684
 Phone 231-946-6767
 Fax 231-946-8741
 www.sosanalytical.com

COMPANY: BARR ENGINEERING
 NAME:
 PROJECT NO: VGT
 WSSN:
 LOCATION: ACME CREEK

SOS PROJECT NO: 174506 - 2
 DATE SAMPLED: 8/30/2017
 TIME SAMPLED: 2:30 PM
 SAMPLE MATRIX: GRAB/WATER
 SAMPLE ID: UPSTREAM

SAMPLED BY: MIKE ESH/BARR ENGINEERING

DATE RECEIVED: 8/30/2017
 TIME RECEIVED: 3:58 PM

EPA 8260 VOLATILE ORGANICS

Units= ug/L (PPB) Analyst= SW Date Extracted= Date Completed= 9/1/2017 Prep Method= EPA 5030B

Analyte	Concentration	LOD	Analyte	Concentration	LOD
ACETONE	ND	5	cis-1,3-DICHLOROPROPENE	ND	1
BENZENE	ND	1	trans-1,3-DICHLOROPROPENE	ND	1
BROMOBENZENE	ND	1	DIETHYL ETHER	ND	5
BROMOCHLOROMETHANE	ND	1	ETHYLBENZENE	ND	1
BROMODICHLOROMETHANE	ND	1	IODOMETHANE	ND	1
BROMOFORM	ND	1	ISOPROPYLBENZENE	ND	1
BROMOMETHANE	ND	1	ISOPROPYLTOLUENE	ND	1
n-BUTYLBENZENE	ND	1	METHYL ETHYL KETONE	ND	5
s-BUTYLBENZENE	ND	1	METHYL-t-BUTYL ETHER	ND	5
t-BUTYLBENZENE	ND	1	METHYLENE CHLORIDE	ND	5
CARBON DISULFIDE	ND	1	MIBK	ND	5
CARBON TETRACHLORIDE	ND	1	2-METHYLNAPHTHALENE	ND	5
CHLOROBENZENE	ND	1	NAPHTHALENE	ND	5
CHLOROFORM	ND	1	n-PROPYLBENZENE	ND	1
CHLOROETHANE	ND	1	STYRENE	ND	1
CHLOROMETHANE	ND	1	1,1,1,2-TETRACHLOROETHANE	ND	1
DIBROMOCHLOROMETHANE	ND	1	1,1,2,2-TETRACHLOROETHANE	ND	1
DIBROMOMETHANE	ND	1	TETRACHLOROETHENE	ND	1
1,2-DIBROMO3CHLOROPROPANE	ND	5	TOLUENE	ND	1
1,2-DIBROMOETHANE	ND	1	1,2,3-TRICHLOROENZENE	ND	1
1,2-DICHLOROENZENE	ND	1	1,2,4-TRICHLOROENZENE	ND	1
1,3-DICHLOROENZENE	ND	1	1,1,1-TRICHLOROETHANE	ND	1
1,4-DICHLOROENZENE	ND	1	1,1,2-TRICHLOROETHANE	ND	1
DICHLORODIFLUOROMETHANE	ND	1	TRICHLOROETHENE	ND	1
1,1-DICHLOROETHANE	ND	1	TRICHLORFLUOROMETHANE	ND	1
1,2-DICHLOROETHANE	ND	1	1,2,3-TRICHLOROPROPANE	ND	1
1,1-DICHLOROETHENE	ND	1	1,2,4-TRIMETHYLBENZENE	ND	1
cis-1,2-DICHLOROETHENE	ND	1	1,3,5-TRIMETHYLBENZENE	ND	1
trans-1,2-DICHLOROETHENE	ND	1	VINYL CHLORIDE	ND	1
1,2-DICHLOROPROPANE	ND	1	XYLENE (TOTAL)	ND	3

ND = NOT DETECTED
 LOD = LIMIT OF DETECTION

APPROVED BY:

SHANNA SHEA / LAB MANAGER
 R. SIMMERMAN / ANALYTICAL CHEMIST



ACME TOWNSHIP PLANNING COMMISSION MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
September 11th, 2017 7:00 p.m.

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE

ROLL CALL: Members present: B. Balentine (Secretary), D. White, K. Wentzloff (Chair), D. Rosa, M. Timmins, D. VanHouten S. Feringa (Vice Chair)

Members excused: none

Staff present: S. Winter, Planning & Zoning Administrator, J. Jocks, Legal Counsel, V. Donn, Recording Secretary

A. LIMITED PUBLIC COMMENT:

Opened at 7:00

Jim Heffner, 4050 Bayberry Lane, commented on the report by Cardno Consulting on the latest evaluation of the storm water system. The report stated the system has exceeding expectations and they no longer feel it is required to do evaluations. Heffner praised Acme Township, the Tribe and VGT Developers and feels this good news should be spread to the surrounding communities.

Closed for Public Comment at 7:02

B. APPROVAL OF AGENDA:

Timmins motioned to approve the agenda. Supported by Balentine. Motion carried unanimously to approve the agenda as presented.

C. INQUIRY AS TO CONFLICTS OF INTEREST:

Wentzloff recused herself from item H -2 Public Hearing on Zoning Ordinance Amendment 045 – Medical Marihuana Facilities and J-2 Old Business Zoning Ordinance Amendment 045 – Medical Marihuana Facilities, due to a conflict with a client.

D. SPECIAL PRESENTATIONS:

1. None

E. CONSENT CALENDAR:

1. RECEIVE AND FILE

- a. Township Board Special Meeting Draft Minutes 08/08/17
- b. Zoning Board of Appeals Draft Minutes 08/30/17
- c. Grand Traverse Town Center Development Constructed Wetland Inspection Report

2. ACTION:

- a. Adopt Planning Commission Minutes 08/14/17

Feringa requested the Adopt Planning Commission Minutes 08/14/17 be removed from the Consent Calendar.

Timmins motioned to approve the Consent Calendar with the removal of Adopt Planning Commission Minutes 08/14/17, supported by Feringa. Motion carried unanimously

F. ITEMS REMOVED FROM THE CONSENT CALENDAR

1. Adopt Planning Commission Minutes 08/14/17

Corrections of misspelling of Timmins in B and E-2 and Balentine in E-2.

Timmins motioned to approve the minutes with corrections as stated, support by White for approval of the Planning Commission Minutes 08/14/17. Motion carried unanimously.

G. CORRESPONDENCE:

1. Haggards Plumbing and Heating re SUP 2017-03 – see attached correspondence.
2. Northern Michigan Housing Summit 2017 announcement – see attached correspondence. If interest in attending, let Winter know and he will get you registered.
3. Capital Improvements Programs (CIP) Workshop announcement – see attached correspondence. If interest in attending, let Winter know and he will get you registered.

H. PUBLIC HEARINGS:

1. SUP 2017-03 - Archangel Gabriel Orthodox Church – Opened at 7:11, closed at 7:11- none
2. Zoning Ordinance Amendment 045 – Medical Marihuana Facilities –Opened at 7:14, closed at 7:14 - none

I. NEW BUSINESS:

1. None

J. OLD BUSINESS:

1. SUP 2017-03 - Archangel Gabriel Orthodox Church

Ben Loznak representative of Cornwell Architects provided an update presentation on the proposed project and non-use variances. They have worked through items that were outstanding from the last meeting. Obtained variances from the zoning board of appeals regarding parking, landscaping requirements, lighting, septic system, and the Fire Marshal. All reviews have taken place and are included in the packet.

Winter suggested to add irrigation to the landscaping plan as #5 in the approval of Special Use Permit application for township board.

Suggested Motion for Consideration Motion to recommend approval of Special Use Permit application 2017-03 to the Township Board for the construction of a 12,385 square foot church building submitted by the Applicant Mark Humitz on behalf of the Archangel Gabriel Orthodox Church to be located at 7111 US-31 N, Williamsburg, MI 49690, subject to the following conditions:

1. The Acer x freemanii “Autumn Blaze Maples” indicated in the landscape plan be replaced by a species listed on the Invasive Species Networks’ “Recommended Planting Guidelines for Municipalities”.
2. Irrigation be incorporated into the landscape plan to maintain the health of the grass, shrubs and trees.
3. The landscape and irrigation improvements are to be completed within one month of occupancy. The planting season shall be April 1 through November 1, provided no evergreen trees shall be planted later than September 15. If occupancy occurs in October through April, the applicant shall have until the next May 1st to complete the required improvements.
4. That the Township Board consider establishing a bond, letter of credit, or cash surety in the amount they determine necessary to ensure the completion of the project.
5. Township Board needs to establish a Bond for the amount needed for the landscaping work to include the cost of irrigation.

Motion by Timmins to recommend approval of Special Use application 2017-03, second by Balentine. Motion carried unanimously.

2. Zoning Ordinance Amendment 045 – Medical Marihuana Facilities

Winter reported the Township Board is working on the police ordinance draft supplied by J. Jocks.

Winter reviewed revisions of the Zoning Ordinance Amendment 045.

Add “Medical Marihuana Provisioning Center” as a use allowed by right in the Corridor Commercial (C) District under §6.6.4, limited to no more than one (1) licensed Provisioning Center.

Add “Medical Marihuana Grower” and “Medical Marihuana Processor” as uses allowed by right in the A- 1 Agricultural District under §6.12.2, limited to no more than five (5) licensed Growers and five (5) licensed Processors.

Add the following under Article VII Supplementary Regulations:

§7.11 MEDICAL MARIHUANA FACILITIES §7.11.1 Statement of Intent: The purpose of a Medical Marihuana Facility is to allow for the uses set out in the Medical Marihuana Facilities Licensing Act. Acme Township desires to allow all legal businesses to operate in the Township, but recognizes the need to zone for all uses to protect the health, safety, and welfare of the general public.

For purposes of this section the term “park” means any land or facility of any size or shape, including but not limited to road ends, and submerged lands, that are open to the public and used for recreation or held for future recreational use. For purposes of this section the term “park” shall not mean linear ways or multiuse paths.

Motion by Timmins to send the proposed Zoning Ordinance Amendment 045 Medical Marihuana Facilities to the Grand Traverse County Planning Commission for review and recommend adoption to the Township Board. Second by Rosa. Motion carried by a vote 6 (Feringa, Balentine, VanHouten, Timmins, Rosa and White) in favor, Wentzloff recused.

3. Short-Term Rentals – Keeping as old business while Board of Trustees is reviewing.

K. PUBLIC COMMENT & OTHER PC BUSINESS

No Public Comments, closed at 7:38

1. Zoning Administrator Report – Shawn Winter: Applied for a grant offered by Impact 100 TC where the funds are donated by women in the region for environmental use. Acme Township has applied for the grant to use for the park. If considered the township will be required to give a short presentation. Applicants are then narrowed down to two recipients.
2. Planning Consultant Report – John Iacoangeli - none
3. Township Board Report – Doug White - none
4. Parks & Trails Committee Report – Marcie Timmins – will be having a meeting Friday, September 15.

ADJOURN: Motion to adjourn by Timmins, supported by Balentine. Meeting adjourned at 7:50.

The cornerstone...is derived from the first stone set in the construction of a masonry foundation, important since all other stones will be set in reference to this stone, thus determining the position of the entire structure.

- Wikipedia

COMMUNITY CORNERSTONES

As defined by its name, “cornerstone,” the Acme Township cornerstones are the key components of the community building process, which in turn has its foundation in the Grand Traverse County Master Plan and the Grand Vision. When the foundation, cornerstones, and building blocks lock together, they construct a well-defined community which is supported by county and regional initiatives.

