



**ACME TOWNSHIP PLANNING COMMISSION MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
December 10th, 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, V. Donn, Recording Secretary

A. LIMITED PUBLIC COMMENT: None

B. APPROVAL OF AGENDA:

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

C. INQUIRY AS TO CONFLICTS OF INTEREST:

White recused from New Business I. 1. SUP 2018-04 – Transfer of Development Rights, Ken & Janet Engle

D. SPECIAL PRESENTATIONS: None

E. CONSENT CALENDAR:

1. RECEIVE AND FILE

- a. Township Board Draft Regular Meeting Minutes 11.13.18
- b. Parks & Trails Committee Draft Regular Meeting Minutes 11.16.18
- c. Parks & Trails Committee Draft Regular Meeting Minutes 11.26.18

2. ACTION:

- a. Approve Draft Planning Commission Meeting Minutes 11.12.18
- b. Adopt 2019 Regular Planning Commission & Site Plan Review Committee Meeting Schedules

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

F. ITEMS REMOVED FROM THE CONSENT CALENDAR: None

G. CORRESPONDENCE:

- 1. Notice of Adopted Collaborative Plan – Village and Township of Elk Rapids

H. PUBLIC HEARINGS: None

I. NEW BUSINESS:

- 1. SUP 2018-04 – Transfer of Development Rights, Ken & Janet Engle
Winter informed Sarah Keverer submitted a SUP application on behalf of Ken & Janet Engle to transfer all three available dwelling units on their Bates Rd parcel to their receiving parcel at 8114 Saylor Rd, for a total of ten dwelling units on that parcel. This SUP application is part of the overall planned development (PD 2018-02) proposed on the property for a ten-unit residential site condo development consisting of detached single-family homes, a winery, preserved agricultural operations, and the conservation of the Bates Rd parcel. He is waiting for the County Road Commission review on the road network capacity impact from the project. A conceptual site plan

for preliminary review was sent to them on December 4, but currently no feedback has been provided. One item Winter brought to attention was under Conditions on page 6 of the SUP. He said this SUP is part of overall planned development that could incorporate conditions in a special use permit, but it might be more appropriate to have them incorporate in a PD agreement signed by all the parties at the end that lists out all the conditions. He also informed in the Points to Consider section, under the Conservation Tool: It will need to be determine by the Township which conversation tool it would like to implement for the preservation of the Bates Rd. parcel and the agricultural components of the Saylor Road parcel. Some options may include a conservation easement or preserved common area as part of the site condominium.

Sara Kever pointed out the SUP has been updated to 10 dwelling units instead of 12 as originally presented in October.

Ken Engle voiced his desire to have a conservation easement as part of the site to continue to be a managed wood lot for better timber, wildlife and habitat.

Motion by Timmins to set a public hearing at the regularly scheduled Planning Commission meeting on Monday, January 14, 2019 at 7:00 pm to review the special use permit application SUP 2018-04 submitted by Sarah Kever on behalf of Ken and Janet Engle for the transfer of three (3) development rights from their Bates Rd parcel, as identified in the application and this report, to their parcel located at 8114 Saylor Rd which would increase the total number of developable dwelling units on the property to ten (10). This special use permit application request is part of the overall planned development of the property as indicated in application PD 2018-02, supported by Balentine. Motion carried by six (Wentzloff, Feringa, Balentine, Rosa, Timmins, VanHouten), recused by one, White.

2. 2019 Planning Commission Goals

Winter informed he will be creating an annual planning commission report to summarize the activities from 2018. Part of that report will include a proposed work plan for items the PC wishes to accomplish in 2019. Some suggestions he has included are:

1. Adoption of the master plan update
2. Adoption of the zoning ordinance
3. Create and adopt a sign ordinance
4. Refine and update the CIP process
5. Rewrite the storm water ordinance

Rosa suggested a township blight ordinance be in place to reduce the accumulation of junk cars, prolong unfinished constructed houses and yard rubbish that effects the townships landscape.

Winter stated they can start working on these objectives and focus on one project at a time.

J. OLD BUSINESS:

1. Master Plan Update

Winter explained Claire Karner, Associate Planner at Beckett & Raeder, was not able to make the meeting but provided a summary of the updates made to the Demographics, Open Space & Recreation, Community Facilities, Economic Development, Survey Results, and Maps sections in the master plan. She has also given the first 46 pages of the draft plan updates for review. He told the committee any revisions they decide on will be given back to Karner to edit. Beckett & Raeder has hired an intern who is currently reaching out to TAAR to gather additional housing cost data for comparisons with the American Community Survey.

The commission discussed edits and replacing some of the maps that are showing outdated information for the next draft.

Winter informed at the next meeting they will discuss goals and objectives and an action plan. He

asked for everyone to review the Future Land Use Map for recommended revisions to be made. Descriptions of the map's categories are in the master plan online.

K. PUBLIC COMMENT & OTHER PC BUSINESS

Public Comment open at 8:42 pm

Rick Saylor, 8265 Saylor Rd, stated his concerns on the Engle property development with the density of trading one property to another. He felt the setback from the neighboring property should be 100 feet instead of 60 feet, because the spraying of the orchards could carry over.

Public comment closed at 8:49 pm

1. **Zoning Administrator Report:** Winter reported he along with some of the other commissioners attended the Seasonal Economy Summit on December 3rd. There was a lot of interesting trends presented and topics discussed. He will give a more detailed overview once the slideshows from the summit is released to him.
2. **Planning Consultant Report – John Iacoangeli:** No report
3. **Township Board Report – Doug White:** No report
4. **Parks & Trails Committee Report:** Timmins reported proposals for construction documents on the Acme connector trail are due by noon on December 13. The draft of the Parks & Recreation plan for 2019-2023 has been submitted and open for public comment. Wentzloff added the Parks & Trails Committee is working on playground equipment for Bayside Park. The Acme Township Newsletter went out requesting donations to purchase pieces to complete the project. The signed agreement from the Holiday Inn for the connector trail has been received.

ADJOURN: Motion to adjourn by Timmins, supported by Balentine. Meeting adjourned at 8:55



ACME TOWNSHIP PLANNING COMMISSION MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
December 10th, 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 11.13.18
 - b. Parks & Trails Committee Draft Regular Meeting Minutes 11.16.18
 - c. Parks & Trails Committee Draft Regular Meeting Minutes 11.26.18
 - 2. ACTION:**
 - a. Approve Draft Planning Commission Meeting Minutes 11.12.18
 - b. Adopt 2019 Regular Planning Commission & Site Plan Review Committee Meeting Schedules
- F. ITEMS REMOVED FROM THE CONSENT CALENDAR**
 - 1. _____
 - 2. _____
- G. CORRESPONDENCE:**
 - 1. Notice of Adopted Collaborative Plan – Village and Township of Elk Rapids
- H. PUBLIC HEARINGS:**
- I. NEW BUSINESS:**
 - 1. SUP 2018-04 – Transfer of Development Rights, Ken & Janet Engle
 - 2. 2019 Planning Commission Goals
- J. OLD BUSINESS:**
 - 1. Master Plan 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:



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: December 4, 2018
Re: December 10, 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 11.13.18
 - b. Parks & Trails Committee Draft Regular Meeting Minutes 11.16.18
 - c. Parks & Trails Committee Draft Regular Meeting Minutes 11.26.18
- 2. **ACTION:**
 - a. Approve Draft Planning Commission Meeting Minutes 11.12.18
 - b. Adopt 2019 Regular Planning Commission & Site Plan Review Committee Meeting Schedules

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

F. ITEMS TO BE REMOVED FROM THE CONSENT CALENDAR: _____

- 1. _____
- 2. _____

G. CORRESPONDENCE: _____

- 1. **Notice of Adoption of Collaborative Plan**
The Village and Township of Elk Rapids have submitted notice of their adopted collaborative plan.

H. PUBLIC HEARINGS: NONE _____

I. NEW BUSINESS: _____

- 1. **SUP 2018-04 – Transfer of Development Rights, Ken & Janet Engle**

Sarah Keever has submitted a SUP application on behalf of Ken & Janet Engle to transfer all three (3) available dwelling units on their Bates Rd parcel to their receiving parcel at 8114 Saylor Rd, for a total of ten (10) dwelling units on that parcel. This SUP application is part of the overall planned development (PD 2018-02) proposed on the property for a ten (10) unit residential site condo development consisting of detached single-family homes, a winery, preserved agricultural operations, and the conservation of the Bates Rd parcel. Staff has completed a report with some items for the PC to consider.

Suggested Motion for Consideration:

Motion to set a public hearing at the regularly scheduled Planning Commission meeting on Monday, January 14, 2019 at 7:00 pm to review the special use permit application SUP 2018-04 submitted by Sarah Keever on behalf of Ken and Janet Engle for the transfer of three (3) development rights from their Bates Rd parcel, as identified in the application and this report, to their parcel located at 8114 Saylor Rd which would increase the total number of developable dwelling units on the property to ten (10). This special use permit application request is part of the overall planned development of the property as indicated in application PD 2018-02.

2. 2019 Planning Commission Goals

I intend to create an annual planning commission report summarizes activities from 2018. This has been done in the past, but not since I've been in my position. Part of that report will include a proposed work plan for items the PC wishes to accomplish in the coming year. I would like to have a discussion this month on ideas or projects to focus on. Some suggestions include:

- Adoption of the master plan update
- Adoption of the zoning ordinance
- Create and adopt a sign ordinance
- Refine and update the CIP process
- Rewrite the storm water ordinance

This list is not an exhaustive list and all suggestions are welcome. The key will be tailoring it down to a reasonable number of items that can be managed in a year.

J. OLD BUSINESS:

1. Master Plan Update

Claire will not be attending this month's meeting but has submitted some material for review. The first document is a summary of the updates made to the Demographics, Open Space & Recreation, Community Facilities, Economic Development, Survey Results, and Maps sections. The next document is the first 46 pages of the draft plan update for review. Please look through these sections for a discussion on possible revisions at the meeting. I will compile the PC's thoughts and share them with Claire. She did mention that Beckett & Raeder has hired an intern who is currently reaching out to TAAR together additional housing cost data for comparisons with the American Community Survey.

Next month we will be discussing the goals and objectives, which will lead to a review of the Future Land Use Map (FLUM). Although the FLUM should reflect the goals and objectives prescribed in the plan, it suggested that the PC begin looking at the existing FLUM now to better understand what was recommended in the last plan and consider revisions. A copy has been included in your packet. Descriptions of the FLUM categories may be found in the [master plan online](#).

K. PUBLIC COMMENT & OTHER PC BUSINESS:

1. Public Comment:

Open:

Close:

2. **Zoning Administrator Report:** Shawn Winter
 - **Permits** (since November 12, 2018)
 - Land Use Permits – 5
 - LUP 2018-38 New Home, 8688 Sun Bay Ct
 - LUP 2018-39 New Home, 8709 Sun Bay Ct
 - LUP 2018-40 Commercial (Wolverine Power), 6033 Arnold Rd
 - LUP 2018-41 New Home, 6063 Plum Dr
 - LUP 2018-42 Commercial (Angel Nails), 4900 E M-72
 - Karly, Dan V, Beth and I attend the Seasonal Economy Summit on December 3rd. There was a lot of interesting trends presented and topics discussed. I'd happy to answer any questions you have this month, but plan for a more detailed overview once the slideshows from the summit are released to us.
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:



DRAFT UNAPPROVED

**ACME TOWNSHIP REGULAR BOARD MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
Tuesday, November 13, 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: J. Jocks, Legal Counsel, V. Donn, Recording Secretary

A. LIMITED PUBLIC COMMENT: None

B. APPROVAL OF AGENDA:

Motion by Nelson to approve the agenda as presented, supported by Scott. Motion carried unanimously.

C. APPROVAL OF BOARD MINUTES:

The meeting minutes of October 2, 2018 were approved as presented.

D. INQUIRY AS TO CONFLICTS OF INTEREST: None

E. REPORTS

- a. Clerk:** Dye reported even despite the rain, there was a high turn-out for the November midterm election with 72% of registered voters coming to the township hall. At one point the hall was so packed, voters had to wait until the lines became shorter. She voiced her concerns that the township space will be too small for the 2020 Presidential election and they may have to consider using another facility.
- b. Parks:** Jenema informed the Conservancy completed the walking path at Saylor Park and wants to put up a kiosk with a sign. Since the property is technically Acme Township's property, it is requested to have both the Conservancy and Acme Township on it. The kiosk that is currently in the park, is falling apart and needs to be replaced in the Spring. The Board approved to move forward with the project.

On November 1, there was a Stakeholders Advisory Group meeting on the Acme to Charlevoix connector trail. Jenema passed out a letter which she received earlier that day from Networks Northwest with an update from that meeting. The letter stated over the past month the engineering consultants have been assessing the challenges and opportunities associated with each of proposed alternative routes. The assessment included analysis of the physical environment, cost of construction, easement acquisition permitting, recreation, transportation experience and funding potential.

Jenema said Bayside Park signage should be cohesive and she will bring examples to the next meeting to discuss. The Parks & Trails will be having a meeting on their plan to be approved and included in the Master Plan.

Zollinger added Bayside Park is closed for the season and Saylor Park will be either this week or next.

DRAFT UNAPPROVED

- c. **Legal Counsel** – Jocks stated he is working on the answers to the questions from the Planning Commission meeting last month on Recreational marihuana. He is getting with Shawn Winter on reviewing documents for the trails, zoning set-backs and on modifications to the model PDR Farmland project. Every time there is a new grant there are new requirements that need to be done to amend the PDR.
- d. **Sheriff:** No report.
- e. **County:** No report
- f. **Roads:** Zollinger informed sometime before the end of the year, the Road Commission is having a forum on the East West corridor project for citizen's input. It will be open to the public to anyone who would like to attend. When the date is announced, he will let everyone know. Jim Cook will be retiring from the Grand Traverse Road Commission at the end of the year. There will be a replacement for his position after he leaves.

E. **SPECIAL PRESENTATIONS: Annual Audit-Gabridge & Co**

Robert Klein auditor with Gabridge & Company, gave an overview on the Annual Financial Report and stated Acme Township was in a healthy status. He pointed out at the close of the current fiscal year, the Township's governmental funds reported combined fund balances of \$2,794,391, an increase of \$421,780 in comparison with the prior year. Approximately 29.6% of this amount (\$826,498) is available for spending at the government's discretion (unassigned fund balance). At the end of the current fiscal year, unassigned fund balance for the general fund was \$826,498, or approximately 105.0% of total general fund expenditures and transfers out. This is about years' worth of expenses in reserve.

Klein made aware of the Custodial Credit Risk paragraph in the report on deposits. Custodial credit is the risk that in the event of a bank failure, the township's deposits might not be returned. State law does not require, and the Township does not have a policy for deposit custodial credit risk. As of the year-end, \$4,99,815 of the Township's bank balance would be exposed to Custodial Credit Risk. As a result, the Township will evaluate each institution; only those institutions with an acceptable estimated risk level are used as depositories.

Klein explained there was a correction on page 11 where the numbers got transposed. The paragraph should read; Unrestricted net position of the sewer fund and water fund at the end of the year was \$2,078,488 and \$1,502 (not \$103,867), respectively. The increase in net position for the sewer fund and water fund was \$235,696 and \$103,867 (not \$1,502), respectively.

Motion by Jenema to approve the Annual Financial Report Year Ended June 30, 2018 with changes as noted on page 11, supported by Aukerman. Motion carried unanimously.

G. **CONSENT CALENDAR:**

- 1. **RECEIVE AND FILE:**
 - a. **Treasurer's Report**
 - b. **Clerk's Revenue/Expenditure Report and Balance Sheet**
 - c. **North Flight September report**
 - d. **Draft Unapproved meeting minutes**
 - 1. **Planning Commission 10/08/18**
 - 2. **Parks & Trails 09/21/18**
- 2. **APPROVAL:**
 - 1. **Accounts Payable Prepaid of \$137,844.69 and Current to be approved of \$24,478.83. (Recommend approval: Clerk, C. Dye)**

Motion by White to approve Consent Calendar as presented, supported by Dye. Roll Call motion carried unanimously.

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

DRAFT UNAPPROVED

I. CORRESPONDENCE: None

J. PUBLIC HEARING: None

K. NEW BUSINESS:

1. Request to Discuss Ordinance Language for Short-Term Rental - Varga

George Varga, 7801 Woodward Rd., explained he owns two homes in the township located next to each other, one he and his wife live in and the other he would like to rent out as a Short-Term rental. He is aware to do this it would require amending the Short-Term Rental Ordinance and submitted possible wording that might be used to modify the language in the ordinance.

The board discussed the issues that could result from making this change to the ordinance and decided to table this discussion to the next board meeting before making a final decision.

Jocks will review the ordinance for a potential amendment to bring to the board for consideration.

2. Jocks- Potential New Ordinance for Recreational Marihuana

Jocks gave an overview of what to expect with the passing of legalizing recreational marihuana, and to help the board decide on which direction they should take for the township. The language in the recreational marihuana is similar to that of the medical marihuana licensing act but does have some significant differences. It allows for establishments, as referred to with medical marihuana as dispensaries, to have licenses in retail establishment, growing, transport, processing and labs. Additionally, it allows for micro businesses where multiple things can be done at one site. It opens the door to allow other type of establishments to form as interest increases. On December 6, recreational use will be legal. People can possess and grow in their home but can't legally sell. There is question if a township allows one recreational marihuana establishment it would allow all. Currently Acme's ordinance is only for medical marihuana. Those with a medical marihuana license can only sell for medical not recreational. In order to sell, one must have a state retail license and it can't be combined with any other type of retail, such as party stores, etc. It must be a marihuana facility only. Rules on visibility of growth and sale will apply for establishment owners. Jock said there are creative ways to handle the opt-in for townships.

The act allows for a municipality to limit the number of marihuana establishments that may be licensed in the municipality pursuant. In this act it can limit or prevent the department from issuing a state license to all applicants who meet the requirements, the municipality shall decide among competing applications by a competitive process intended to select applicants who are best suited to operate in compliance with this act within the municipality.

Jocks let the board know citizens can initiate a petition to vote for or against what the board's decision is on permitting, or not permitting recreational marihuana uses in the township. He also mentioned only recreational marihuana will have proposed state taxes with a percentage going to the township, distributed taxes from medical marihuana will no longer be in effect.

If someone applies to the state for a recreational marihuana license before an ordinance is in place, the state can approve it. Jocks suggested the township might want to opt-out until an ordinance is in place.

3. 2% Grant Application Discussion

Aukerman explained Phase 1 plan for Bayside Park went over budget and playground equipment was taken out. This 2% Grant application would be submitted to the Tribe for \$22,000 and this would be used for a singular major base piece of playground equipment for Bayside Park. No match is required. Additional equipment can be added on to the base piece as funds become available. The board approved to have Aukerman proceed with the process for 2% Grant application. She is working on a newsletter that will have updates on Bayside Park with a request for donations to be used for future playground pieces. The newsletter will go out with the winter taxes.

DRAFT UNAPPROVED

- 4. Resolution R2018-#26 Change in Seasonal Weight Restrictions, Senate Bill 396 - GTCRC**
Zollinger explained to help stop exemptions for seasonal logging trucks using roads before the seasonal weight restrictions (also known as “frost laws”) are lifted, causing damage to roads. The State is trying to pass a law to allow overweight logging trucks on the roads. Signing this resolution shows that Acme Township strongly opposes B 396 along with Grand Traverse County Road Commission.

Motion by Scott to approve R2018-#26 Change in Seasonal Weight Restrictions, Senate Bill 396 as presented, supported by Jenema. Motion carried unanimously.

- 5. Parks/Rec new equipment play area/swing- Jenema**
Jenema let the board know there was a donation made for a bench swing to be placed in the park. A sample was given at the Parks & Trails meeting to match up with the existing benches. The location of the swing was discussed and will be in a different area than the benches.
- 6. Acme section Tart Trail RFP for Engineering-Jenema**
Jenema wanted the Board to be aware that design engineering bids are going out for Acme section Tart Trail connector. Acme connector section is located starting at Bunker Hill Road by railroad, behind Holiday Inn, down Hope Road then behind Samaritas and into Dan Kelley property then into Meijer area. Acme Township is responsible for maintaining this trail.
- 7. Tart trail snow removal winter 2018-19-Jay**
Zollinger explained this is for executing a private contractor to provide snow removal service along the TART and Three Mile trails within East Bay and Acme Townships. The funding is for \$4,000, which is in the budget and would cover estimated costs. Any remaining balance will be carried over to the following winter. This service is contracted through the county.

Motion by Scott to approve the payment for the snow plowing of \$4,000 to Tart for 2018/19 with any remainder to be carried over to the following winter, supported by Aukerman. Roll call motion carried unanimously.

L. OLD BUSINESS:

1. Township Hall Bids on remodeling - Jenema

Jenema informed she is waiting for the written bid to be received and will discuss it at the next board meeting.

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

Dye mentioned it was suggested by some of the voters waiting in line during this November election, “Why doesn’t the Board ask residence for a tax increase for a new township hall?”. Zollinger explained the Board has the right to set up a bond and build a township hall without going to citizens to do that. It is a topic that has been previously discussed several years ago and always comes back to if the township can afford this bond expense with the current tax revenue received. An option to consider would be to put to vote a mileage increase for Roll Back because of Acme ‘s “Headlee”. Currently it is .7259 it could possibly be put to vote for 1.0000 were it was originally before “Headlee”.

