



**ACME TOWNSHIP PLANNING COMMISSION MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
November 12, 2018 7:00 p.m.**

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE at 7:00 pm

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

Members excused: None

Staff present: S. Winter, Planning & Zoning Administrator, C. Karner, Associate Planner, V. Donn, Recording Secretary

A. LIMITED PUBLIC COMMENT: None

B. APPROVAL OF AGENDA:

Motion by Timmins to approve agenda as presented with addition of Brian Kelley's letter to G. 2. CORRESPONDENCE, supported by Balentine. 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 Draft Regular Meeting Minutes 10.02.18
- b. Parks & Trails Committee Regular Meeting Minutes 09.21.18
- c. Parks & Trails Committee Draft Regular Meeting Minutes 10.19.18
- d. Site Plan Review Committee Draft Regular Meeting Minutes 10.22.18.

2. ACTION:

- a. Adopt Planning Commission Meeting Draft Minutes 10.08.18

Motion by Timmins to approve the Consent Calendar as presented, supported by Balentine. Motion carried unanimously.

F. ITEMS REMOVED FROM THE CONSENT CALENDAR: None

G. CORRESPONDENCE:

1. 'Tis The Season: Planning for Northwest Michigan's Seasonal Economy Conference

Winter informed the conference will have topics relevant to our local economy. He will be going and if anyone from PC would like to attend, let him know by November 14.

2. Brian Kelley letter submitted 11/12/18

Wentzloff read the letter for public record and to be included in the packet.

H. PUBLIC HEARINGS: None

I. NEW BUSINESS: None

J. OLD BUSINESS:

1. Master Plan Update (Claire Karner, Beckett & Raeder)

Claire Karner, Associate Planner at Beckett & Raeder Traverse City, was present to continue with the analysis of the demographic data and community survey. She gave an overview of a demographic narrative, demographic dashboard, 2014 report for comparison and survey results.

Karner pointed out the list of entities that will be sent a notification of the intent to plan. It is required to send to those sharing boundaries with the county, public schools and other community organizations. It goes out at the start of the master plan and within the 63-day period for public comment and again announcing when there is a public hearing, and lastly when adopted.

Karner discussed the comparison of the current demographic dashboard with the 2014 data. It shows the township's ranking with estimates of the annual American Community Survey of the whole population, along with data from the census.

The dashboard shows the township's position on the size of households, their values, education, income, commuting, employment and industrial sectors as compared to Grand Traverse County, Michigan and United States.

The current Community Master Plan survey results summary is based on 125 that were completed. Graphs were included showing how long residents have been in the township, year-around residency versus seasonal, business owners, and age groups. The survey shows in percentages the ranking of importance on issues that residents marked on the survey regarding to quality of life, services provided, funding initiatives, initiatives for the next ten years, economic growth opportunities, priorities for protection, housing, tart trail, and parks/recreation facilities. Karner said for the next round the graphs will be revised to show the top issues residents felt were important.

The next step will be to update the information and develop an action plan to be discussed at the December PC meeting.

Balentine voiced her concerns that there hadn't been more residents that completed the survey. A discussion was held on ways to promote an initiative to receive a higher response.

Timmins reminded everyone the Parks and Trails Plan needs to be completed and include in the Master Plan by February 1, 2019, to be eligible to apply for grants.

K. PUBLIC COMMENT & OTHER PC BUSINESS

Public Comment: None

1. Zoning Administrator Report – Shawn Winter:

Winter informed at this time none of the Medical Marihuana applicants have received a state license. Jeff Jocks, Legal Counsel, will be attending the Board Meeting on November 13, to discuss the results of the passing of state proposal 18-1 that now allows legal use of recreational marihuana. After giving the board an overview of options, he will come back to the PC December meeting for further discussion.

An email was received from Paul Bandrowski of North Bay Capital letting him know they have put a hold for now on moving forward with the purchase and plan development of the Kmart property. His board felt there was a lot at risk financially to build out as the PD proposed and to meet their needs. They are still trying to decide if they want to purchase the property for office space.

Winter said there has been a request to have a copy of the community survey that was completed with the online tool Survey Monkey. The data results are on long spreadsheets and in the hands of Beckett & Raeder. It was determined this information, although the property of the township, was not necessary for internal review.

2. Planning Consultant Report – John Iacoangeli: No Report

3. Township Board Report – White asked Winter to explain the short-term rental request they received. Winter explained there is a property owner with two homes side by side wanting to rent

out one of them as a short-term rental. This would require amending the ordinance. It will be presented to the Township Board for their decision. Winter mentioned he will be meeting with Jocks to go over other incidents that pertain to the short-term rental ordinance.

4. **Parks & Trails Committee Report** – Timmins reported the park’s playground equipment concerning colors and cost will be discuss at this weeks Board Meeting.

ADJOURN: Motion to adjourn by Timmins, supported by Balentine. Meeting adjourned at 8:29



ACME TOWNSHIP PLANNING COMMISSION MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
November 12th, 2018 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:**
- 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 Draft Regular Meeting Minutes 10.02.18
 - b. Parks & Trails Committee Regular Meeting Minutes 09.21.18
 - c. Parks & Trails Committee Draft Regular Meeting Minutes 10.19.18
 - d. Site Plan Review Committee Draft Regular Meeting Minutes 10.22.18
 - 2. ACTION:**
 - a. Adopt Planning Commission Meeting Draft Minutes 10.08.18
- F. ITEMS REMOVED FROM THE CONSENT CALENDAR**
 - 1. _____
 - 2. _____
- G. CORRESPONDENCE:**
 - 1. 'Tis The Season: Planning for Northwest Michigan's Seasonal Economy Conference
- H. PUBLIC HEARINGS:**
- I. NEW BUSINESS:**
- J. OLD BUSINESS:**
 - 1. Master Plan Update (Claire Karner, Beckett & Raeder)
- K. PUBLIC COMMENT & OTHER PC BUSINESS**
 - 1. Zoning Administrator Report – Shawn Winter
 - 2. Planning Consultant Report – John Iacoangeli
 - 3. Township Board Report – Doug Whit
 - 4. Parks & Trails Committee Report – Marcie Timmins

ADJOURN:



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; Claire Karner, Planning Consultant
Date: November 7, 2018
Re: November 12, 2018 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 PRESENTATIONS: NONE

E. CONSENT CALENDAR:

1. **RECEIVE AND FILE:**
 - a. Township Board Draft Regular Meeting Minutes 10.02.18
 - b. Parks & Trails Committee Regular Meeting Minutes 09.21.18
 - c. Parks & Trails Committee Draft Regular Meeting Minutes 10.19.18
 - d. Site Plan Review Committee Draft Regular Meeting Minutes 10.22.18
2. **ACTION:**
 - a. Approve Draft Planning Commission Meeting Draft Minutes 10.08.18

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

F. ITEMS TO BE REMOVED FROM THE CONSENT CALENDAR:

1. _____
2. _____

G. CORRESPONDENCE:

1. **'Tis the Season: Planning for Northwest Michigan's Seasonal Economy Conference**
Please let me know if anyone is interested in attending this conference so I may register before the early bird rate expires on November 16. This is a new topic being addressed by Networks Northwest, is relevant to our local economy, and may lead to some interesting ideas as we work through our master plan update. I will be attending and would love to have as many of you that can attend join me.

H. PUBLIC HEARINGS: NONE

I. NEW BUSINESS: NONE

J. OLD BUSINESS:

1. Master Plan Update

Enclosed in the packet are the notes summarizing last month’s discussion.

Claire Karner of Beckett & Raeder will be back this month to discuss the analysis of the demographic data and community survey. Your packet includes a demographic narrative, demographic dashboard, and survey summary. There’s a lot of interesting information presented in the data both from the American Community Survey (demographics) and Acme Township community survey (public input) that I would encourage to explore and bring any questions or comments you may have to the meeting. Also included is the Intent to Plan list documented the entities who have been notified of our planning efforts.

K. PUBLIC COMMENT & OTHER PC BUSINESS:

1. Public Comment:

Open:

Close:

2. Zoning Administrator Report: Shawn Winter

- **Permits** (since October 8, 2018)
 - Land Use Permits – 3
 - LUP 2018-35 New Home, 4159 Windward Way
 - LUP 2018-36 New Home, 4057 Windward Way
 - LUP 2018-37 Commercial (cell antennae), 3536 Mt Hope Rd
 - Sign Permits – 2
 - SIGN 2018-16 Temporary, multiple locations, special event
 - SIGN 2018-17 Permanent, Speedway LLC, 5980 US-31 N
 - Site Plan Review – 1
 - SPR 2018-03 Electric Substation, 6033 Arnold Rd
 - Medical Marihuana – 4
 - MM 2018-63 Amend location of MM-2018-09-B4-G-A to 7053 E M-72
 - MM 2018-64 Amend location of MM-2018-07-B4-PC to 7053 E M-72; transfer ownership to Northern Michigan Grow LLC
 - MM 2018-65 Transfer ownership of MM-2018-09-B4-G-A to Acme North Operating LLC; Amend growing class to “C”
 - MM 2018-66 Transfer ownership of MM-2018-07-B4-PC to Acme North Operating LLC
- Following up on a rumor I had heard, Paul Bandrowski of North Bay Capital emailed me to say they have taken a pause on moving forward with the Kmart PD. His Board felt there was a lot of risk they’d have to assume, notably financial, in order to build out the PD and also meet their needs. Furthermore, the timeline they felt they needed to follow was much faster than a typical PD approval process. They have not ruled out purchasing the building for a by right use such as offices, but from what I’ve gathered the redevelopment of the site as a whole for the R&D headquarters has hit a dead end.
- Jeff will be attending the Board meeting on November 13 to discuss the results of the passage of state proposal 18-1 that will now allow the legal use of recreational marihuana. After discussing the options with the Board and hearing their interests/concerns I anticipate he will return to the PC to further the discussion from last month.

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:



**ACME TOWNSHIP REGULAR BOARD MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
Tuesday, October 2, 2018, 7:00 p.m.**

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

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

Members excused: none

Staff present: V. Donn, Recording Secretary

- A. LIMITED PUBLIC COMMENT:** Open at 7:00 pm
Sue Kelly, Vice President TCAPS Board of Education, introduced herself. She is a running candidate for TCAPS board trustee.

Captain Shaul with METRO announced they will be having an open house Saturday, October 13 from 11:00 – 2:00 pm at Station 8 in Acme, focusing on fire prevention and education.

Limited Public Comment closed at 7:05 pm

- B. APPROVAL OF AGENDA:**
Zollinger requested two items to be added under K. NEW BUSINESS, 1. Charter Billing Issue and 2. Community Growth Grant for Tart Trail.

Motion by Aukerman to approve the agenda with the additions to K. NEW BUSINESS, 1. Charter Billing Issue and 2. Community Growth Grant for Tart Trail, supported by Nelson. Motion carried unanimously.

- C. APPROVAL OF BOARD MINUTES:**
Dye asked to make corrections in the Draft Board meetings minutes for September 4, 2018, under C. APPROVAL OF BOARD MINUTES and in the motion, it should have Saylor Park not Bayside Park, and under K. NEW BUSINESS, 2. Memorandum from Shawn Winter RE: Park Maintenance and Revenue Plans should have been Bayside Park not Bayshore Park.

Motion by White to approve draft board meeting minutes of September 4, 2018 with correction to C. APPROVAL OF BOARD MINUTES and in the motion, it should have Saylor Park not Bayside Park and under K. NEW BUSINESS, 2. Memorandum from Shawn Winter RE: Park Maintenance and Revenue Plans should have Bayside Park not Bayshore Park, supported by Nelson. Motion carried unanimously.

- D. INQUIRY AS TO CONFLICTS OF INTEREST:**
White recused himself from L. OLD BUSINESS, 1. Renewal of Contract for Farmland services with GTRLC.

E. REPORTS

- a. Clerk:** Dye reported October 9 is the last day to register to vote for the November 6th election. Straight ticket voting is not an option on the November 6th ballot, people will need to select each candidate individually. This will take more time to vote, some may want to do Absentee voting instead. The clerk's office is currently working on mailing out the absentee ballot requests.
- b. Parks:** Zollinger informed all the work at Bayside Park has been completed with exception of signage. There is a process to follow for bidding out on the signs. The bid information needs to be sent to the State for the DNR to approve before the township can send to contractors,

once bids are received, those need to go back to the state to approve a contractor.

Some projects still need to be completed that are not part of the grant, one is the beach wall needs blocks added, estimated cost is \$1,100 to \$1,200. The erosion from Shell property was completed and will come out of the park's maintenance budget around \$2,900. Zollinger proposed that in June 2019 as the year's budget closes, to set aside \$15,000 for park work in case the township doesn't get an additional grant to cover inflation for construction costs that have occurred since the grant was requested.