The cornerstones presented on the following pages are derived from the community input process and shaped by Acme Township’s planning commission and elected officials. They represent the overarching goals of the community and are supported by specific objectives and strategies, here called “building blocks,” that the community will take to achieve its goals.

CORNERSTONE: FOCUS ON INFRASTRUCTURE IMPROVEMENT.

About 90 miles of road run through Acme Township. Just over half of them (46.8 miles) are rated “poor” according to the state’s Pavement Surface Evaluation and Rating (PASER), a mandatory visual survey conducted by transportation professionals, and another 31.7 miles are rated “fair.” Overall, then, just 13% of the Township’s roads are in good condition. Residents have taken notice, responding to the community survey with top-frequency statements like “We should pursue road maintenance even if it raises my taxes” (54.9%), “I am very dissatisfied with the roads” (39.7%), and “Acme Township is doing a poor job on the quality of its roads” (33%).

There is also a need for public water to serve the business district. At a meeting of regional agencies and neighboring communities convened for the purpose of discussing the Acme Township Master Plan update, the Grand Traverse Metro Fire Department called public water for new commercial growth “a priority for new development,” and members of the business community also cited water, sewer, and stormwater as the top services they need from Acme Township. Discussions regarding the need for a public water system reference back to the Acme Township Infrastructure Citizens Advisory Committee Township/Tribal Bulk Water Agreement Task Force in 2005. Further, the Grand Vision identified the portion of Acme Township in proximity to US-31 and M-72 as a “Growth and Investment” area for development, job creation, and new housing.

The lack of public water and the inability to meet building and fire codes is a particularly pressing issue for the redevelopment of the US-31 and M-72 corridors. The Grand Traverse Band of Ottawa and Chippewa Indians has partnered with the Grand Traverse Town Center for water, a critical element of development for that property, and a potential partnership with the Township may be a reasonable and cost effective solution.

Building Blocks

1. Complete an assessment of all public roads and utilize PASER System to determine the status of road conditions, and create a database to establish priorities and funding levels. (Community Survey Table 7, 9, 10)²²
2. Continue collaboration with the Grand Traverse Band of Ottawa and Chippewa Indians on infrastructure projects, especially public water. (Community Survey Table 7)
3. Incorporate into Township projects, properties, and Ordinances specific practices and provisions to improve the quantity and quality of stormwater treatment and handling, especially low event storm flows. (Community Survey Table 14)
4. Prepare a capital improvements programs for the Township which include strategies and potential budgets for water, sanitary sewer, stormwater, and road improvements. (Community Survey Table 10)
5. Collaborate with Metro Fire on the location of new Fire / EMS station. (Community Survey Table 7 and 9)



CORNERSTONE: DEVELOP A TRAIL SYSTEM THAT CONNECTS TO LOCAL PARKS AND THE TART TRAIL.

The Traverse Area Recreation and Transportation (TART) trail begins its journey toward Traverse City from the intersection of M-72 and Bates Road in Acme Township. From there, a bike route provides a connection to the VASA pathway into the Pere Marquette State Forest. Acme Township residents would like to see this non-vehicular mobility extended through more of their community. Over a third of survey respondents (34.5%) said they visit the TART or VASA trails at least once a week, and another 27.1% said they visit several times a month. A full 90% of residents agreed that “Acme Township should support the development of trails that connect with other adjacent parks and the TART trail,” with 62% offering “strong” agreement. When asked to select a recreation facility/activity Acme Township should plan for and develop, 99.9% of residents included “non-motorized trails” as one of their top three choices.

TART and the Grand Traverse Regional Land Conservancy (GTRLC) are currently coordinating efforts to create a non-motorized connection with Elk Rapids, Charlevoix and the existing Little Traverse Wheelway to Petoskey and beyond. In addition, TART encourages the use of Michigan’s Complete Streets legislation as a strategy for expanding access to the street network for all users. Further, 55.1% of households in the Acme Township Resident and Business Survey noted Recreation/Tourism as a future economic growth activity for the Township. (Community Survey Table 13)

Building Blocks

1. Establish a formal agreement with the Grand Traverse County Road Commission regarding the classification and utilization of a “community street” based on their March 22, 2005 memorandum to the Township. As stated in the memorandum, “this proposed addition (community street) would allow a developer to reduce the width of asphalt from 30 to 24 feet and place the utilities inside the road right-of-way. What the Road Commission wants in return is for the developer, or future owners, to maintain the right-of-way outside the 24 foot roadway (including raised edges, curbing, shoulders, ditches etc.). The property owners and the utilities would also be required to hold harmless the Road Commission from any liability if the maintenance is not performed.” This type of street cross-section is ideal for vehicles and pedestrian because it allows for the non-road right-of-way to be used for sidewalks/pathways. (Community Survey Table 10)
2. Work with TART and Grand Traverse Regional Land Conservancy on the establishment of the BR-US 35 bike route through the Township along Bates Road to Elk Rapids Road. (Community Survey Tables 21, 22 and 23)
3. Preference should be given to trail locations in scenic areas which have minimal agricultural activity. (Community Survey Table 13)
4. Collaborate with MDOT, regional entities, and other local governments on a shared pathway network connecting the communities along the US-31 corridor. (Community Survey Table 22)
5. Establish public and private road standards for community streets in residential neighborhoods with densities exceeding 3.5 dwelling units per acre. (Community Survey Table 4)
6. Consult the 5-Year Parks and Recreation Plan for Township-road bike paths when reviewing new development projects for their incorporation and implementation. (Community Survey Table 4)
7. Collaborate with the Grand Traverse Town Center and MDOT on the implementation of the pedestrian tunnel under M-72. (Community Survey Tables 10 and 17)
8. Collaborate with MDOT and GTRLC on a pedestrian tunnel on US-31 at Maple Bay Farms. (Community Survey Tables 10 and 15)



CORNERSTONE: RECONFIGURE US-31 AND M-72 TO PROMOTE SAFE, FAST, AND EFFICIENT TRAFFIC FLOW WHILE MAINTAINING A SAFE ENVIRONMENT FOR ALL ROAD USERS.

Of the 1,464 crashes recorded in Acme Township by Michigan Traffic Crash Facts between 2004 and 2012, it is estimated that about 35% of them happened on US-31 between M-72 and 5 Mile Road, and another 6% took place on M-72 between Lautner and Bates Roads. Clearly, improved traffic safety in these locations can have an appreciable impact on the overall traffic safety of the Township. Residents felt similarly about both intersections: just under a third of residents said that the status quo at each of them is “very undesirable,” and another quarter called it “somewhat undesirable.” At a meeting convened to discuss planning and zoning issues specific to the agricultural community, attendees said that traffic speeds on US-31, especially north of M-72, are a safety issue when moving machinery across the road or traversing the highway between parcels.

The traffic issue is part of a delicate balance required for full utilization of the parks along the bay and the appropriate redevelopment of the corridor. About 60% of residents said it would be “very desirable” to “promote safe, fast, and efficient traffic flow” at each intersection. Just under half of respondents (48.6%) also felt it was “very desirable” to “meet the needs of local pedestrian traffic” on US-31 between M-72 and 5 Mile Road, and about the same percentage of respondents (47%) said it was “very desirable” to “retain opportunities for agriculture” along M-72 between Lautner and Arnold Roads. Successful placemaking along these corridors and nodes will take an integrated approach to both the proposed solutions and the jurisdiction of the problem-solvers. The Michigan Department of Transportation has included pedestrian improvements as part of planned construction along US-31 between 3 Mile and Holiday Roads, likely in the form of small median pedestrian refuges in two locations. East Bay Township has articulated concerns about US-31 that it shares with Acme Township, including speed, pedestrian safety, and access management. Both the Grand Traverse Band of Ottawa and Chippewa Indians and Whitewater Township are interested in traffic control measures at the entrance to Turtle Creek Casino, while East Bay and Whitewater Townships each have a shared interest in the form and quality of new development.

When asked to select a future configuration for US-31, 42.5% of survey respondents selected the option that included right-of-way landscaping, bike lanes in the road, and sidewalks. For M-72, 36.5% of respondents selected the landscape median with sidewalks and 30.5% selected the option calling for right-of-way landscaping and sidewalks.

Building Blocks

1. Collaborate with other US-31 communities to reduce the speed to 35 mph along certain portions of US-31 especially where pedestrian crossings would be appropriate.
2. Work with MDOT when road improvements are made on US-31 to implement the recommendations in the Acme Township Placemaking Plan. The recommendations include raised intersections at US-31 and M-72, US-31 and Mount Hope Road, and US-31 and Bunker Hill Road, a traffic signal at the Mount Hope Road

intersection, sidewalks and other pedestrian improvements. (Community Survey Table 15, 16 and 18)

3. Collaborate with BATA to install transit stops along US-31 and M-72. (Community Survey Table 9)
4. Work with MDOT to secure a signalized intersection at US-31 and Mount Hope Road to meet the needs of local pedestrian traffic and provide a safe crossing to Bayshore Park. (Community Survey Table 15)
5. Collaborate with the Grand Traverse Town Center and MDOT on the implementation of the pedestrian tunnel under M-72. (Community Survey Tables 10 and 17)
6. Collaborate with MDOT and GTRLC on a pedestrian tunnel of US-31 at Maple Bay Farms. (Community Survey Tables 10 and 15)
7. Standardize and install a street address labeling system along the M-72 and US-31 corridors to help identify businesses and properties for customers and emergency services.



CORNERSTONE: CREATE A VIBRANT, HIGH-QUALITY, COMMERCIAL AND MIXED USE DISTRICT.

Acme Township is noted as a “growth and investment center” in the six-county Grand Vision for northwest Michigan, specifically at the US-31 and M-72 corridors. This designation has the potential to transform both the look and feel of one of the busiest parts of Acme Township, particularly in conjunction with the forthcoming Grand Traverse Town Center. Residents felt it was “somewhat” or “very” desirable to attract new business and commercial growth on US-31 (75.2%) and M-72 (67.7%), and they also had definite preferences related to its form: 73.1% of residents found strip commercial development either “somewhat” or “very undesirable,” while 65.3% found compact commercial development either “somewhat” or “very desirable.” The business community requested traffic calming measures and a reduction in setbacks to 100’ or less; comments from that meeting also expressed a desire to “get the buildings down on the shoreline” and a “need to see something happening” along the shore.

The Township recently completed the Acme Township Placemaking study, which consolidates and connects the US-31 corridor between M-72 and 5 Mile Road with Acme Village and the Grand Traverse Town Center. The vision for this area is to establish a planned mixed use district which extends from Bayshore Park along the East Bay shoreline to Lautner Road. This area is planned to include more dense and compact residential and commercial development achieved through vertical mixed uses and the integration of amenities for walking and bicycling.

Building Blocks

1. Continue collaboration with the Grand Traverse Band of Ottawa and Chippewa Indians on infrastructure projects, especially public water. (Community Survey Table 7)
2. Review and modify the zoning ordinance to allow for greater residential density and vertical real estate development. (Community Survey Tables 11 and 13)
3. Consider the use of a form based code to effectuate the change outlined in the Acme Placemaking Plan. (Community Survey Table 11)
4. Ensure that off-street parking lots are inter-connected and properties have sidewalks wide enough to encourage outdoor dining, displays, and pedestrian activity.
5. Collaborate with other US-31 communities to reduce the speed to 35 mph on US-31. (Community Survey Table 17)



CORNERSTONE: MAINTAIN AND IMPROVE THE QUALITY OF SURFACE AND GROUNDWATER THROUGHOUT THE TOWNSHIP, REGION AND THE GRAND TRAVERSE BAY WATERSHED.