ADJOURN: Meeting adjourn at 9:30 pm

ACME TOWNSHIP PARKS & TRAILS MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
November 16, 2018 8:30 a.m.

ROLL CALL:

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

- A. **PUBLIC COMMENT:** Rachele Babcock- 4261 Bartlett Rd. Williamsburg, 49690 Wanted to talk to the committee about CCat sponsoring a memorial in the park for Ron Harding, Erick Takayama and Bob Carstens. Added it under new business
- B. **APPROVAL OF AGENDA: Timmins, 2nd. Heflin. Motion to approve the agenda with the addition of Old business 1)b. Bayside park plantings, Old business 7) playground equipment. New business 2) upcoming schedule and new business 3) CCAT memorial for Bob, Ron and Erick. Motion carries**
- C. **INQUIRY AS TO CONFLICTS OF INTEREST: none**
- D. **CORRESPONDENCE:**
- E. **ACTION:**
1. Approve Draft Parks & Trails Minutes 10.19.18 Motion to approve the minutes from 10/19/18 Heffner, seconded by Timmins motion carries
- F. **OLD BUSINESS:**
1. **Bayside Park**
 - a. **Regulatory Signage-** Winter addressed, Signplicity got the townships bid. Post will be powder coated to match the parks other elements. Not sure when the signs are going in, may still be this fall depending on weather.
Winter brought up the Acme logo from a design that was already put together. Amy had shown it to the board to think about. The board will talk about the logo in December.
 - b. **Bayside park plantings-** Discussed prices of plantings that Jim and Ryan had gathered from a couple different places. Quote Ryan got was \$1400 the plants Ryan priced would could larger than what Jim got quoted.
Heffner talked to the former president of the friendly garden club. They give grants from \$300-\$3000. The grants are only for what is invoiced, won't pay for labor. Grants are due by Aug. 31st. 2019.
Discussed taking the park plan and breaking it down so that Ryan and the sweetwater garden club would each know what areas they were responsible for caring for.
 2. **Park Swing Donation** – Jenema took this issue to the board, they are fine with the swing donation. Winter contacted Wabash about the swings they sent color samples for us to match up. Winter talked about taking them down to the park to match colors. Miracle Midwest is Wabashes Michigan distributor, Winter will be contacting them to talk about matching colors we have in the park. Discussed colors. Jenema asked if the committee thought the swing should be matched to the playground equipment or the benches. Discussion followed. Heffner brought up the worry that custom color matching would impact the cost. Slates will be determined when the playground color is determined.
Jenema brought up the playground in this discussion because it is all tied together. Kevin had

always had the limon in the plan for the playground. As well as leaf and brown. Committee discussed how the colors looked different in the catalog as oppose to the plan. Discussed what would happen to the warranty if the playground equipment was powder coated. It was decided that it would most likely negatively impact the warranty.

- a. **Color Samples** Requesting to see color samples of limon, brown(AC, and AE), beige, cool matte, dune and leaf green. For the mating color samples will be brown, beige and gray.

3. **Trail Update**

- a. **Acme Connector Trail** - Acme connector trail RFP was approved by the board at their last meeting and released for bid. Sent it out to 10 firms, will run in the paper, also visible on Acmes website and TART's website. The proposals will be due by noon on Dec. 13th. Kushman gave update. The language for the license with the Holiday Inn was approved, it has been sent back to Holiday Inn's board.

- i. **RFP Update**

- b. **TVC 2 CHX Trail** (Kushman)- short term solution to utilize the Acme connector trail and utilize the sidewalk on M72. Eventually would like to utilize Bunker Hill Rd. crossing over to the west and going up the west side.

- i. **Engineering Project Update**- North of M-72 met with local agency group meeting, and a stakeholder advisory group, Jenema and Winter represented Acme Township. The engineers have identified a preferred alignment, which they have a target of releasing to the public with maps and other info the first week of Dec. Discussion followed.

Kushman touched on the next stage of trail from Elk Rapids up to Charlevoix through fisherman's island state park. Next public open house is possibly in January.

Winter touched on the trails in Yuba and Wintergreen woods, trails are ready to open. The conservancy and township are discussing signage.

4. **Park System Signage** nothing to report

5. **Art In The Park** nothing to report

6. **Bayside Park Dedication Ceremony** leaving on the agenda

7. **Playground** - discussed playground color that was spec'd by Gosling and czubak.

G. **NEW BUSINESS:**

1. **Parks Master Plan Update** (KlingelSmith)- Discussed photos that are on the master plan. Winter will be sending Carrie a copy of the drone video to see if she can pull off better pictures.

KlingelSmith went over all the new information that needs to be included now with the master plan. She also covered the basic demographics of the township and how they have changed. Maple bay park plan can not be included at the time. Went over the townships goals and objectives and how they changed. Went over the timeline, Carrie needs feedback no later than the 28th., earlier would be better. Board will need to pass a resolution to adopt the plan.

Heffner brought up adding the goal of a circular trail at Yuba natural area, committee agreed. Winter is providing basic images of the loop, He will reach out to Steve and Luke at the conservancy to see if they have more updated maps. Discussion followed. Special park and trails meeting will be Monday 11/26 at 4:30.

2. **Upcoming schedule** Dec. 1st.-30th. Public comment period, Dec. 13th. The RFP will be read out at the township, Dec. 21st. The committee will make a formal recommendation to the board for the parks plan and recommendation for the firm for the RFP. Jan 8th. Board has a regular board meeting that is when the public hearing for the parks master plan will take place as well as announcing the choice for the firm who gets the bid for the RFP.

3. **Ccat memorial** - Discussed the different memorial ideas, benches, another matching swing like the other donated swing. Plantings. Winter was able to provide Rachelle with some prices to take back to Ccat for them to make a decision on. Rachelle will be back in touch with Winter once Ccat has made a choice.

H. **PUBLIC COMMENT none**

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.

**ADJOURN: Motion to adjourn Timmins 2nd. By Smith.
Motion carries**



**ACME TOWNSHIP PARKS & TRAILS
SPECIAL MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
November 26, 2018 4:30 p.m.**

ROLL CALL:

Committee:

X	Feringa	X	Heflin	X	Heffner	X	Jenema
X	Smith	EX	Timmins	X	Wentzloff		
AB	Kushman	AB	Klingelsmith				
X	Winter						

Advisory:

Staff:

A. PUBLIC COMMENT:

1. Brian Kelley – Bunker Hill. Read a written statement (attached)

B. APPROVAL OF AGENDA: Motion by Feringa, support by Heffner. Motion carries

C. INQUIRY AS TO CONFLICTS OF INTEREST: none

D. CORRESPONDENCE: none

E. ACTION: none

F. OLD BUSINESS:

1. Park Master Plan Update
 - a. Review and Discuss Edits for Draft Plan
Committee members reviewed the first draft of the 2019-2023 Parks & Recreation Plan in its entirety. Each page was reviewed for form and substance. Winter recorded notes (attached) on draft document to send to Beckett & Raeder for incorporation into the draft prior to the public comment period between December 1 – 30.

G. NEW BUSINESS: none

H. PUBLIC COMMENT: none

ADJOURN:6:30 pm



**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



Planning and Zoning

6042 Acme Road | Williamsburg, MI | 49690

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

PLANNING COMMISSION **2019 Regular Meeting Schedule**

The Planning Commission meets the second Monday of each month at 7:00 pm.
The Site Plan Review Committee meets the fourth Monday of each month at 7:00 pm.*

Acme Township Hall
6042 Acme Rd
Williamsburg, MI 49690

Planning Commission	Site Plan Review Committee
January 14	January 28
February 11	February 25
March 11	March 25
April 8	April 22
May 13	May 20**
June 10	June 24
July 8	July 22
August 12	August 26
September 9	September 23
October 14	October 28
November 4***	November 25
December 9	December 16**

* Time subject to change based on committee member availability.

** Date moved to third Monday due to the holiday.

*** Date moved to the first Monday due to the holiday.

If you are planning to attend and require any special assistance, please notify Cathy Dye, Township Clerk, within 24 hours of the meeting at (231) 938-1350 or cdye@acmetownship.org

For planning and zoning questions please contact Shawn Winter, Planning and Zoning Administrator, at (231) 938-1350 or swinter@acmetownship.org

VILLAGE OF ELK RAPIDS

315 BRIDGE STREET
P.O. BOX 398
ELK RAPIDS, MI 49629-0398
231-264-9274

Township of Elk Rapids

315 Bridge Street
P.O. Box 365
Elk Rapids, MI 49629-0365
231-264-9333

November 14, 2018

Acme Township
Planning Commission
6042 Acme Road
Williamsburg, MI 49690

RE: Notice of Adopted Collaborative Master Plan

Over the past several months, the Village of Elk Rapids Planning Commission and the Elk Rapids Township Planning Commission have worked to update the Collaborative Master Plan. During the months of September and October, both Planning Commissions and the Township Board and Village Council approved the Collaborative Master Plan, pursuant to the requirements of the Michigan Planning Enabling Act (MPEA), as amended (MCL 125.3843).

Under Section 43 of the MPEA, your community or agency were provided an opportunity to comment and the draft plan and now receive this notice of adoption of the Master Plan.

The adopted Collaborative Master Plan can be found at elkrapids.org (Village Website) or at elkrapids.com (Township Website). IF you have any questions, please contact either one of us.

Thank you for your interest.

Sincerely,



Steve Ravezzani
Elk Rapids Village
Zoning Administrator
(616) 264-9274



Larry Nix
Elk Rapids Township
Zoning Administrator
(616) 264-9333



Planning and Zoning Staff Report

To: Acme Township Planning Commission
From: Shawn Winter
Cc: Jeff Jocks, John Iacoangeli
Date: December 4, 2018
Re: SUP 2018-04 Transfer of Development Rights – As Applicable to PD 2018-02

Permit Number: SUP 2018-04

Request: To transfer three (3) dwelling units from sending parcel on Bates Rd to receiving parcel located at 8114 Saylor Rd where seven (7) dwelling units already exist. This request is part of the Engle Ridge Farm Planned Development (application PD 2018-02).

Applicant: Sarah Keever, Northview 22

Applicant Address: P.O. Box 3342
Traverse City, MI 49685

Owner: Ken & Janet Engle

Owner Address: 6754 Yuba Rd
Williamsburg, MI 49690

SENDING PARCEL

Address: No Address Assigned, Bates Rd

Parcel Number: 28-01-011-004-00

Legal Description: S 1/2 OF NW 1/4 OF SW 1/4 SEC 20 T28N R9W

Area: 19.77 acres (net)

Zoning: A-1: Agricultural
One (1) dwelling unit (du) per five (5) acres.

Available DU's: Three (3)

Existing Land Use: Undeveloped parcel

Natural Features: Managed forest upland, no wetlands present

Adjacent Land Uses: North – residential development (wooded), Terry & Karen Larsen
Northeast – residential development (Tobeco Creek), Brad & Jennifer Dearment

East – residential development (Tobeco Creek), Dennis & Jill Prout
Southeast – residential development (Tobeco Creek), James & Shannon Petaja
South – residential development (Tobeco Creek), Fred & Ann Thelander
South – residential development, James & Joan Peacock
Southwest – agricultural operation, Ken & Janet Engle
West – agricultural operation, Ken & Janet Engle
Northwest – agricultural operation with residential development, Ken & Janet Engle

Aerial Location:



RECEIVING PARCEL

Address: 8114 Sayler Rd

Parcel Number: 28-01-010-011-00

Legal Description: SW 1/4 OF SE 1/4 EXC N 82.5' OF W 330' SEC 19 T28N R9W.

Area: 37.83 acres (net)

Zoning: A-1: Agricultural
One (1) dwelling unit (du) per five (5) acres

Available DU's: Seven (7)

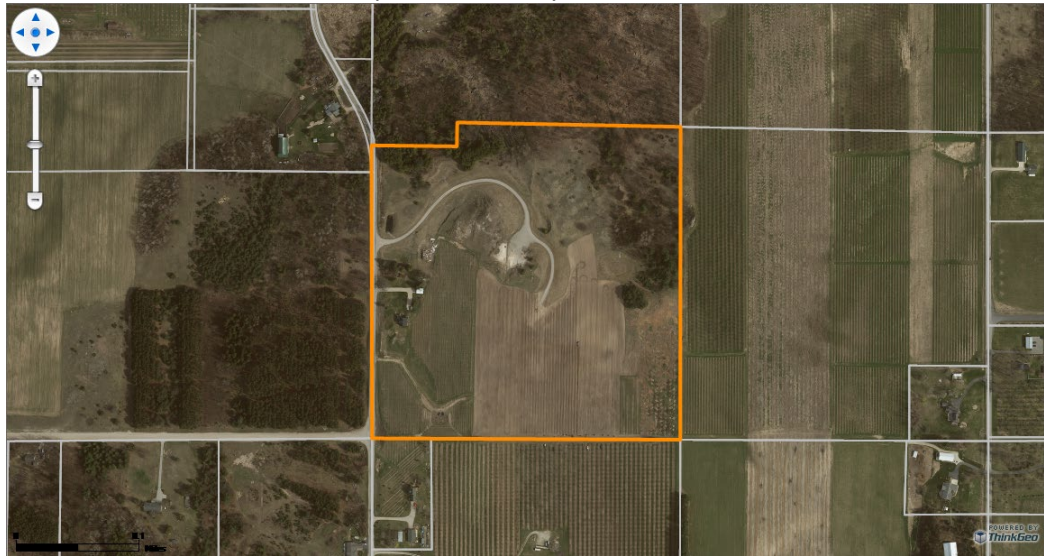
Existing Land Uses: Residential dwelling, agricultural outbuildings, apple orchards, vineyards

Natural Features: Noticeable ridge line with panoramic views, fruit trees/vines, forested areas, 1.08 acres of wetlands

Adjacent Land Uses: North – undeveloped woodland, Rick Sayler
Northeast – active agricultural operation, Ken & Janet Engle
East – active agricultural operation, Ken & Janet Engle
Southeast – active agricultural operation, Mark & Kris Mikowski
South – active agricultural operation, Doug & Michelle White
South – residential development, Steven & Dorothea Ducheney
Southwest – residential development, Joe Kunciatis

West – undeveloped woodland, Rick Sayler
 Northwest – residential development, Rick Sayler

Aerial Location:



Submitted Documents:

1. Application
2. Escrow Policy Acknowledgement (on file)
3. Density Transfer Narrative
4. Receiving Parcel Survey
5. Sending Parcel Survey
6. Sheet C1.1 – Site Plan (conceptual)
7. DEQ Wetland Determination Form
8. Wetland Delineation Report – Grobbel Environmental & Planning Associates

External Reviews:

None – awaiting response from the Grand Traverse County Road Commission.

Zoning Ordinance Review and Findings:

§ 19.6 Density Transfer	
Standard	Finding
a. All density transfers require a Special Use Permit approved by the Township Board, upon the recommendation of the Planning Commission, as part of a PD application. A Special Use Permit application for a density transfer shall be submitted and include:	Satisfied: Per subitems a.(1-3) below.
1. Signatures by the owners (or their authorized representatives) of the sending and receiving parcels.	Satisfied: Application signed by both Ken & Janet Engle.
2. A proposed development plan (subdivision and/or site plan) for the receiving parcel.	Satisfied: The proposed development plan (conceptual) included in application.
3. Density calculations for both the sending and receiving parcels.	Satisfied: Density calculations and surveys from which they were determined included in application.
b. Upon receipt of a Special Use Permit application for a density transfer the Township shall determine:	Satisfied: Per subitems b.(1-4) below.

§ 19.6 Density Transfer	
Standard	Finding
1. The number of allowable dwelling units permitted on the receiving parcel(s) based on the current zoning classification.	Satisfied: A-1: Agricultural District allows one (1) du per five (5) acres. The receiving parcel consists of 37.83 net acres for a total of seven (7) allowable dwelling units. <ul style="list-style-type: none"> - ZO defines density as “the number of dwelling units developed or to be developed per net acre of land.” Net acreage excludes road ROW, etc. - Gross acreage for the Receiving parcel is 39.840 acres. - Subtracting ROW area of approximately 0.93 acres and identified wetlands of 1.08 acres yields a net acreage of 37.83 acres.
2. The number of eligible dwelling units allowed to be transferred to the receiving parcel(s). The transferred dwelling units shall not increase the allowable density by more than 50%.	Satisfied: The number of eligible dwelling units to be transferred to the receiving parcel is three (3), after applying fifty percent (50%) to the seven (7) allowable dwelling units.
3. The number of allowable dwelling units permitted on the sending parcel(s) based on the current zoning classification.	Satisfied: A-1: Agricultural District allows one (1) du per five (5) acres. The sending parcel consists of 19.77 net acres for a total of three (3) allowable dwelling units. <ul style="list-style-type: none"> - Gross acreage for the sending parcel is 20.268 acres. - Subtracting ROW of approximately 0.503 acres yields a net acreage of 19.77 acres.
4. The number of eligible dwelling units allowed to be transferred from the sending parcel(s).	Satisfied: Total number of eligible dwelling units to be transferred from sending parcel equals three (3). The applicant wishes to transfer all three (3) dwelling units to the receiving parcel, leaving no remaining development rights on the sending parcel.
c. The Township Board, upon recommendation from the Planning Commission, may grant a Special Use Permit allowing the transfer to the receiving parcel(s) of some or all of the allowable residential dwelling units from the sending parcel(s) only if it finds that all of the following have been satisfied:	Satisfied: Per subitems c.(1-4) below.
1. The sending parcels dwelling unit transfers are actual available dwelling units considering all limitations, including wetlands, and those units are documented.	Satisfied: The three (3) dwelling units from the sending parcel represent real development potential based on the district’s minimum lot size, net density, and are unencumbered by the presence of wetlands.
2. The addition of the transferred dwelling units to the receiving parcel will not increase the maximum allowable density by more than 50%.	Satisfied: The three (3) dwelling units proposed for transfer will increase the receiving parcel’s allowable density by forty three percent (43%).
3. The addition of transferred dwelling units and will not adversely affect the area surrounding the receiving parcel.	Satisfied: Through the Land Divisions Act and Ordinance the applicant would be allowed six (6) lots on the receiving parcel with a minimum size of five (5) acres by right. Although the proposed ten (10) lots in this request represent a sixty six (66%) increase from what is allowed, their smaller lot sizes and siting exceed the required setbacks for the district, providing additional buffers to adjacent agricultural operations.
4. The density transfer will benefit the Township by protecting developable land with conservation value on the sending parcel(s).	Satisfied: The density transfer will result in a permanent conservation interest or other legal means approved by the Township for the sending parcel, preserving the forested upland parcel on Bates Rd.

§ 19.6 Density Transfer	
Standard	Finding
<p>5. The density transfer will be consistent with the sending and receiving zones designated on the Dwelling Unit Density Transfer Map. Exception may be granted by Township Board, upon the recommendation of the Planning Commission, to allow a density transfer FROM a receiving zone TO a receiving zone, or FROM a sending zone TO a sending zone if:</p>	<p>To Be Determined: Per subitems c.(5)(a-c)) below.</p>
<p>a) The sending parcel(s) is deemed to contain unique natural, cultural, or historical features which should be preserved</p>	<p>Satisfied: The sending parcel consists of an upland forest that provides wildlife habitat in an area that is surrounded with active agricultural operations and residential development. Furthermore, the parcel creates a natural buffer for properties located in the Tobeco Creek subdivision.</p>
<p>b) The density transfer to the receiving parcel will not place an undue hardship or strain on the Township infrastructure</p>	<p>To Be Determined: The only infrastructure to be impacted would be the GTCRC network. Awaiting preliminary feedback from the agency.</p>
<p>c) The density transfer is in accordance with the Intent and Purpose of this Article</p>	<p>Satisfied: The request (a) maintains some agricultural operations on the receiving parcel and preserves the sending parcel; (b) the final PD if approved will be on terms agreeable to the Township; (c) allows efficient use of land that preserves open space; (d) provides flexibility in density and lot size to reduce sprawl, maintain agricultural operations, and preserve land; (e) additional setback distances and conservation easements will provide increased separation from surrounding agricultural operations; (f) the density requested in this application is allowable under the Zoning Ordinance.</p>
<p>6. The parcel(s) receiving the density transfer will not exceed the land development build out (buildings, parking, setbacks, open space, etc.) prescribed by the Zoning District of the property unless waived by the Planning Commission and Township Board.</p>	<p>Satisfied: There is no maximum lot coverage percentage for the district, and the proposed developed will not encroach into the district's required setbacks.</p>
<p>7. Sending parcel(s) satisfying the requirements this section shall be executed and recorded in the office of the Grand Traverse County Register of Deeds, reducing the number of dwelling units allowed to be constructed on the sending parcel(s) by the number of dwelling units transferred. This reduction in density shall not prevent the owner(s) of the sending parcel(s) from developing the remaining allowable dwelling units under either an open space or conventional development plan, provided that all open space requirements are satisfied. The land area subject to the land transfer will remain perpetually in an undeveloped state by means of a conservation easement, plat dedication, or other legal means that runs with the land, as prescribed by the Township Zoning Ordinance, and approved by the Township.</p>	<p>To Be Determined: The reduction in dwelling units through the proposed transfer will result in the loss of all development opportunities on the sending parcel. The execution of a document at the Register of Deeds memorializing the removal of development rights will not occur until after Township approval. The Township will need to determine the means to which this land will be placed in conservation, and who would be responsible for said easement.</p>

§ 9.1.3 Special Uses – Basis For Determination (General Standards)	
Standard	Finding
a. General Standards:	
1. Be designed, constructed, operated and maintained so as to insure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity to protect the natural environment and conserve natural resources and energy to insure compatibility with adjacent uses of land, and to promote the use of land in a socially and economically desirable manner.	To Be Determined: Residential units will be on their own well and septic systems. Impact on county roads will need to be identified by the GTCRC.
2. Be designed to protect natural resources, the health, safety, and welfare and the social and economic well being of those who will use the land use or activity under consideration, residents and landowners immediately adjacent to the proposed land use or activity, and the community as a whole.	Satisfied: The density transfer will protect twenty (20) acres of upland on forest on sending parcel in perpetuity. In addition, the density transfer is part of a PD that proposes smaller lot sizes in order to preserve agricultural land on the receiving parcel, which in turn will provide greater separation between the proposed residential uses and adjacent agricultural operations.
3. Be related to the valid exercise of the police power, and purposes which are affected by the proposed use or activity.	Satisfied: Requirements of §19.6 and §9.1.3 are a valid exercise of the police power.
4. Be necessary to meet the intent and purpose of the zoning ordinance, be related to the standards established in the ordinance for the land use or activity under consideration, and be necessary to insure compliance with those standards.	Satisfied: The density transfer request in this application is consistent with the Intent and Purpose of the Planned Development article in the Acme Township Zoning Ordinance.
5. Meet the standards of other governmental agencies where applicable, and that the approval of these agencies has been obtained or is assured. The applicant shall have the plan reviewed and approved by the Grand Traverse Metro Fire Department prior to the review by the Planning Commission.	To Be Determined: Awaiting review by the GTCRC.
b. Conditions:	
The Planning Commission may recommend, and the Township Board may impose, reasonable conditions on any special use permit. The Township Board may choose to delete any condition recommended by the Planning Commission, and also may choose to impose a condition regardless of whether the Planning Commission recommended it. The conditions may include conditions necessary to insure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity, to protect the natural environment and conserve natural resources and energy, to insure compatibility with adjacent uses of land, and to promote the use of land in a socially and economically desirable manner. Conditions imposed shall:	To Be Determined: The PC will need to determine the appropriate, if any, conditions will need to be included in the review and approval of this request. Staff has provided some points to consider in the “Staff Report” section at the end of this document. Keep in mind that this SUP request is part of an overall PD for the property, which if approved will include a develop agreement that outlines the terms for development of the property.
1. Be designed to protect natural resources, the health, safety, and welfare, as well as the social and economic well-being, of those who will use the land use or activity under consideration, residents and landowners immediately adjacent to the proposed land use or activity, and the community as a whole.	To Be Determined: see item b. above.