Zollinger looked at the number of visitors to the township website and what areas were being viewed. Over 20% of viewers were searching for the form's category on the site.

- c. **Legal Counsel - J. Jocks:** No report
- d. **Sheriff:** Nate Lentz reported traffic has slowed down and the rash of car break-ins have decreased from the summer months.
- e. **County:** Carol Crawford informed Easling Pool is now open and all the renovations costs were paid for by community donations. It was jointly decided by the county and city commission to rebuild the Traverse City Senior Center. It was also decided to dissolve the county planning commission, and possibility hiring a Community Development Coordinator. The first version of the balance budget has been completed and will be proposed at this week's commission meeting.
- f. **Roads:** No report

F. SPECIAL PRESENTATIONS: None

G. CONSENT CALENDAR:

1. RECEIVE AND FILE:

- a. **Treasurer's Report**
- b. **Clerk's Revenue/Expenditure Report and Balance Sheet**
- c. **North Flight August report**
- d. **Draft Unapproved meeting minutes**
 - 1. **Planning Commission 09/10/18**

2. APPROVAL:

- 1. **Accounts Payable Prepaid of \$190,733.38 and Current to be approved of \$73,213.52. (Recommend approval: Clerk, C. Dye)**

Dye requested to remove under 2. APPROVAL, 1. Accounts Payable Prepaid of \$190,733.38 and current to be approved of \$70,892.52.

Motion by Nelson to approve Consent Calendar with removal of 2. APPROVAL, 1. Accounts Payable Prepaid of \$190,733.38 and Current to be approved of \$70,892.52, supported by White. Roll Call motion carried unanimously.

H. ITEMS REMOVED FROM THE CONSENT CALENDAR:

- 2. APPROVAL, 1. Accounts Payable Prepaid of \$190,733.38 and Current to be approved of \$70,892.52.

Dye explained \$2,321.00 needed to be added to Current to be approved totaling \$73,213.52 for payment to Brickhouse (\$1,491.00) and Gosling & Czubak (\$830.00).

Motion by White to approve Consent Calendar with addition to Current to be approved of \$73,213.52, supported by Nelson. Roll Call motion carried unanimously.

I. CORRESPONDENCE:

- 1. **2018 Inspection report of Storm Water Management System/Grand Traverse Town Center September 2018.**
- 2. **9/6/18 Annual monitoring of the Acme PDR program properties from the Grand Traverse**

Regional Land Conservancy

J. PUBLIC HEARING: None

K. NEW BUSINESS:

1. Charter Billing Issue

Zollinger informed Charter offered a special rate for two years that would decrease the township's internet bill by \$50 a month. It gives an internet upgrade and taps into a TV receiver if needed.

Motion by Scott to go with Charter's special rate for internet upgrade and do a review before the offer expires, supported by Aukerman, Motion carried unanimously.

2. Community Growth Grant for Tart Trail

Jenema informed the township was approved for a \$20,000 grant from Networks Northwest to use for the design and engineering on the Acme Connector Trail (Holiday Inn to Williamsburg Dinner Theater). Discussed the license agreement with Holiday Inn Express has been completed by Jeff Jocks and other grants received for this project. This Grant Agreement needs to be signed to proceed.

Motion by Jenema to approve the Grant agreement by Networks Northwest as presented and have Zollinger sign, supported by Dye. Roll call motion carried unanimously.

L. OLD BUSINESS:

1. Renewal of Contract for Farmland Services with GTRLC

Chris Sullivan and Laura Rigan with the Grand Traverse Regional Land Conservancy were present for any questions on the Renewal: Contract for Services Agreement January 2019-December 2022.

Motion by Jenema to renew the Contract for Services Agreement January 2019-December 2022, supported by Scott. Roll Call Motion carried by 6 (Nelson, Aukerman, Dye, Zollinger, Scott and Jenema), recused by 1 (White).

2. Correction of Metro Fire Budget Resolution

Zollinger explained the wrong resolution number was given on the Emergency Services Assessment Levy for 2018, it should have been Resolution #2018-25 instead of #2018-21.

Motion by Nelson to replace the vote for the Emergency Services Assessment Levy for 2018, to Resolution #2018-25 instead of #2018-21, supported by White. Motion carried unanimously.

3. Update on Hope Village water

Zollinger pointed out the rate table study that will be used for Hope Village. The Board then discussed the future of the Hope Village Water System.

Motion by Jenema to approve the recommended water rate schedule as presented, supported by Scott. Motion carried unanimously.

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

Jenema met with a landscaping architect at Bayside Park who suggested using filter fabric, rocks and water plants to help with the water gathering at the basin. Volunteers will help with finishing this project.

ADJOURN: Meeting adjourned at 8:12 pm

ACME TOWNSHIP PARKS & TRAILS MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
September 21, 2018 8:30 a.m.

ROLL CALL:

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

- A. **PUBLIC COMMENT:** none
- B. **APPROVAL OF AGENDA:** Motion to approve the agenda Timmins 2nd. By Feringa, motion carries.
- C. **INQUIRY AS TO CONFLICTS OF INTEREST:** none
- D. **CORRESPONDENCE:** Read Heffner's email about the playground.
- E. **ACTION:**
1. Approve Draft Parks & Trails Minutes 08.17.18 Motion by Timmins 2nd. By Heffner to approve the park and trails minutes from 8/17/18. Motion carries
- F. **OLD BUSINESS:**
1. **Bayside Park Updates**
 - a. *Directional Signage* - according to DNR requirements the sign package went out to bid. Still working on the main park sign design.
Heffner brought up the TART trail/driveway area off Shore rd. that needs better distinction so that cars don't mistake the trail for the driveway. Discussion followed all were in agreement that a better distinction was needed.
 - b. *Bike Racks-*
 - c. *Basin Planting Plans-* Some confusion on the planting plan for where the area of the where there is standing water artesian well. A wetland garden is needed. Jenema had heard that Sharma was working on a plan but was not sure how that plan was going. Discussion followed as the planting needs to happen soon. Wentzloff offered to reach out to a friend of hers who is a landscape architect.
Heffner talked to the friendly garden club in Traverse City they are interested in helping in the park and have grant money available.
Aukerman discussed playground ideas with the committee- She brought pictures from a playground Heffner had recommended looking at for ideas. Discussed poured rubber vs. wood fiber for the playground surface.
 2. **Trail Updates**
 - a. *Acme Connector Trail* Kushman talked about the letters of commitment that TART and the township have in hand; Peace of victory church, Dan Kelly and Samaritas.
 - i. Holiday Inn Express License Holiday Inn has approved a 20 year license. The township is waiting on Jeff Jocks to review the document. Jenema will bring it up at the Oct. board meeting.
 - ii. Community Growth Grant- Winter submitted the grant, the money the township received from the 2% grant and TART will serve as the match. The grant was

written for the connector trail from the railroad tracks to the VGT property.

- b. *TVC 2 CHX Trail* - Kushman- the August open house had a big turn out. Prein and Newhof have completed the preliminary assessment and are putting together a presentation.

Jenema talked about traffic calming measures like striping crosswalks, the crosswalks in front of the Cincinnati museum were referenced.

Feringa said the township would have to talk to MDOT about options.

- 3. **Park System Signage** - no action

- 4. **Art In The Park** - Smith encouraged the committee to go online and check out the pearl street mall in Boulder, CO. to see ideas on how fountains are used as art.

- 5. **Bayside Park Dedication Ceremony**- Winter reached out to the ABA to discuss the “makers market” idea. He will be talking to them more after the fall festival.

G. NEW BUSINESS:

- 1. **Parks Master Plan Update** – Survey Distributed- Discussed putting it in the ticker,

- 2. **GTRLC Trail Building Workshops**- happening now at the wintergreen trail by Saylar park, in Oct. they will be working on the Yuba overlook trail.

- 3. **Park Maintenance Plan and Revenue Options**- Jenema is working with Ryan and Shawn. Discussion of a written document for daily/weekly responsibility checklist. Discussion on best future funding will also be discussed.

H. PUBLIC COMMENT Jean Aukerman introduced Claudia Fry to the committee.

ADJOURN: 10:35 Motion to adjourn Timmins 2nd. By Heffner. Motion carries

**ACME TOWNSHIP PARKS & TRAILS MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
October 19, 2018 8:30 a.m.**

ROLL CALL:

Committee:	x	Feringa	x	Heflin	x	Heffner	x	Jenema
	x	Smith	x	Timmins	x	Wentzloff		
Advisory:	x	Kushman	x	Klingelsmith				
Staff:	x	Winter						

- A. **PUBLIC COMMENT:** none
- B. **APPROVAL OF AGENDA: Motion to approve the agenda. Timmins, seconded by Heflin. Motion carries**
- C. **INQUIRY AS TO CONFLICTS OF INTEREST: None**
- D. **CORRESPONDENCE:**
- E. **ACTION:**
 - 1. Approve Draft Parks & Trails Minutes 09.21.18- **Motion to approve the minutes from 9/21/18. Timmins, seconded by Wentzloff. Motion carries**
- F. **OLD BUSINESS:**
 - 1. **Bayside Park**
 - a. **Basin Planting Plans-** Ryan put in screening and rocks to stop the drains from clogging around the artesian well. Ryan is also checking on wholesale prices for plants to put in once spring comes.
Jenema bought plants for the wetland area from Grand Traverse Organics going out of business sale. Ryan will be planting these this fall.
Kristen(a friend of Karly’s) gave the committee a planting plan for the artesian well area, the committee agreed with the plan.
Hefner suggested going to the supplier for the conservation district landscaping sale in the spring. Designs by nature supplies the plants for this sale, Hefner sent them the list of plants the township needs. The committee will be receiving a quote from this company also.
Heffner also talked to Suzie Snider(the past president of the friendly garden club) she recommended the Township turn in a grant application for bayside park.
 - b. **Playground Samples (Aukerman)-**Aukerman went over the 3 action items the committee asked her to get answers to at the last meeting;1) Dimensions of the EVOS equipment 2) Options to help reduce cost 3) get a hold of the children playing on the EVOS to demonstrate UA accessibility. Discussed that the township still has \$6,000 on the table to the state to get full reimbursement of the grant. Committee needs to decide which direction to move in and recommend to the board.
Aukerman and Jenema met with LSI at the park. Discussed the difference of poured in place rubber vs. wood fiber which was pointed out to be a choking hazard for small children. Jean brought up the idea of using fake turf, sighting that it has less maintenance than the poured in place rubber. It is approximately the same cost.
Original quoted cost/including wood fiber fill = \$105,445
New negotiated price \$45,164- this doesn’t include the safety surface (poured surface)
Aukerman went over the other firms she reached out too.

Jean continued to work with LSI to see if there were ways to get the cost down even more after going over the budget for the park.

LSI came back with a new plan that includes cost of the poured in place rubber, Net climber(like the one at Clancy park), the wee saw or the omni spin, but the poured in place tends to wear out around the omni spin, making the wee saw a better choice.

Cost of the wee saw = \$9,350 or \$7,950, using the stock limon color.

Cost of Net climber = \$20,405

Using a base that is 28x28 instead of 40x40

Aukerman also pointed out that the township still needs to budget for surface prep and possible tree removal or trimming.

Discussion followed about the equipment and colors of the equipment, the township needs to buy and take delivery of the equipment before the end of the year or the prices go up 3%.

Motion - To pursue a grant for an eclipse net climber and a wee saw, for \$45,000

Motion Wentzloff 2nd, Smith

Motion carries

Alternative colors to look at for the playground equipment, Dune, cool silver matte. Jean is asking for color samples.

- c. **Park Swing Donation-** Linda Kaleita came in to talk about donating a swing in memory of her deceased husband, Phil Weeks. She would like to find a safe, no maintenance swing. She referenced the swings in Frankfort. She would like to spend about \$2,000 that is the cost of the one in Frankfort.

Consensus of the committee is to put the swing in North bayshore. Winter suggested that we find a place for the swing down by where the sidewalk comes out of the woods where the mobi mat comes down.

Motion- Timmins, 2nd. By Heflin - Motion to support a swing with a coordinating color pallet, for the best placement of the swing in north bayside park.

Motion carries

Winter will call the Wabash company to get the specs.

2. Trail Updates

a. Acme Connector Trail

- i. **Holiday Inn Express License** - Kushman gave an update. Oct. 9th. Jeff Jocks provided the license, Kushman presented it to the Holiday Inn owners the same day. He hasn't heard back yet and will be reaching out next week.