Access to water and East Bay is “very important” to 50.5% of survey respondents. 43.1% of residents believe that shoreline and water quality protection should be pursued in the township over the next 10 years even if taxes must be raised to do it, and another 48.6% believe that it should be pursued if it does not raise taxes. Altogether, then, a total of 91.7% of residents support a focus on water quality. Asked about protection priorities, respondents cited “water quality for streams, watersheds, and East Bay” and “East Bay shoreline” most frequently as a “high priority” (83.4% and 75% respectively). Both the Watershed Center and the Grand Traverse County Health Department monitor the quality of the water in East Bay; the Watershed Center also encourages the use of low impact development stormwater practices in Acme Township.

Building Blocks

1. Adopt a new stormwater ordinance which includes an emphasis on low impact development and other techniques to manage the quantity and quality of storm water in new and redevelopment projects. (Community Survey Tables 10 and 14)
2. Incorporate low impact development (design) techniques into the zoning and stormwater ordinances, especially those that address low event storms, such as rain gardens and bioretention, rooftop gardens, sidewalk storage, vegetated swales, buffers, and strips. Other techniques include tree preservation, roof leader disconnection, rain barrels and cisterns, porous pavement and pavers, soil amendments, and impervious surface reduction. (Community Survey Tables 10 and 14)
3. Collaborate with the Watershed Center and the Grand Traverse Band of Ottawa and Chippewa Indians on E. coli and other water quality monitoring in East Bay and the Acme and Yuba Creek tributaries, and at nearby stormwater outflows.
4. Reinforce in the zoning and stormwater ordinances the use of riparian buffers adjacent to tributaries and wetlands and provisions to protect environmentally sensitive areas. (Community Survey Table 14)
5. Consult with the Grand Traverse Bay Watershed Protection Plan (December 2005, as updated) as it relates to Acme Township and those strategies focused on East Bay. In particular, measures which establish and promote land and water management practices that conserve and protect the natural resources of the watershed, such as, providing adequate setbacks for buildings, minimize development clearings by landowners and establish riparian buffers along waterways and tributaries, and protecting wetlands.
6. Continue to monitor legislative changes relating to hydraulic fracturing (“fracking”) and modify, where appropriate, revisions to the zoning ordinance relating to local control.



Photo, bottom: Karly Wentzloff

CORNERSTONE: ENCOURAGE RECREATION-BASED TOURISM.

About half of survey respondents (50.2%) want to “encourage new growth and development,” and the greatest number of respondents (55.1%) cited “recreation / tourism” as a high priority for economic growth. In addition to widespread support for trail development (62.4% expressed “strong” support), 56.4% of residents “strongly agree” that the Township “should have an adequate boat launch facility,” and 54% “strongly agree” that “parks and recreation facilities and services are important to our community and worthy of taxpayer support.” When asked, “What services to you require from Acme Township?” members of the business community cited fixing the volleyball courts and expanded recreation facilities such as soccer fields. When asked to select their top three recreation activities, residents chose fishing access, non-motorized trails, and swimming on the beach.

The Township, in conjunction with the Grand Traverse Regional Land Conservancy (GTRLC), has procured properties along East Bay for public recreation and open space. This effort was visually realized when the former Mountain Jack Restaurant and adjacent motel were demolished to reveal a long-hidden vista of East Bay and Lake Michigan. Phases 1 and 2, at a total cost of about \$7.3 million, focused on the acquisition and clearing of properties adjacent to Bayside Park, including The Shoreside Inn, The Willow Beach, The Knollwood Motel, The Sun N’ Sand Motel, Mountain Jack’s Restaurant, and a vacant parcel north of Mountain Jack’s. The main house of the Knollwood Motel, formerly known as the Hoxie House (built in 1875 for Leonard Hoxie, founder of Acme), will be moved to a new location and maintained by the Acme Heritage Society as a historical museum.

To prepare the community for this eventuality, the Township commissioned a placemaking plan which included Bayshore Park and the newly acquired properties. Concurrently, the GTRLC, in conjunction with Grand Traverse County, acquired Maple Bay Farm with its unique and diverse ecosystems in the northern portion of the Township. Combined, these facilities create an enviable collection of active, passive, and natural parks.

Building Blocks

1. Implement the Action Plan in the Acme Township 5-Year Parks and Recreation Master Plan.
2. Collaborate with other agencies to establish a water trail along West Bay, East Bay, and Lake Michigan for canoeing and kayaking. (Community Survey Tables 13 and 23)
3. Implement the proposed boat launch at Saylor Park and increase water access at other properties owned by the Township. (Community Survey Tables 13, 14, and 22)
4. Work with TART and Grand Traverse Regional Land Conservancy on the establishment of the BR-US 35 bike route through the Township along Bates Road to Elk Rapids Road. (Community Survey Tables 21, 22, and 23)
5. Implement proposed improvements for Bayshore Park. (Community Survey Tables 10, 13, and 22).
6. Work with MDOT when road improvements are made on US-31 to implement the recommendations in the Acme Township Placemaking Plan. The recommendations include raised intersections at US-31 and M-72, US-31 and Mount Hope Road, and US-31 and Bunker Hill Road, a traffic signal at the Mount Hope Road intersection, sidewalks and other pedestrian improvements. (Community Survey Table 15, 16 and 18)
7. Coordinate efforts with other bayshore communities to develop a regional wayfinding system and implement a local wayfinding system based on that regional network.



Photos: Grand Traverse Resort

CORNERSTONE: SUPPORT THE CONTINUATION OF AGRICULTURAL OPERATIONS AND PRESERVATION OF FARMLAND.

The community recognizes the value of farmland as an economic component of the local economy and also its intrinsic value as a rural landscape. Through the Grand Traverse Regional Land Conservancy's purchase of development rights (PDR) program supported by a dedicated Acme Township millage, 220 acres of land is permanently protected. About 40% of survey respondents reported that they were "likely" to vote to continue this millage when it is up for renewal in 2013-2014, while another 20% were undecided and 10% did not reply. At a meeting convened to discuss planning and zoning issues specific to the agricultural community, representatives cited PDRs as "the single most useful resource to protect existing farms from further encroachment" and stated a preference for a less restrictive program than the one currently in use.

Agricultural community members also expressed a desire for zoning that allows them maximum flexibility in the use of their land for economic viability. Examples included zoning for related uses within an agricultural operation (e.g., farm markets, wine tastings, food service, agriculture-based tourism), allowing an "enterprise within an enterprise" such as leasing accessory buildings for non-farm operations, and building an additional family homestead on a property without subdividing a separate parcel. They were concerned about their relations with the inhabitants of residential development, noting that encroachment into active farmland raises issues related to spraying, equipment use, noise, and hours of operation. It was suggested that the current density of 1 dwelling unit per 5 acres of residential development be maintained, and that a possible option for 1 dwelling unit per 2 to 2.5 acres of clustered development be considered.

Approximately 63% of survey respondents selected agriculture-based tourism as medium to high priority for potential economic growth. Likewise, 88.6% rated farmland and orchards as a medium to high priority for protection.

Building Blocks

1. Continue the Purchase of Development Rights (PDR) program. (Community Survey Tables 12, 13 and 14)
2. Re-evaluate the agricultural zoning district and other agriculture-related zoning ordinance provisions to determine if modifications should be made to provide greater flexibility and uses with the district. (Community Survey Table 14)
3. In concert with the agricultural community, determine and map the location of airsheds within the Township. Further, incorporate provisions in the zoning ordinance to minimize their disturbance in areas zoned for agriculture.
4. Work with other Grand Traverse communities to promote and encourage other agricultural opportunities that are based on local food and fruit production.
5. Support regional food processing, production and distribution initiatives that provide added job growth and economic development for the Township and region.



Middle left and bottom photos: Karly Wentzloff

CORNERSTONE: CREATE A “COMMUNITY” ATTRACTIVE TO ALL AGE GROUPS.

Over half (56.1%) of all Acme Township residents who responded to the community survey were between 50 and 69 years of age. This age bracket represents just 31.8% of Acme residents as a whole, and less than a quarter of the populations of Michigan and the United States as a whole (24.6% and 23% respectively). The survey response demographics are an exaggerated version of the actual demographics in the township. Of particular note is the dip in population among people in their 20s and 30s—the generation known as “Millennials.” Their absence has been noticed by the business community, which has stated that the township needs to attract this cohort of younger families and business owners.

A separate cross tabulation of survey responses by age group highlighted distinct differences of opinion between those younger than 50 and those older than 50. For example, those residents under-50 age are willing to pay extra taxes for a Township pathway system, whereas residents over-50 crowd are not. Similarly, the younger cohort places a high priority on restaurants and entertainment, but the over-50 respondents identified it as a medium priority. “Quality of schools” and “Recreation opportunities for adults” was a high priority for younger respondents and a somewhat important priority for older residents.

Building Blocks

1. Developing codes for higher density mixed use development that attracts younger professionals and families and older “empty-nester” households. (Community Survey Tables 11 and 13)
2. Ensuring affordable, accessible housing in the Township. (Community Survey Table 19)
3. Creating transportation plans that work for all ages and abilities. (Community Survey Table 10)
4. Promoting walkability and public transportation. (Community Survey Tables 10, 15, 22 and 23)
5. Creating opportunities for intergenerational interaction.
6. Establishing an advisory group, creating goals and objectives to become a community for all ages.
7. Ensure that the zoning ordinance encourage small business development which creates job opportunities for local residents.



ACME TOWNSHIP FOUNDATION

A well-constructed building is built on a good and sturdy foundation. The cornerstones presented on the previous pages define the goals and strategies of Acme Township’s citizens and leadership. In the long term, understanding their relationship to county and regional initiatives allows the Township to leverage assets available from those organizations, as well as to position itself as a “collaborator” and a “partner.” Table 5 shows how the Acme Township’s cornerstones fit within the County and Grand Vision goals and guiding principles.

Table 5. Cornerstones and foundations

ACME TOWNSHIP CORNERSTONES	FOUNDATION: GRAND TRAVERSE COUNTY MASTER PLAN GOALS	FOUNDATION: GRAND VISION GUIDING PRINCIPLES
Focus on infrastructure improvement	Plan for Transportation and Infrastructure	
Develop a trail system that connects to local parks and the tart trail.	Plan for Transportation and Infrastructure	Regional Multi-Modal Transportation System
Reconfigure US-31 and M-72 to promote safe, fast, and efficient traffic flow while maintaining a safe environment for all road users.	Plan for Transportation and Infrastructure	Regional Multi-Modal Transportation System
Create a vibrant, high-quality, compact commercial and mixed use district adjacent to the US-31 and M-72 corridors.	Revise development standards Plan for Town and Village Centers Address Housing Needs	Unique and Vibrant Communities A diverse mix of Regional Housing
Maintain and improve the quality of surface and groundwater throughout the township and in east bay.	Plan for Transportation and Infrastructure	Protect and Preserved Water, Forest, Natural and Scenic Areas Sustainable-energy uses in Construction, Transportation and Economic Development
Encourage recreation-based tourism.	Grow the Local Economy	Protect and Preserved Water, Forest, Natural and Scenic Areas
Support the continuation of agricultural operations and preservation of farmland	Preserve agricultural and rural	Local Farms and Regional Food Systems as a viable part of the economy
Create a “community” attractive to all age groups.	Collaborate and Plan Together	

TOWNSHIP PRIORITIES

Park System Along US-31

Acme Township, in partnership with the Grand Traverse Regional Land Conservancy and the Michigan Department of Natural Resources, has expended \$3.5 million dollars and hundreds of hours of personnel and volunteer effort to acquire the former “Mountain Jack’s” property and other obsolete commercial properties for waterfront parks. Once the demolition of these buildings was completed in the summer of 2013, the waterfront along East Bay, long inaccessible to the community, was open. Plans are underway by the Parks Advisory Board to develop a system of connected parks which extend along US-31 from M-72 to Bunker Hill Road.²³ Once completed, this waterfront park system will provide a variety of outdoor recreation facilities for the community and serve as a destination of regional residents and tourists. This new “place” will also create opportunities for adjacent businesses and provide a platform for other mixed uses seeking to locate on an active urban waterfront.