§ 9.1.3 Special Uses – Basis For Determination (General Standards)	
Standard	Finding
2. Be related to the valid exercise of the police power and purposes which are affected by the proposed use or activity.	To Be Determined: see item b. above.
3. Be necessary to meet the intent and purpose of the zoning requirements, be related to the standards established in the zoning ordinance for the land use or activity under consideration, and be necessary to ensure compliance with those standards. The breach of any condition shall be grounds for revoking the special use permit.	To Be Determined: see item b. above.
<p>c. <u>Performance Guarantee:</u> To ensure compliance with the ordinance and any conditions imposed, the Township Board may require that a cash deposit, certified check, irrevocable letter of credit, or surety bond acceptable to the Township covering the estimated cost of improvements be deposited with the Township Clerk to ensure faithful completion of the improvements. The performance guarantee shall be deposited at the time of the issuance of the special use permit. The Township shall not require the deposit of the performance guarantee until it is prepared to issue the permit. If requested by the holder of the special use permit, the Township shall rebate any cash deposits in reasonable proportion to the ratio of work completed on the required improvements as work progresses. This paragraph shall not apply to improvements for which a performance guarantee has been deposited under the Land Division Act.</p>	Satisfied: No performance guarantee recommended at this time.

Staff Review:

The Applicant is requesting a transfer of development rights (TDR) special use permit approval to relocate all three (3) dwelling units from their sending parcel on Bates Rd parcel to their receiving parcel located at 8114 Saylor Rd. This would bring the total number of dwelling units on the receiving parcel to ten (10) when combined with the seven (7) allowed in this transaction by the Zoning Ordinance. This request is part of the planned development (PD) application (PD 2018-02) presented at the October 8, 2018 Planning Commission meeting. The PD proposes a site condo development of ten (10) detached single-family residential units on approximately one (1) acre lots, a winery, a conservation easement on the entirety of the Bates Rd parcel (sending parcel), and a conservation easement on approximately eighteen (18) acres of Saylor Rd parcel (receiving parcel) for the continued operation of the existing apple orchard, vineyard and wetland preservation. The special use permit approval for the TDR is the second step in the overall PD process, as outlined below:

Part 1 – PD Pre-Application Submission and Review

Part 1 is the pre-application where the Applicant requests the use of the PD option and the Planning Commission evaluates if the request is consistent with the community goals and objectives as prescribed by the Zoning Ordinance and outlined in the Acme Township Community Master Plan.

Part 1 is the gateway to the PD process. The Applicant is required to meet the criteria outlined in Section 19.3(a. – e.) and meet at least five out of the nine objectives outlined in Section 19.3(f) of the Zoning Ordinance. These objectives tie directly to the Acme Township Community Master Plan,

the Township's goal of protecting and preserving natural resources and open space, and is the subject of this review.

Part 2 – Density Transfer Approval

This will be the first PD application to come before the Township that includes a density transfer option. That process is achieved through the Special Use Permit process and would follow the pre-application approval, prior to submitting the PD application.

Part 3 – PD Plan and Application Submission

The Applicant will submit a PD application with all necessary documentation and drawings to the Township. Once the Planning & Zoning Administrator confirms the application is complete, the Planning Commission Chair will be notified, and the application will be placed on the Planning Commission for preliminary review.

Part 4 – PD Application Preliminary Review

The Planning Commission will review the application for consistency with the requirements of the Zoning Ordinance and Community Master Plan, through which the Planning Commission will make any necessary recommendations to the proposed plan. This process includes holding a public hearing on the request, consistent with the procedures outlined in the Michigan Zoning Enabling Act. The Planning Commission will make a recommendation to approve or deny the request, either whole or in part, to the Township Board.

One of objectives of the TDR is to preserve natural resources and agricultural land through flexibility in the location and layout of development within the density standards of the zoning districts. The PD article of the Ordinance has a map indicating sending zones and receiving zones for such transactions, however, the Ordinance does allow the transfer from sending to sending zones, or receiving to receiving zones upon approval by the Township if the allowance is determined to protect land of unique natural, cultural or historical features; will not place undue hardship on infrastructure, and is in accordance with the Intent and Purpose of the PD article. Through this request the Applicant will be permanently conserving approximately twenty (20) acres of upland forest on Bates Rd that will serve as a transition buffer between the Tobeco Creek subdivision to the south and east, and the active agricultural operations to the north and west. The preserved parcel will provide permanent wildlife habitat and the potential continuation of an outdoor learning classroom previously utilized by the Applicant when she was a teacher. The receiving parcel will still maintain some of its agricultural operations even with the addition of the residential units and would allow for a future winery consistent with the agricultural and farm operations allowed by the Ordinance.

Although siting residential and agricultural uses adjacent to one another is often viewed as a conflict, there are many benefits to the requested TDR (and associated PD) compared to other traditional land development options. Utilizing standard land division and minimum lot sizes the applicant could still receive the same number of dwelling units between the two parcels. The A-1 district has a minimum lot size of five (5) acres, and land division can be completed based on gross acreage. This would allow the Applicant to divide the receiving parcel into six (6) lots (based on the allowable number of divisions for a 39.84 acre parcel under the Land Division Act and Ordinance), and the sending parcel into four (4) lots for a total of ten (10) lots. The drawback of this approach is that no land on either parcel would be preserved under a conservation easement for agricultural operations or natural habitat, or the winery which are often viewed as a form of Ag-tourism and supported by the Ordinance. Furthermore, through the PD option the size of the residential lots may be reduced to allow for conservation and agricultural operations, along with increased buffers from neighboring agricultural operations than prescribed by the setbacks for the district that would be applied through land division. For example, the conceptual site plan shows a distance of sixty (60) feet between the agricultural property to the south and building envelope of the closest sites. If this was divided through land division, the setbacks would be twenty five (25) feet for side yards and forty (40) feet for rear yards, depending on how the lots were laid out and access provided.

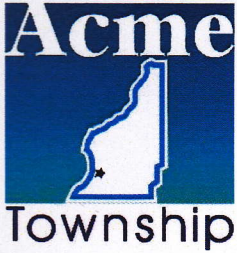
A suggested motion for consideration is presented at the end of this report. A number of items for the Planning Commission are presented prior to the motion that should be considered but will not necessarily prevent the motion as presented.

Point to Consider

- **FINDING OF FACTS:** The findings of facts presented in this report are those of staff. Adopting the findings by the PC as part of a motion to approve or recommend approval provides the justification for the decision that was made. If the PC disagrees with any of the staff's findings, then new findings for a specific item or standard should be established before a motion is presented.
- **COUNTY ROAD COMMISSION REVIEW:** The only infrastructure identified as potentially impacted by this request is the County road network. Staff's initial impression is that the proposed residential units will not exceed the road network's current capacity. The Institute of Transportation Engineers' *Trip Generation Manual (9th ed.)*, estimates that single-family detached dwelling will generate 9.52 one-way trips per day for a total of 95.2 one-way trips per day for the requested ten (10) units. The proposed PD development would use the same north entrance created for a previous SUP to build a winery and bed & breakfast (SUP 2004-14P). That site plan location received a favorable review at the time by the Grand Traverse County Road Commission (GTCRC) in terms of site distances and offset from Bennet Rd. That review did say based on the trip generation information for a winery and bed & breakfast (approximately 623.72 trip ends per day), they probably would require a three (3) lane section or passing flare on Saylor Rd. The GTCRC was sent a copy of the conceptual site plan for preliminary review on December 4, 2018 but no feedback has been provided to date. It is anticipated that feedback will be provided by the next PC meeting, with a more formal review being conducted as part of the overall PD process. The impact on infrastructure considerations should focus on that of this SUP application, the TDR and establishment of ten (10) residential units on the Saylor Rd property, and not the PD as a whole at this time.
- **WETLANDS DELINEATION:** A wetland delineation was performed recently for the Bates Rd parcel, but not the Saylor Rd parcel. The wetlands delineated on the Saylor Rd parcel come from point data collected as part of a previous SUP (2004-14P) to build a winery and bed & breakfast on the parcel. The PC should determine its level of satisfaction with this data.
- **CONSERVATION TOOL:** It will need to be determined by the Township which conversation tool it would like to implement for the preservation of the Bates Rd parcel and the agricultural components of the Saylor Rd parcel. Some options may include a conservation easement or preserved common area as part of the site condominium. Staff will continue to discuss options with the Supervisor and counsel and report back to the PC for them to make a recommendation.
- **ACCESS:** One argument that has been made to justify the TDR from the Bates Rd sending parcel is for its preservation since the Applicant long used it as an outdoor science classroom for her students. The PC may want to consider conditioning the SUP to allow continued educational opportunities on the property within established limitations.
- **SETBACKS AND BUFFERS:** The PC should consider requiring the final PD site plan to maintain a setback buffer of at least sixty (60) feet between the south property line and residential building envelopes as indicated on the conceptual site plan in this application. If the PC determines this setback should be adjusted, it is recommended that the minimum distance be established as part of this SUP.

Motion for Consideration:

Motion to set a public hearing at the regularly scheduled Planning Commission meeting on Monday, January 14, 2019 at 7:00 pm to review the special use permit application SUP 2018-04 submitted by Sarah Keever on behalf of Ken and Janet Engle for the transfer of three (3) development rights from their Bates Rd parcel, as identified in the application and this report, to their parcel located at 8114 Saylor Rd which would increase the total number of developable dwelling units on the property to ten (10). This special use permit application request is part of the overall planned development of the property as indicated in application PD 2018-02.



Special Use Permit/Site Plan Review Application

Township of Acme, Grand Traverse County, Michigan

6042 Acme Road, Williamsburg, MI 49690

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

Planning & Zoning Administrator: Shawn Winter Email: swinter@acmetownship.org

Owner Information (please type or print clearly):

Name: Kenneth and Janet Engle Phone: 231-590-9500

Mailing Address: 6754 Yuba Rd

City: Williamsburg State: MI Zip: 49690

Email Address: engleridgefarm@gmail.com

Applicant Information (please type or print clearly):

Name: Northview 22, Sarah Keever Phone: 231-342-4016

Mailing Address: PO Box 3342

City: Traverse City State: MI Zip: 49685

Email Address: sarah@northview22.com

A. Property Information:

1. **Address:**

8114 Saylor Rd. and unaddressed parcel (Bates Rd)

2. **Parcel Number/Property Description:**

28-01-010-011-00 and
28-10-011-004-00

3. **Current Zoning of Property:**

A-1

4. If this project is one phase of a larger development and/or property subject to an **existing/previous Site Plan Review, Special Use Permit, or Variance, what is/are the applicable permit number(s)?**

5. **Provide proof of current property ownership.** If applicant is not the current property owner, also provide written permission to act as agent of, and complete contact information for the current property owner.

6. Proposed Use/Change to Property

Density Transfer

7. Estimated Start and Completion Dates:

B. Application Packet Requirements: REFER TO ACME TOWNSHIP ZONING ORDINANCE AND COMPLETE ATTACHED CHECKLIST

C. Fees: Include initial fee as required by the Acme Township Ordinance #2004-01

D. Fee Escrow Policy Acknowledgement: Provide completed and signed form with initial escrow fee deposit.

E. Affidavit: The undersigned affirms that he/she is the owner (owner, agent, lessee, or other interested party) involved in this petition and that the foregoing answers, statements and information are in all respects true and, to the best of his/her knowledge, correct. By making this application, the undersigned grants all officials, staff and consultants of Acme Township access to the subject property as required and appropriate to assess site conditions in support of a determination as to the suitability of the proposed project and/or current or future Special Use Permit and Zoning Ordinance compliance.

Signed: *Katherine Just C. Eagle* Date: 11-15-2018

FOR TOWNSHIP USE ONLY

Application Number: _____

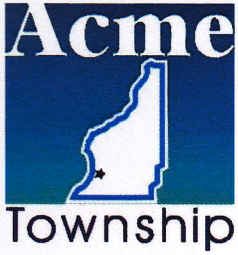
Date Received: _____

Public Hearing/Meeting: _____

Date of Advertising: _____

T&A Account: _____

NOTES:



Escrow Policy Acknowledgement

Township of Acme, Grand Traverse County, Michigan

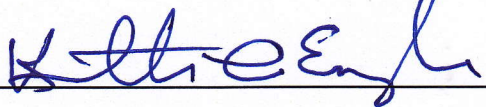
6042 Acme Road, Williamsburg, MI 49690

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

Planning & Zoning Administrator: Shawn Winter Email: swinter@acmetownship.org

I have read, and agree to abide by the Acme Township policy concerning escrow fees.

Name (please print): Kenneth L Engle

Signature:  Date: 11-15-2018

Project Name: _____

Person/Company responsible for account (billing purposes):

Name: Ken Engle

Mailing Address: 6754 Yuba Road

City: Williamsburg State: MI Zip Code: 49690

Phone Number: 231-264-9694 ^{cell} Fax Number: 231-590-9500

Email Address: engleridgefarm@gmail.com

ALL ESCROW CHARGES MUST BE CURRENT OR PROJECT WILL BE REMOVED FROM AGENDAS AND NO ACTION WILL BE TAKEN.

NO BUILDING PERMITS WILL BE ISSUED IF A BALANCE IS OWING.

Density Transfer Engle Ridge Farm

Density Calculations

	Receiving Parcel:	Sending Parcel:
Address	<u>8114 Sayler Rd</u>	<u>Bates Rd</u>
Parcel ID	28-01-010-011-00	28-10-011-004-00
Area:	37.83 acres (net)	19.77 acres (net)
Min. Lot Size:	5 Acres	5 acres
DU's	7	3

Combined Density Units = **10 Units**

Sending Parcel:

Parcel ID: 2801-011-004-00 is a 20 acre (19.77 acre net) managed woodlot on Bates Road owned by Jan and Ken Engle. With the undulating terrain and preserved natural growth, the Engle's believe it is better for the community to leave this twenty-acre parcel in an undeveloped natural state. Jan and Ken are proposing to transfer all three development rights from parcel 2801-011-004-00 to parcel 2801-010-011-00 and place a permanent conservation easement on these twenty acres.

When Jan Engle was teaching kindergarten at Mill Creek Elementary School, she initiated a science unit where kindergarten students and parents visited the woods Fall and Spring. The same value of environmental diversity on the parcel that was a teaching unit by school staff is still there today.

An assessment by Grobbel Environmental & Planning Associates has indicated that the subject parcel (sending parcel) is deemed uplands (no wetlands present). The assessment and report have been included with the submittal.

Receiving Parcel:

Parcel ID: 2801-010-011-00

This property is located at 8114 Sayler Road and has an existing house constructed in 2015. It is zoned A-1 and located in the Farmland Preservation Zone.

Jan and Ken Engle are transitioning out of active farming. Unlike the rest of their farmland, this parcel is not encumbered by a conservation easement, and to date even with inquiries being made, there has been no interest in purchasing the development rights. The site has panoramic views of the surrounding area and is suited for low-density development of residential homes. Combining the density units of both properties, Engle Ridge Farm is a proposed 10-unit residential community, with the reservation for a future winery. The site is currently planted with vineyards and orchards and will be continued to be farmed, managed and harvested.

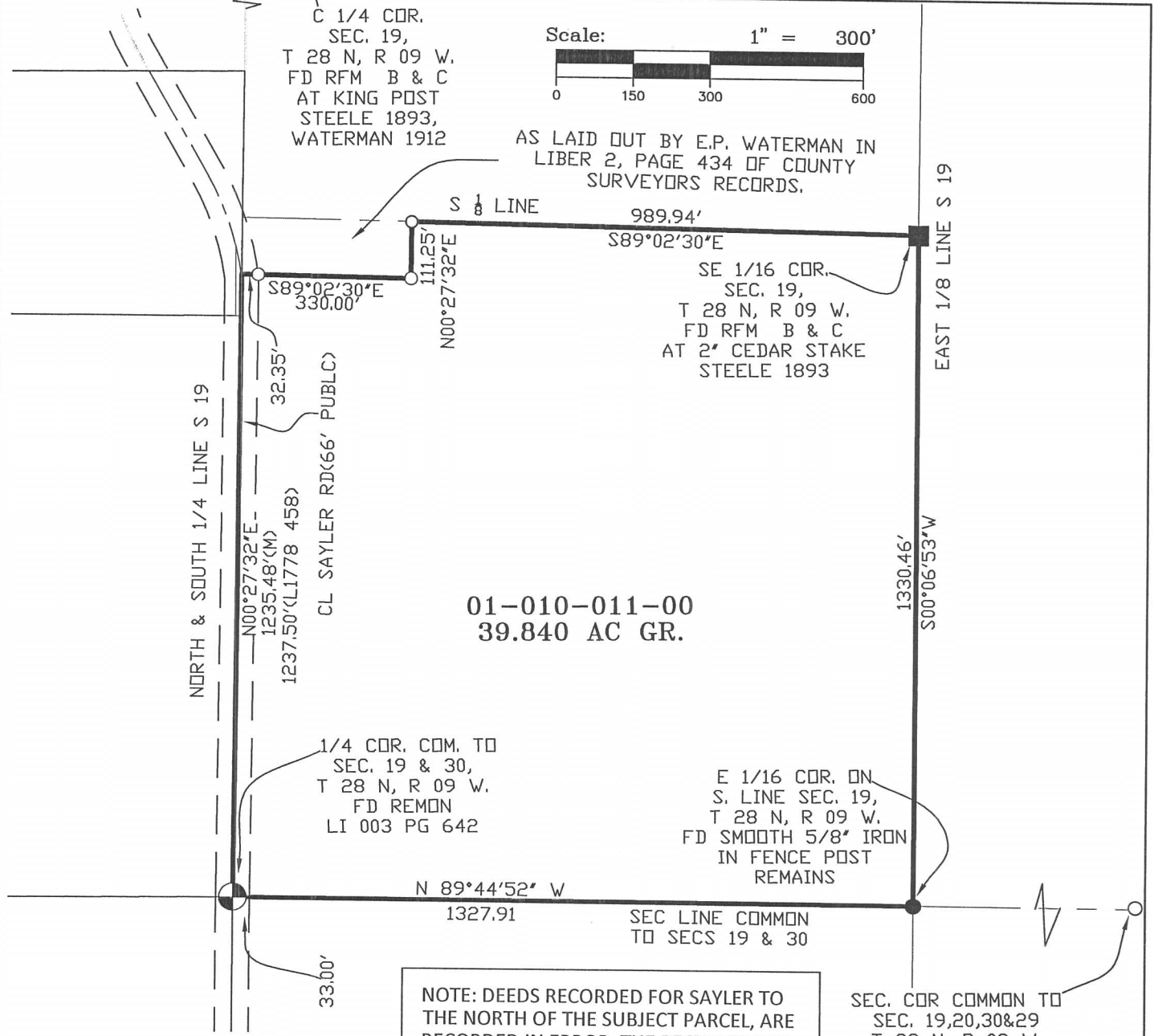
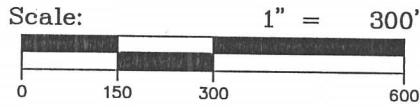
This parcel has wetlands present, which were delineated and surveyed in and are shown on the enclosed site map. The total acreage is 1.08 acres. Because density transfers take wetlands into consideration, the 1.08 acres of wetlands have been removed from the allowable acreage in the calculations shown.