- ii. **Community Growth Grant** Winter- the township submitted and was awarded the grant for trail engineering. Township had asked for \$25k, the township received \$20K Total the township has for engineering is \$45k. The township is ready to put out an RFP for the engineering work for the Acme connector trail. Jeff has already reviewed the RFP and his changes have been incorporated. There was a question about kiosks. Winter made the appropriate changes. RFP will be an open bid. It will be put out by the end of the day.

Discussed how the park and trail committee would review the RFP. The RFP will be due December 13th. Time to be determined.

Discussed who would be overseeing the project. To be determined.

Kushman brings up that TART would like the connector trail to serve as an interim connector of the TVC 2 CHX trail because there is nothing yet along the lakeshore, this would open the possibility for different funding. The committee agreed that we all thought this would section would serve that purpose.

- iii. **Review for Engineering-**

- b. **TVC 2 CHX Trail** (Kushman)- Stakeholder meeting will be Nov 1st. By invite only. Public review will be Dec. and Jan.

Motion Feringa, seconded by Timmins ; to support the RFP with the change of language Pg.3 deliverable 3.

i. Engineering Project Update

- 3. Park System Signage -No action**
- 4. Art In The Park- No Action**
- 5. Bayside Park Dedication Ceremony- No action**

G. NEW BUSINESS:

- 1. Parks Master Plan Update (Klingelsmith)-** Winter introduced Carrie Klingelsmith from Beckett and Raeder. She is helping go over the master plan and master park plan. Discussion of survey questions followed. Went over survey results. The committee will review the final finding when Carrie has finished putting them together and review them before the December meeting.

H. PUBLIC COMMENT

ADJOURN:Motion to adjourn 11:01 Timmins, second Heflin.



ACME TOWNSHIP SITE PLAN REVIEW COMMITTEE
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
October 22nd, 2018 - 4:00 p.m.

CALL TO ORDER: (4:06 pm)

ROLL CALL:

Committee Present: Wentzloff, Feringa, Winter

Members Excused: none

Applicant: Joe Hughes, John Johnson, Frank Seipker, Elizabeth Wetherll

LIMITED PUBLIC COMMENT:

Brian Kelley, Bunker Hill

— Spoke on the topic of noise, pollution control plans, storm water control review procedures.

A. APPROVAL OF AGENDA:

Motion by Feringa, support by Wentzloff. Motion carries unanimously.

B. INQUIRY AS TO CONFLICTS OF INTEREST:

None – Feringa noted references to Turtle Creek Casino in the application, but it was determined that no conflict of interest exists.

C. CORRESPONDENCE:

None

D. NEW BUSINESS:

1. Site Plan Review 2018-03: Wolverine Power Supply Cooperative, Inc.

• **Proposed addition of a second electric power distribution substation at 6033 Arnold Rd**

- Winter provided an overview of the Applicant's request to build a second substation adjacent to their existing one at 6033 Arnold Rd.
- Hughes (Applicant) supplemented Winter's overview with a detailed explanation of the proposed work.
- Winter added to documents to the packet: a SESC permit waiver and an email from Metro stating no fire review was necessary. Winter discussed the landscaping requirements and the accommodations made by the Applicant to incorporate the required plantings while meeting their easement requirements
- Feringa asked who prepared the drawings. Johnson stated Wolverine prepared the drawings and Stanley Consultants sealed them. He also asked about the soil erosion measures, which Hughes indicated would be utilized.
- Winter clarified that the storm water review was determined unnecessary after reviewing the applicability standards of the ordinance with counsel.
- Wentzloff asked if the plant species met the native, non-invasive requirements of the ordinance, which Winter confirmed. Winter also discussed the difficulties and limitations the current requirement of native species only creates when selecting

- species appropriate for site.
- Wentzloff expressed that she had no concern with the noise given the surrounding uses and current traffic on M-72.
 - Feringa asked about Sheet 226 and the stone ballast thickness below the foundations. Siepker clarified the ballast thickness in various locations.
 - Wentzloff felt the landscaping requirements for uses such as this should be looked at during the zoning ordinance rewrite.
 - Motion by Wentzloff to approve the Site Plan Review application 2018-03 for the addition of a second electric power distribution substation at 6033 Arnold Rd, based on the materials submitted by the Applicant and recommended by Township Staff. Support by Feringa. Motion carries unanimously.

2. Approve Draft Site Plan Review Committee Minutes – March 14, 2018

- Motion by Wentzloff to approve the draft minutes, support by Feringa. Motion carries unanimously.

ADJOURN:

- Motion by Feringa to adjourn, support by Wentzloff. Meeting adjourned.



ACME TOWNSHIP PLANNING COMMISSION MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
October 8th, 2018 7:00 p.m.

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE at 7:00 pm

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

Members excused: None

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

- A. LIMITED PUBLIC COMMENT:** Open at 7:01 pm
Brian Kelley, 4893 Ridgecrest, stated his concerns regarding the Master Plan.
(Written comments submitted)

Limited Public Comment Closed at 7:04 pm

B. APPROVAL OF AGENDA:

Motion by Timmins to approve agenda as presented supported by Balentine. Motion carried unanimously.

C. INQUIRY AS TO CONFLICTS OF INTEREST:

White recused from I. New Business, PD 2018-02 – Engle Ridge Farm Pre-Application and Review of Qualifications.

D. SPECIAL PRESENTATIONS:

- 1. PD 2018-01 Windward Group – Paul Bandrowski, CEO North Bay Capital**
Winter explained the pre-application and review of qualifications for PD of the former Kmart property on US-31. The proposed plan would bring the redevelopment of the existing structure into a research and development center and headquarters for Inphastos, a construction technology start-up company. The proposed plan includes new construction of mixed-use buildings along US-31, site improvements to the parking lot and pedestrian/vehicular circulation. An article from the Traverse City Ticker dated September 28, 2018 was included in the packet for reference.

Paul Bandrowski, CEO of North Bay Capital, the parent company of Inphastos, and CEO/Founder of Inphastos, was present for the Planning Commission to ask questions and bring transparency of their intentions. He explained their long-term vision is to build a world-class company in Acme. He provided an overview of how their company intends to use the Kmart building as a research and development facility and provided a detailed explanation of those practices and working environment.

E. CONSENT CALENDAR:

- 1. RECEIVE AND FILE**
a. None
- 2. ACTION:**
a. Adopt Planning Commission Meeting Draft Minutes 09.10.18

Motion by Timmins to approve the Adopt Planning Commission Meeting Draft Minutes 09.10.18 as presented, supported by Rosa. Motion carried unanimously.

F. **ITEMS REMOVED FROM THE CONSENT CALENDAR:** None

G. **CORRESPONDENCE:**

1. **Barr Engineering – August 2018 Results, Post-Construction Monitoring Grand Traverse Town Center**
2. **Barr Engineering – 2018 Inspection Report of Storm Water Management System, Grand Traverse Town Center**

H. **PUBLIC HEARINGS:** None

I. **NEW BUSINESS:**

1. **PD 2018-02 – Engle Ridge Farm Pre-Application and Review of Qualifications (S. Keever, Applicant; S. Winter, Staff)**

Winter informed an application has been received from Sarah Keever of Northview 22, on behalf of Ken & Janet Engle, for a PD pre-application review. The PD request is to create 12-unit residential site condo development at 8114 Saylor Rd in Phase 1, and a future winery in Phase 2. The lots would be approximately 1-acre each with 10 acres earmarked for the winery. The balance of the property would be conserved for continued agricultural operations and to protect sensitive wetlands. The applicant is proposing to transfer four dwelling units from the owners' Bates Rd property utilizing the TDR option. The Bates Rd property would in return be protected with a conservation easement. The plan will be completed in Phases, with Phase 1 projected for Spring - Fall, 2019, proposed 12-unit residential site condominium and future winery as Phase 2, time to be determined.

Information outlining the required standard for a project to qualify for a PD, along with the corresponding analysis is enclosed in the packet.

Sarah Keever showed on the proposed drawing, the plan for the project including dedicated open space, stormwater detention basins, wetland setback and land buffers.

Ken Engle was present for questions and felt he was proposing a plan that put the lease pressure on the surrounding farm land.

Motion by Timmins to approve the pre-application for PD 2018-02 Engle Ridge Farm located at 8114 Saylor Rd for a residential site condo development consisting of ten to twelve residential lots, to be determined by a boundary survey, a future phase with a winery, and continued agricultural operations, based on the materials submitted by the Applicant and recommended by Township staff, supported by Rosa. Motion carried by six (Wentzloff, Feringa, Balentine, Rosa, Timmins, VanHouten), recused by one White.

J. **OLD BUSINESS:**

1. **Master Plan Update Kick-Off Discussion (Claire Karner, Beckett & Raeder)**

Claire Karner, Associate Planner at Beckett & Raeder Traverse City, was the project lead for the township master plan update. There was a brainstorming session to determine the PC's focus, and the public's engagement including the process of the current community survey input. The timeline for the update was included in the packet for reference.

Changes in the Township in the past 5 years were discussed.

1. Meijer built, that area is possibly going into Trust
2. Kmart closed
3. Tiny house planned development approved – microflats - 20 acres at 4240 M-72
4. Numerous new retail and commercial closings
 - a. Overall, openings seemed to have out-paced closings
5. Zoning amendments
 - a. Adopted police power short term rental ordinance and related zoning amendments

- b. Solar farm ordinance
 - c. Form based code adopted
 - d. Medical marijuana ordinance
 - e. Planned development ordinance adopted
 - f. Provisions for temporary outdoor sales
 - g. Winter is working on a complete rewrite of the zoning ordinance based on the 2013 adopted master plan. Any changes to the master plan should be reflected as possible in the new zoning ordinance
6. A site plan review committee was established
 7. Flintfields Horse Park (home of GT Equestrian Festival) changing of hands
 8. RV park – phase 3 is complete, more planned
 9. CIP is in process-almost complete
 10. Many improvements in trails and parks
 - a. Bayside Park important community asset
 11. New roundabouts have been constructed on M-72 and Lautner Road
 12. Acme Creek restoration project – led by the Tribe
 13. Bunker Hill reconstruction
 14. Wintergreen park – 20-acre parcel acquired by GTRLC
 - a. New trails, autumn olive control

There was also discussion on the future land use map for the master plan

1. Original Acme plat – this could be developed as a traditional neighborhood, mixed use walkable development
 - a. Currently zoned commercial and single family
2. Bertha Vos (closed elementary school) opportunity to serve as a community asset – whether the school reopens, or it is converted into a community center. Owned by TCAPS.
3. Refocus on mixed use development options
4. Township owned assets: opportunity for a new Township Hall – either at current location or elsewhere. New fire station is needed, maybe an Acme Branch of the Traverse Area District Library network.
5. Limited active recreation opportunities in the township
6. Currently no public water available in the commercial area. County sewer exists throughout much of the commercial district. Public water is a higher priority than sanitary sewer expansion. Water is a limiting factor on new development
7. Stormwater ordinance needs to be updated
 - a. Current one is adopted from GT County, very long and clunky to use. Some green infrastructure standards have been integrated into FBC
8. Huge housing shortage in the township.
 - a. Look at a PILOT ordinance
 - b. Barriers to workforce housing:
 - i. Septic and well in much of the residential areas
 - ii. Time required to get a develop approved.
9. Township may be interested in RRC certification through MEDC. Will need to discuss further with Board.

2. **Recreational Marihuana Update (J. Jocks, Counsel)**

Jocks explained the State Proposal 1 on the November election ballot will allow voters to decide if recreational marijuana should be legalized in Michigan. If the proposal passes, there may be some necessary actions the Township would need to take to opt-in or opt-out of the program. Should the proposal be elected, there is an excise tax that municipalities will receive a percentage of only if a recreational marihuana facility is located within the municipality. If the township doesn't want marihuana facilities, it is best to opt-out after the election if the proposal passes. The PC Committee and Board will need to decide if they want to opt-in or out. There

is a limit on the number of facilities and the township would need to determine who within the received applications would receive a recreation license. Medical and recreation marijuana are treated separately and are not to be in the same facility.

The Planning Commission decided to wait until after the November 6th election to see if the vote passes and discuss at that time.

K. PUBLIC COMMENT & OTHER PC BUSINESS

Public Comment open at 9:35 pm

Brian Kelley stated he felt the township should preserve the agriculture properties and he's concerned of these properties turning to high density properties.

Public comment closed at 9:37 pm

1. Zoning Administrator Report – Shawn Winter

Winter informed Metro is having an open house on Saturday, October 13, from 11:00 – 2:00 pm at the Acme Fire Station.

The Water Shed Center is working on updating their protection plan. They had the first meeting last week and went through what they are looking for in the process.

Metro will be doing training exercises on October 9, from 7:00-8:00 pm by the Meijer roundabouts.

The township received a \$20,000 growth grant to go toward the engineering for the Acme connector trail from Bunker Road up to town center.