As illustrated in the Acme Shores Placemaking process, the waterfront parks and the Grand Traverse Town Center, if connected by a

new internal road, can provide the downtown (Town Center) that was envisioned in the previous master plan. Combined with a Form Based Code to replace the various business zoning districts, this area can become a mixed use district providing a variety of retail, restaurant, entertainment and housing venues.

Public Water for Growth

Without a reliable source of potable water, growth will not occur as planned. For an area to develop as a compact, mixed use district, it needs a sufficient source of public water to satisfy the needs of consumers and residents, and to meet the requirements and standards of fire safety codes. The US-31 and M-72 corridors and the Acme Village property require public water. The Grand Traverse Town Center has an agreement with GTBO&C to provide water to the 188 acre mixed-use development. The Township will need to leverage this investment with a connection to a larger water network. Regardless of ownership or management, public water is a necessity to appropriately plan for and leverage development in this growth and investment corridor.

Connecting GTTC with Acme Village

Both the GTTC and Acme Village developments incorporate cross-access opportunities to connect with each other. This connection is critical to create an alternate internal access between the projects, resulting in a continuous road network between Lautner Road and US-31. The low-lying land along the Acme Creek corridor where both developments show stub streets and/or cul-de-sacs is an area of concern. In addition, it is not a requirement of either project to make the physical connection, only to provide for it. As a result, Acme Township will be required to serve as the conduit to make the project happen. When connected, the Township will have a planned roadway which balances the demand for vehicular traffic with the need to create a pedestrian environment. It will also provide a potential alternate route for evacuation.

Public Facilities

Both the Fire Department and Township Hall are in need of replacement. Although a new Township Hall is rated as a low priority by residents, the current facility is functionally obsolete for both operations and is not

an efficient or private workspace for Township administration.

One potential site is the property in the southwest portion of the Grand Traverse Town Center, near Acme Creek and the adjacent wetlands, which is designated as an institutional campus. The township hall should provide modern, technologically outfitted office space with defined offices, conference rooms, and a large assembly room for Board and Committee meetings. If practical, a district library branch would be appropriate to serve all age groups residing within the Township.

Agricultural Preservation and Expansion

As discussed previously, the Township has a Purchase of Development Rights (PDR) program that is being used by some agricultural property owners. During the meeting with the agricultural community, it was noted that the interest in the PDR program exceeds the funding for it. In addition to the PDR, the Township has adopted an Agricultural Tourism ordinance to provide property owners with other revenue opportunities. Another outcome of the meeting advanced the point that agriculture today is different than ten years ago and the need to review Township ordinances to lower the barriers which prevent ag-related activities.

Revitalization of the Business District

Traditional zoning ordinances have done a wonderful job of segregating land uses to an extent where vehicular transportation is the only practical way of getting from point A to point B. Unfortunately, this form of land development has resulted in some stark and extremely pedestrian-unfriendly environments where little activity outside of the car occurs. Subdivisions are developed without sidewalks, commercial buildings are surrounded by asphalt, and there is an absence of connectivity between uses. Another outcome of traditional zoning is that private property bears little relationship to the public space. Coupled together, these factors create wide streets void of pedestrian traffic, set buildings 50 to 100 feet back from the property line, and result in an expanse of asphalt (road and parking lots) sometimes two-thirds the width of a football field. A solution to this condition is planning and regulating the private and public space together, and the most effective tool is a Form Based Code. The results are private development that is conducive to pedestrian activity and mixed uses, and public spaces that are designed for both pedestrians and cars.

Road Maintenance

The condition of Acme Township's roads is top of mind among citizens who completed the survey. In addition to expressing dissatisfaction about the quality of infrastructure, many also added comments citing specific issues and areas. As noted in the Cornerstones, just 13% of Acme's roads are in good condition, so the Township's location at the nexus of US-31 and M-72 is an asset that could benefit from investment. According to the national transportation research group TRIP, Michigan motorists pay \$320 per year in extra vehicle repairs and operating costs due to driving on roads in need of repair; the Federal Highway Administration estimates that "each dollar spent on road, highway, and bridge improvements result in an average benefit of \$5.20 in the form of reduced vehicle maintenance costs, reduced delays, reduced fuel consumption, improved safety, reduced road and bridge maintenance costs and reduced emissions as a result of improved traffic flow."²⁴ The Michigan Transportation Team, a partnership of businesses, organizations, and citizens working to improve the state's transportation infrastructure, estimates that the state's roads and bridges could be maintained "at a high and safe level" if each motorist paid \$120 more annually.²⁵

GOALS AND OBJECTIVES

The goals and objectives for Acme Township are derived from the inventory of existing recreation facilities, public input, and community demographics, and they serve as a guide for future planning decisions.

Goal 1: ACCESS TO GRAND TRAVERSE BAY

Vision: Increase access to Grand Traverse Bay for residents of all abilities

Objectives for Success

- Designate a blueway route with specific Shore Access Zones
- Provide at least two accessible canoe/kayak launches along the blueway
- Improve boating access on Acme Township property through a new boat launch at Saylor Park

Support from Public Input

- Access to water and East Bay was very important to 51% of survey respondents and ranked as the fifth most important issue
- 56% of survey respondents strongly agreed with the statement “Acme Township should have an adequate boat launch facility”
- Fishing access areas, swimming beaches, and public boat docks were in the top four items survey respondents thought Acme Township should plan for and develop
- 75% of survey respondents rated the East Bay Shoreline as a priority for protection by Acme Township

Goal 2: ATTRACTIVE WATERFRONT PARKS

Vision: Beautify shoreline parks to provide bayside recreation opportunities for the community while protecting the water quality

Objectives for Success

- Continue selective property acquisition as shoreline properties become available
- Provide recreation amenities for families with young children, including play equipment and restroom facilities
- Provide public swimming beaches with adjacent naturalized shoreline to prevent erosion
- Maintain or improve water quality through stormwater runoff mitigation

Support from Public Input

- 46% of survey respondents chose swimming beaches as their first choice item that Acme Township should plan for and develop
- 83% of survey respondents rated water quality for streams, watersheds, and East Bay as a high priority for protection by Acme Township
- 32% of survey respondents chose play structures for children as their first choice item that Acme Township should plan for and develop

Goal 3: CONNECTIVITY

Vision: Connect recreation assets through non-motorized transportation routes

Objectives for Success












- Designate local non-motorized spurs that connect existing parks, various community points of interest, and residential/commercial areas to the designated regional routes (US Bike Route 35 and the TART Trail) as well as to intra-township trails to be identified in the action plan
- Increase blueway/greenway trail awareness and ease of use through designated trailheads with route maps at existing parks
- Create connection points between different non-motorized forms of transportation (blueway/greenways) at shore access zones and trailheads

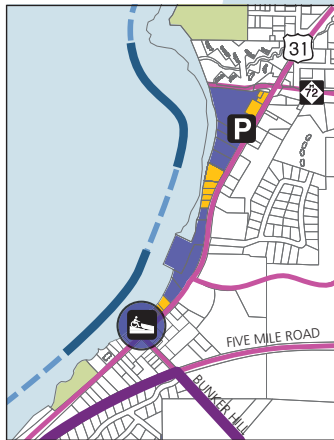
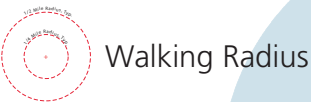
Support from Public Input

- 62% of survey respondents strongly agreed with the statement “Acme Township should support the development of trails that connect with other adjacent parks and the TART Trail”
- 20% of survey respondents reported using the TART Trail at least once a week, the highest of any recreation facility in the Township
- 47% of survey respondents chose non-motorized trails as their first-choice item that Acme Township should plan for and develop

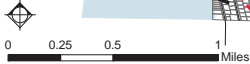
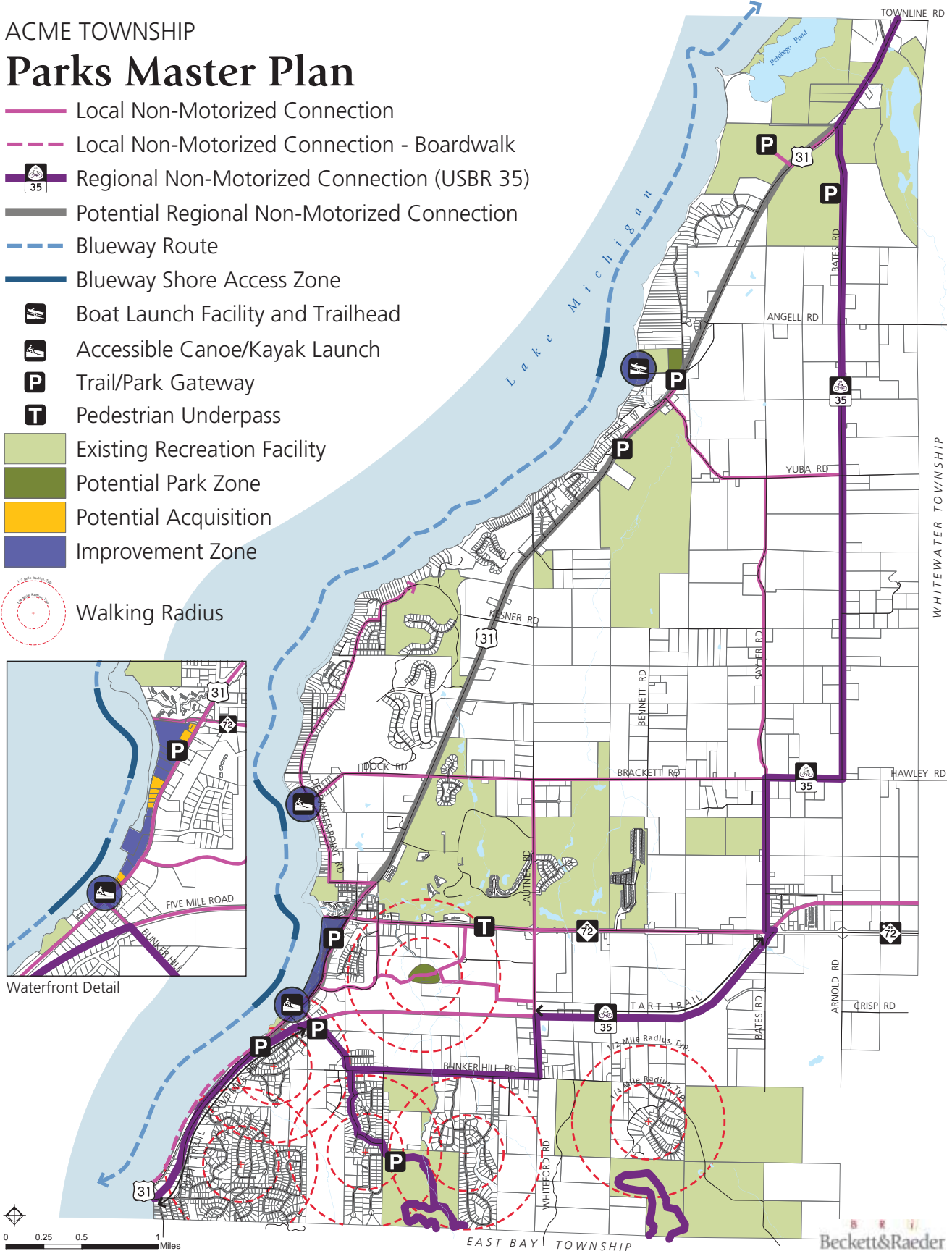
ACME TOWNSHIP

Parks Master Plan

-  Local Non-Motorized Connection
-  Local Non-Motorized Connection - Boardwalk
-  Regional Non-Motorized Connection (USBR 35)
-  Potential Regional Non-Motorized Connection
-  Blueway Route
-  Blueway Shore Access Zone
-  Boat Launch Facility and Trailhead
-  Accessible Canoe/Kayak Launch
-  Trail/Park Gateway
-  Pedestrian Underpass
-  Existing Recreation Facility
-  Potential Park Zone
-  Potential Acquisition
-  Improvement Zone



Waterfront Detail



ACME TOWNSHIP PARKS MASTER PLAN

The Acme Township Parks System Plan seeks to accomplish the goals of Access to Grand Traverse Bay, Attractive Waterfront Parks, and Connectivity. The “backbone” of the parks plan is the non-motorized circulation system. USBR 35 and the TART Trail serve as the regional non-motorized stem that runs through the township from northeast to southwest. Local non-motorized connections link the recreational facilities to this regional network and provide trailhead points to access the parks and regional non-motorized system.