CERTIFICATE OF SURVEY

Legend

- IRON SET
- IRON FOUND
- ⊙ MONUMENT FOUND
- ▲ NAIL SET
- △ NAIL FOUND
- ⊕ GOVERNMENT 1/4 CORNER
- SECTION CORNER
- ⊕ CENTER 1/4 CORNER
- (R) RECORD
- (M) MEASURED

SPACE RESERVED FOR REGISTER OF DEEDS



01-010-011-00
39.840 AC GR.

NOTE: DEEDS RECORDED FOR SAYLER TO THE NORTH OF THE SUBJECT PARCEL, ARE RECORDED IN ERROR. THE RECTANGLE IN THE NORTHWEST CORNER OF THE SUBJECT PARCEL IS DETAILED IN LIBER 2 PAGE 434 OF SURVEYS. THE LAST DEED FOR THE SUBJECT PARCEL ACCURATELY DESCRIBES THE PARCEL, IN LIBER 1778 P 458. THE DISTANCES ARE SLIGHTLY SHORTER, BECAUSE THE ORIGINAL DEED WAS MEASURED WITH A CHAIN.

SEC. COR COMMON TO
SEC. 19, 20, 30 & 29
T 28 N, R 09 W.
FD REMON
LI 003 PG 632



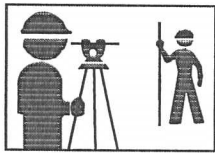
Jesse E. Mitchell
Professional Surveyor

BASIS OF BEARING: NAD 83 MI CENT SPCS
ESTIMATED ABSOLUTE ACCURACY IS 0.20' PER CORNER

I Jesse E. Mitchell #54433 being a Licensed Professional Surveyor, hereby certify that I have surveyed and mapped the parcel(s) heron described and that the relative positional precision of each corner is within the limits accepted by the practice of professional surveying and that all the requirements of P.A. 132 of 1970, as amended, have been complied with.

This survey plat was prepared for the exclusive use of the person, persons, or entity named in the certificate hereon. Said certificate does not extend to any unnamed third person without an express recertification by the surveyor naming said third person.

CLIENT: KEN ENGLE		
LOCATION: SEC 19, T 28 N, R 09 W, WHITEWATER TOWNSHIP, GRAND TRAVERSE CO., MICHIGAN.		
DWN. JEM	DATE 11.13.2018	FILE NO. 20180346
CK. WPM	FLD. BK. X PG. X	SHEET 1 OF 2



Bob Mitchell & Associates

SURVEYING / ENGINEERING

404 West Main Street P.O. Box 306 NORTH 1ST STREET
Kingsley, MI 49649 Harrison, MI 48625
(231) 263-5463 · FAX (231) 263-7921
Toll Free in Michigan 1-800-533-6627
email jesse@mapcivilsurvey.com

DESCRIPTION

DESCRIPTION: A parcel of land situated in the Township of Whitewater, County of Grand Traverse, State of Michigan and described as follows to-wit:

"AS FURNISHED"

That part of the Southwest quarter of the Southeast quarter, Section 19, Town 28 North, Range 9 West, described as: Beginning at the South quarter post of said Section 19; thence North 75 rods; thence East 20 rods; thence North 5 rods, more or less to one-eighth line; thence East 60 rods, more or less, to one-eighth line; thence South to section line; thence West to Place of Beginning.

"AS SURVEYED"

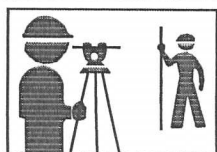
That part of the Southwest quarter of the Southeast quarter, Section 19, Town 28 North, Range 9 West, described as: Beginning at the South quarter post of said Section 19; thence North 00°27'32" East, along the North and South One-Quarter line, 1235.48 feet, (previously recorded as 75 rods); thence South 89°02'30" East, 330.00 feet, (previously recorded as East 20 rods); thence North 00°27'32" East, 111.25 feet, (previously recorded as North 5 rods more or less), to one-eighth line; thence South 89°02'30" East, along the South one-eighth line of said section, 989.94 feet, (previously recorded as East 60 rods, more or less), to one-eighth line; thence South 00°06'53" West, along the one-eighth line, 1330.46 feet, to section line; thence North 89°44'52" West, along the section line, 1327.91 feet, to Place of Beginning. Said parcel containing 39.84 acres of land more or less.

SUBJECT TO all agreements, covenants, easements, right-of-ways, reservations and restrictions of record, if any.



[Handwritten Signature]
 Jesse E. Mitchell
 Professional Surveyor No. 54433

CLIENT: KEN ENGLE		
LOCATION: SEC 19, T 28 N, R 09 W, WHITEWATER TOWNSHIP, GRAND TRAVERSE CO., MICHIGAN.		
DWN. JEM	DATE 11.13.2018	FILE NO. 20180346
CK. WPM	FLD. BK. X PG. X	SHEET 2 OF 2



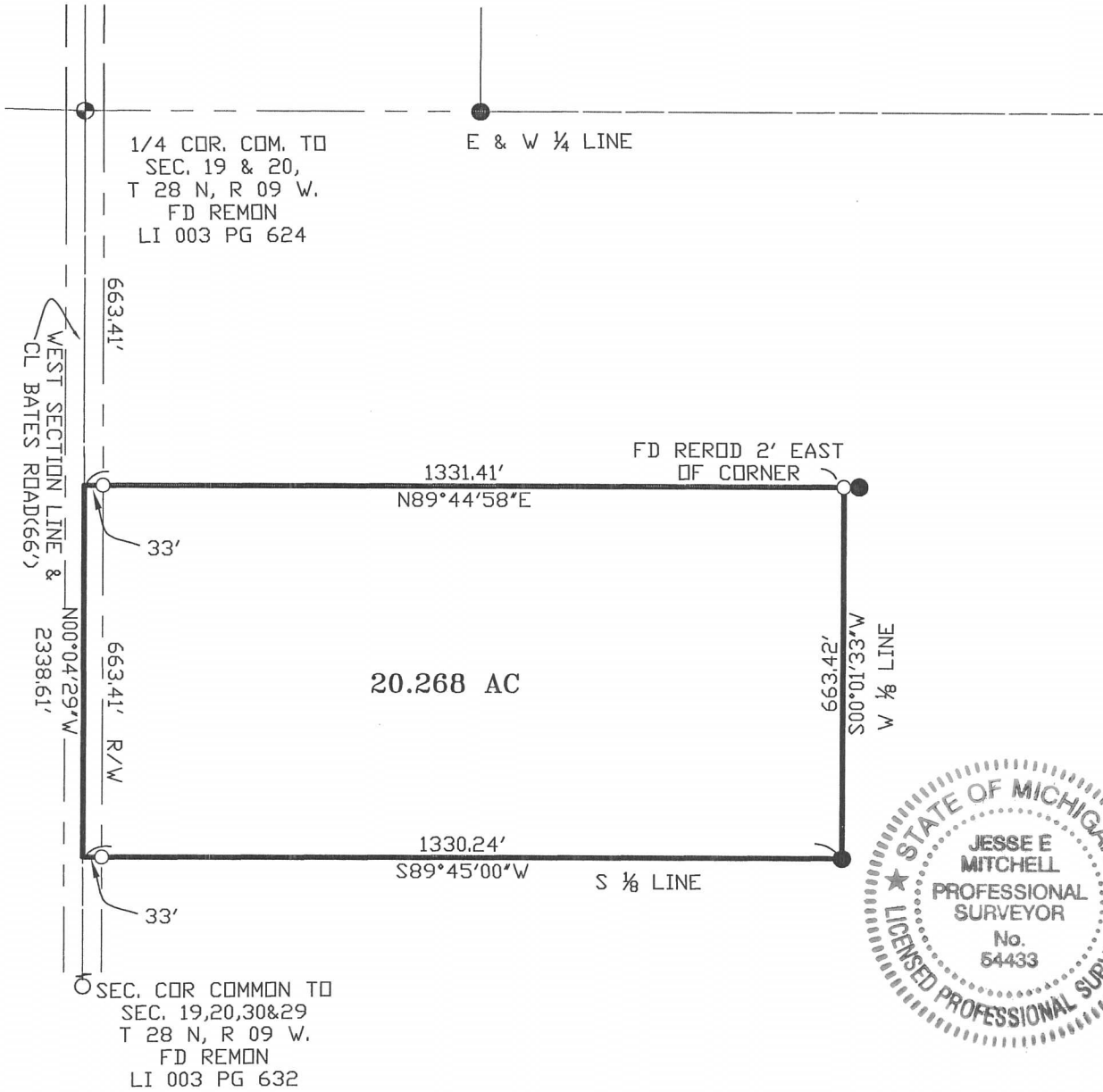
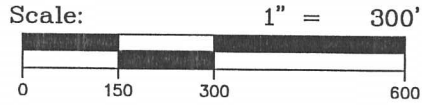
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CERTIFICATE OF SURVEY

Legend

- IRON SET
- IRON FOUND
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- (R) RECORD
- (M) MEASURED

SPACE RESERVED FOR REGISTER OF DEEDS



BASIS OF BEARING: NAD 83 MI CENT SPCS

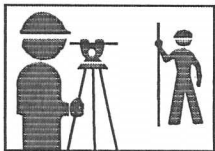
ESTIMATED ABSOLUTE ACCURACY IS 0.20' PER CORNER

I Jesse E. Mitchell #54433 being a Licensed Professional Surveyor, hereby certify that I have surveyed and mapped the parcel(s) heron described and that the relative positional precision of each corner is within the limits accepted by the practice of professional surveying and that all the requirements of P.A. 132 of 1970, as amended, have been complied with.

This survey plat was prepared for the exclusive use of the person, persons, or entity named in the certificate hereon. Said certificate does not extend to any unnamed third person without an express recertification by the surveyor naming said third person.

Jesse E. Mitchell
Professional Surveyor No. 54433

CLIENT: KEN ENGLE		
LOCATION: SEC 20, T 28 N, R 09 W, WHITEWATER TOWNSHIP, GRAND TRAVERSE CO., MICHIGAN.		
DWN. JEM	DATE 11.13.2018	FILE NO. 20180407
CK. WPM	FLD. BK. X PG. X	SHEET 1 OF 2



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Kingsley, MI 49649 Harrison, MI 48625
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email jesse@mapcivilsurvey.com

DESCRIPTION

DESCRIPTION: A parcel of land situated in the Township of Whitewater, County of Grand Traverse, State of Michigan and described as follows to-wit:

"AS FURNISHED"

The South One-half of the Northwest One-Quarter of the Southwest One-quarter, Section 20, Town 28 North, Range 9 West.

"AS SURVEYED"

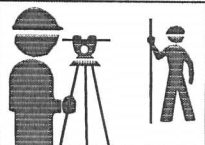
That part of the Southwest One-quarter, Section 20, Town 28 North, Range 9 West, described as: Commencing at the West $\frac{1}{4}$ Corner of said section; thence South 00°04'29" East, along the West line of said section, 663.41 feet, to the Point of Beginning; thence North 89°44'58" East, 1331.41 feet, to the West one-eighth line of said section; thence South 00°01'33" West, along the West one-eighth line of said section, 663.44 feet; thence South 89°45'00" West, along the South one-eighth line of said section, 1330.24 feet, to the West line of said section; thence North 00°04'29" West, along said West line, 663.41 feet, to the Point of beginning. Contains 20.268 Acres of land more or less.

SUBJECT TO all agreements, covenants, easements, right-of-ways, reservations and restrictions of record, if any.



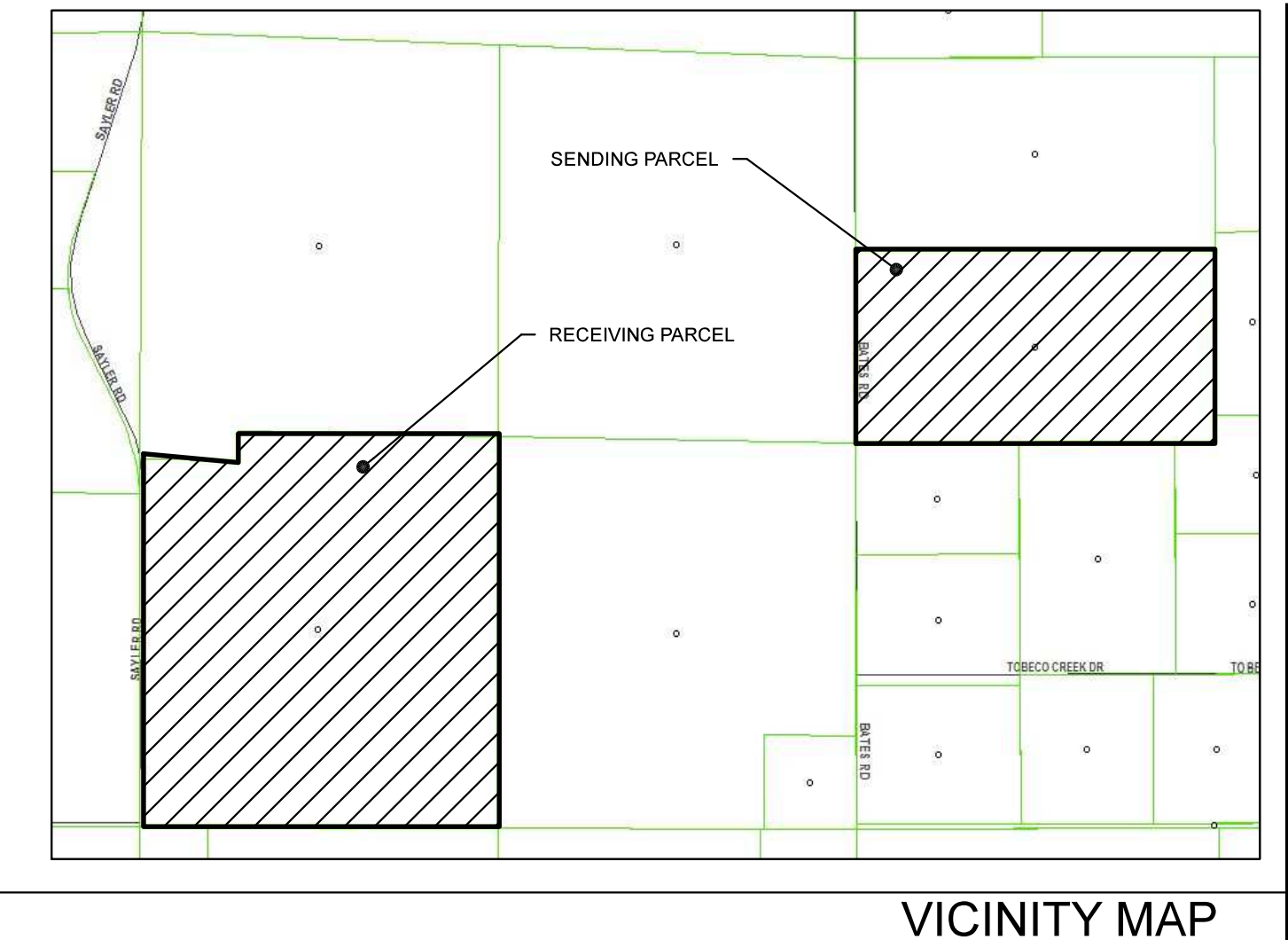
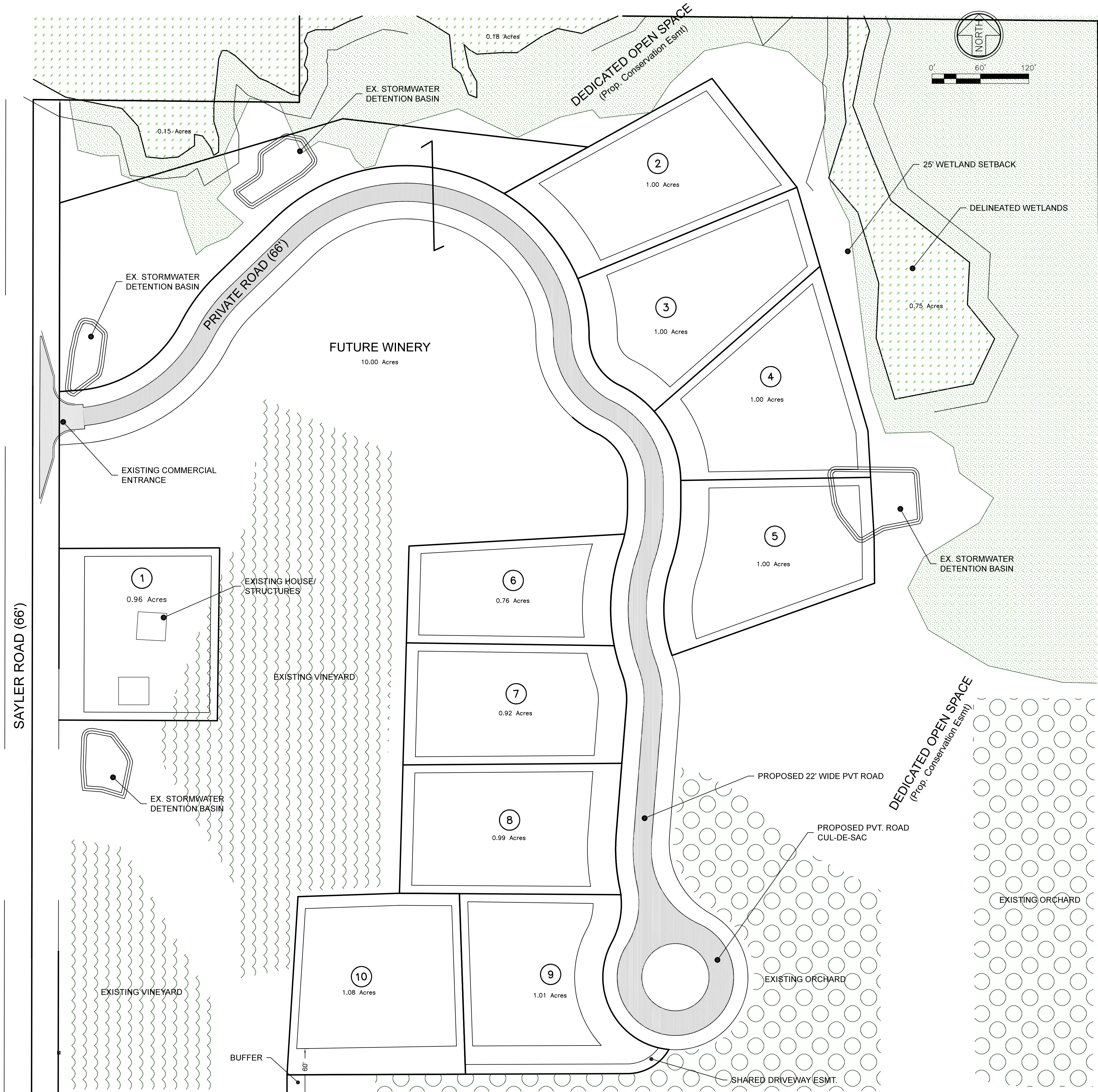
Jesse E. Mitchell
Professional Surveyor No. 54433

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LOCATION: SEC 20, T 28 N, R 09 W, WHITEWATER TOWNSHIP, GRAND TRAVERSE CO., MICHIGAN.		
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Toll Free in Michigan 1-800-533-6627
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PROJECT:
ENGLERIDGE FARMS

CLIENT:
 KEN AND JAN ENGLE
 6754 Yuba Road
 Williamsburg, MI 49690

LOCATION:
 ACME TOWNSHIP, GRAND TRAVERSE
 COUNTY, MICHIGAN

PLAN DATE:
 11-15-18

PROJECT NO.:
 2018-109

SITE PLAN

C1.1

AREAS:

39.84 acres (GROSS)
 38.91 acres (NET- excludes right-of-way)
 37.83 acres (NET- exclude r/w and wetlands)

FUTURE WINERY (PHASE 2): 10 acres
 DEDICATED OPEN SPACE: 15.2 acres

10 RESIDENTIAL UNITS:

SETBACKS:
 FRONT: 35'
 SIDE: 10'
 REAR: 25'

(SETBACKS LISTED ARE MINIMUM. AS BUILDING ENVELOPES WILL BE DEFINED TO CONTROL VIEW SHEDS.
 MINIMUM LOT WIDTH: 120')

DENSITY TRANSFER:

Receiving Parcel:	Sending Parcel:
Address: 5114 Saylor Rd	Bates Rd
Parcel ID: 28-01-010-011-00	28-10-011-004-00
Area: 37.83 acres (net)	19.77 acres (net)
Min. Lot Size: 5 Acres	5 acres
DU's: 7	3

PARCEL INFORMATION



MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY, LAND AND WATER MANAGEMENT DIVISION
PART 303 - WETLAND DATA FORM

This information is collected pursuant to Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended.