There is a site plan review committee meeting on Monday, October 22nd at 4:00 pm in the Township Hall. This meeting will be to review the application submitted by Wolverine Power Cooperative to construct a second substation on their property located at 6033 Arnold Rd.

Winter reminded everyone the Township Hall will be closed for regular business on Tuesday, November 6th for the election.

He attended the annual Planning Michigan Conference held in conjunction with the annual Michigan Municipal League conference and shared some of the key takeaways from select sessions.

2. Planning Consultant Report – John Iacoangeli: No Report

3. Township Board Report – Doug White: No Report

4. Parks & Trails Committee Report – Marcie Timmins: Reported ABA Makers Market has been contacted for the park's opening celebration next May.

ADJOURN: Motion to adjourn by Timmins, supported by VanHouten. Meeting adjourned at 9:48



'TIS THE SEASON

Planning for Northwest Michigan's Seasonal Economy

Traffic, population, business activity, agriculture: in Northwest Michigan, it all comes and goes with the seasons. With an economy tied to agriculture and tourism, communities throughout the region must account for seasonal activity when budgeting and planning for services, transportation, public safety, and workforce housing.

- How can we plan for large seasonal populations on small year-round budgets?
- How do we accommodate ever-fluctuating needs for workforce housing, transportation, and public safety?
- What are the costs, benefits, and impacts of tourism and a seasonal economy?

TIS THE SEASON: PLANNING FOR NORTHWEST MICHIGAN'S SEASONAL ECONOMY will begin a regional conversation about these issues and more!

DECEMBER 3, 2018

9 am - 4 pm

Hagerty Conference Center Traverse City, MI

Register Online:

nwm.org/lugsummit

\$45 Early Bird registration through November 16

\$55 Registration ends November 26

**LOCAL GOVERNMENTS AND OTHER
COMMUNITY LEADERS ARE INVITED
TO LEARN ABOUT AND DISCUSS:**

- The tourism "life cycle"
- Costs, benefits, and impacts of tourism and a seasonal economy
- Sustainable tourism concepts and models
- Planning and zoning for agriculture tourism and short-term rentals
- Trends in entertainment- and alcohol-oriented tourism
- Transportation planning for year-round residents and tourists



HOSTED BY:

Networks  **Northwest**
Talent / Business / Community

Subject: Correspondence to Planning Commission and Meeting Minutes correction
To: Acme Township Planning Commission
From: Brian Kelley, Acme township
Date: November 12, 2018

At the November 12, 2018 Planning Commission meeting, please consider the following suggested corrections to the October 8, 2018 draft Planning Commission meeting minutes.

Also, please accept this as formal correspondence for the meeting record.

Thank you,

Brian Kelley

I. 1. PD 2018-02

The minutes do not capture concerns stated by Commissioner Doug White during the meeting that the residential use is Not Compatible (as required in the PUD ordinance criteria) due to the extremely close proximity to his active commercial agricultural operation (which includes frequent and expansive airborne chemical spraying), and that it puts his farm at risk of a lawsuit.

The minutes do not include the request by Chair Wentzloff to township attorney Jeff Jocks for a legal opinion on whether it is mandatory for the Planning Commission to review compliance with each PUD pre-application acceptance criterion, or whether the PC can just approve the Zoning Administrator's staff report. Jocks said approving the staff report is sufficient.

Compliance with each criterion was not reviewed, and the Planning Commission approved the staff report findings.

K. Public Comment

The entry as drafted fails to capture that the public comment related to the Engle Ridge Farm PUD Pre-Application, and the stated concern that during the PUD ordinance development process numerous assurances were made that the PUD ordinance would protect farmland, and would not result in the conversion of Agricultural properties to apartments or condos.

Suggested entry:

Brian Kelley stated he felt the Engle Ridge Farm PUD project was a conversion of agricultural property to condos, and that the community was promised during the PUD ordinance development process that that would not occur. In fact, he said, we were assured the PUD ordinance would protect our agricultural properties.

Acme Township Master Plan Update

Planning Commission Notes

October 8, 2018

What has changed in the Township in the past 5 years?

1. Meijer built, that area is possibly going into Trust
2. Kmart closed
3. Tiny house planned development approved – microflats - 20 acres at 4240 M-72
4. Numerous new retail and commercial closings
 - a. Overall, openings seemed to have out-paced closings
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6. A site plan review committee was established
7. Flintfields Horse park (home of GT Equestrian Festival) has changed hands
8. RV park – phase 3 is complete, more planned
9. CIP is in process-almost complete – this is the first for the Township
10. Many improvements in trails and parks (see recreation draft plan for detailed inventory)
 - a. Bayside park important community asset
11. 3 new roundabouts have been constructed
12. Acme Creek restoration project – led by the Tribe
13. Bunker Hill reconstruction
14. Wintergreen park – 20 acre parcel acquired by GTRLC
 - a. New trails, autumn olive control

What should this master plan update focus on?

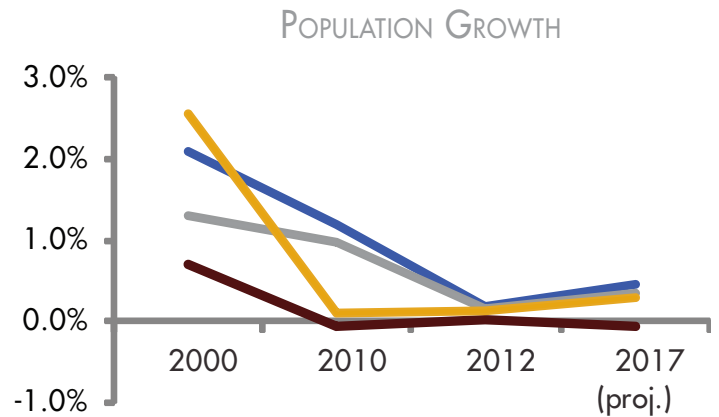
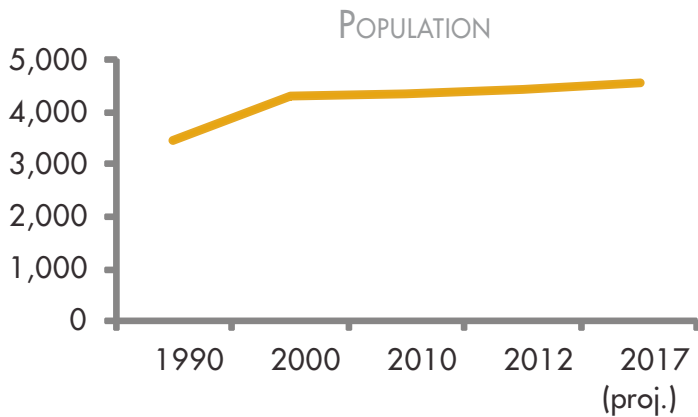
1. Original Acme plat – this could be developed as a traditional neighborhood, mixed use walkable development
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 - b. Barriers to workforce housing:
 - i. Septic and well in much of the residential areas
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9. Township may be interested in RRC certification through MEDC. Will need to discuss further with Board.

Acme Township Dashboard

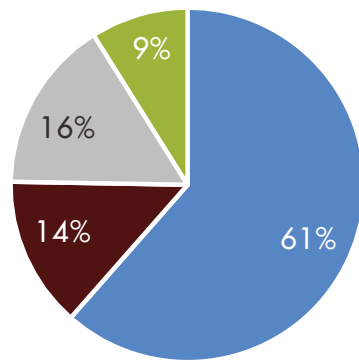
Figure 2. Demographic dashboard

Key for population and prosperity index graphs:



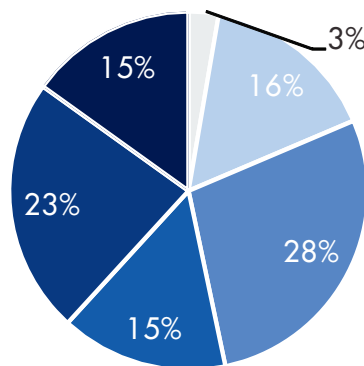
HOUSING

- Owner occupied
- Renter occupied
- Seasonal, recreational, occasional use
- Vacant - for sale, for rent, etc.



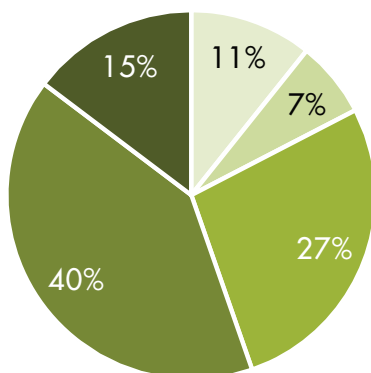
EDUCATION

- No high school diploma
- High school graduate (includes equivalency)
- Some college, no degree
- Associate's degree
- Bachelor's degree
- Graduate or professional degree



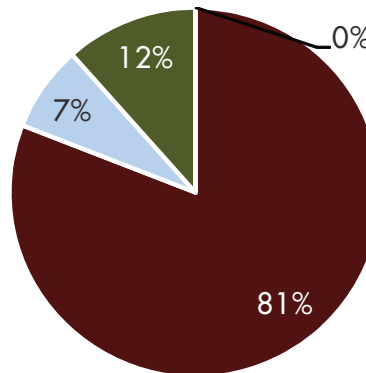
HOUSEHOLD INCOME

- Very low income (less than \$25,000)
- Low income (\$25,000-\$34,999)
- Moderate income (\$35,000-\$74,999)
- High income (\$75,000-\$149,999)
- Very high income (\$150,000 and up)



WORK

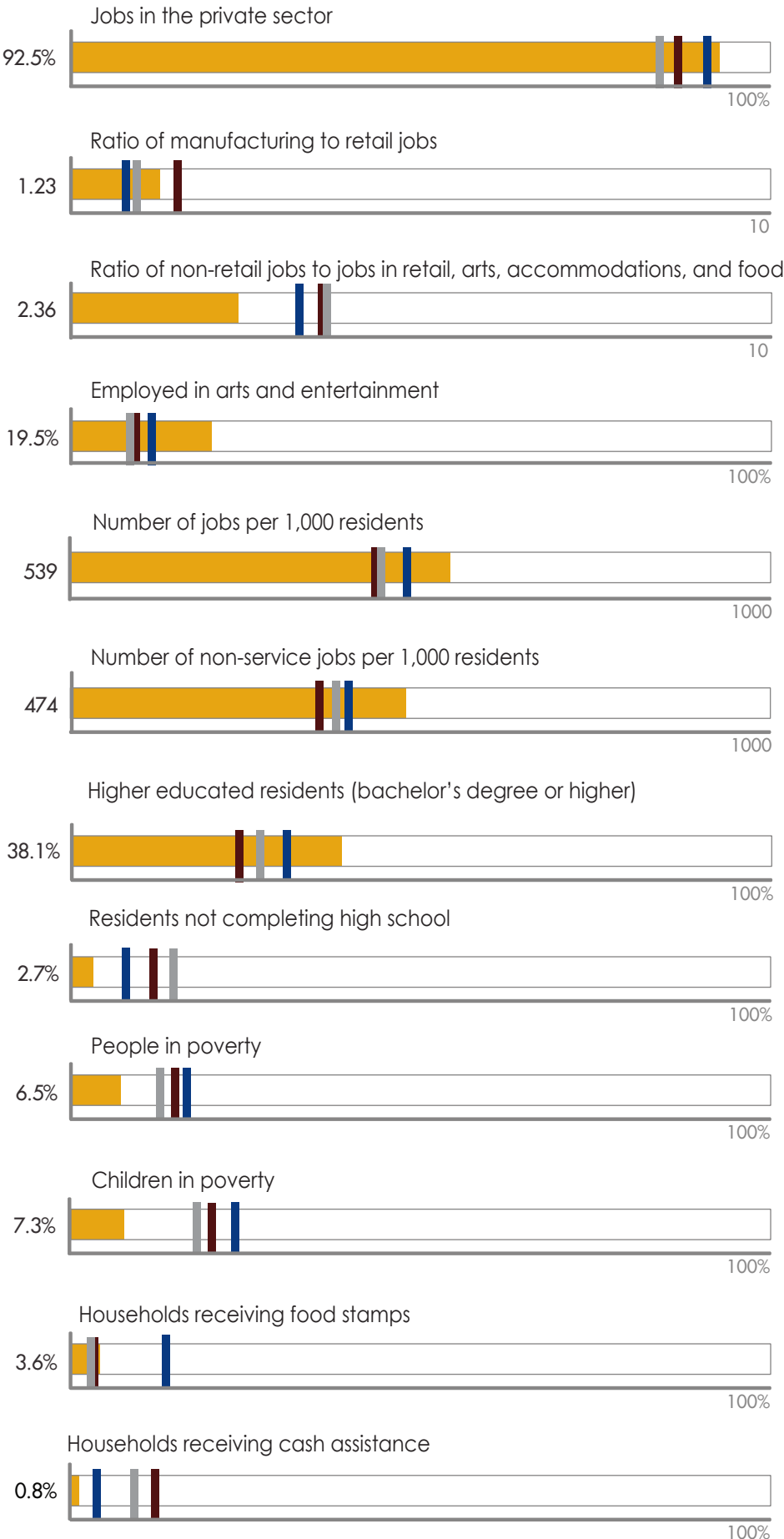
- Private wage and salary workers
- Government workers
- Self-employed
- Unpaid family workers



Classifications modified from HUD guidelines, using the state median income of \$48,432.