An additional mode of non-motorized transportation is provided for with the designation of a blueway running along the shore of the Grand Traverse Bay. Designated shore access zones, located in township parks or road-end boat launches, give paddlers a range of access points to the blueway. Two accessible canoe/kayak launches, one at the Bunker Hill road end and one at the Dock Road road end would allow access to the water for paddlers of all abilities. A new boat launch on Acme Township property within Saylor park provides a public boat launch for other watercraft. This system of launches also contributes to the goal of Access to Grand Traverse Bay.

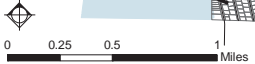
This multi-modal, non-motorized network provides Connectivity and gives Acme Township residents a way to access recreational facilities without the use of their car. Additionally, it provides opportunities for cycling tourists to stop and enjoy what Acme Township has to offer.

In order to accomplish the goals of Access to Grand Traverse Bay and Attractive Waterfront Parks, additions and improvements to the parks will continue to be made. Along the East Bay shoreline between Five Mile Road and M-72, there are a few additional properties that, if acquired, would complete the vision of a continuous stretch of public shoreline between those two roads. Once acquisition of the property and demolition of existing structures is complete, the parks may be improved to provide recreational opportunities for families, young adults, retirees, and tourists alike. Though unstructured open space along the water is beautiful in its own right, the addition of recreational and comfort amenities can accommodate a greater range of uses and attract more visitors to the parks, maximizing the investment of the community.



ACME TOWNSHIP Action Plan

- 1 Action Plan - Implementation Project
- 1 Action Plan - Acquisition Project
- Local Non-Motorized Connection
- Local Non-Motorized Connection - Boardwalk
- Potential Regional Non-Motorized Connection
- Regional Non-Motorized Connection (USBR 35)
- Blueway Route
- Blueway Shore Access Zone
- Existing Recreation Facility
- Potential Park Zone



KEY	ACTION PLAN ITEM - IMPLEMENTATION	GOAL
1	Bayside Park <ul style="list-style-type: none"> • Parking Lot Expansion • Regrading, landscaping, and irrigation of open space • Clearing and maintenance of brush and understory • Installation of a Children’s Adventure area • Implementation of Master Park Development Plan 	1 & 2
2	Bunker Hill Boat Launch <ul style="list-style-type: none"> • Construct ADA Kayak/Canoe Launch with parking based on the design funded through the Coastal Zone Management Program 	1, 2 & 3
3	Sayler Park <ul style="list-style-type: none"> • Construct boat launch and parking area per the MDNR Waterway Division preliminary engineering plans 	1, 2 & 3
4	M-72 Pedestrian Tunnel and Walkway <ul style="list-style-type: none"> • Work with the Grand Traverse Town Center (GTTC) owners and Grand Traverse Band on the installation of the pedestrian tunnel and plaza • Pursue grant funding and install the walkway along M-72 within the GTTC easement area 	3
5	GTTC Park <ul style="list-style-type: none"> • Determine location of the proposed GTTC park per the approved conceptual plan • Prepare a master plan for the park 	3
6	US-BR 35 Trail System and Local Non-Motorized Connections <ul style="list-style-type: none"> • Coordinate with TART and GTRLC on a wayfinding system for the trail network • Begin construction or designation of intra-township paths 	3
7	ADA Access over Acme Creek <ul style="list-style-type: none"> • Coordinate with the Grand Traverse Band an ADA access bridge and boardwalk over Acme Creek to provide pedestrian access along the Bay to Deepwater Point Natural Area 	3
8	Maple Bay Farm <ul style="list-style-type: none"> • Support efforts by the Grand Traverse Regional Land Conservancy to develop the assets within the Maple Bay Farm 	3
9	Dock Road Boat Ramp <ul style="list-style-type: none"> • Increase the usability of the Dock Road Boat Launch by installing steel matting sections to be removed and reinstalled annually 	1 & 3
10	Invasive Species Eradication <ul style="list-style-type: none"> • Work with appropriate partners to begin a Township-wide effort to eradicate invasive species 	2
KEY	ACTION PLAN ITEM - ACQUISITION	GOAL
1	Shoreline Properties <ul style="list-style-type: none"> • Continue acquisition of shoreline properties along US-31 between Bunker Hill Road and M-72 as they become available 	1
2	Bayside Park Expansion <ul style="list-style-type: none"> • Acquire properties southwest of the US-31 and M-72 Intersection 	2
3	Sayler Park Expansion <ul style="list-style-type: none"> • Acquire property between Sayler Park and US-31 to expand the park property 	2
4	Inland Park (location not determined, not shown on map) <ul style="list-style-type: none"> • Acquire property for a potential inland park 	3
5	Property Acquisition for Water Access (location not determined, not shown on map) <ul style="list-style-type: none"> • Continue acquisition of available properties for community access to the Grand Traverse Bay 	1

FIVE-YEAR ACTION PLAN		2014		2015		2016		2017		2018	
PRIORITY	PROJECT	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
1	Soyler Park Boat Launch		\$175,000								
	Dock Road Boat Ramp		\$32,500	Remove and reinstall	\$4,000	Remove and reinstall	\$4,000	Remove and reinstall	\$4,000	Remove and reinstall	\$4,000
2	Local Non-Motorized Connections			Portion of non-motorized connections will be included in the Phase 2 Bayside Park Plan		Prepare a plan for a shared pathway which connects GTTC west to US-31 (survey and design)	\$15,000	Apply for grant funding to install the shared pathway from GTTC to US-31 along the M-72 corridor.	To be determined by plan	Completion of M-72 shared pathway	To be determined by plan
3	Boyside Park Improvements Phase 2		\$5,000	Complete construction package; bid, and commence construction	\$500,000	Apply for MDNR Grant					
	Boyside Park Improvements Phase 3					Apply for MDNR Grant	\$5,000	Complete construction package; bid, and commence construction	\$500,000		
4	Access over Acme Creek					Prepare a plan in conjunction with GTB on the pedestrian crossing	\$9,000	Complete construction package; bid, and commence construction	\$125,000		
5	Park at Grand Traverse Town Center			Prepare a master plan for the park	\$10,000						
6	M-72 Path (Near GTTC Tunnel)			Construct with other M-72 improvements	\$350,000	Install Phase 2 shared pathway along the GTTC M-72 corridor as specified in the Special Use Permit	Developer Cost / Potential for grant funds using developer cost as grant match				
7	Support Efforts at Maple Bay Park										
8	Invasive Species Eradication		\$25,000		\$25,000		\$25,000		\$25,000		\$25,000
	Total		\$237,500		\$889,000		\$58,000		\$654,000		\$29,000
	Source of Funding (Potential)										
	Acme Township		\$76,250		\$29,000		\$9,000		\$29,000		\$4,000
	Acme Township SAD		\$25,000		\$25,000		\$25,000		\$25,000		\$25,000
	Grand Traverse Regional Land Conservancy		\$5,000		\$75,000				\$75,000		
	Rotary Charities				\$10,000						
	GTB						\$9,000		\$125,000		
	GTTC Developer						\$15,000				
	MDNR		\$131,250		\$400,000				\$400,000		
	Other State / Federal Grants				\$350,000						
	Total		\$237,500		\$889,000		\$58,000		\$654,000		\$29,000

ACTION PLAN JUSTIFICATION

In the next five years, there are concrete steps that Acme Township can take to work toward the goals of Access to Grand Traverse Bay, Attractive Waterfront Parks, and Connectivity. In the table to the left, the Acme Township Parks and Recreation Advisory Committee, with input from the public survey and public comment, has prioritized their action-plan items and determined a timeline for their completion.

The top action-plan priority is the completion of the Saylor Park Boat Launch and the Dock Road Boat Ramp. The Saylor Park launch will require the preparation and submittal of a grant application and then proceeding with the design that was completed by the Michigan Waterways Commission. The Dock Road Boat Ramp will require the design, manufacture, and installation of steel matting sections as a temporary measure to increase the usability of the Dock Road launch without a full boat launch reconstruction. Additional annual costs would be associated with the removal and replacement of the ramp sections each year. These efforts are to be completed in 2014, and would enhance access to Grand Traverse Bay (Goal 1).

The second priority is the completion of local non-motorized connections. This will include the finalization of US Bicycle Route 35 and determining where any potential connections along Bunker Hill to US-31 would occur. This item will require coordination with TART Trails, the Grand Traverse Regional Land Conservancy, and other agencies along the US-31 corridor route. This effort will also occur in 2014. In 2015, the township will add additional non-motorized connections as part of Phase 2 construction at Bayside Park. In 2016, the township should prepare a plan for a shared pathway which would connect the Grand Traverse Town Center (GTTC) to US-31, which would include the completion of a topographic survey and a pathway design. In 2017, the township should apply for grant funding to install the shared pathway from the GTTC to US-31 along the M-72 corridor. The shared pathway along M-72 would be completed by 2018. These items contribute to Goal 3, Connectivity.

The third priority is the completion of improvements at Bayside Park. These items contribute to Goal 1, Access to Grand Traverse Bay, and Goal 2, Attractive Waterfront Parks. Bayside Park Improvements Phase 2 would begin in 2014 with the application of a grant from the MDNR, followed by the preparation of construction documents and construction in 2015. Bayside Park Improvements Phase 3 would also involve the application for an MDNR grant in 2016 with final design and construction occurring in 2017.

Connectivity between Acme Township's parks would increase with the construction of a bridge over Acme Creek, which is the Township's fourth priority. Planning and construction for this item would occur in 2016.

Priority number five is the planning of a park at the Grand Traverse Town Center. The location of the park would be finalized with the GTTC in 2014, followed by the preparation of a plan in 2015. This contributes to Goal 3, Connectivity, by creating parkland between the GTTC and the Acme Township waterfront, which could be used as a corridor for non-motorized transportation.