Applicant: K. Engle, 20 acre Parcel, Bates Rd. For DEQ Use: _____
Parcel # 01-011-004-00, Williamsburg, Acorn Twp. File: _____
 County: Grand Traverse ZBN R9W S 20 Date: 10/25/2018
 Form Completed By: C. Grobbel Wetland Area: Upland

INSTRUCTIONS:

Fill out all pertinent information on the following worksheets to substantiate your review. All methods should be in accordance with the MDEQ Wetland Identification Manual: A Technical Manual for Identifying Wetlands in Michigan and Part 303. Nomenclature shall follow Voss (1972, 1985, and 1996) or Gleason and Cronquist (2004).

SITE REVIEW:

____ (Y/N) Is the site significantly disturbed? If yes, describe: _____
 _____ (Y/N) Is there a potential Problem Area as described in the MDEQ Wetland Identification Manual?
 if yes, describe: _____

VEGETATION AND AQUATIC LIFE: Upland DSP-1

Dominant Vegetation on Wetland Side of the Boundary (use additional sheets if necessary)			
Genus/Species	Common Name	Stratum*	Indicator Status
<i>Acer saccharum</i>	Sugar maple	O	FACU
<i>Fagus grandifolia</i>	American beech	O	FACU
<i>Ostrya virginiana</i>	Ironwood	O	FACU
<i>Tilia americana</i>	American basswood	O	FACU
<i>Populus tremuloides</i>	Trembling aspen	O	FACU
<i>Rubus allegheniensis</i>	Blackberry, Common	S	FACU
<i>Eleagnus angustifolia</i> *	Russian olive	S	FACU
<i>Fragaria virginiana</i>	Wild Strawberry	H	FACU
<i>Geranium robertianum</i>	Herb-Robert	H	FACU
<i>Pteridium aquilinum</i>	Western Bracken fern	H	FACU
<i>Fraxinus americana</i>	White ash	S	FACU
Aquatic Life Observed of <u>exotic/invasive species</u>			

Dominant Vegetation on Upland Side of the Boundary (use additional sheets if necessary)			
Genus/Species	Common Name	Stratum*	Indicator Status
<i>Fraxinus americana</i>	White ash	S	FACU
<i>Matteuccia struthiopteris</i>	Ostrich fern	H	FAC
<i>Rubus allegheniensis</i>	Blackberry	S	FACU
<i>Geranium robertianum</i>	Herb-Robert	H	FACU
<i>Acer saccharum</i>	Sugar maple	O	FACU

*Stratum: H = Herbaceous (woody and herbaceous plants <3.2 ft. tall); S = Sapling/Shrub (≥3.2 ft. tall AND <3" DBH); O = Overstory (≥3" DBH)

HYDROLOGY (Requires One Primary or Two Secondary Indicators):

- Primary Indicators:**
- Visible observation of inundation (Depth ____ in.)
 - Visible observation of soil saturation (Depth ____ in.)
 - Hydric Soils (✓ below)
 - Watermarks
 - Drift lines
 - Sediment deposits
 - Drainage patterns within wetlands

- Secondary Indicators:**
- Oxidized rhizospheres in upper 12"
 - Water stained leaves
 - Confirm soil profile matches hydric soil list
 - FAC-Neutral Test
 - Bare soil areas
 - Morphological Plant Adaptations (✓ below)

- Hydric Indicators for Non-Sandy Soils**
- Organic soils (Histosols)
 - Histic epipedon
 - Sulfidic material (H₂S odor)
 - Soil color (immediately below A-horizon or within 10 inches of the surface, whichever is shallower)
 - Gleyed (gray) soil (i.e. matches Gley page)
 - Matrix chroma of 2 or less in mottled soils
 - Matrix chroma of 1 or less in unmottled soils
 - Black mineral soil with gray mottles at ≤ 10 inches
 - Confirm soil profile matches local hydric soil list
 - Iron and manganese concretions
 - Reducing soil conditions (ferrous iron test)
 - Aquic or peraquic moisture regime

- Additional Hydric Indicators for Sandy Soils**
- High organic matter in the surface horizon
 - Streaking of subsurface horizons by organic matter
 - Organic pans: at depth of ____ inches

Supplemental Indicators of Hydric Soils:
(e.g., NRCS Field Indicators of Hydric Soils):

- Morphological Plant Adaptations Observed (✓):**
- Adventitious roots
 - Shallow root system
 - Floating leaves
 - Inflated leaves, stems, or root
 - Polymorphic leaves
 - Oxygen pathway to roots
 - Floating stem
 - Hypertrophied lenticels
 - Multiple trunks or stooling
 - Buttressed tree trunks
 - Pneumatophores

SOIL PROFILE NOTES: Upland

Soil Profile on Wetland Side of the Boundary

Map Unit from Soil Survey: DSP-1

Depth (inches)	Matrix color (hue/value/chroma)	Mottle Color (if present)	Texture (e.g., sandy loam, etc.)	Notes
0-10	7.5YR 2.5/3		Sand, fine w/ some silt, gray (dry)	
10-24	10YR 7/6		Sand, medium w/ some gravel, tan (dry)	

Soil Profile on Upland Side of the Boundary

Map Unit from Soil Survey (if different than above): DSP-2

Depth (inches)	Matrix color (hue/value/chroma)	Mottle Color (if present)	Texture (e.g., sandy loam, etc.)	Notes
0-8	10YR 4/3		Sand, fine grayish-brown (dry)	
8-24	10YR 7/8		Sand, medium, tan (dry)	

WETLAND DETERMINATION

- (✓) Predominance of wetland vegetation (Fac, Fac+, FacW-, FacW, FacW+, OBL) or aquatic life
- (✓) Wetland hydrology and/or hydric soil present
- (Y/N) Is the area wetland (both wetland hydrology/soils and a predominance of wetland vegetation present)?
- (Y/N) Is the area REGULATED wetland (refer to Part 303 - Wetland Jurisdictional Determination Form)?

- Wetland Types (✓ all that are present):**
- Emergent Marsh
 - Wet Meadow
 - Wet Prairie
 - Deciduous Swamp
 - Coniferous Swam
 - Deciduous Forest
 - Fen
 - Bog/Muskeg
 - Great Lakes Marsh
 - Shrub Swamp
 - Floodplain Forest
 - Submergent Marsh
- Other (e.g. rare and imperiled community, reed canary grass dominated, highly disturbed):

Comments: mesic climax forest - beech/maple association.
Has been selectively logged. Upland.

HYDROLOGY (Requires One Primary or Two Secondary Indicators):

Primary Indicators:

- Visible observation of inundation (Depth _____ in.)
- Visible observation of soil saturation (Depth _____ in.)
- Hydric Soils (✓ below)
- Watermarks
- Drift lines
- Sediment deposits
- Drainage patterns within wetlands

Secondary Indicators:

- Oxidized rhizospheres in upper 12"
- Water stained leaves
- Confirm soil profile matches hydric soil list
- FAC-Neutral Test
- Bare soil areas
- Morphological Plant Adaptations (✓ below)

Other: _____

Hydric Indicators for Non-Sandy Soils

- Organic soils (Histosols)
- Histic epipedon
- Sulfidic material (H₂S odor)
- Soil color (immediately below A-horizon or within 10 inches of the surface, whichever is shallower):
 - Gleyed (gray) soil (i.e. matches Gley page)
 - Matrix chroma of 2 or less in mottled soils
 - Matrix chroma of 1 or less in unmottled soils
 - Black mineral soil with gray mottles at ≤ 10 inches
- Confirm soil profile matches local hydric soil list
- Iron and manganese concretions
- Reducing soil conditions (ferrous iron test)
- Aquic or peraquic moisture regime

Additional Hydric Indicators for Sandy Soils

- High organic matter in the surface horizon
- Streaking of subsurface horizons by organic matter
- Organic pans: at depth of _____ inches

Supplemental Indicators of Hydric Soils:

(e.g., NRCS Field Indicators of Hydric Soils):

Morphological Plant Adaptations Observed (✓):

- Adventitious roots
- Shallow root system
- Floating leaves
- Inflated leaves, stems, or root
- Polymorphic leaves
- Oxygen pathway to roots
- Floating stem
- Hypertrophied lenticels
- Multiple trunks or stooling
- Buttressed tree trunks
- Pneumatophores

SOIL PROFILE NOTES:

Soil Profile on Wetland Side of the Boundary

Map Unit from Soil Survey: _____

Depth (inches)	Matrix color (hue/value/chroma)	Mottle Color (if present)	Texture (e.g., sandy loam, etc.)	Notes

Soil Profile on Upland Side of the Boundary

Map Unit from Soil Survey (if different than above): _____

DSP-3

Depth (inches)	Matrix color (hue/value/chroma)	Mottle Color (if present)	Texture (e.g., sandy loam, etc.)	Notes
0-11	10YR 4/3		Sand, fine, brown (dry)	
11-24	10YR 7/6		Sand, medium w/ some gravel (dry)	fan

WETLAND DETERMINATION

- Predominance of wetland vegetation (Fac, Fac+, FacW-, FacW, FacW+, OBL) or aquatic life
- Wetland hydrology and/or hydric soil present
- (Y/N) Is the area wetland (both wetland hydrology/soils and a predominance of wetland vegetation present)?
- (Y/N) Is the area REGULATED wetland (refer to Part 303 - Wetland Jurisdictional Determination Form)?

Wetland Types (✓ all that are present):

- Emergent Marsh
- Wet Meadow
- Wet Prairie
- Deciduous Swamp
- Coniferous Swam
- Deciduous Forest
- Fen
- Bog/Muskeg
- Great Lakes Marsh
- Shrub Swamp
- Floodplain Forest
- Submergent Marsh

Other (e.g. rare and imperiled community, reed canary grass dominated, highly disturbed): _____

Comments: Upland



Grobbel Environmental & Planning Associates

PO Box 58

Lake Leelanau

Michigan

49653

October 28, 2018

Mr. Ken Engle
6754 Yuba Rd.
Williamsburg, MI 49690

RE: Wetland Delineation Report, 20 Acre Parcel, Bates Rd., Parcel No. 01-001-004-00, Section 20, T28N, R9W, Acme Township, Grand Traverse County, Michigan.

Dear Mr. Engle,

Per your request we have completed wetland delineation (i.e., wetland in-field flagging and reporting) and regulatory determination for the above-referenced parcel. This wetland delineation was completed on October 25, 2018. As required to complete this wetland delineation, Grobbel Environmental & Planning Associates utilized the U.S. Army Corps of Engineers *1987 Wetland Delineation Manual* and the *2012 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (Version 2)*.¹ This delineation report includes investigation and evaluation of site soils, dominant plant species, and hydrology.

FINDINGS - WETLAND DELINEATION

Three (3) data sample points (i.e., DSP-1 through DSP-3) were established and soils investigated, plants were inventoried, and hydrology assessed within the subject parcel. DSPs #1 through #3 were flagged in the field, and a soil probe was used to assess soil and groundwater conditions throughout the parcel.

Upland

Uplands exist within the entirety of the subject parcel, and is typified by dry sandy and gravelly soil. Upland was documented at DSP-1, DSP-2, and DSP-3. DSP-2 and DSP-3 were located at the base of a former glacial drainage way trending east-northeast through the subject parcel.

¹*Wetlands Research Program, Technical Report Y-87-1, Corps of Engineers Wetlands Delineation Manual*, by Environmental Laboratory, Department of Army, January 1987, Final Report and *Wetlands Regulatory Assistance Program, Regional Supplement to the Corps of Engineers Wetlands Delineation Manual: Northcentral and Northeast Region*, Version 2.0, U.S. Army Corps of Engineers, Environmental Laboratory, January 2012, ERDC/EL TR-12-1, Final Report.

DSP-1

DSP-1 was recorded within the northwestern portion of the subject parcel. Dominant vegetation at DSP-1 includes: *sugar maple, American beech, ironwood, American basswood, trembling aspen, blackberry, Russian olive, wild strawberry, herb-robert, western bracken fern, and white ash.*

Wetland hydrology was not recorded within DSP-1. A sand and gravel upland soil exists at DSP-1. The soil profile within DSP-1 was recorded as:

A horizon 0-10 inches bgs sand, fine w/ some silt, gray (dry)	7.5YR 2.5/3
B horizon 10-24 inches bgs sand, medium, w/ some gravel, tan (dry)	10 YR 7/6

Based on the lack of observation of a predominance of wetland plants, wetland hydrology, and wetland soils, DSP-1 is determined to be upland.

DSP-2

DSP-2 was recorded at the base of an former glacial drainage way bisecting the subject site from southwest to northeast within an area possessing ostrich fern. Dominant vegetation at DSP-2 includes: *white ash, ostrich fern, blackberry, herb-robert and sugar maple.*

Wetland hydrology was not recorded within DSP-2. A sandy upland soil exists at DSP-2. The soil profile within DSP-2 was recorded as:

A horizon 0-8 inches bgs sand, fine grayish brown (dry)	10YR 4/3
B horizon 8-24 inches bgs sand, medium, tan (dry)	10 YR 7/8

Based on the lack of observation of a predominance of wetland plants, wetland hydrology, and wetland soils, DSP-2 is determined to be upland.

DSP-3

DSP-3 was recorded at the base of a former drainage way in the northeast portion of the site. Dominant vegetation at DSP-3 includes: *white ash, herb-robert, and sugar maple.*

Wetland hydrology was not recorded within DSP-3. A sandy upland soil exists at DSP-3. The soil profile within DSP-3 was recorded as:

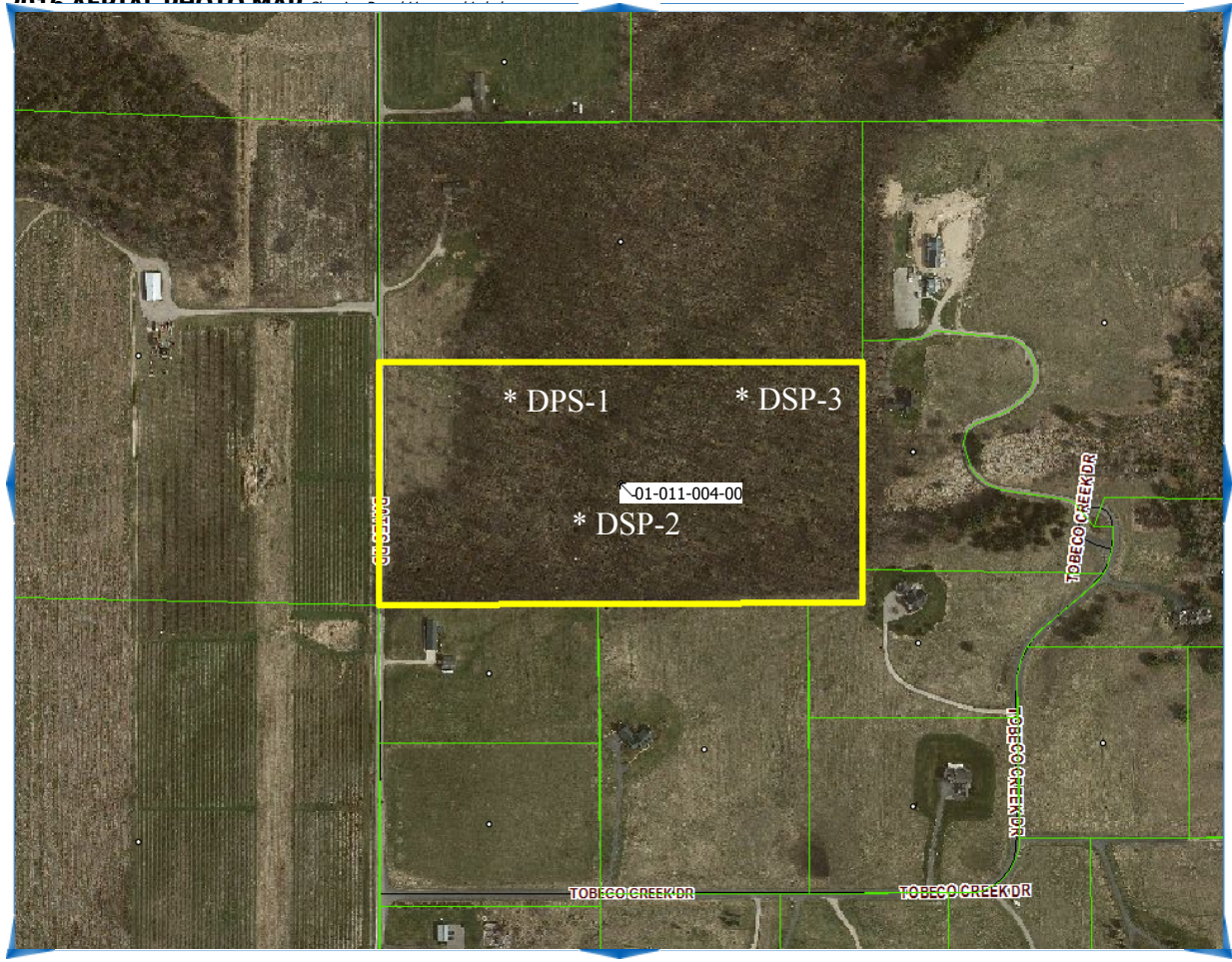
A horizon 0-11 inches bgs sand, fine brown (dry)	10YR 4/3
B horizon 11-24 inches bgs sand, medium, w/ some gravel, tan (dry)	10 YR 7/6

Based on the lack of observation of a predominance of wetland plants, wetland hydrology, and wetland soils, DSP-3 is determined to be upland.

undefined

2016 AERIAL PHOTO MAP

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Overlays
Base Maps
Overlays
Base Maps
Legend

Click title, lege

- 201t
- Mun
- Roa
- Prop
- 201t
- Mun
- Roa
- Prop

Overview
Measure
Overview
Measure
Search

See Appendix A for copies of MDEQ Master Data Forms for all soil, hydrology and predominant plant descriptions.

REGULATORY ASSESSMENT

Based on the criteria within Michigan's Part 303, the subject parcel is determined to be upland. Also Soil Erosion & Sedimentation Control permit pursuant to Part 91 of NREPA will be required from Grand Traverse County for any earth change greater than 1 acre in size or within 500 feet of any lake, stream or pond.

RECOMMENDATIONS

Soil, botanical and hydrologic assessments within this report are intended for state, federal and/or township regulatory and planning purposes only. More detailed site investigations, i.e., soils geotechnical study or septic soil percolation tests, should be undertaken for site engineering purposes. Due to the dynamic nature of wetlands and changing state and local regulations, this wetland delineation is valid for one (1) year only from the date of this report (*i.e., one growing season*). Be advised that this regulatory delineation/determination is subject to review and concurrence by the MDEQ.

If you have any questions regarding this report, please contact me at 231-499-7165 or cgrobbel@grobbelenvironmental.com. Thank you.

Sincerely,



Christopher P. Grobbel, Ph.D.
Senior Project Manager

enclosures

Appendix A

MDEQ Part 303
Wetland Data Forms

Date: December 4, 2018
From: Claire Karner, AICP
To: Acme Township Planning Commissioners
Project: Acme Township Master Plan Update

In this packet is a DRAFT of the 2019 Master Plan (pp. 1-40). This draft includes content for the existing conditions and community input: Community Character, Demographics, Natural and Cultural Resources, Open Space and Recreation, Community Facilities, and Economic Development. Most content remains unchanged; however, the following changes have been made to the 2014 Master Plan:

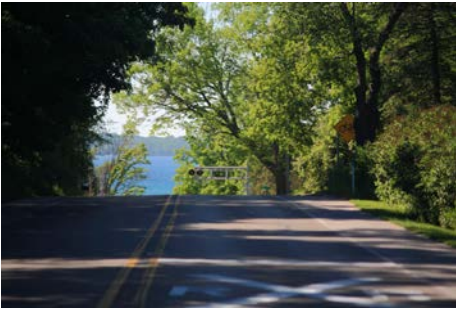
1. Demographics:
 - a. Rechecked demographic dashboard info with Census/ACS to ensure accuracy.
 - b. Added a margin of error estimate to each figure and compared it to 2014 figures.
 - c. Ordered demographic dashboard pie charts in the same order as they were in the 2014 master plan
 - d. BRI plans to further investigate housing prices with TAAR and incorporate that information into the narrative
2. Open Space and Recreation: Updated number of parks, boat launches, Bayside improvements, & Maple Bay info.
3. Community Facilities: Added info on Yuba Cemetery.
4. Economic Development: Highlighted MEDC's Redevelopment Ready Communities program and opportunity for Townships to engage.
5. Survey summary (changes made based on November PC discussion)
 - a. Updated headings so they correspond to each survey question.
 - b. Fixed graphic showing business owners vs. non-business owners.
6. Maps: Worked with Township staff to update as necessary. Still waiting on information for the airshed map.

If any planning commissioners have new photos to replace older photos from the previous plan, please send them along and we will make sure they get incorporated.

At the January planning commission meeting, we plan to review and update the cornerstones and building blocks (i.e. 2014 action plan). Please take some time to review and come prepared to discuss suggested edits.

Thank you.