PROSPERITY INDEX

HOUSEHOLDS



- 1,782 total households
- 2.45 person average household size
- \$195,500 owner-occupied median home value
- 782 median gross rent
- 75% housing units with a mortgage
- EDUCATION
- 23.9% population enrolled in school
- 97.3% high school graduate or higher
- 38.1% bachelor's degree or higher
- COMMUTING
- 95% workers who commute
- 90% commuters who drive alone
- 19.1 minute average commute
- EMPLOYMENT
- 12.6% unemployment rate
- 12.9% civilian veterans
- INCOME
- \$76,870 median household income
- \$31,923 median earnings for workers
- \$62,624 male full-time, year-round earnings
- \$42,378 female full-time, year-round earnings
- 6.5% population in poverty
- 7.3% children in poverty
- TOP INDUSTRIAL SECTORS
- 22% education, health care, social assistance
- 20% arts, recreation, accommodation, food
- 12% manufacturing

context relative to Grand Traverse County, the State of Michigan, and the United States.

Population

The 2010 Census counted 4,375 Acme Township residents, a 43-resident gain over the 2000 count. This 0.1% rate of growth was slower than the United States (0.97%) or Grand Traverse County (1.2%), but avoided becoming part of Michigan’s notorious population loss during that decade (-0.06%). These residents make up 1,806 households with an average household size of 2.42 persons, slightly larger than in Grand Traverse County (2.39) and smaller than the rest of Michigan (2.49) and the United States (2.58). More households are made up of families than in the aggregated populations (71.1% vs. 64.8-66.4%), particularly

husband-wife families (60.3% vs. 48.0-51.2%), though fewer have children in them (27.2% vs. 29-33.4%).

The median age of 46.6 is older than in any of the aggregated populations (range: 37.2-41.3 years), and more households have at least one individual aged 65 or older than in the larger populations (32.3% vs. 24.9%-25.8%). Figure 3 shows that on closer inspection, there is a particular dearth of Acme residents between about 20 and 40 years old. This situation merits attention because this age group is among the most productive, as can be seen in Table 1. They are one of the two age brackets which contribute a greater share of Acme Township’s total disposable income than the share of households it represents. During their public engagement session, Acme

Figure 3: Population by age (right)

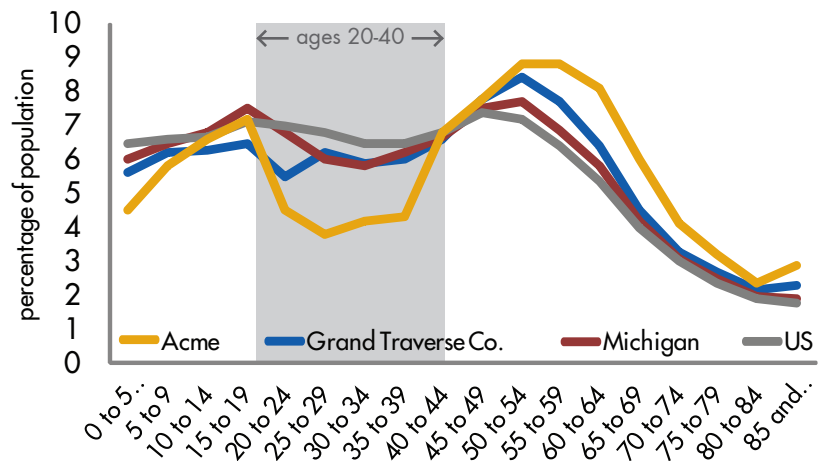


Table 1: Disposable income by age of householder

	AGE OF HOUSEHOLDER						
	<25	25-34	35-44	45-54	55-64	65-74	75+
Total households	40	145	238	396	441	290	270
Average disposable income	\$36,625	\$51,776	\$62,633	\$67,615	\$60,941	\$46,698	\$35,102
Share of households	2.2%	21.0%		46.0%		30.8%	
Share of disposable income	1.5%	22.3%		53.4%		22.9%	
Disposable income/households	0.68	1.06		1.16		0.74	

Township business owners particularly noted a need to attract younger families to the area.

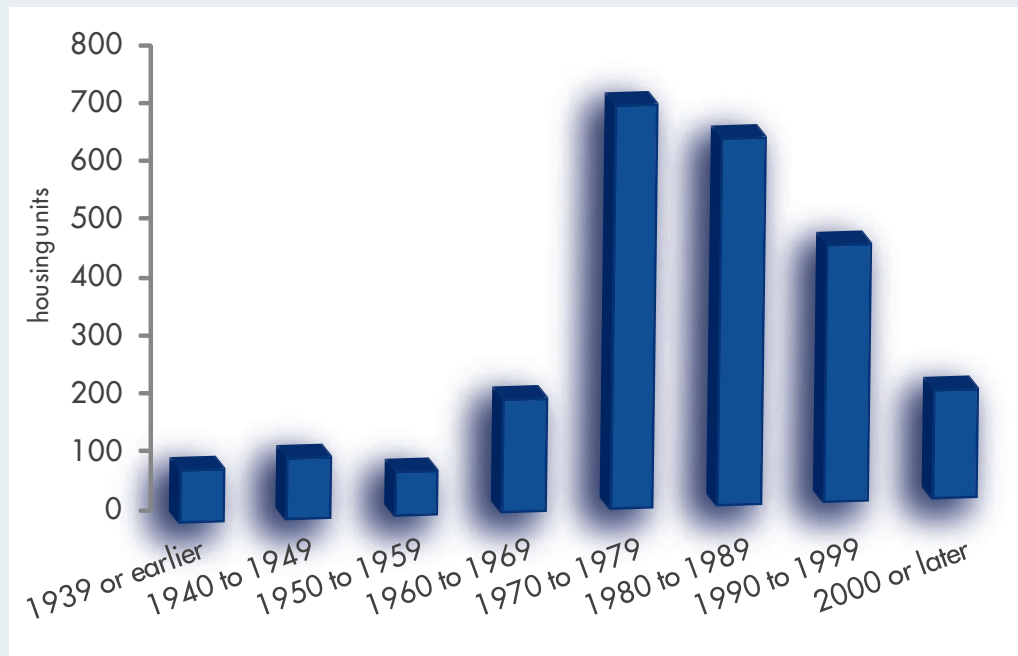
Housing

Housing construction history paints a vivid picture of Acme Township's explosion in popularity circa 1970 (Figure 4). Before that year, the township had a total of 473 homes. Nearly twice as many were built in the following decade alone, followed by two more decades of frantic development before the housing crisis returned the pace back to the level of the 1960s. Today, there are 2,399 dwelling units in the Township, of which 1,806 are occupied. Sixty-four percent of the unoccupied units, or 15.8% of all housing structures, are for seasonal or recreational use, a number that is significantly higher than in other populations (range: 3.5-8.6%) and provides hard evidence of the

Township's appeal to those looking for a getaway. Most homes (86.1%) are heated by utility gas, with a few using bottled, tank, or liquid petroleum gas (7.0%), electricity (3.4%), wood (1.7%), or fuel oil (0.4%).

Most of the homes (81.7%) are owner-occupied, and three quarters of the owner-occupied homes are mortgaged. The median home value is \$195,000. Thirty percent of the structures are multi-family units, with the rest either detached or attached single-family units. The median gross rent is \$782, and over a quarter of renting households (27.3%) are paying more than 35% of their household income for rent. The rental vacancy rate of 30.9% is three times that at the county, state, and national levels, perhaps reflecting seasonal rentals.

Figure 4: Housing unit construction over time



Education

Acme Township is home to a well-educated populace. It comes remarkably close to achieving universal secondary education: 97.3% of residents have a high school diploma, compared with 85.4% nationwide. Well over one third (38.1%) have bachelor's degrees, about 10 percentage points higher than in the aggregated populations, and an impressive 15% hold a graduate or professional degree.

Income

The strong link between education and income is demonstrated in Acme Township, where the median household income of \$76,870 is 146% of the national median. Almost 15% of households earn more than \$150,000 per year, more than twice the rate of Grand Traverse County (6.4%) or the state of Michigan (6.6%). Due to Acme's higher median age, slightly more people have Social Security or retirement incomes than in the larger populations (33.1% vs. 27.9-30.6% and 24.5% vs. 17.5-22.3%, respectively).

The ratio of manufacturing workers to retail workers in Acme is 1.26 (272/222), indicating an economy balanced between the two sectors and therefore best able to adjust to changes in either. Because the median earnings of retail workers are about 57% of the median earnings of manufacturing workers,

the slight tilt toward manufacturing is advantageous to the workforce.

Just under 20% of all workers are employed in the arts, entertainment, recreation, and accommodation fields, a figure that is higher than in Grand Traverse County (11.7%), Michigan, or the US (both 9%). These fields consistently rank among the lowest-paid: among all workers in the US, the median income in this sector (\$15,343) is 46% of the overall median income (\$33,149), and among year-round, full-time workers, it is 62% (\$26,303 vs. \$42,431). In Acme Township, the ratio of all workers' earnings in art, entertainment, recreation, and accommodation to overall median earnings is even smaller at 41.2%. However, there is a dramatic reversal among full-time, year-round workers in those fields, where earnings shoot up to 167.2% of the overall median. This is primarily due to the Grand Traverse Resort and its workforce. According to the Traverse City Area Chamber of Commerce, the Grand Traverse Resort is the third largest employer in the Grand Traverse County with 943 employees.⁶

The median earnings for all female workers in Acme Township are about 60% of the median earnings for all male workers. This wage gap is slightly greater than in Grand Traverse County (65%), Michigan (63%), or the United States (69%). It is slightly smaller among full-time,

year-round workers at 69%, but still lags behind the aggregated populations (range: 70-78%). These numbers offer a somewhat homogenized view of what turns out to be a quite varied landscape. As can be seen in Table 2, the highest-paying profession for all workers is Public Administration, and so many of those workers are female that a median income for males could not be computed. On the other hand, educational services, health care, and social assistance had by far the greatest number of workers, and there the females' median earnings are dwarfed by the males' (\$104,667 vs. \$32,083) despite making up over three quarters of the workforce. Only in the field of manufacturing do the women out-earn the men.

Poverty is low in Acme Township at 6.5%, as compared with 10.9% for Grand Traverse County, 15.7% for Michigan, and 14.3% for the country overall. Child poverty, which is often substantially higher than the overall poverty rate due to a single household's economic circumstances affecting several children simultaneously, is also low at 7.3%. The highest poverty rates in the township occur in female-headed households (15.1%), and female-headed households with dependent children are more than three times as likely as the general population to have had an income below the poverty level in the last 12 months. This is particularly

Table 2. Income by industry and gender

	ALL WORKERS				FULL-TIME, YEAR-ROUND WORKERS			
	% of workforce	Median earnings	% male	Median earnings: male	% female	Median earnings: female	% of male earnings	Female earnings as % of male earnings
Civilian employed population 16 years and over		\$40,805	54%	\$51,885	46%	\$31,157	60%	60%
Public administration	4%	\$70,341	20%	2,500-	80%	\$70,909	-	91%
Transportation, warehousing, utilities	3%	\$63,542	35%	\$86,250	65%	\$63,542	74%	79%
Information	2%	\$54,167	75%	-	25%	-	-	25%
Finance and insurance, real estate, rental, leasing	8%	\$50,625	72%	\$62,530	28%	\$29,861	48%	80%
Construction	4%	\$47,679	69%	\$49,524	31%	\$29,779	60%	60%
Professional, scientific, management, administrative, waste management	6%	\$46,429	66%	\$46,607	34%	\$42,273	91%	91%
Manufacturing	12%	\$42,604	74%	\$41,250	26%	\$43,177	105%	105%
Educational services, health care, social assistance	22%	\$36,277	23%	\$104,667	77%	\$32,083	31%	31%
Agriculture, forestry, fishing, hunting, mining	4%	\$32,188	86%	\$40,750	14%	-	-	0%
Wholesale trade	4%	\$26,657	83%	\$26,250	17%	-	-	52%
Retail trade	9%	\$24,211	50%	\$63,075	50%	\$23,032	37%	42%
Arts, entertainment, recreation, accommodation, food services	20%	\$16,806	67%	\$26,029	36%	\$11,173	43%	25%
Other services, except public administration	3%	\$11,250	37%	\$44,904	63%	\$6,705	15%	0%

salient given that over the same period, 61.4% of the women who gave birth in Acme Township were unmarried—almost twice the rate in the larger populations (range: 34.3-37.6%). Addressing the wage gap is a critical piece of the solution to this disparity, as are support systems for child care, flexible work and school schedules, and a breadth of transportation options.