Acme Township's sixth priority is the completion of the M-72 Path near the proposed GTTC tunnel. The location and design would be finalized in 2014 with some construction occurring along with other M-72 improvements in 2015. Phase 2 would include a shared pathway along the GTTC M-72 corridor as specified in the Special Use Permit. This work would be completed in 2016. This pathway also contributes to Goal 3, Connectivity.

An ongoing effort of the Township throughout the next five years will be supporting the efforts of the Grand Traverse Regional Land Conservancy and Grand Traverse County as they make improvements to Maple Bay Farm. An additional ongoing attempt that will require yearly attention from the township is the effort to eradicate invasive species in the township, especially the Autumn Olive. Eradicating invasive species will help native species thrive and keep the parks in prime condition.

It should be noted that with additional park amenities come additional maintenance costs. These costs will need to be factored into the future general fund.



Village of Paw Paw
CAPITAL IMPROVEMENTS PROGRAM
2017 – 2022

FINAL DRAFT

3-15-2017

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Village of Paw Paw, Michigan

Capital Improvement Plan

Administrative Summary

Visions and Goals

INTRODUCTION

A Capital Improvement Plan is a budgetary tool for planning a community's capital expenditures. It coordinates planning, financial capacity, and physical development, and will be used as a management tool for the budget and planning processes. Upon adoption by the Village Council, the CIP becomes a statement of village policy regarding the timing, location, character, and funding of future capital projects. The CIP represents Village Council's best judgment at that time; future needs, financial constraints, and grant opportunities may result in programmatic changes over the six year period.

RELATIONSHIP BETWEEN CIP AND MASTER PLAN

The Master Plan, as a whole, serves as a policy manual for the Village. In turn, the CIP is used as a framework for the community to implement the Master Plan. According to the Michigan Planning Enabling Act (Public Act 33 of 2008), "to further the desirable future development of the local unit of government under the master plan, a planning commission, after adoption of a master plan, shall annually prepare a capital improvements program of public structures and improvements, unless the planning commission is exempted from this requirement by charter or otherwise."

RELATIONSHIP BETWEEN CIP AND BUDGET

The CIP makes capital spending more predictable and transparent. The CIP does not address all of the capital expenditures for the Village, but provides for large, physical improvements that are permanent in nature or major equipment purchases that have high cost and a longer useful life. Capital planning identifies purchases of physical assets or construction, major repair, reconstruction, or replacement of capital items, such as buildings, utility systems, roadways, bridges, parks, heavy equipment, motor vehicles, and extensive internal office and technology hardware or systems. The intent is to have the first year of the CIP represent the proposed capital budget for the current fiscal year. The remaining years of the CIP serve as a financial plan for capital investments.

Policies

Capital projects and improvements are large expenditures that usual have a long economic life. For the Village of Paw Paw the following CIP policies include:

- A. Capital Improvements projects will be equal to or greater than \$15,000;
- B. Projects will have an economic life greater than 5 years.
- C. CIP projects will be focused on supporting the infrastructure needs of the Village, such as, water, sewer, streets, and parks and trails.
- D. CIP projects will be used in support of, and leverage for, economic development-related projects that provide additional tax base and jobs to the community.

Process

The preparation and adoption of the Capital Improvements Program follows the sequence of activities.

STEP 1: Projects are compiled by the Village administrative staff in conjunction with the Village consultants.

STEP 2: The CIP is submitted to the Planning Commission for review and comment.

STEP 3: The Planning Commission submits to the Village Council its recommended CIP for Village Council consideration.

STEP 4: The Village Council, as part of the annual budget process, holds appropriate public hearings and adopts the CIP as part of the municipal budget process.

Process Calendar

March 2, 2017 presented to the Paw Paw Planning Commission for information.

March 13 , 2017 presented to Village Council for review and approval.

Village of Paw Paw, Michigan

Capital Improvement Plan

GLOSSARY

Capital Budget

The capital budget is the first year budget of a capital improvements program. The capital budget will be funded in the community's annual budget.

Capital Improvements Program

A tool to assess the long-term capital project requirements of a government agency. Capital project improvements are physical facilities which involve a substantial investment and last a long time. Examples include a city hall, township fire barn, municipal truck maintenance facility, park pavilion, new bridge, road, sidewalk or sewer line, and large pieces of equipment, like a ladder truck for the fire department.

Capital Outlay

A capital outlay is any non-major capital expenditure having a service life of 2 years or more and a value usually less than \$1,000. Examples include office equipment, small tools, etc.

Capital Project

A capital project is a major capital expenditure at least \$15,000, and having an economic life greater than 5 years, to acquire, develop, improve, and/or maintain a capital asset (such as land, buildings, parks, roads, water and sanitary sewer facilities).

CIP

This is an acronym for Capital Improvement Program.

Operating Expenses

These are normal annual expenditures for such items as pothole repair, gravel, office copy machine, and library books. Operating expenses are not capital improvements.

Village of Paw Paw, Michigan
Capital Improvement Plan

2017 thru 2022

PROJECTS BY DEPARTMENT

Department	#	Priority	2017	2018	2019	2020	2021	2022	Total
DDA									
Community Wayfinding System	A-2	3		25,000					25,000
Dumpster Enclosures	DDA-2	4		50,000					50,000
DDA Total				75,000					75,000
Motor Pool									
Pickup	E-10	3					35,000		35,000
Fork Lift	E-100	3				200,000			200,000
Dixie Chopper Lawn Mower	E-102	2	18,000						18,000
Tractor - Mower	E-105/144	3							20,000
Bobcat Replacement	E-113	3		20,000					50,000
Truck and Plow	E-115	3						75,000	75,000
Street Sweeper	E-118	3						80,000	80,000
Pickup Truck	E-12	3						35,000	35,000
Snow Blower	E-155	3			15,000				15,000
Pick-Up Truck	E-17	3			40,000				40,000
Snow Plow	E-170	3					10,000		10,000
Snow Plow	E-171	3					10,000		10,000
Snow Plow	E-172	3					10,000		10,000
Snow Plow	E-173	3					10,000		10,000
Snow Plow	E-174	3					10,000		10,000
Snow Plow	E-175	3					10,000		10,000
Snow Plow	E-176	3					10,000		10,000
Snow Plow	E-178	3					5,000		5,000
4x4 Dump	E-18	2	38,000						38,000
Material Spreader	E-180	3					10,000		10,000
Pickup Truck	E-19	3						35,000	35,000
Brush Chipper	E-210/210-5	3					35,000		35,000
Leaf Vacuum	E-211-05	3					20,000		20,000

Department	#	Priority	2017	2018	2019	2020	2021	2022	Total
Leaf Vacuum	E-221	3				20,000			20,000
Dump with Underbody Scraper	E-25	3		50,000					50,000
Weed Cutting Boat	E-256	2	65,000						65,000
Dump Truck with Underbody Scraper	E-26	3			50,000				50,000
Dump Truck	E-29	3					50,000		50,000
Pickup Truck	E-33	3			40,000				40,000
Hydraulic Boom and Bucket	E-38	1	93,000						93,000
Digger Derrick and Auger	E39/39A/39W	2				100,000			100,000
Pickup Truck	E-42	3					35,000		35,000
Car Replacement	E-471-04	3			30,000				30,000
Car Replacement	E-472-07	3					30,000		30,000
Pickup	E-6	3					30,000		30,000
Motor Pool Total			214,000	70,000	225,000	320,000	320,000	225,000	1,374,000

Natural Resources

Additional Dam Spillover	NR-1	4				700,000			700,000
Maple Lake Dredging	NR-2	2		250,000	250,000				500,000
Rain Gardens	NR-3	3			10,000				10,000
Natural Resources Total			250,000	250,000	260,000	700,000			1,210,000

Parks and Recreation

Maple Lake Bridge Open Space Corridor	PR-2	3						0	0
Maple Lake Access	PR-3	3						0	0
Amphitheater Sign	PR-4	3	18,000						18,000
Shoreline Restoration	PR-5	3	20,000						20,000
Briggs Pond/La Cantina Basin Feature	PR-6	3	30,000						30,000
Sunset Park Canoe/Kayak Launch	PR-7	2		70,000					70,000
Parks and Recreation Total			68,000	70,000		0			138,000

Police

In-Car Computer & Hardware Replacement	P-1	3						20,000	20,000
In-Car Mobile Video Recorder	P-2	3			32,000				32,000
PD Building Upgrades	P-3	3						15,000	15,000
Police Total					32,000			35,000	67,000

Sewer

Control Valve Replacement	SW-01	2		115,000					115,000
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Department	#	Priority	2017	2018	2019	2020	2021	2022	Total
Air Header Replacement	SW-02	3		100,000					100,000
Replace Air Lateral Lines	SW-03	2		180,000					180,000
Alum Chemical Injection Upgrade	SW-04	2		80,000					80,000
Blower Building Electrical Upgrade	SW-05	2		125,000					125,000
Replace Blowers	SW-06	2			200,000				200,000
Security Fencing	SW-07	2					381,500		381,500
Composite Sampler	SW-08	2		10,000					10,000
Lighting Upgrades	SW-09	3		30,000					30,000
Chemical Storage Operations Building	SW-10	3				70,000			70,000
Pavement at Storage & Operations Building	SW-11	3		120,000					120,000
Lagoon Sludge Removal	SW-2	3		800,000					800,000
Sewer Total				600,000	1,160,000	70,000	381,500		2,211,500

Streets

Street Reconstruction	ST-1	1	90,000						90,000
Preservation Treatment to East St. Joseph	ST-10	3		25,000					25,000
Crack Sealing 36th Street	ST-11	3		15,000					15,000
Street Reconstruction	ST-2	1	80,000						80,000
South Kalamazoo Pedestrian Improvements	ST-7	2				120,000			120,000
Reconstruct Red Arrow Highway	ST-8	3		100,000					100,000
Structural Improvements to N. Gremps	ST-9	3		25,000					25,000
Streets Total			170,000	165,000		120,000			455,000

Water

Gremps Street Water Main Replacement	*G1-1	3	437,320						437,320
LaGrave Street Watermain	G1-2	3	173,160						173,160
Niles Street Watermain Upgrade	G1-3	3	154,635						154,635
Cedar Street Watermain Upgrade	G1-4	3	298,400						298,400
Niles Street Watermain Upgrade	G1-5	3	366,300						366,300
LaGrave Street Watermain Upgrade	G2-1	3			235,800				235,800
Tulip Street Watermain Upgrade	G2-2	3			155,100				155,100
Lilac Street Watermain Upgrade	G2-3	3			84,830				84,830
Lily Street Watermain Upgrade	G2-4	3			91,120				91,120
Hillcrest Road Watermain Upgrade	G2-5	3			294,950				294,950
N. Dyckman Street Watermain Upgrade	G2-6	3			79,800				79,800
Water Tower Improvements	W-2	2		140,000					140,000
Water Total			1,429,815	140,000	941,600				2,511,415

Department	#	Priority	2017	2018	2019	2020	2021	2022	Total
GRAND TOTAL			1,881,815	1,370,000	2,618,600	1,210,000	701,500	260,000	8,041,915