DRAFT 2018



Acme Township

community master plan 2019

Reserved for Signed Adoption

ACKNOWLEDGEMENTS

Acme Township Board of Trustees

Jay B. Zollinger, Supervisor

Cathy Dye, Clerk

Amy Jenema, Treasurer

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Darryl Nelson, Trustee

Paul Scott, Trustee

Doug White, Trustee

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Karly Wentzloff, Chairperson

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Marcie Timmins, Secretary

Beth Balentine

Daniel VanHouten

Dan Rosa

Doug White, Trustee

Acme Township Planning & Zoning

Shawn Winter, Administrator

DRAFT 2018

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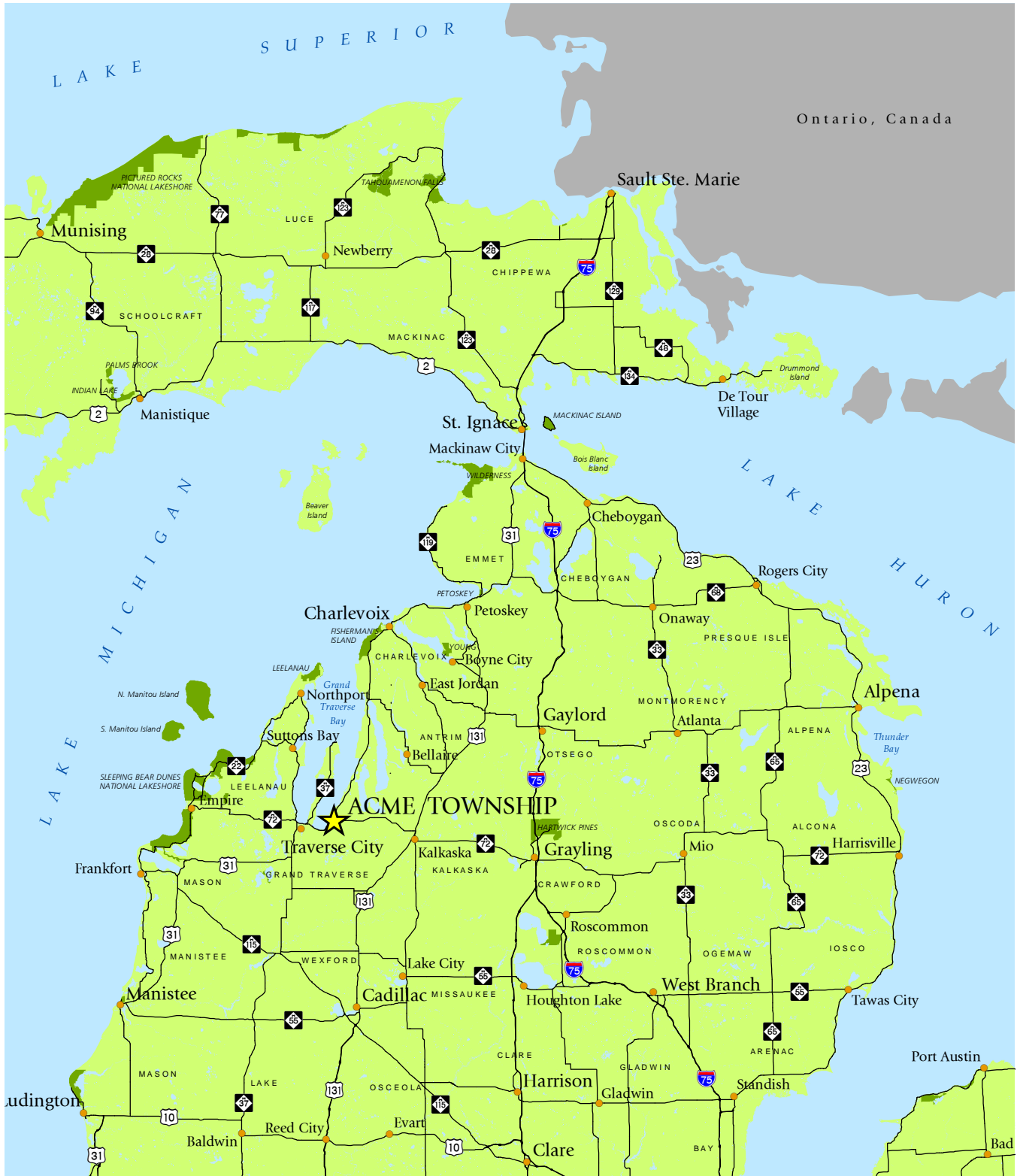
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INTRODUCTION



Photo: Karly Wentzloff

Figure 1. Regional location map



REGIONAL CONTEXT

Acme Township is located in the northwest quadrant of Michigan’s Lower Peninsula, abutting the East Arm of the Grand Traverse Bay. The lands surrounding the Bay constitute the Grand Traverse region, with topography characterized by forests, productive farmland, rolling hills formed by glacial activity, and copious inland lakes, streams, and wetlands. As these characteristics have shaped the settlements that grew up among them, the region has become known for its agricultural products, its “resort” quality, and its abundance of recreational opportunities.

Antrim, Benzie, Grand Traverse, Kalkaska, Leelanau, and Wexford Counties came together in 2007 to launch a comprehensive and far-reaching planning initiative called The Grand Vision. Three years of intensive public participation yielded six guiding principles and a new web of partnership networks across the region. Grand Traverse County, home to Acme Township, has released a master plan concurrently with the writing of this plan that expresses its intent to serve as convener, educator, and resource provider to its communities in order to help match local goals and objectives with the principles of the Grand Vision.¹ Acme Township’s position at the intersection of US-31 and M-72 has brought it to the attention of the Grand Vision’s “Growth and Investment” principle.

Grand Vision Principles

Transportation

A regional multi-modal transportation system that supports energy conservation

Energy

Sustainable-energy uses in construction, transportation and economic development

Natural Resources

Protected and preserved water, forests, natural and scenic areas

Growth and Investment

Unique and vibrant communities that strengthen the local economy

Food and Farming

Local farms and regional food systems as a viable part of our communities

Housing

A diverse mix of regional housing choices with affordable options

“Growth and Investment areas are based on the existing development pattern, zoning, community assets like schools and post offices, and infrastructure. In these areas, growth consists of existing towns and established contiguous areas of a township where infrastructure and services are available. Land use in these areas are of a mixed-use village form and provide excellent opportunities for new businesses and housing modeled after the region’s pattern of traditional towns and villages.”

— A Master Plan for Grand Traverse County, 2013

PLAN SNAPSHOT

The Acme Township Community Master builds upon two decades of active community engagement revolving around the previous amendment to the 1999 Community Master Plan, revised in 2009, and updated most recently in 2014; community efforts focused on the acquisition and redevelopment of the East Bay shoreline and waterfront as presented in the US-31 Placemaking Plan; and the recently updated Acme Township Five-Year Parks and Recreation Master Plan, last adopted in 2013. In order to define key community initiatives and strategies, the Acme Township Community Master Plan uses information gleaned from the previous body of planning work, a community-wide survey, collaborative, ongoing efforts with representatives from the agricultural and business communities, and the changes to land use, both physically and in policy, that have occurred since 2014.

Some of the key ideas advanced in this updated Acme Township Community Master Plan include:

NOTE: This Plan Snapshot and the adjacent page will be updated further in the planning process, and specifically, must be done once goals and objectives are updated.

LAND USE CATEGORIES	1999 MASTER PLAN; REVISED IN 2009	2014 COMMUNITY MASTER PLAN
CONSERVATION AND RECREATION	Sustain the integrity of Acme Township’s natural ecosystems and natural resources, such as its creeks, streams, wetlands, forests, and Grand Traverse Bay shoreline, and to provide quality, safe public recreation sites, such as beaches and water access points, camping sites, hiking trails, ball fields, and other sports facilities.	Same objectives from 2009. The 2014 Future Land Use map reflects the same areas identified in the 2009 Future Land Use map revision.
AGRICULTURE	Create a long-term business environment for agriculture in Acme Township. Ensure that agriculture contributes to the character of Acme Township; contributes to Acme Township’s and Grand Traverse County’s economies, now and in the future; prevent the loss of agricultural lands by encouraging the use of PDR and TDR programs and other means.	Same objectives from 2009. The 2014 Future Land Use map enlarges the amount of agricultural designated land to include portions of the Township east of US-31 between Brackett Road and Kesner Road.
RURAL RESIDENTIAL	Provide limited and low density residential development in the rural areas of the Township where sensitive ecosystems and special natural land features such as steep slopes, creeks and streams are prevalent.	Same objectives from 2009. The 2014 Future Land Use map reflects a reduction in this designation to account for reclassification of rural residential land to agriculture and rural residential to urban residential along the East Bay Township boundary line.
URBAN RESIDENTIAL	Encourage the development of quality, high-density residential living, and affordable living that will minimize the encroachment of such development on farms, forests, and environmentally sensitive areas.	Same objectives from 2009. The 2014 Future Land Use map enlarges Urban Residential to include properties previously classified as Rural Residential south of Bunker Hill Road.
COMMERCIAL	Provide for commercial development in ways that will create an economically healthy and thriving environment for the benefit of all Acme residents and visitors to the Township, and provide for commercial establishments that not only supply goods and services but also offer employment opportunities to Acme residents. Encourage new commercial growth in high-density areas of the Township.	Same objectives from 2009. The 2014 Future Land Use map reflects the same areas identified in the 2009 Future Land Use map revision.
INDUSTRIAL	Provide for non-intrusive industrial operations in high density areas that stimulate the economic vitality of the Township, but do not negatively impact the surrounding area, and to provide employment opportunities for residents of the Township and surrounding region.	Same objectives from 2009 and the 2014 Future Land Use map reflects the same areas identified in the 2009 Future Land Use map revision.
TOWN CENTER	Build a network of shops as well as service, civic, and cultural facilities and residential neighborhoods in a concentrated mixed-use area that is user-friendly to the Township resident, the general consumer, and the visitor alike.	Land use objectives from 2009 are similar with the exception that higher densities and mixed-use development are strongly encouraged. The 2014 Future Land Use map reflects the same areas identified in the 2009 Future Land Use map revision.

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CONTEXT



COMMUNITY CHARACTER

As in nearly all communities, Acme Township's varied history is etched into its landscape. Wild rice growing on the Great Lakes signaled to the people of the Three Fires Confederacy of Ottawa, Ojibwa, and Pottawatomi that their journey from the east coast of Turtle Island (North America) had come to an end, and they settled among the sugar maple, elm, basswood, yellow birch, hemlock, and white pine² forests. They were traders whose routes stretched across the continent and included the French and English arrivals from the other side of the Atlantic Ocean, even as wars among the Europeans broke out on their lands. The Three Fires Confederacy signed treaties in 1836 and 1855 ceding the land in Michigan to the newly formed United States government while reserving the use of their homeland, but federal recognition of the tribe did not come until more than a century later in 1980.³

Among the European pioneers in Michigan was Village of Acme founder L.S. Hoxie, who in 1858 began transforming most of the native forested landcover into building material for the rapidly expanding Chicago area and the American west. The sudden wealth generated from this export gave rise to development: commerce, industry, and the buildings, roads,

and rails to serve them arrived in concert with Acme's lumber boom.

Those fortunes waned with the tree supply in the early 1900s. The cut-over condition of the land saved prospective farmers from having to clear their fields, although it soon became apparent that not all of the soils were suitable for agriculture. As the 20th century waxed, the area found its niche in fruit production on the fertile lands while state and federal conservation departments acquired the marginal or infertile acreage, and elements coalesced to set the stage for what we now call Acme's scenic rural character.

That character has long been prized by urban refugees seeking respite in water and woods. Chicago tourists promptly used their newly-invented cars to venture up Lake Michigan's eastern coast, and in 1911 the West Michigan Lakeshore Highway Association began planning the first improved highway from Chicago to Mackinaw City to support a neophyte resort industry.⁴ That road, called the West Michigan Pike and advertised as "Lake Shore all the Way," was completed in 1922, literally paving the way for new lodging, restaurant, and attraction opportunities. It became part of the state highway system as M-11 and joined the national highway system four years later as US-31. M-72's east-west route across the peninsula grew more slowly, but its route

between Traverse City and Kalkaska via Acme had been established by 1946 and fully paved by 1959.⁵

Today, the northern and interior portions of Acme Township are lined with productive farms, protected by one of only two Purchase of Development Right (PDR) programs in the county. Commercial development hugs the trunklines and continues to intensify as development of the Grand Traverse Town Center gets underway. The Grand Traverse Resort, owned by the Grand Traverse Band of Ottawa and Chippewa Indians, offers a getaway experience complete with premiere golf, spa, and casino. The southwest corner of the Township provides growing Traverse City with suburbs, while residential development of a more rural nature dots the northern East Bay shoreline. And the heart of Acme Township, at the junction of US-31, M-72, and the East Bay, is undergoing intensive revitalization to connect commerce, recreation, and livability as part of the Acme Shores Placemaking Project.

DEMOGRAPHICS

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

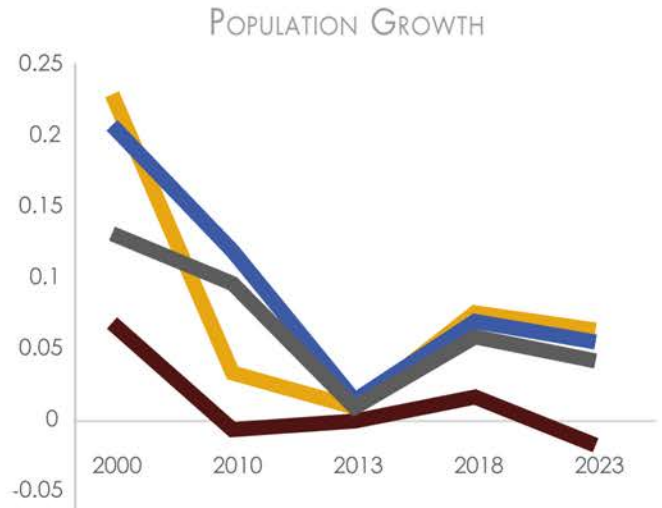
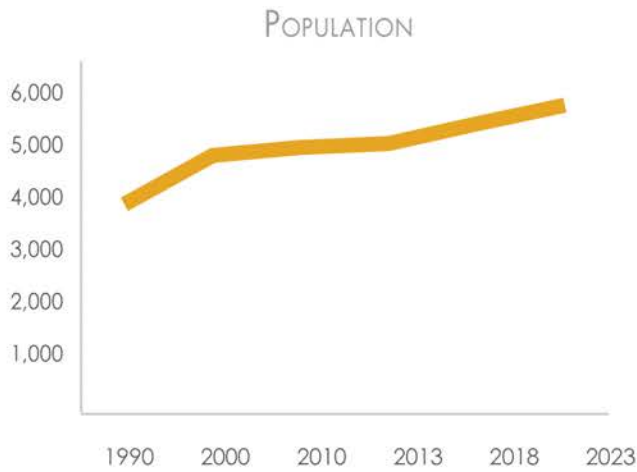


Photos: top, Grand Traverse Resort; bottom, Karly Wentzloff; right, www.saugatuck.com

Acme Township Dashboard

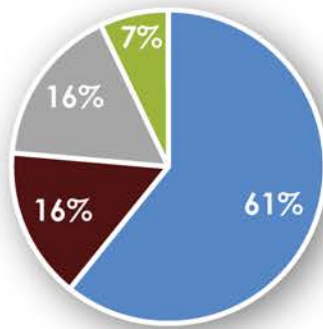
Figure 2. Demographic dashboard

Key for population and prosperity index graphs:
■ Acme Township ■ Grand Traverse County ■ Michigan ■ United States



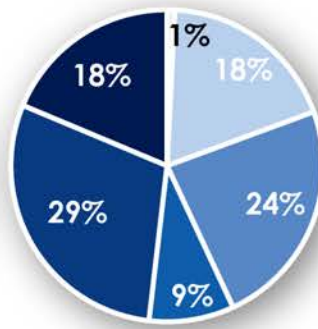
HOUSING

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



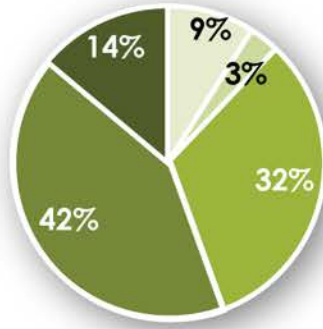
EDUCATION

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



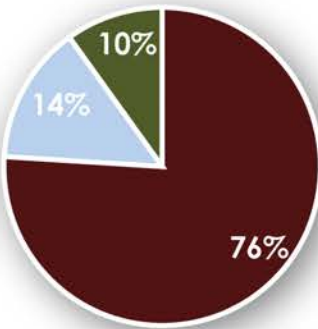
HOUSEHOLD INCOME

- 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)

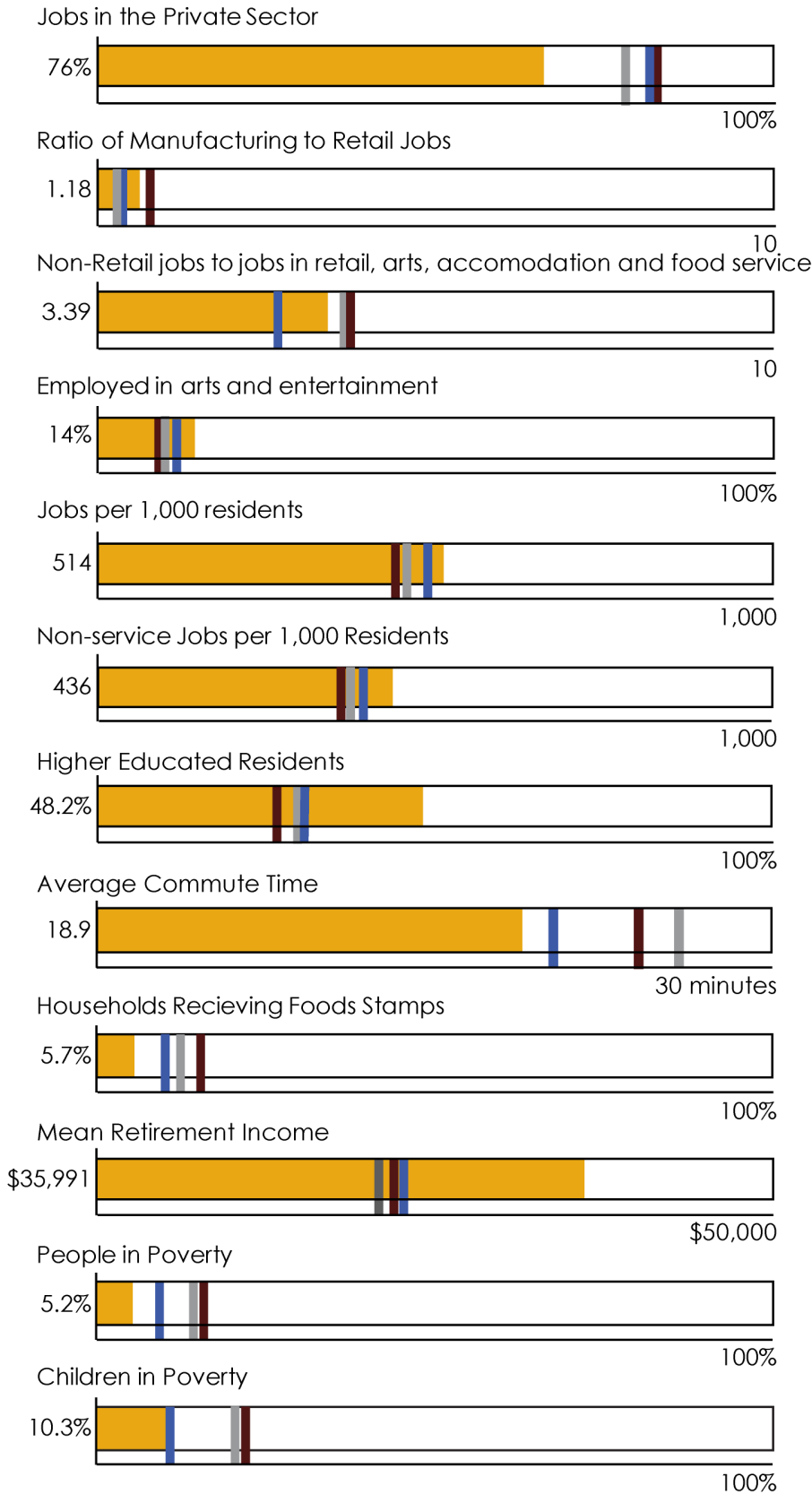


WORK

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



PROSPERITY INDEX



The information in the Households column is shown in red when the number is lower than it was in the 2014 Master Plan and shown in green when higher. As these datasets are derived from population samples, the blue figure represents the margin of error as identified by the U.S. Census Bureau.