Businesses

According to the proprietary Esri Business Analyst software, 245 businesses in Acme Township employ 3,736 persons. Since there

are only 2,359 employed Acme Township residents, the jobs-to-workers ratio is 1.58, meaning that there is a net influx of persons into the Township for work. While the discussion in the previous section focused on the employment of Acme Township residents, this section focuses on persons who work in Acme Township, regardless of their place of residence.

Almost half of Acme Township jobs (45.1%, or 1,684 workers) are in the 24 businesses with the North American Industrial Classification System (NAICS)

code of “Accommodation and Food Services,” and nearly another quarter (22.4%) provide “other services, except public administration.” “Retail trade” has the highest number of businesses at 43 (17.6% of all businesses) and the third highest number of employees at 415 (11.1% of the workforce). “Construction” and “Professional, scientific, and technical services” each occupy just over 10% of the share of businesses (30 and 27, respectively) and 3% of the share of employees (116 and 125, respectively).



Photo: Grand Traverse Resort

Acme Township Master Plan Update

Context - Demographics

11/7/2018

Statistics can be overwhelming. As interesting as any individual fact may be, poring over pages of charts and percentages can rapidly descend into confusion. Figure 2 presents a “demographic dashboard” to illustrate key Acme Township facts and place them in context relative to Grand Traverse County, the State of Michigan, and the United States.

Population

According to the 2016 American Community Survey estimates, Acme Township had about 4,612 residents, a 237-resident gain over the 2000 count. This 5% rate of growth was a comparable to Grand Traverse County as a whole (5.4% growth rate) and a relatively rapid rate of growth compared to the United States (3.1% growth rate). Acme Township avoided becoming part of Michigan’s notorious population loss during this timeframe (-0.4%). The township’s residents make up 1,999 households with an average household size of 2.29 persons, slightly smaller than in Grand Traverse County (2.46), the rest of Michigan (2.51), and the United States (2.64). The percentage of households made up of families is similar to Grand Traverse County and the State of Michigan (64.5% vs. 64.2-66.7%), but the number of husband-wife families is slightly higher when compared with these aggregate populations (50.9% vs. 47.5-51.2%), though fewer households have children in them (13.6% vs. 16.6-17.7%).

The median age of 48.3 years is older than the County or State, and more households have at least one individual aged 65 or older than in the larger populations (37.6% vs. 23.2%-27.4%). Figure 3 shows that on closer inspection, there is a particular dearth of Acme residents between about 20 and 40 years old. This situation merits attention because this age group is among the most productive. They are one of the two age brackets which contribute a greater share of Acme Township’s total disposable income than the share of households it represents. Input gathered from previous public engagement sessions in 2012 indicated that community stakeholders and business owners saw a need to attract younger families to the community.

Housing

Housing construction history paints a vivid picture of Acme Township’s explosion in popularity circa 1970. Before that year, the township had a total of 473 homes. Nearly twice as many were built in the following decade alone, followed by two more decades of frantic development before the housing crisis returned the pace back to the level of the 1960s. According to the 2016 American Community Survey, there are 2,612 dwelling units in the Township, 1,999 of which are occupied. Sixty-five percent of the unoccupied units, or 15.2% of all housing structures, are for seasonal or recreational use, a number that is significantly higher than in other populations and provides hard evidence of the Township’s appeal to those looking for a getaway. Most homes (76.5%) are

heated by utility gas, with a few using bottled, tank, or liquid petroleum gas (6.5%), electricity (12.5%), or fuel oil (2.3%), or wood (1.5%).

Most of the homes (79.5%) are owner-occupied, and 65% of the owner-occupied homes have a mortgage. The median home value is \$209,300. Twenty-three percent of the structures are multi-family units, with the rest either detached or attached single-family units. The median gross rent is \$927, and 44.3% of households are paying more than 30% of their household income for rent. The rental vacancy rate of 27.7% is four times that at the county, state, and national levels, perhaps reflecting seasonal rentals.

Education

Acme Township is home to a well-educated populace. It comes remarkably close to achieving universal secondary education: 99.2% of residents have at least a high school diploma, compared with 87% nationwide. Well over one-quarter (29.5%) have bachelor's degrees. An impressive 18.7% of Acme Township's population holds a graduate or professional degree.

Income

The strong link between education and income is demonstrated in Acme Township, where the median household income of \$65,043 is 117% of the national median. About 12% of households earn more than \$150,000 per year, nearly twice the rate of Grand Traverse County (6.8%) and about two-thirds the rate within the State of Michigan (8.1%). Due to Acme's higher median age, slightly more people have Social Security or retirement incomes than in the State of Michigan and United States (34.5% vs. 34% and 30.2%, respectively).

The ratio of manufacturing workers to retail workers in Acme is 1.18 (253/214), indicating an economy balanced between the two sectors and therefore best able to adjust to changes in either. Because the median earnings of retail workers are about 57% of the median earnings of manufacturing workers, the slight tilt toward manufacturing is advantageous to the workforce.

Just under 12% of all workers are employed in the arts, entertainment, recreation, and accommodation fields, a figure that is similar to Grand Traverse County as a whole (10%), but considerably larger than in Michigan, or the US (5.4% and 6.5%, respectively). These fields consistently rank among the lowest-paid. Among all workers in the US, the median income in this sector (\$15,968) is 46% of the overall median income (\$34,557), and among year-round, full-time workers, it is 60%. In Acme Township, the ratio of all workers' earnings in art, entertainment, recreation, and accommodation to overall median earnings is similarly small at 53%. However, this pay gap is significantly smaller among full-time, year-round workers in those fields, where median earnings in this sector comprise 74% of the overall median. This is primarily due to the Grand Traverse Resort and its workforce. According to the Traverse City Area Chamber of Commerce, the Grand Traverse Resort is the third largest employer in the Grand Traverse County with 943 employees. The median earnings for all female workers in Acme Township are about 65% of the median earnings for all male workers. This wage gap is slightly greater than in Grand Traverse

County (68%), and the United States (71%), but slightly lower than in Michigan overall (64%). It is considerably smaller among full-time, year-round workers at 77.4%, which is a similar ratio compared to the aggregated populations (range: 76 – 79.5%). These numbers offer a somewhat homogenized view of what turns out to be a quite varied landscape. Educational services, health care, and social assistance had by far the greatest number of workers, and there the females' median earnings are also outweighed by males' (34,464\$ vs. 47,891\$) despite making up over three quarters of the workforce. Additionally, womens' earnings comprise only 68% of mens' in the manufacturing industry.

Poverty is low in Acme Township at 5.2%, as compared with 9.8% for Grand Traverse County, 16.3% for Michigan, and 15.1% for the country overall. Child poverty, which is often substantially higher than the overall poverty rate due to a single household's economic circumstances affecting several children simultaneously, is also low at 10.3%. The highest poverty rates in the township occur in female-headed households (54%), and female-headed households with dependent children are more than eleven times as likely as the general population to have had an income below the poverty level in the last 12 months.

Businesses

According to the proprietary Esri Business Analyst software, 215 businesses in Acme Township employ 4,905 persons. There are only 3,850 employed Acme Township residents, the jobs-to-workers ratio is 1.27, meaning that there is a net influx of persons into the Township for work.

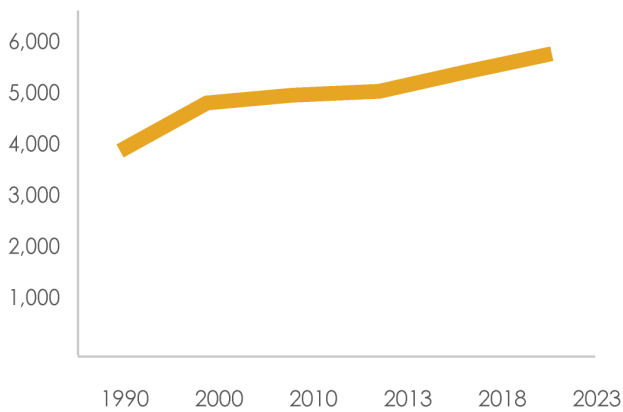
Almost half of Acme Township jobs (46.3%, or 2,270 workers) are in the 27 businesses with the North American Industrial Classification System (NAICS) code of "Accommodation and Food Services," and nearly another fifth (17.6%) provide "other services, except public administration." "Retail trade" has the highest number of businesses at 38 (17.7% of all businesses) and the third highest number of employees at 631 (12.9% of the workforce). "Construction" and "Professional, scientific, and technical services" each occupy just under 10% of the share of total businesses (19 and 16, respectively) and about 2% of the share of employees (89 and 99, respectively).

Acme Township Dashboard

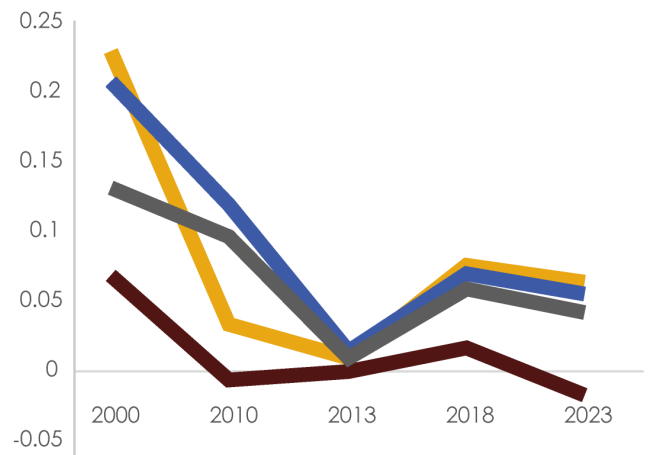
Key for population and prosperity index graphs:

■ Acme Township
 ■ Grand Traverse County
 ■ Michigan
 ■ United States

POPULATION

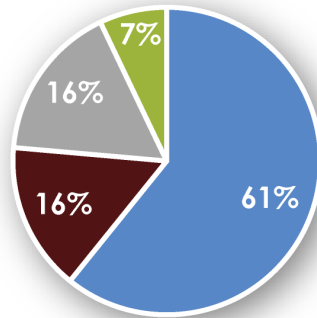


POPULATION GROWTH



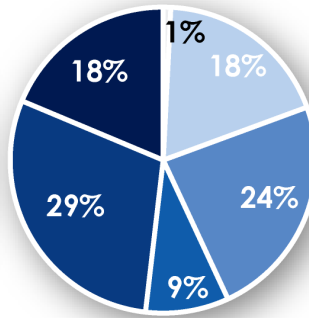
HOUSING

- Owner Occupied
- Renter Occupied
- Vacant: For Sale, Rent etc.
- Seasonal, Recreational, and Occasional Use



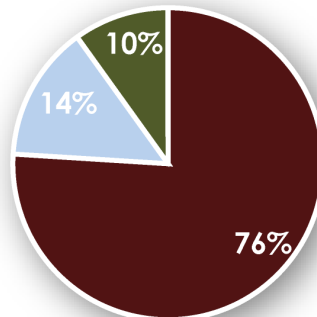
EDUCATION

- No High School Diploma
- High School Graduate (includes equivalency)
- Some College, No Degree
- Associate's Degree
- Bachelor's Degree
- Graduate or Professional Degree