Village of Paw Paw, Michigan

Capital Improvement Plan

2017 thru 2021

PROJECTS BY DEPARTMENT AND EXPENDITURE TYPE

Department	Project #	Priority	2017	2018	2019	2020	2021	Total
Planning/Design/Engineering								
<u>Parks and Recreation</u>								
Sunset Park Canoe/Kayak Launch	PR-7	2		5,000				5,000
Parks and Recreation Total				5,000				5,000
<u>Water</u>								
Gremps Street Water Main Replacement	*G1-1	3	50,460					50,460
LaGrave Street Watermain	G1-2	3	19,980					19,980
Niles Street Watermain Upgrade	G1-3	3	17,835					17,835
Cedar Street Watermain Upgrade	G1-4	3	34,400					34,400
Niles Street Watermain Upgrade	G1-5	3	42,300					42,300
LaGrave Street Watermain Upgrade	G2-1	3			31,000			31,000
Tulip Street Watermain Upgrade	G2-2	3			30,700			30,700
Lilac Street Watermain Upgrade	G2-3	3			11,000			11,000
Lily Street Watermain Upgrade	G2-4	3			12,000			12,000
Hillcrest Road Watermain Upgrade	G2-5	3			38,500			38,500
N. Dyckman Street Watermain Upgrade	G2-6	3			10,400			10,400
Water Total			164,975		133,600			298,575
Planning/Design/Engineering Total			164,975	5,000	133,600			303,575
Land Acquisition								
<u>Parks and Recreation</u>								
Maple Lake Bridge Open Space Corridor	PR-2	3				0		0
Maple Lake Access	PR-3	3				0		0
Parks and Recreation Total						0		0
Land Acquisition Total						0		0
Construction/Maintenance								
<u>DDA</u>								
Community Wayfinding System	A-2	3		25,000				25,000
Dumpster Enclosures	DDA-2	4		50,000				50,000
DDA Total				75,000				75,000
<u>Natural Resources</u>								
Additional Dam Spillover	NR-1	4				700,000		700,000
Maple Lake Dredging	NR-2	2		250,000	250,000			500,000
Rain Gardens	NR-3	3			10,000			10,000
Natural Resources Total				250,000	260,000	700,000		1,210,000

Department	Project #	Priority	2017	2018	2019	2020	2021	Total
<u>Parks and Recreation</u>								
Amphitheater Sign	PR-4	3	18,000					18,000
Shoreline Restoration	PR-5	3	20,000					20,000
Sunset Park Canoe/Kayak Launch	PR-7	2		65,000				65,000
<i>Parks and Recreation Total</i>			38,000	65,000				103,000
<u>Sewer</u>								
Air Header Replacement	SW-02	3		100,000				100,000
Replace Air Lateral Lines	SW-03	2		180,000				180,000
Alum Chemical Injection Upgrade	SW-04	2		80,000				80,000
Blower Building Electrical Upgrade	SW-05	2		125,000				125,000
Replace Blowers	SW-06	2			200,000			200,000
Security Fencing	SW-07	2					381,500	381,500
Composite Sampler	SW-08	2			10,000			10,000
Lighting Upgrades	SW-09	3			30,000			30,000
Chemical Storage Operations Building	SW-10	3				70,000		70,000
Pavement at Storage & Operations Building	SW-11	3			120,000			120,000
Lagoon Sludge Removal	SW-2	3			800,000			800,000
<i>Sewer Total</i>			485,000	1,160,000	70,000	381,500		2,096,500
<u>Streets</u>								
Street Reconstruction	ST-1	1	90,000					90,000
Preservation Treatment to East St. Joseph	ST-10	3		25,000				25,000
Crack Sealing 36th Street	ST-11	3		15,000				15,000
Street Reconstruction	ST-2	1	80,000					80,000
South Kalamazoo Pedestrian Improvements	ST-7	2				120,000		120,000
Reconstruct Red Arrow Highway	ST-8	3		100,000				100,000
Structural Improvements to N. Gremps	ST-9	3		25,000				25,000
<i>Streets Total</i>			170,000	165,000		120,000		455,000
<u>Water</u>								
Gremps Street Water Main Replacement	*G1-1	3	386,860					386,860
LaGrave Street Watermain	G1-2	3	153,180					153,180
Niles Street Watermain Upgrade	G1-3	3	136,800					136,800
Cedar Street Watermain Upgrade	G1-4	3	264,000					264,000
Niles Street Watermain Upgrade	G1-5	3	324,000					324,000
LaGrave Street Watermain Upgrade	G2-1	3			204,800			204,800
Tulip Street Watermain Upgrade	G2-2	3			124,400			124,400
Lilac Street Watermain Upgrade	G2-3	3			73,830			73,830
Lily Street Watermain Upgrade	G2-4	3			79,120			79,120
Hillcrest Road Watermain Upgrade	G2-5	3			256,450			256,450
N. Dyckman Street Watermain Upgrade	G2-6	3			69,400			69,400
Water Tower Improvements	W-2	2		140,000				140,000
<i>Water Total</i>			1,264,840	140,000	808,000			2,212,840
Construction/Maintenance Total			1,472,840	1,180,000	2,228,000	890,000	381,500	6,152,340

Equip/Vehicles/Furnishings

Motor Pool

Pickup	E-10	3					35,000	35,000
Fork Lift	E-100	3				200,000		200,000

Department	Project #	Priority	2017	2018	2019	2020	2021	Total
Dixie Chopper Lawn Mower	E-102	2	18,000					18,000
Tractor - Mower	E-105/144	3		20,000				20,000
Bobcat Replacement	E-113	3			50,000			50,000
Snow Blower	E-155	3			15,000			15,000
Pick-Up Truck	E-17	3			40,000			40,000
Snow Plow	E-170	3					10,000	10,000
Snow Plow	E-171	3					10,000	10,000
Snow Plow	E-172	3					10,000	10,000
Snow Plow	E-173	3					10,000	10,000
Snow Plow	E-174	3					10,000	10,000
Snow Plow	E-175	3					10,000	10,000
Snow Plow	E-176	3					10,000	10,000
Snow Plow	E-178	3					5,000	5,000
4x4 Dump	E-18	2	38,000					38,000
Material Spreader	E-180	3					10,000	10,000
Brush Chipper	E-210/210-5	3					35,000	35,000
Leaf Vacuum	E-211-05	3					20,000	20,000
Leaf Vacuum	E-221	3				20,000		20,000
Dump with Underbody Scraper	E-25	3		50,000				50,000
Weed Cutting Boat	E-256	2	65,000					65,000
Dump Truck with Underbody Scraper	E-26	3			50,000			50,000
Dump Truck	E-29	3					50,000	50,000
Pickup Truck	E-33	3			40,000			40,000
Hydraulic Boom and Bucket	E-38	1	93,000					93,000
Digger Derrick and Auger	E39/39A/39W	2				100,000		100,000
Pickup Truck	E-42	3					35,000	35,000
Car Replacement	E-471-04	3			30,000			30,000
Car Replacement	E-472-07	3					30,000	30,000
Pickup	E-6	3					30,000	30,000
Motor Pool Total			214,000	70,000	225,000	320,000	320,000	1,149,000
<u>Parks and Recreation</u>								
Briggs Pond/La Cantina Basin Feature	PR-6	3	30,000					30,000
Parks and Recreation Total			30,000					30,000
<u>Police</u>								
In-Car Mobile Video Recorder	P-2	3			32,000			32,000
Police Total					32,000			32,000
<u>Sewer</u>								
Control Valve Replacement	SW-01	2		115,000				115,000
Sewer Total				115,000				115,000
Equip/Vehicles/Furnishings Total			244,000	185,000	257,000	320,000	320,000	1,326,000
GRAND TOTAL			1,881,815	1,370,000	2,618,600	1,210,000	701,500	7,781,915

Village of Paw Paw, Michigan

Capital Improvement Plan

2017 thru 2021

PROJECTS BY YEAR & PRIORITY

Project Name	Department	Project #	Priority	Project Cost
2017				
Priority 1 Critical				
Hydraulic Boom and Bucket	Motor Pool	E-38	1	93,000
Street Reconstruction	Streets	ST-1	1	90,000
Street Reconstruction	Streets	ST-2	1	80,000
<i>Total for: Priority 1</i>				263,000
Priority 2 Very Important				
Dixie Chopper Lawn Mower	Motor Pool	E-102	2	18,000
4x4 Dump	Motor Pool	E-18	2	38,000
Weed Cutting Boat	Motor Pool	E-256	2	65,000
<i>Total for: Priority 2</i>				121,000
Priority 3 Important				
Amphitheater Sign	Parks and Recreation	PR-4	3	18,000
Shoreline Restoration	Parks and Recreation	PR-5	3	20,000
Briggs Pond/La Cantina Basin Feature	Parks and Recreation	PR-6	3	30,000
Gremps Street Water Main Replacement	Water	*G1-1	3	437,320
LaGrave Street Watermain	Water	G1-2	3	173,160
Niles Street Watermain Upgrade	Water	G1-3	3	154,635
Cedar Street Watermain Upgrade	Water	G1-4	3	298,400
Niles Street Watermain Upgrade	Water	G1-5	3	366,300
<i>Total for: Priority 3</i>				1,497,815
Total for 2017				1,881,815
2018				
Priority 2 Very Important				
Maple Lake Dredging	Natural Resources	NR-2	2	250,000
Sunset Park Canoe/Kayak Launch	Parks and Recreation	PR-7	2	70,000
Control Valve Replacement	Sewer	SW-01	2	115,000
Replace Air Lateral Lines	Sewer	SW-03	2	180,000
Alum Chemical Injection Upgrade	Sewer	SW-04	2	80,000
Blower Building Electrical Upgrade	Sewer	SW-05	2	125,000
Water Tower Improvements	Water	W-2	2	140,000
<i>Total for: Priority 2</i>				960,000
Priority 3 Important				
Community Wayfinding System	DDA	A-2	3	25,000
Tractor - Mower	Motor Pool	E-105/144	3	20,000
Dump with Underbody Scraper	Motor Pool	E-25	3	50,000
Air Header Replacement	Sewer	SW-02	3	100,000
Preservation Treatment to East St. Joseph	Streets	ST-10	3	25,000
Crack Sealing 36th Street	Streets	ST-11	3	15,000

Project Name	Department	Project #	Priority	Project Cost
Reconstruct Red Arrow Highway	Streets	ST-8	3	100,000
Structural Improvements to N. Gremps	Streets	ST-9	3	25,000
<i>Total for: Priority 3</i>				360,000
Priority 4 Less Important				
Dumpster Enclosures	DDA	DDA-2	4	50,000
<i>Total for: Priority 4</i>				50,000
Total for 2018				1,370,000

2019

Priority 2 Very Important

Maple Lake Dredging	Natural Resources	NR-2	2	250,000
Replace Blowers	Sewer	SW-06	2	200,000
Composite Sampler	Sewer	SW-08	2	10,000
<i>Total for: Priority 2</i>				460,000

Priority 3 Important

Bobcat Replacement	Motor Pool	E-113	3	50,000
Snow Blower	Motor Pool	E-155	3	15,000
Pick-Up Truck	Motor Pool	E-17	3	40,000
Dump Truck with Underbody Scraper	Motor Pool	E-26	3	50,000
Pickup Truck	Motor Pool	E-33	3	40,000
Car Replacement	Motor Pool	E-471-04	3	30,000
Rain Gardens	Natural Resources	NR-3	3	10,000
In-Car Mobile Video Recorder	Police	P-2	3	32,000
Lighting Upgrades	Sewer	SW-09	3	30,000
Pavement at Storage & Operations Building	Sewer	SW-11	3	120,000
Lagoon Sludge Removal	Sewer	SW-2	3	800,000
LaGrave Street Watermain Upgrade	Water	G2-1	3	235,800
Tulip Street Watermain Upgrade	Water	G2-2	3	155,100
Lilac Street Watermain Upgrade	Water	G2-3	3	84,830
Lily Street Watermain Upgrade	Water	G2-4	3	91,120
Hillcrest Road Watermain Upgrade	Water	G2-5	3	294,950
N. Dyckman Street Watermain Upgrade	Water	G2-6	3	79,800
<i>Total for: Priority 3</i>				2,158,600
Total for 2019				2,618,600