HOUSEHOLDS

(+/-165) +217 1,999
total households
(+/-0.19) -0.16 2.29
person average household size
(+/- \$19,091) +\$13,800 \$209,300
owner-occupied median home value
(+/- \$128) +\$145 927
median gross rent
(+/-7.1%) -10% 65%
housing units with a mortgage

EDUCATION

(n/a) -6.6% 17.3%
population enrolled in school
(+/-0.6%) +1.9% 99.2%
high school graduate or higher
(+/-5.7%) -1% 37.1%
bachelor's degree or higher

COMMUTING

(+/-3.6%) +1% 96%
workers who commute
(+/-3.6%) +4% 94%
commuters who drive alone
(+/-2.6%) +0.2% 18.9
minute average commute

EMPLOYMENT

(+/-1.4%) -11.1% 1.5%
unemployment rate
(+/-1.4%) -2.8% 10.1%
civilian veterans

INCOME

(+/- \$7,073) -\$11,827 \$65,043
median household income
(+/- \$4,451) +\$4,761 \$36,684
median earnings for workers
(+/- \$10,422) -\$9,309 \$53,315
male full-time, year-round earnings
(+/- \$11,557) -\$1,157 \$41,221
female full-time, year-round earnings
(+/-3.3%) -1.3% 5.2%
population in poverty

(+/-10.1%) +3% 10.3%
children in poverty

TOP INDUSTRIAL SECTORS

(+/-5.9%) +7% 29%
education, health care, social assistance
(+/-4.9%) -6% 14%
arts, recreation, accommodation, food
(+/-5.2%) -1% 11%
manufacturing

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

Figure 3: Population by age (right)

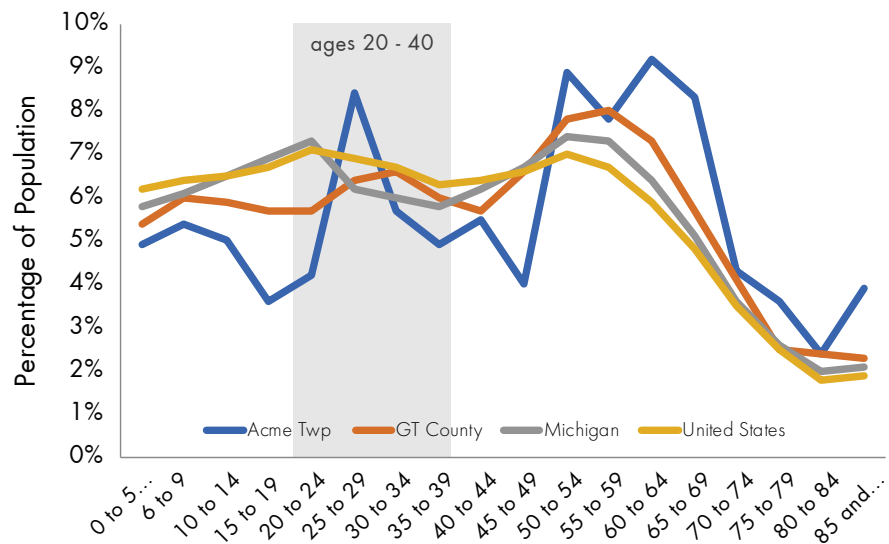


Table 1: Disposable income by age of householder

	AGE OF HOUSEHOLDER						
	<25	25-34	35-44	45-54	55-64	65-74	75+
Total households	34	194	234	326	483	428	277
Average disposable income	\$59,762	\$70,812	\$88,937	\$99,784	\$90,842	\$79,684	\$50,722
Share of households	1.72%	21.66%		40.94%		35.68%	
Share of disposable income	1.26%	21.44%		47.42%		29.88%	
Disposable income/households	0.73	.99		1.16		0.84	

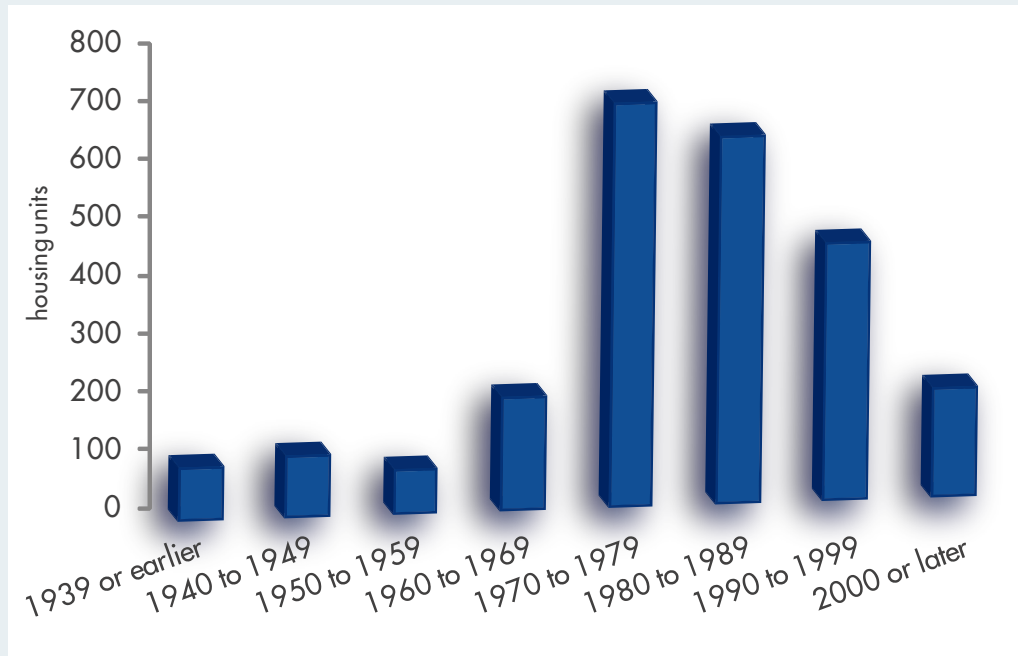
Acme residents between about 20 and 40 years old. This situation merits attention because this age group is among the most productive. They are one of the two age brackets which contribute a greater share of Acme Township’s total disposable income than the share of households it represents. Input gathered 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%).

Figure 4: Housing unit construction over time



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

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	Female earnings as % of male earnings	% of workforce	Median earnings	% male	Median earnings: male	% female	Median earnings: female	Female earnings as % of male earnings
Civilian employed population 16 years and over		\$39,470	47%	\$46,841	53%	\$30,589	65%		\$48,569	54%	\$53,234	44%	\$41,221	77%
Public administration	2%	\$77,841	100	\$77,841	0%	-	-	3%	\$79,432	100%	\$79,432	0%	-	-
Transportation, warehousing, utilities	1%	-	100	-	0%	-	-	2%	-	100%	-	0%	-	-
Information	2%	\$63,558	83%	\$64,327	17%	-	-	2%	-	100%	-	0%	-	-
Finance and insurance, real estate, rental, leasing	9%	\$54,458	38%	\$68,188	38%	\$53,333	78%	14%	\$54,875	39%	\$68,188	61%	\$53,750	79%
Construction	3%	\$31,786	83%	\$33,250	18%	-	-	3%	\$43,750	100%	\$43,750	0%	-	-
Professional, scientific, management, administrative, waste management	10%	\$37,803	29%	\$41,250	29%	\$35,469	86%	9%	\$42,578	43%	\$44,167	57%	\$39,141	63%
Manufacturing	11%	\$55,380	86%	\$56,359	14%	\$17,292	30%	14%	\$55,163	92%	\$55,109	-	-	-
Educational services, health care, social assistance	29%	\$43,039	27%	\$47,891	71%	\$34,464	72%	21%	\$57,813	32%	\$120,385	68%	\$57,500	48%
Agriculture, forestry, fishing, hunting, mining	2%	\$45,391	81%	\$46,016	20%	-	-	2%	-	100%	-	0%	-	-
Wholesale trade	6%	\$77,841	64%	\$95,294	36%	\$19,760	21%	6%	\$96,618	77%	\$96,397	23%	-	-
Retail trade	9%	\$27,222	30%	\$52,874	70%	\$17,301	33%	11%	\$29,115	35%	\$53,167	65%	\$17,244	32%
Arts, entertainment, recreation, accommodation, food services	14%	\$17,222	51%	\$17,222	49%	\$21,604	125%	12%	\$36,250	35%	\$47,993	65%	\$35,196	73%
Other services, except public administration	2%	\$36,513	49%	-	51%	-	-	2%	1	61%	-	39%	-	-

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).



Photo: Grand Traverse Resort

NATURAL AND CULTURAL RESOURCES

One of Acme Township’s largest and most obvious natural resources is its approximately 9.5 miles of shoreline along the East Grand Traverse Bay. Proximity to water is a draw for nearly any human habitation, and the turquoise expanse of Lake Michigan is a unique jewel. The seemingly limitless supply of freshwater has been of critical value since the early days of Acme’s settlement, and its moderating effect on the otherwise harsh northern Michigan climate is similarly fundamental. Less essential, but still pivotal, benefits include stellar aesthetics and recreational opportunities. The Grand Traverse Bay as a whole has anchored attraction to the Traverse City area throughout the region’s developed history, and Acme Township’s position on the “east coast” is a great privilege.

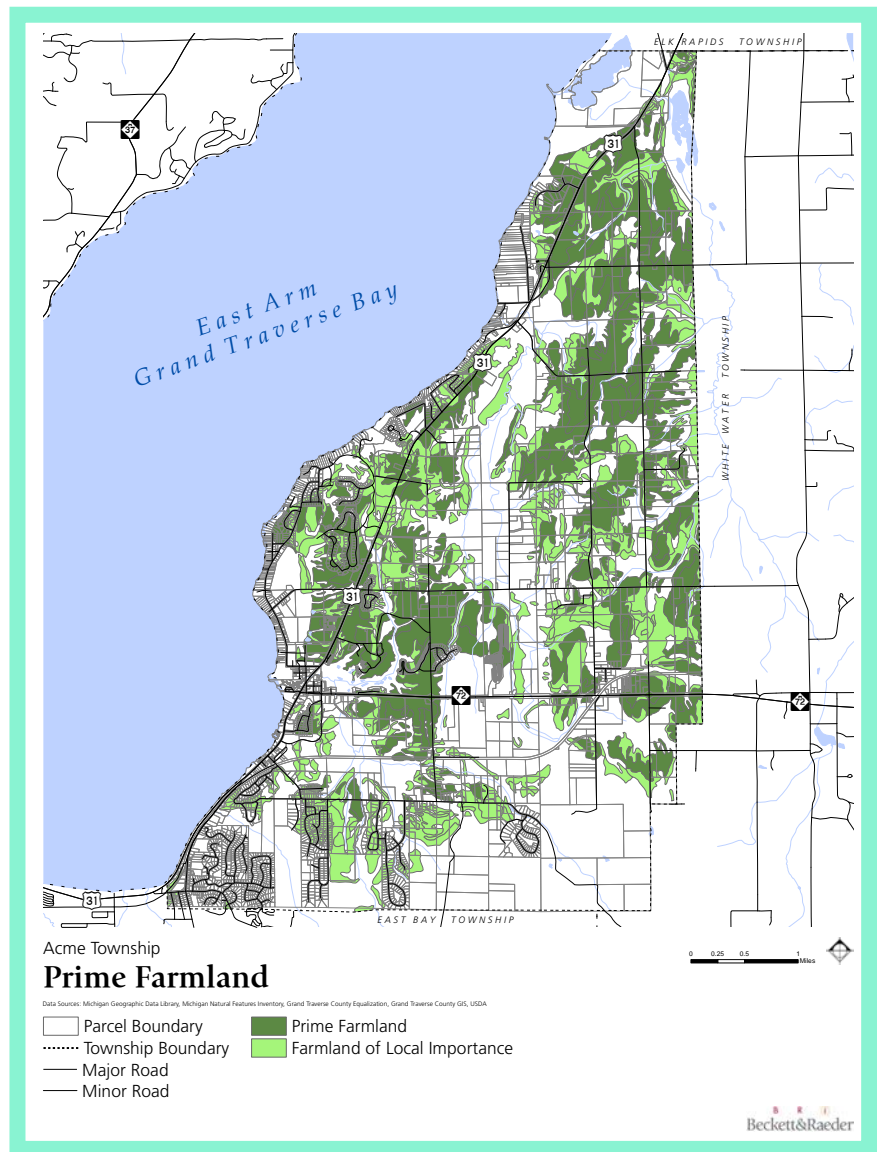
Another of Acme’s important resources is its fertile soil. According to the Natural Resources Conservation Service of the United States Department of Agriculture, parts of Acme Township are classified as “prime farmland,” meaning the land has the best combination of physical and chemical characteristics for the production of food, fiber, and forage. Producing primarily apples and cherries, much of this land is either already protected by Acme’s Purchase of Development Rights

program or eligible to receive such protection.

Acme’s topography includes a series of glacial moraines running north and south through the Township (Figure 5). These ridgelines and valleys are part of the region’s

distinct setting, offering lovely views of the surrounding landscape and breathtaking vistas of East Bay. They also play an important role in soil fertility by affecting water drainage and air circulation patterns. Figure 6 shows the areas where elevation changed at least 30 meters over a

Figure 5. Prime farmland map

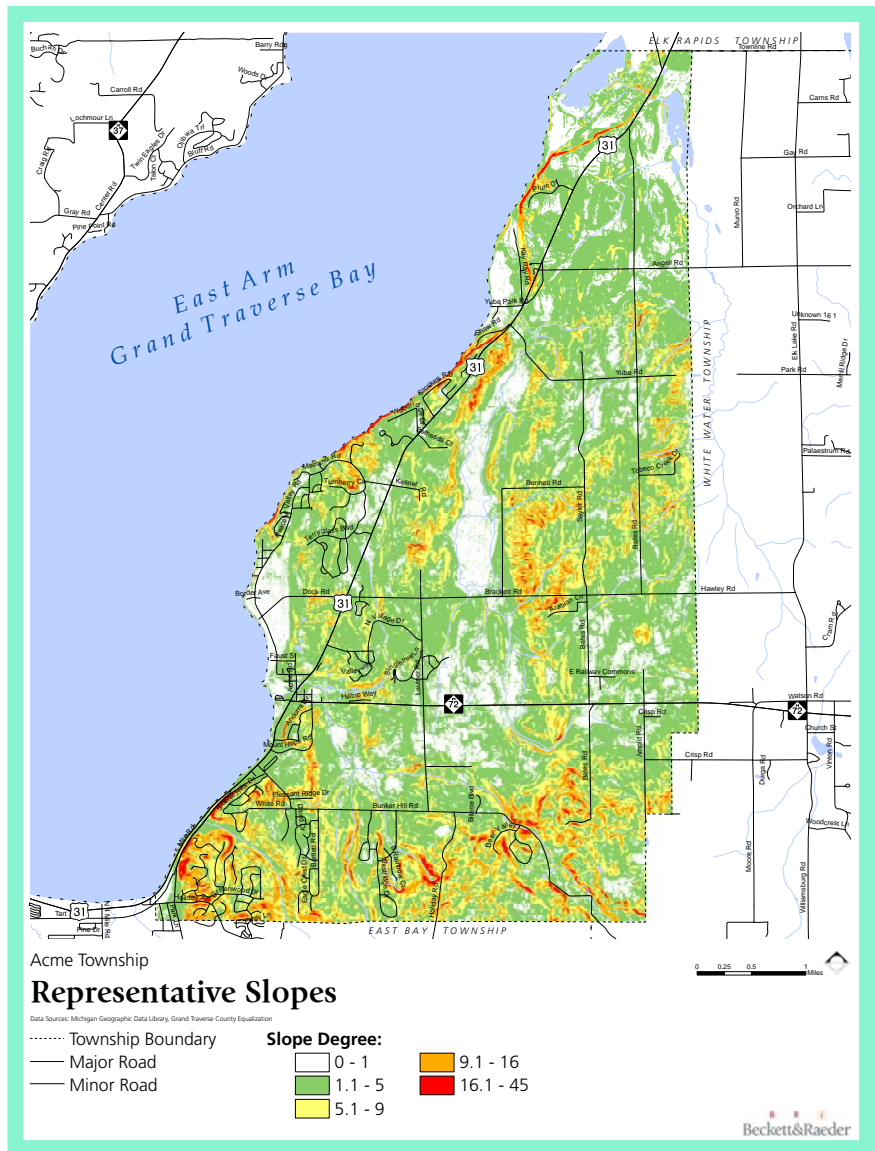


750 meter radius to produce cold air drainage.

The Northern Michigan wine industry has been building steam since the 1970s and has begun maturing into international recognition since the 1990s. Good agricultural conditions have given rise to a cluster of vineyards and associated tasting rooms, which have begun to coalesce into a regional draw. Though a 2008 assessment of seven Michigan counties for vineyard suitability found weather conditions in Acme Township to be less than ideal due to its short growing season,⁷ its immediate proximity to a vast swath of eminently suitable land indicates that vineyard cultivation may still be possible with a few adjustments. Vineyards sited to face south or west can best take advantage of the sun's warmth during the day. Those on sloping ground can take advantage of the tendency of cooler, heavier air to sink, passing by the delicate fruit and leaves to pool in concentrated valley pockets. These circulation patterns, known as "airsheds," can be significantly affected by the built environment, as when a structure at one end of a valley blocks the flow of warmer daytime air and thus traps the frost (Figure 6).

The John Pulcifer House, shown in Figure 7 and constructed in 1883 by Acme Township's organizer and first supervisor, fulfilled a promise to Mr.

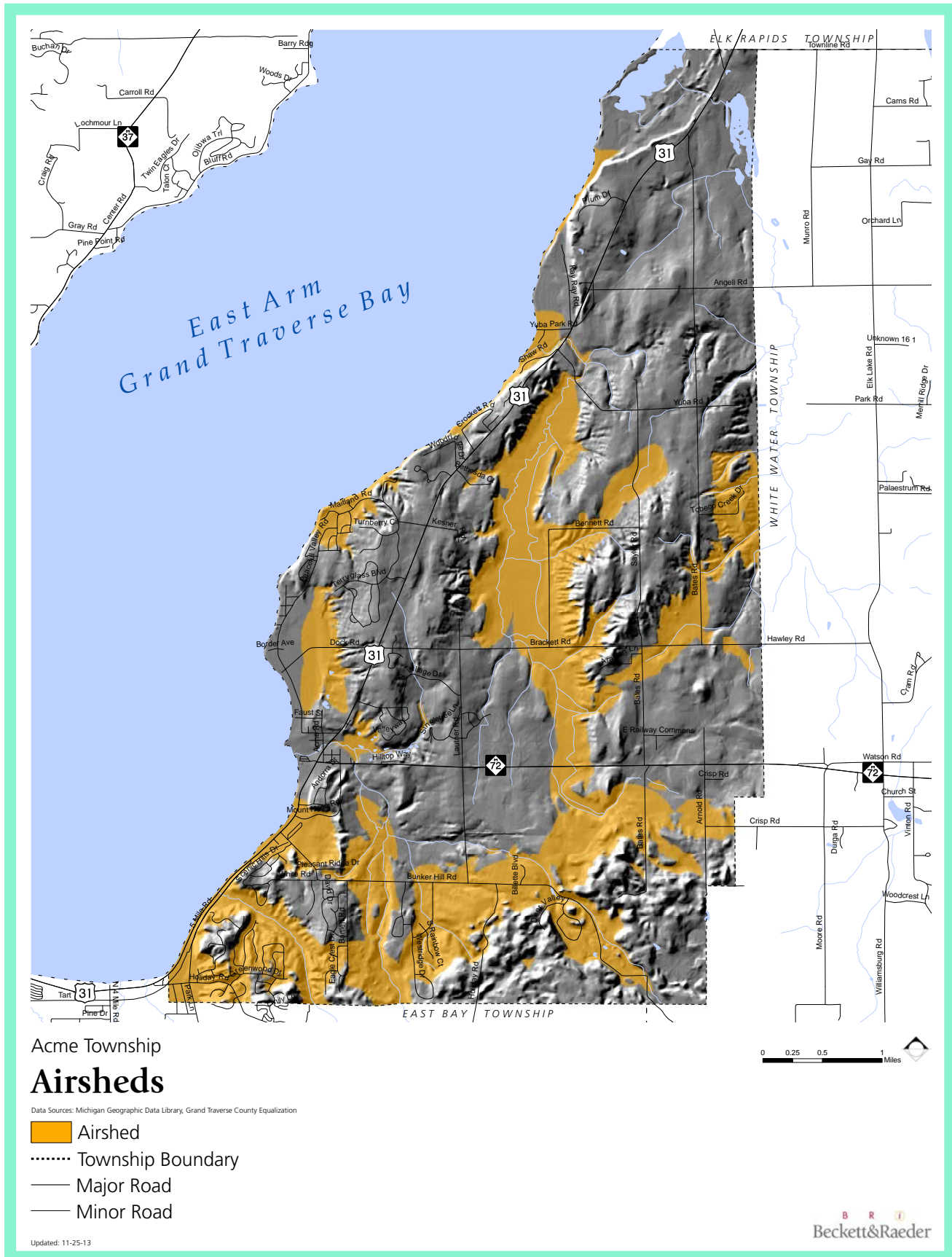
Figure 6. Representative slopes map



“At the tip of the [Old Mission] peninsula, you will stand in the center of a band, from about the 50th to 30th degree latitudes, that circles the globe like a necklace strung with some of the world’s great winemaking regions. To name but three in the Northern Hemisphere, they are Bordeaux in France, Piedmont in Italy and our own Columbia Valley of Washington and Oregon.”

— The Chicago Tribune, 2013⁸

Figure 7. Airshed map



Pulcipher’s Ohio schoolteacher wife that he would build her a fine house for accompanying him so far from home.¹¹ It remained in the family until Pulcipher’s niece ceased to occupy the house in 1964, and then the un-plumbed, un-electrified house stayed vacant for the next 35 years. The Veliquette family bought the property toward the end of the 20th century in order to add the 150 acres of Pulcipher cherry orchards to the 250 adjacent acres the Veliquettes already owned. The family decided to embark on a full restoration of the home in 1999. It was placed on the National Register of Historic Places in 2001 and is now operated as the Country Hermitage Bed and Breakfast.



Figure 8. John Pulcipher House

The Music House (Figure 9, top) showcases restored automated musical instruments in a 1909 barn and 1905 granary refurbished to include parlors, a general store, and a saloon. Opened to the public in 1983, it has introduced over 450,000 visitors to instruments from the late 18th century to the 1950s. The Yuba School (center), built with one room in 1860 and expanded to two rooms in 1900, is undergoing restoration coordinated by the Yuba Historical Society. When completed, it’s intended to serve as a museum and cultural community center, with displays relating to education, the 1860s, and the Native American families living in the Village at its founding. The East Bay Masonic Lodge Hall (bottom) was the original Acme School building. It became the property of Fred Vos in the early



Figure 9. From top, Music House, Yuba School, Masonic Lodge
Photos: Karly Wentzloff

1950s in exchange for Mr. Vos’ donation of land and money to build a new school named in honor of his wife, Bertha Hoxsie Vos. Donated in turn to the Masons for a meeting center, it now serves as a community gathering place.