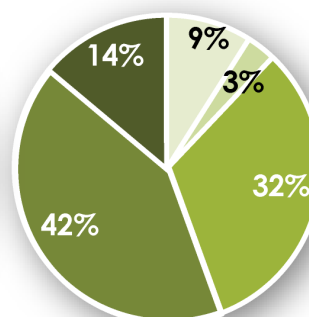
WORK

- Private wage and salary workers
- Government workers
- Self-employed



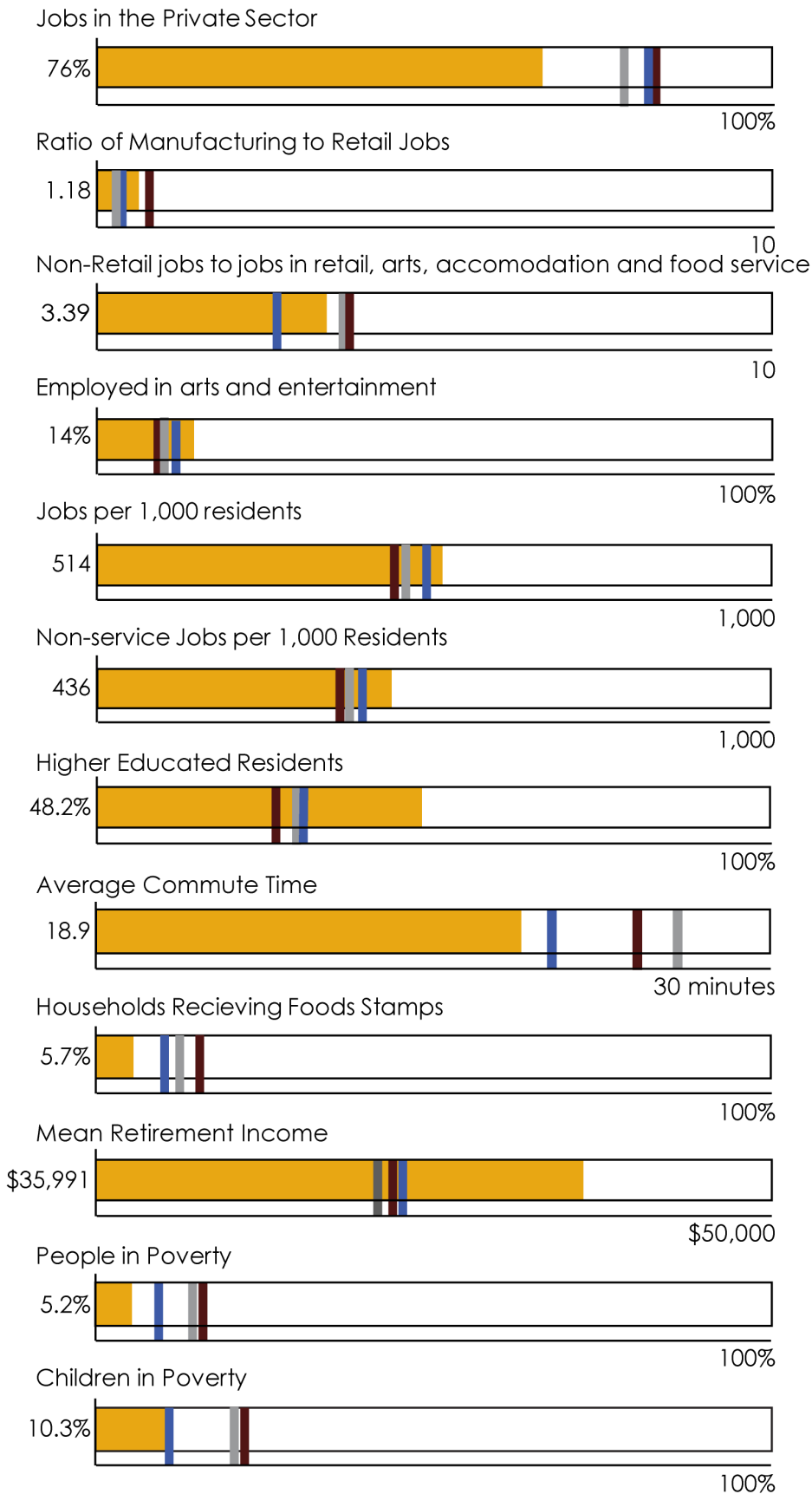
HOUSEHOLD INCOME

- Very Low Income (less than \$25,000)
- Low Income (\$25,000 - \$34,999)
- Moderate Income (\$35,000 - \$74,999)
- High Income (\$75,000 - \$149,999)
- Very High Income (\$150,000 and up)



PROSPERITY INDEX

HOUSEHOLDS



Acme Township 2019 Community Master Plan and Parks Plan Update Survey Results Summary

The Acme Township Planning Commission and Parks and Trails Committee are going through the process of updating the Community Master Plan and Parks and Recreation Plan. Community engagement is a valuable part of the process in soliciting public input. An online survey was made available to the public between September 13 and October 19, 2018. The survey was advertised on the Township's website and social media outlets. Hard copies of the survey were also made available at the Township offices during business hours. A total of 125 surveys were completed.

A similar survey was done for the last Community Master Plan and Parks and Recreation Plan. Many of the same questions were used for both surveys to compare the results over the last five years. Online surveys are designed to gather honest feedback from the citizens to help guide the planning process for the future.

The results of the questions are summarized below.

Residence

The majority (33%) of respondents said that they have lived in Acme Township for more than 20 years. Twenty-six percent of respondents have lived in the Township for 11-20 years. Only 5 people said that they lived in the Township less than 2 years.

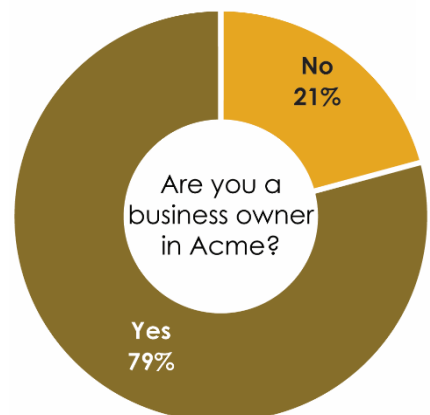
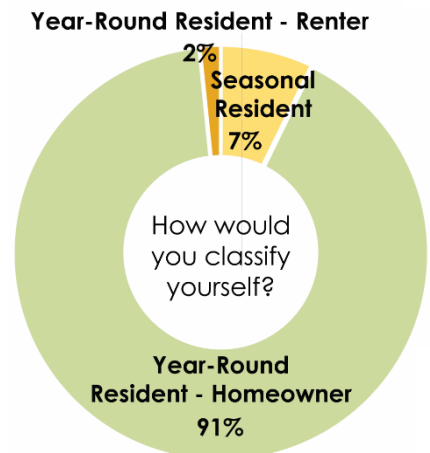
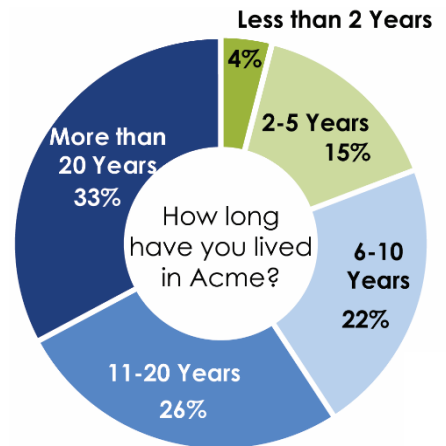
Location

The survey asked the respondents to indicate in which area of the Township they lived according to a map that was enclosed. Thirty-eight percent of the people recorded that they lived in the Cranberry Woods, Springbrook Hills and Wellington Farms subdivisions. Just over 27% of people live near the shoreline north of M-72 and west of US-31. The rest of the respondents were evenly dispersed throughout the Township.

Property Owners

A majority (91%) of people classified themselves as year-round resident homeowners. Just over 7% of respondents are listed as seasonal residents with a primary residence located in another community.

Nearly 21% of the survey takers were business owners in Acme Township.

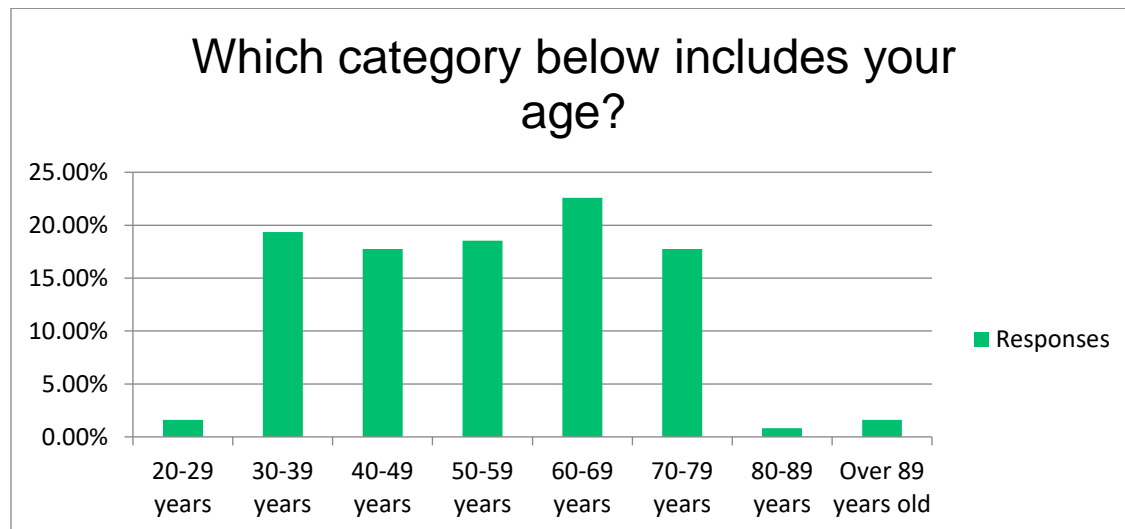


Occupation

There was a wide range of occupations listed, but the majority of people (24%) are retired. Nineteen percent of the people indicated they work in the education, health and social services professions. Another 15% of people recorded that they worked in the scientific and management professions.

Age

The age of the survey respondents was distributed relatively evenly. Below is a chart that shows the age categories.



Long Range Planning

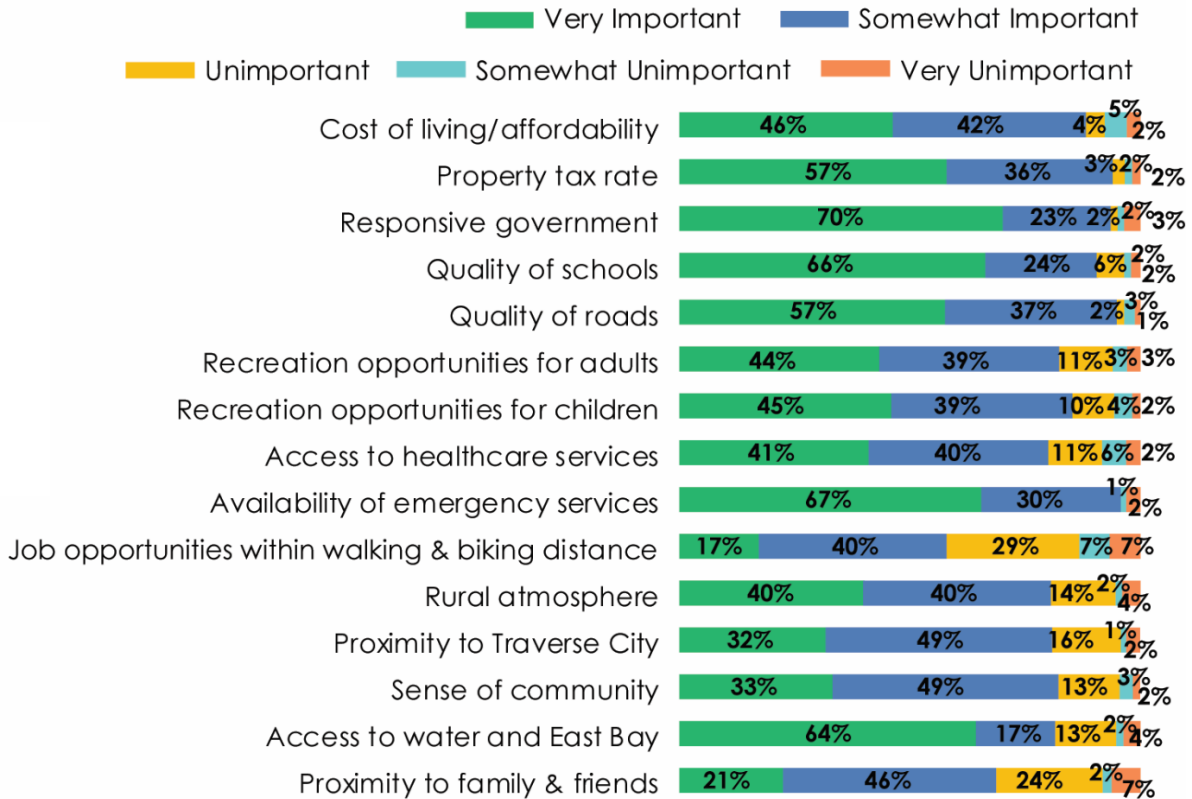
Acme Township will be faced with many issues in the next decade that are critical in the long-range planning. A series of items were listed, and respondents rated them from "Very Important" to "Very Unimportant".