2020

Priority 2 Very Important

Digger Derrick and Auger	Motor Pool	E39/39A/39W	2	100,000
South Kalamazoo Pedestrian Improvements	Streets	ST-7	2	120,000
<i>Total for: Priority 2</i>				220,000

Priority 3 Important

Fork Lift	Motor Pool	E-100	3	200,000
Leaf Vacuum	Motor Pool	E-221	3	20,000
Maple Lake Bridge Open Space Corridor	Parks and Recreation	PR-2	3	0
Maple Lake Access	Parks and Recreation	PR-3	3	0
Chemical Storage Operations Building	Sewer	SW-10	3	70,000
<i>Total for: Priority 3</i>				290,000

Priority 4 Less Important

Project Name	Department	Project #	Priority	Project Cost	
Additional Dam Spillover	Natural Resources	NR-1	4	700,000	
				<i>Total for: Priority 4</i>	700,000
Total for 2020					1,210,000

2021

Priority 2 Very Important

Security Fencing	Sewer	SW-07	2	381,500	
				<i>Total for: Priority 2</i>	381,500

Priority 3 Important

Pickup	Motor Pool	E-10	3	35,000	
Snow Plow	Motor Pool	E-170	3	10,000	
Snow Plow	Motor Pool	E-171	3	10,000	
Snow Plow	Motor Pool	E-172	3	10,000	
Snow Plow	Motor Pool	E-173	3	10,000	
Snow Plow	Motor Pool	E-174	3	10,000	
Snow Plow	Motor Pool	E-175	3	10,000	
Snow Plow	Motor Pool	E-176	3	10,000	
Snow Plow	Motor Pool	E-178	3	5,000	
Material Spreader	Motor Pool	E-180	3	10,000	
Brush Chipper	Motor Pool	E-210/210-5	3	35,000	
Leaf Vacuum	Motor Pool	E-211-05	3	20,000	
Dump Truck	Motor Pool	E-29	3	50,000	
Pickup Truck	Motor Pool	E-42	3	35,000	
Car Replacement	Motor Pool	E-472-07	3	30,000	
Pickup	Motor Pool	E-6	3	30,000	
				<i>Total for: Priority 3</i>	320,000

Total for 2021 **701,500**

GRAND TOTAL **7,781,915**

Village of Paw Paw, Michigan
Capital Improvement Plan
 2017 thru 2021

CATEGORY SUMMARY

Category	2017	2018	2019	2020	2021	Total
Buildings		50,000				50,000
Equipment: Computers						
Equipment: Miscellaneous			32,000			32,000
Equipment: PW Equip	214,000	70,000	225,000	320,000	320,000	1,149,000
Lake Management	50,000	250,000	250,000	700,000		1,250,000
Park Improvements	18,000	70,000				88,000
Signs/Signalization		25,000				25,000
Street Construction	80,000	25,000				105,000
Street Reconstruction	90,000	140,000		120,000		350,000
Wastewater		600,000	1,160,000	70,000	381,500	2,211,500
Water Distribution	1,429,815		861,800			2,291,615
Water Treatment		140,000	89,800			229,800
TOTAL	1,881,815	1,370,000	2,618,600	1,210,000	701,500	7,781,915

Village of Paw Paw, Michigan
Capital Improvement Plan
PROJECT DESCRIPTIONS

DDA

Community Wayfinding System

A-2

Design and implementation of a community wayfinding system.

Dumpster Enclosures

DDA-2

Installation of gates in downtown dumpster enclosures.

Motor Pool

Pickup

E-10

Replacement of 2008 Chevrolet Silverado 1500 Pickup with Halogen Arrow Bar

Fork Lift

E-100

Replacement of 1977 Allis-Chalmers Fork Lift

Dixie Chopper Lawn Mower

E-102

Replace current lawnmower

Tractor - Mower

E-105/144

Replace 1989 Kubota Compact Tractor & Tractor" Mower Deck

Bobcat Replacement

E-113

Replace 1988 Model 743 Bobcat

Snow Blower

E-155

Replace 1999 Erskine Snow Blower 1812

Pick-Up Truck

E-17

Replace 1986 Ford F350 4x4 Pickup

Snow Plow

E-170

Replacement of 1970 Snow Plow (Reversible)

Snow Plow

E-171

Replacement of 1970 Snow Plow (Reversible)

Snow Plow

E-172

Replacement of 1970 Snow Plow (One- Way)

Snow Plow

E-173

Replacement of 1970 Snow Plow (One- Way)

Snow Plow

E-174

Replacement of 1970 Snow Plow (One- Way)

Snow Plow

E-175

Replacement of 1970 Snow Plow (One- Way)

Snow Plow

E-176

Replacement of 1970 Snow Plow (One- Way)

Snow Plow

E-178

Replacement of 2005 Boss 8 Foot Snow Plow (Reversible)

4x4 Dump

E-18

Replace 1997 Didge 3500 4x4 Dump

Material Spreader

E-180

Replacement of 1999 Material Spreader

Brush Chipper

E-210/210-5

Replacement of 1989 Vermeer 1250 Brush Chipper (Unit #210) and 2005 Vermeer 1400 XL Brush Chipper (Unit 210-05)

Leaf Vacuum

E-211-05

Replacement of ODB Leaf Vacuum

Leaf Vacuum

E-221

Replacement of 1992 Leaf Vacuum

Dump with Underbody Scraper

E-25

Replace 1991 International Dumop with Underbody Scraper

Weed Cutting Boat

E-256

New weed boat purchase

Dump Truck with Underbody Scraper

E-26

Replace 1994 International Dump with Underbody Scraper

Dump Truck

E-29

Replacement of 2004 Sterling L 7501 Dump Truck with Underbody Scaper/Power Reverse

Pickup Truck

E-33

Replace 2007 Chevrolet 2500 Pickup with Halogen Arrow Bar

Hydraulic Boom and Bucket

E-38

Replace 1987 GMC with Hydraulic Boom and Bucket

Digger Derrick and Auger

E39/39A/39W

Replacement of 1990 Ford F800 Digger Derrick; 1990 Auger, and 1990 Winch

Pickup Truck

E-42

Replacement of 2002 Dodge 2500 Ton Pickup with Halogen Arrow Bar

Car Replacement

E-471-04

Replace 2007 Ford Taurus, 4-Door

Car Replacement

E-472-07

Replacement of 2007 Ford Taurus, 4-Door

Pickup

E-6

Replacement of 2007 GMC Canyon Pickup with Halogene Arrow Bar

Natural Resources

Additional Dam Spillover

NR-1

Construction of additional spillover

Maple Lake Dredging

NR-2

Dredging sediment from Maple Lake

Rain Gardens

NR-3

Installation of rain gardens as a storm water management solution.

Parks and Recreation

Maple Lake Bridge Open Space Corridor

PR-2

Acquire properties on the north and west side of the Maple Lake Bridge to create a new open space corridor.

Maple Lake Access

PR-3

Acquire land along Maple Lake for public access, if land currently occupied by Bronson-Lakeview Hospital becomes available.

Amphitheater Sign

PR-4

Sign for ampitheater

Shoreline Restoration

PR-5

Natural shoreline restoration on Maple Lake

Briggs Pond/La Cantina Basin Feature

PR-6

Water feature for the basin

Sunset Park Canoe/Kayak Launch

PR-7

Installation of an universal designed canoe and kayak launch including accessory equipment and park signage.

Police

In-Car Mobile Video Recorder

P-2

In-car video recorder

Sewer

Control Valve Replacement

SW-01

Replace 9 control valves

Air Header Replacement

SW-02

Replacement of air headers at Pond #1 and Pond #2

Replace Air Lateral Lines

SW-03

Replace air lateral lines and cyclone towers

Alum Chemical Injection Upgrade

SW-04

Upgrade equipment

Blower Building Electrical Upgrade

SW-05

Upgrade electrical network in the Blower Building

Replace Blowers

SW-06

Replace blowers with more energy efficient units

Security Fencing

SW-07

Replace security fencing and gates around the wastewater treatment facility

Composite Sampler

SW-08

Replace composite sampler and service lines

Lighting Upgrades

SW-09

Replace lights in Storage Building

Chemical Storage Operations Building

SW-10

Repair Storage Building

Pavement at Storage & Operations Building

SW-11

Complete pavement around the Storage Building

Lagoon Sludge Removal

SW-2

Removal of sludge from lagoon system.

Streets

Street Reconstruction

ST-1

176L, 177L Reconstruction

Preservation Treatment to East St. Joseph

ST-10

Preservation treatment to E. St. Joseph between LaGrave and S. Van Buren St

Crack Sealing 36th Street

ST-11

Crack sealing 36th Street between Michigan and 52nd St

Street Reconstruction

ST-2

77M - 82M Preservation treatments

South Kalamazoo Pedestrian Improvements

ST-7

S. Kalamazoo Pedestrian Improvements

Reconstruct Red Arrow Highway

ST-8

Reconstruction West Red Arrow Highway between N. Liberty Street and Woodman

Structural Improvements to N. Gremps

ST-9

Structural improvements to N. Gremps street E. Berrien and Oak St.

Water

Gremps Street Water Main Replacement

*G1-1

Upsize approximately 2,245 ft. of 4" watermain to 8" watermain along Gremps Street from Michigan Avenue to North Street and along Cedar Street between Gremps Street and Kalamazoo Street. This area directly overlaps with SRF project area.

LaGrave Street Watermain

G1-2

Upsize approximately 700 ft. of 4" watermain to 8" watermain along LaGrave Street between Michigan Avenue and St. Joseph Street. This area directly overlaps with SRF project area.

Niles Street Watermain Upgrade

G1-3

Upsize approximately 700 ft. of 4" watermain to 8" watermain along Niles Street between Michigan Avenue and St. Joseph Street. This area directly overlaps with SRF project area.

Cedar Street Watermain Upgrade

G1-4

Upsize approximately 1,405 ft. of 4" watermain to 8" watermain along Cedar Street between Kalamazoo Street and Brown Street. This area is adjacent to the SRF projects.

Niles Street Watermain Upgrade

G1-5

Upsize approximately 1,780 ft. of 4" watermain to 8" watermain along Niles Street from St. Joseph Street to Water Street, east on Water Street and north on LaGrave Street to St. Joseph Street. This area is adjacent to the SRF projects.

LaGrave Street Watermain Upgrade

G2-1

Upsize approximately 1,175 ft. of 2" watermain to 8" watermain along S. Lagrave Street

Tulip Street Watermain Upgrade

G2-2

Upsize approximately 680 ft. of 2" watermain to 8" watermain along Tulip Street

Lilac Street Watermain Upgrade

G2-3

Upsize approximately 350 ft. of 2" watermain to 8" watermain along Lilac Street

Lily Street Watermain Upgrade

G2-4

Upsize approximately 420 ft. of 2" watermain to 8" watermain along Lily Street

Hillcrest Road Watermain Upgrade

G2-5

Upsize approximately 460 ft. of 2" watermain to 8" watermain along Hillcrest Road and approximately 660 ft. of 2" watermain with 8" watermain along Fairfield Drive

N. Dyckman Street Watermain Upgrade

G2-6

Upsize approximately 315 ft. of 2" watermain with 8" watermain along N. Dyckman Street

Water Tower Improvements

W-2

Improvements to the Village water tower