The top five very important items were:

1. Responsive government (70%)
2. Availability of emergency services (66.9%)
3. Quality of schools (66.1%)
4. Access to water and East Bay (64.5%)
5. Property tax rate (57.7%)

The survey asked participants to rate the Township on a variety of topics. For the most part, the topics were rated at an "average" level by the participants. Over 65% of people rated access to water and East Bay as "excellent" or "above average". One of the topics that was rated on the lower end was the job opportunities within walking or biking distance of Acme Township. Over 53% of people rated it as "below average" or "poor".

How important is this issue to you?



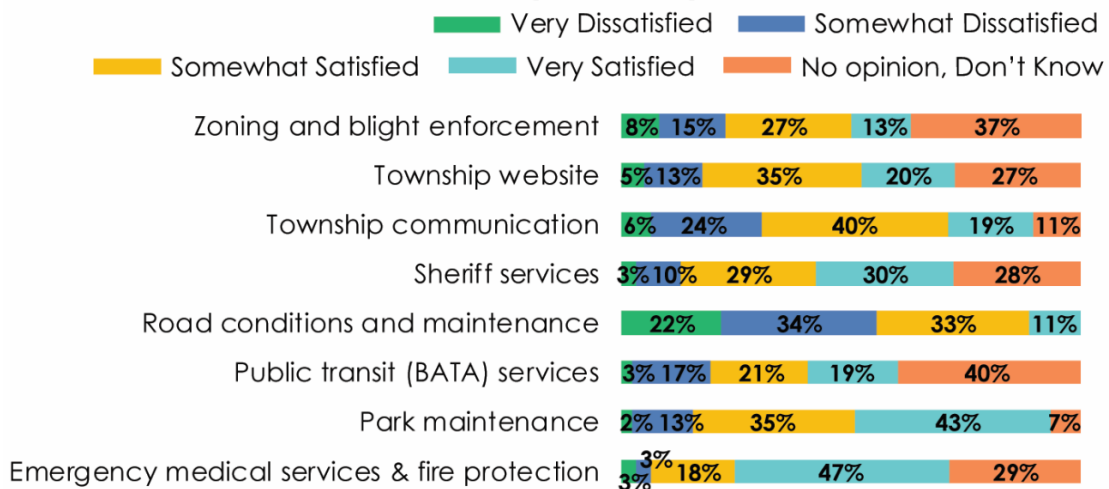
Quality of Life

The survey respondents rated the overall quality of life in Acme Township. Fifty-six percent of the people declared that they were “satisfied” and 28% reported that they are “very satisfied” with the quality of life.

Services Provided

Participants were asked to rate their satisfaction with a number of services provided within the Township. Below is a chart highlighting the responses.

How would you rate your satisfaction with...



Funding

Survey-takers were asked which funding initiatives the Township should be pursued for future planning. As expected “road maintenance and reconstruction” received the top vote for proposed projects.

The following initiatives were supported even if it raised the taxes.

1. Road maintenance and reconstruction (60%)
2. TART Trail system (54%)
3. Sidewalks along US-31 and shoreline parks (51%)

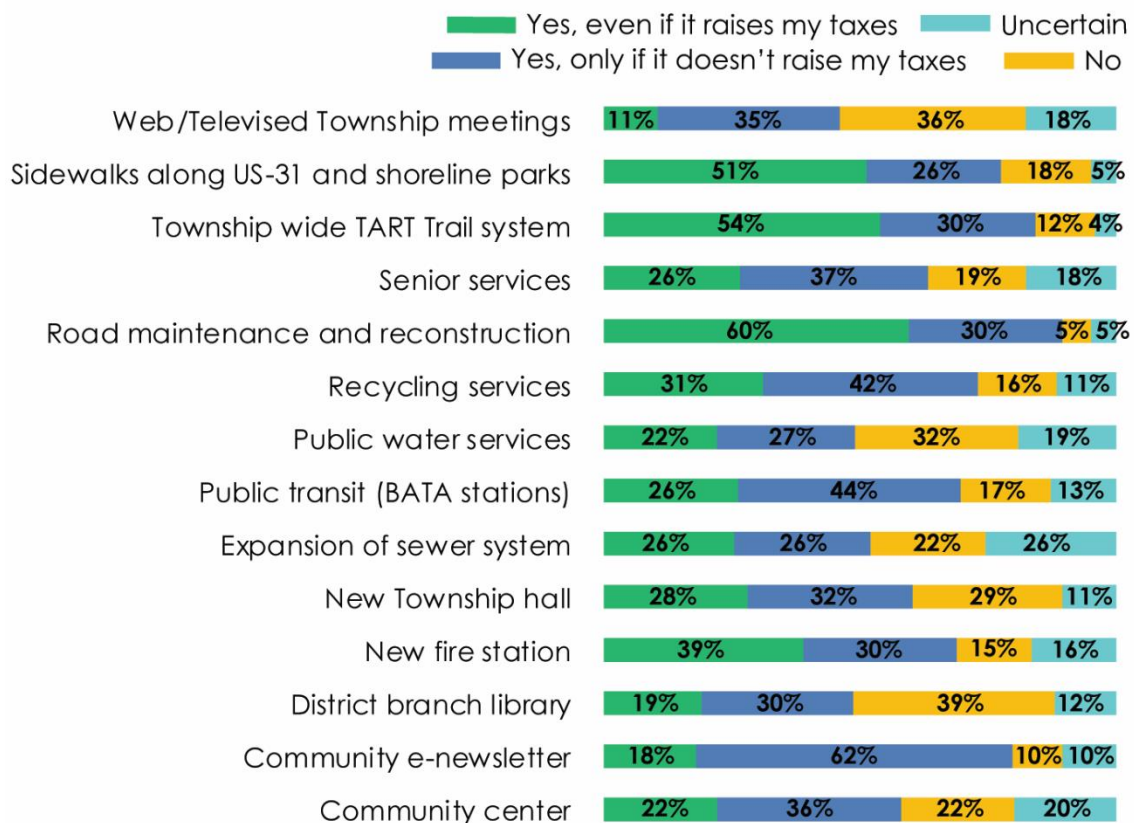
The following initiatives were supported only if the taxes are not raised.

1. Community E-Newsletter (62%)
2. Public Transit (BATA stations) (44%)
3. Recycling services (42%)

The following initiatives were not supported.

1. District branch library (39%)
2. Web/televised Township meetings (36%)
3. Public water services (32%)

With regard to funding, do you believe the following initiatives should be pursued over the next 10 years?



Headlee Amendment

Due to the Headlee Amendment, the millage rate that Acme Township is allowed to assess has decreased year over year to 0.7307. The survey asked if people would support a reset in the millage rate to 1.00 in order to improve Township services. Seventy-four percent of the people responded “yes” to the increase.

Economic Growth Opportunities

The survey asked participants to rate several economic growth opportunities. They were asked to rate the opportunities from “not a priority” to “high priority”. The top priorities for the respondents was Retail (41%), Recreation/Tourism (39%) and Residential (single family) at 36%. The medium priorities with the highest ratings were Agricultural tourism (48%) and Restaurants and Entertainment (48%). Large scale retail and Industrial were not rated as a priority.

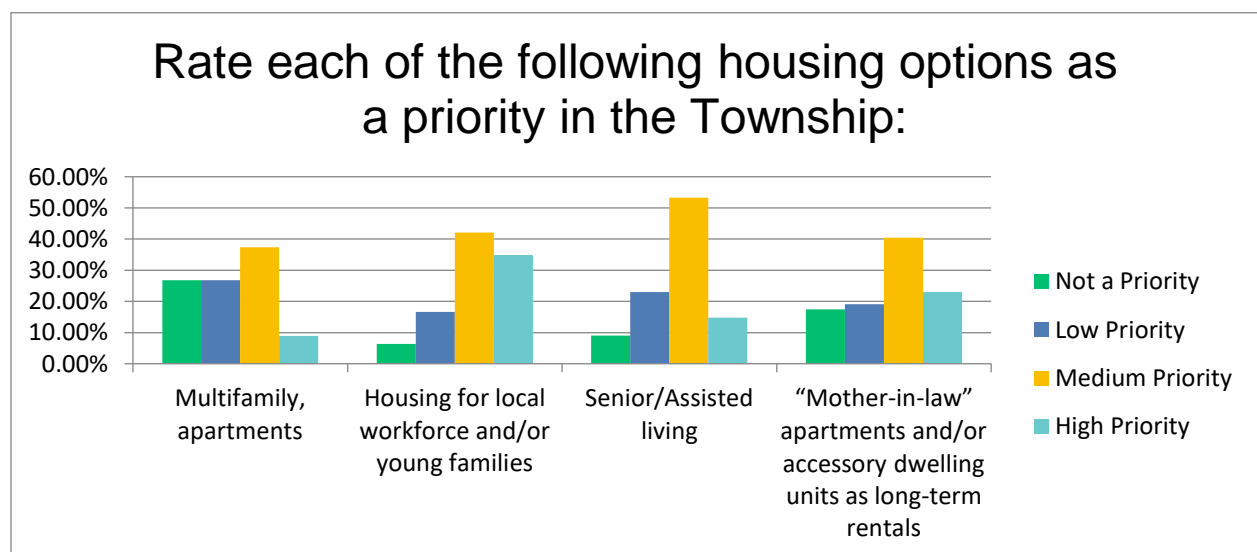
Priorities for Protection

Survey respondents rated the following items for priority for protection in the Township.

	Not a Priority	Low Priority	Medium Priority	High Priority
Farmlands and orchards	0.81%	9.68%	33.87%	55.65%
Residential (single family)	2.46%	11.48%	38.52%	47.54%
Opportunities for fishing & hunting	5.65%	18.55%	45.97%	29.84%
Rural character	4.03%	12.90%	37.90%	45.16%
East Bay shoreline	0.00%	5.69%	11.38%	82.93%
Water quality for streams, watersheds, and East Bay	0.00%	4.84%	13.71%	81.45%
Wildlife habitat	0.00%	5.65%	28.23%	66.13%
Invasive Species Management	1.64%	4.92%	22.95%	70.49%
Recreation/Tourism	4.88%	23.58%	30.08%	41.46%

Housing

The following chart shows how the responses rated the housing options.



Park Use

This question listed all the parks and facilities that are in Acme Township and asked survey participants to record, on average, how often they use the facilities. Just over 30% of people that took the survey visit the TART Trail and the VASA Trail at least once a week. People visit Bayside Park (19%) and Saylor Park (14%) several times a month. Thirteen percent of the people said they visit Deepwater Point Natural Area at least once a month. Saylor Park is used by 40% of the survey respondents several times a year. Thirty-five percent of respondents also use Yuba Creek Natural area several times a year.

Parks and Recreation Services

The survey asked participants to rate their level of agreement with the following statements.

	Strongly Disagree	Somewhat Disagree	Somewhat Agree	Strongly Agree	No Opinion
Parks and recreation facilities/services are important to our community and worthy of taxpayer support	3.97%	2.38%	20.63%	71.43%	1.59%
Acme Township should continue additional land acquisitions to provide greater access to Grand Traverse Bay	8.73%	15.08%	23.02%	51.59%	1.59%
Acme Township should support the development of trails that connect with other adjacent parks, points of interest, and the existing TART Trail network	5.56%	7.14%	19.84%	67.46%	0.00%
Acme Township should have a public marina	16.67%	14.29%	25.40%	29.37%	14.29%
Acme Township should actively plan for and support arts and cultural activities	7.20%	18.40%	35.20%	32.80%	6.40%
Acme Township should adopt a plan to exhibit public art installations and cultural events in township parks	14.29%	22.22%	37.30%	19.84%	6.35%

Parks and Recreation Facilities

The survey asked the participants to rate their top five favorite Park and Recreation Facilities they feel Acme Township should plan for and develop. The scores were analyzed and then weighted based on the responses. Below is a list of the top five answers.

1. Nonmotorized trails (i.e. TART Trails)
2. Indoor athletic facilities
3. Community gardens/plots
4. Walking/nature trails
5. Swimming beach

Acme Township Master Plan Update
November 7, 2018

List of Entities Receiving Intent to Plan Notification

1. Milton Township Planning Commission
2. Whitewater Township Planning Commission
3. East Bay Township Planning Commission
4. Antrim County Planning Commission
5. Antrim County Planners Office
6. Networks Northwest
7. Michigan Department of Transportation
8. Grand Traverse County Road Commission
9. Grand Traverse County Board of Commissioners
10. Bay Area Transportation Authority (BATA)
11. Peninsula Township
12. General Manager
13. DTE Gas
14. Consumers Energy Company
15. Cherryland Electric Cooperative
16. Elk Rapids Township Planning Commission
17. City of Traverse City Planning Commission
18. Grand Traverse Band of Ottawa and Chippewa Indians
19. TART Trails
20. Village of Elk Rapids Planning Commission
21. Grand Traverse Regional Land Conservancy
22. Traverse City Area Public Schools