OPEN SPACE AND RECREATION

Acme Township owns four of the existing recreation facilities shown in Figure 9 and hosts 19 more which are owned by the county, the state, the Grand Traverse Regional Land Conservancy, and the private sector. The largest Acme Township facility is Yuba Creek Natural Area, a 413-acre preserve with trails in the northern portion of the Township. Deepwater Point Natural Area, much smaller at 14.9 acres, also has trails and includes East Bay frontage as well as parking. Further north on the shoreline is Saylor Park, a 22-acre facility with three shelters, picnic tables, grills, horseshoe pits, volleyball, and restrooms.

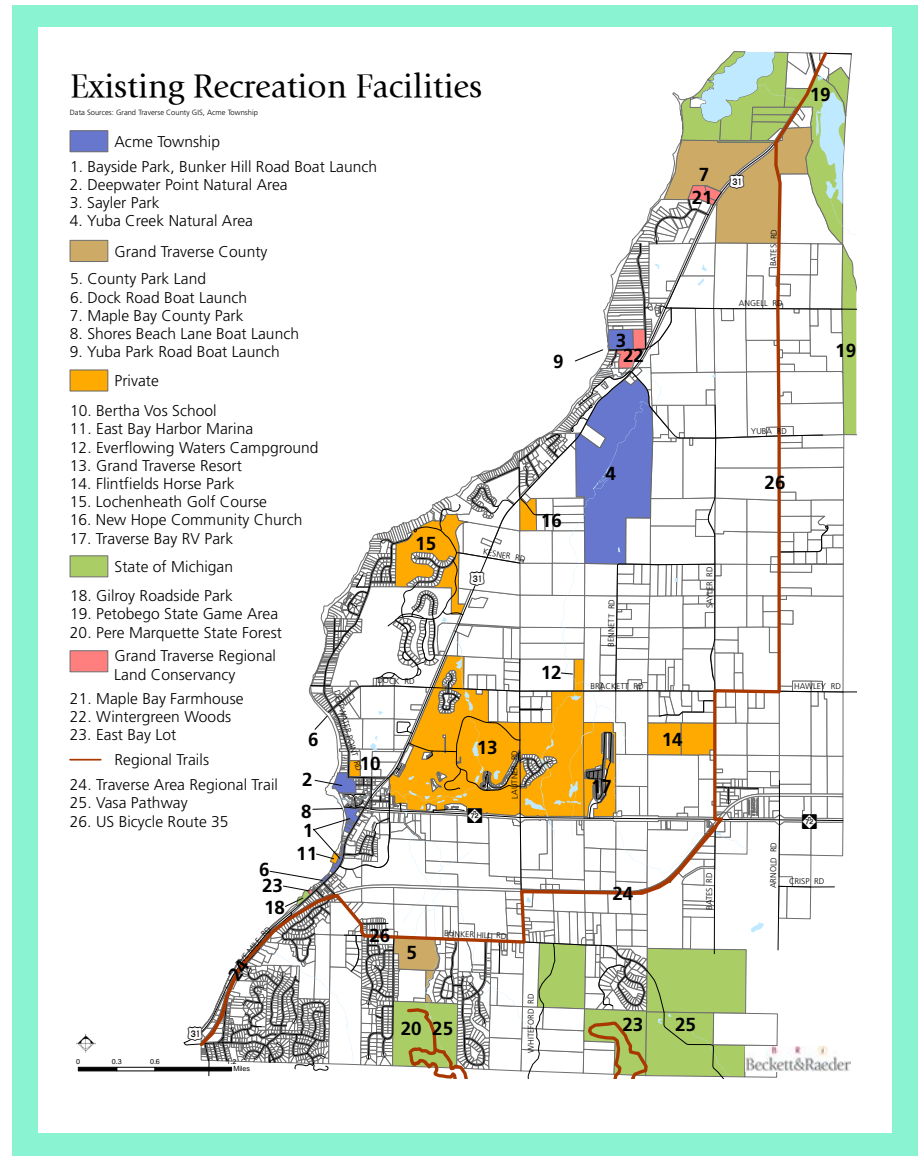
The 14.7-acre Bayside Park is Acme’s smallest park, but it is the most centrally located at the intersection of US-31 and M-72. The site and its surrounding area are presently at the center of the “Acme Shores Placemaking Plan,” which began as a citizen-driven strategy to acquire and preserve shoreline properties as public parks and beaches for future generations

(Figure 10). The three acquisition phases have been completed, and the shoreline corridor has been master planned to determine and incorporate citizen preferences, address multimodal traffic concerns along the thoroughfares, and lay the groundwork for beneficial connections between local

businesses and the emerging public space. Adjacent property has been acquired and has expanded the park, growing its size by roughly three acres.

Grand Traverse County owns three boat launches in Acme Township, located at Dock Road, Yuba

Figure 10. Recreation facilities map



Presently, no public water facilities are available along portions of M-72 and US-31 Acme Township. The Grand Traverse Band of Ottawa and Chippewa Indians has provided private water facilities for their Grand Traverse Resort and has contracted to provide water to the Grand Traverse Town Center. However, such piecemeal solutions are likely to be inadequate to serve future needs. The Grand Traverse Metro Emergency Services Authority fire chief has recommended that the Township needs public water for future commercial growth,

citing recent problems with a new Goodwill retail outlet on M-72 as an example. The Grand Traverse County Health Department expressed concerns about water quality, particularly as they relate to septic systems in residential development. Acme Township's status as a regional "Growth and Investment Area" is highly predictive of greater demands on its infrastructure system, of which water and sewer are primary components. By taking the lead on the siting and construction of these infrastructure improvements, the community can

both encourage development in desired areas as well as discourage the encroachment of development into areas more suited for other uses.

Acme Township is part of a collaborative venture with other Grand Traverse Townships, and Elmwood Township in Leelanau County, known as the Grand Traverse County Septage Treatment Facility (GTCSTF), which provides Township property owners access to a sanitary sewer system and centralized treatment facility. The

Figure 11, continued



Grand Traverse County Department of Public Works is the facility owner.

Acme Township, East Bay Township, and Garfield Townships have constituted and been served by the Grand Traverse Metro Fire Department since 1980, which reorganized in 2008 to become the Grand Traverse Metro Emergency

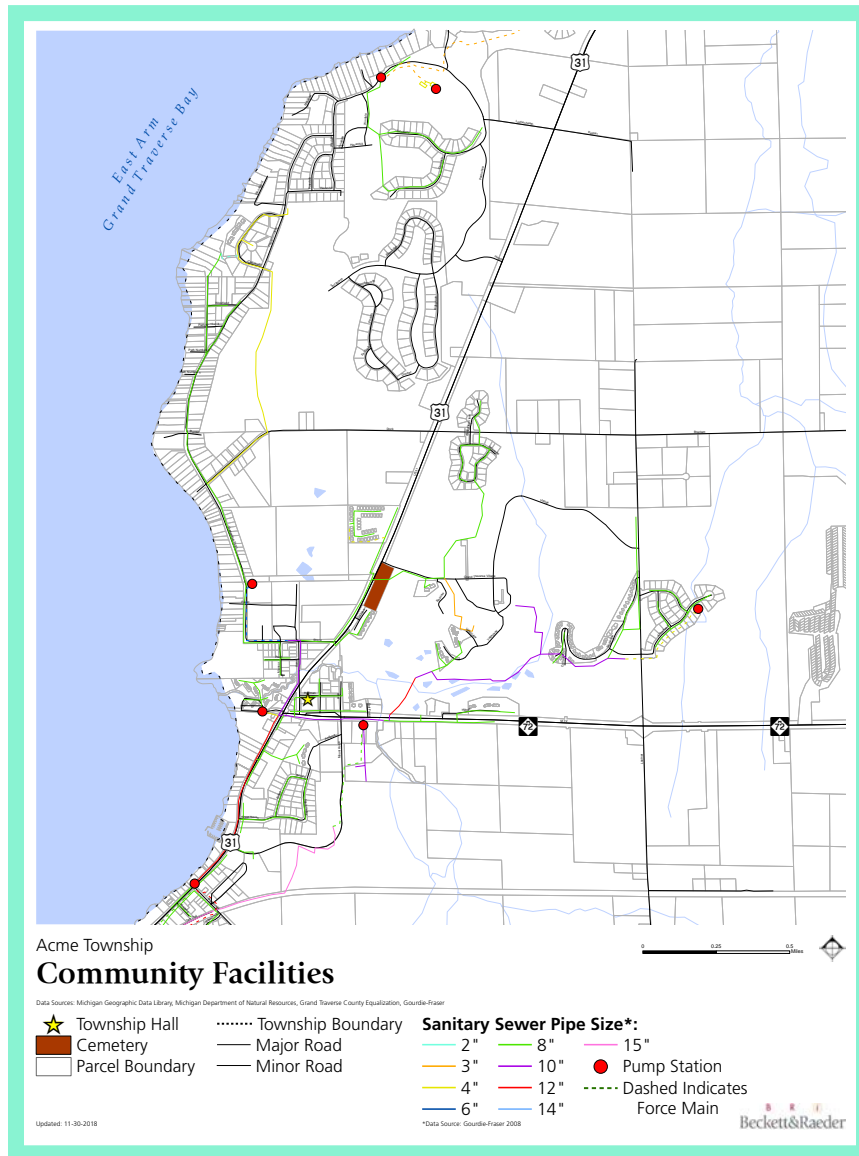
Services Authority (MESA). At the regional agency meeting hosted by Acme Township, MESA noted that it was looking for a location for a new fire station building. Construction of this facility in Acme Township could allow for an improved Township Hall and an opportunity to include a township library.

Acme Township Hall, located at 6042 Acme Road, houses the Acme Township substation for MESA and Township Administration offices for the Supervisor, Treasurer, Clerk, Assessor and Zoning Administrator. A large room serves as the central board room for the Trustees, Planning Commission, Zoning Board of Appeals and other committees, for which the building was not intended. It is functionally obsolete for Township business, and it is not conducive to Township operations.

The International School at Bertha Vos is part of the Traverse City Area Public Schools (TCAPS) district. Operated as a standard elementary school until 2008, it was closed during a budget overhaul and reopened in 2012 as an International Baccalaureate school for primary-level students. The International Baccalaureate model is designed around project-based learning that connects the classroom with the community and gaining a multicultural understanding of the world. It remains part of the TCAPS system, and students throughout the district may attend tuition-free.

In addition to the facilities mentioned, the Township also owns and operates the Acme Township Cemetery located south of the entrance to the Grand Traverse Resort on the east side of US-31 and the Yuba Cemetery on the east side of US-31, across from Yuba Park Road.

Figure 12. Community facilities map



“Neighborhoods, cities and regions are awakening to the importance of ‘place’ in economic development. They are planning for a future that recognizes the critical importance of quality of life to attracting talent, entrepreneurship and encouraging local businesses. Competing for success in a global marketplace means creating places where workers, entrepreneurs, and businesses want to locate, invest and expand. This work has been described as a ‘sense of place’ or ‘place-based economic development’ or simply ‘placemaking.’ Economic development and community development are two sides of the same coin. A community without place amenities will have a difficult time attracting and retaining talented workers and entrepreneurs, or being attractive to business.”

— Governor Rick Snyder, 2011¹²

ECONOMIC DEVELOPMENT

In keeping with the state and the region, Acme Township has embraced placemaking as the heart of its economic development strategy. It is remarkably well-suited to do so, containing within its 25 square miles a topographic and developmental diversity that encompasses four of the six “transects” presented in Figure 14. Transects are zones characterized by the level of intensity of their natural, built, and social components, arranged on a continuum from the most natural places to the most urban. This classification system, developed at the turn of the 21st century as an alternative to conventional use-based zoning systems, figures prominently in

the Placemaking curriculum developed by the State of Michigan MIPlace Partnership. Additionally, these placemaking initiatives also fit within the new economic development framework crafted by the Michigan Economic Development Corporation’s (MEDC) Redevelopment Ready Communities® program, and opportunities exist for Acme Township to become engaged with this program.

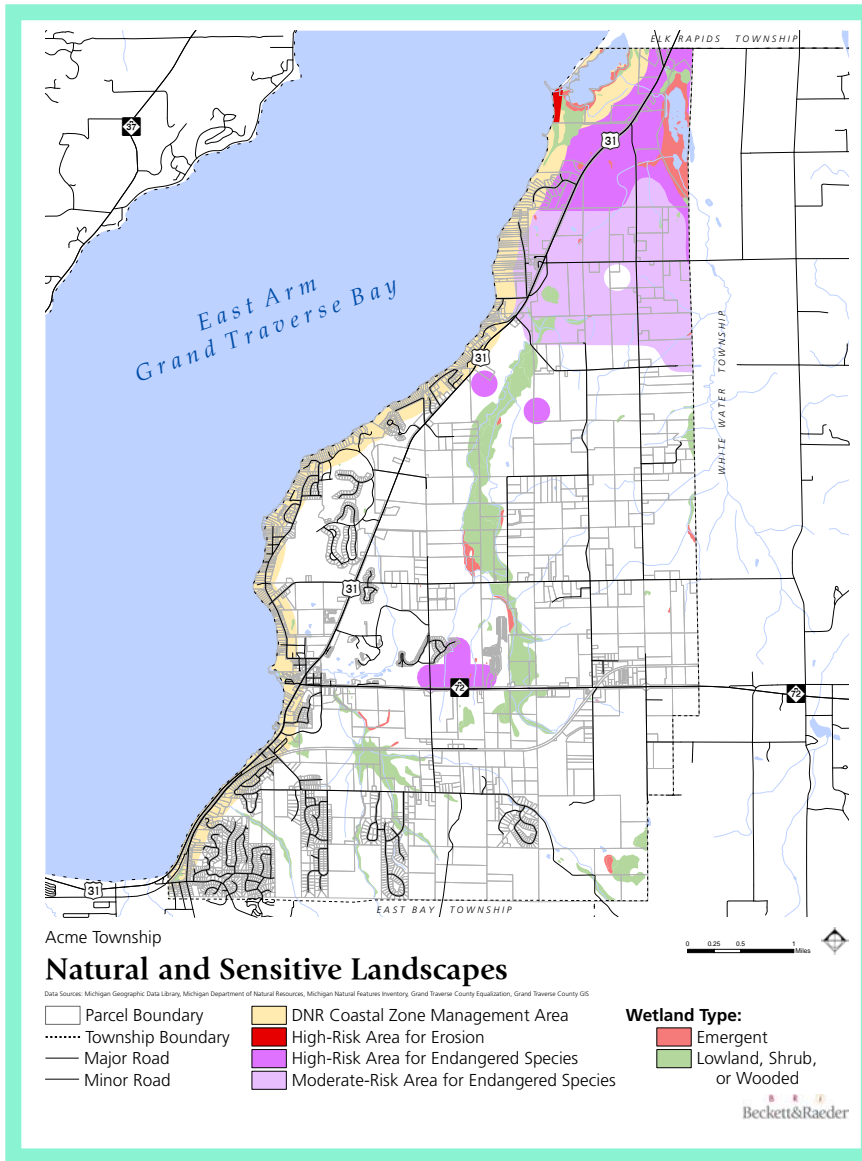
T1 – Natural and Open Space

The consequences of Acme Township’s Growth and Investment Center designation may be just as profound for its pristine areas as for its built ones. As land use intensifies at the US-31 and

M-72 intersection, the tendency for that intensity to diffuse itself by “sprawling” onto adjacent land is well-known and will almost certainly occur if no preventive action is taken. Currently, nearly all of the land north of M-72 is agricultural, vacant, forested, rural residential, or conserved—and citizens like it that way. When they were asked about protecting natural features, a majority of residents named rural character, wildlife habitat, farmlands and orchards, water quality, and the East Bay shoreline as “high priority.”

Our understanding of the economic value of undeveloped land is changing along with the global paradigm. Since the industrial revolution, cheap land and access to resources for exploitation have been the chief business input

Figure 13. Natural and sensitive landscapes map



considerations. With the advent of the knowledge economy, good talent has become a more valuable resource than cheap land in many cases. Therefore, communities wishing to attract business must begin aiming to change what they offer. Understanding why people choose to live where they do is a paramount concern to the issue of economic development. Acme Township residents have articulated clearly their appreciation for the juxtaposition of the largest commercial center in northern Michigan, Traverse City, with the open vistas provided by the operating farms, orchards, and resorts.

T2 – Agricultural

Approximately one-third of the existing land use in the Township is agricultural, primarily devoted to cherries and apples. Citizens have demonstrated their commitment to preserving this land use by passing a millage to support participation in the Grand Traverse County Purchase of Development Rights (PDR) program designed to offset the financial incentive of development.



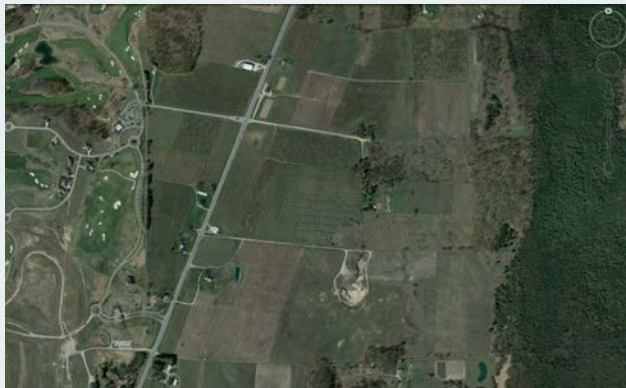
Figure 14: Transect images



THE ACME TOWNSHIP TRANSECT

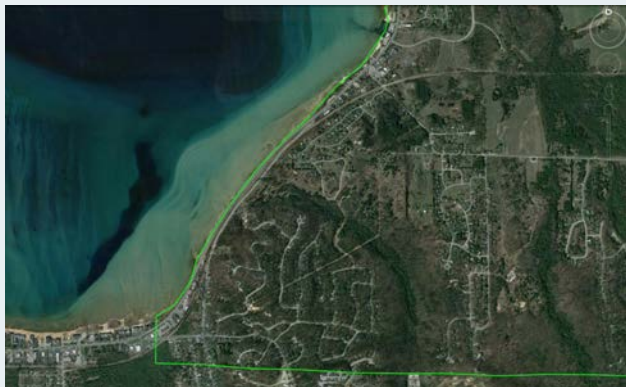
T1 - Natural and Open Space

T1 land is respected on its own merit—we don't think development can improve upon what's already there. Once a community has decided which lands it wishes to designate as T1, it can then take steps to protect them and offer respectful access.



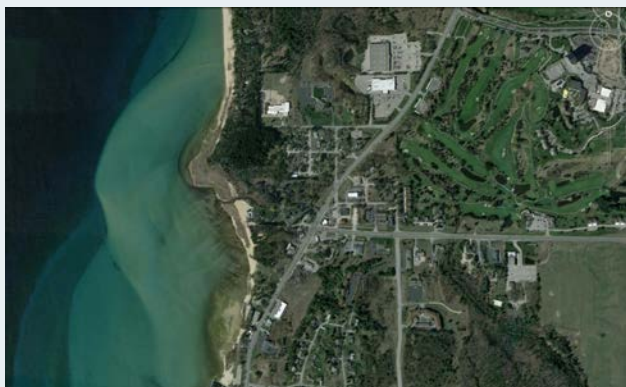
T2 - Agricultural

In the T2, humans meet the land on its own terms. We gain value from its use, but its native characteristics (soil, vegetation, habitat) tell us what those uses will be. Buildings and roads relate directly to the land-based activities.



T3 - Residential (Suburban)

T3 land has undergone suburban-style development. It is fairly low-density, with large residential and commercial lots and a curvilinear residential street pattern. Drivability is generally emphasized over walkability.



T4 - Urban Corridor

A primary characteristic of the T4 is that it is dense enough to support commercial activity, achieved through smaller lot sizes and multiple-family residential development. In its best form, this proximity of commercial and residential development creates a walkable, "complete" environment.

Photos: Google Earth

“Agri-tourism generates economic and social benefits to agri-tourism operators, their customers, rural communities, and the state of Michigan. Through on-site sales, value-added production, and services (i.e. school tours, corn mazes, and Halloween activities), agri-tourism yields the additional income that enables operators to maintain a “way of life” and the family farm. For its customers, agri-tourism provides a place to obtain fresh produce and experience nature with their families. For rural communities and the state of Michigan, agri-tourism generates employment and tourism and tax revenues, while helping to maintain open space and the viability of Michigan agriculture. By expanding product offerings, agri-tourism’s sales potential can be further increased while simultaneously providing visitors with greater choice. It is recommended that the state of Michigan provide further support for agri-tourism, which integrates Michigan’s second and third largest industries, agriculture and tourism.”

— Michigan Grape and Wine Industry Council, 2010¹³

Perhaps the most overt combination of agricultural activity with placemaking for economic benefit comes in the form of agricultural tourism. Often shortened to “agritourism,” the word refers to the practice of visiting working agricultural establishments for the purpose of entertainment or education. The concept is far from new to the region—Traverse City’s famed cherries were joined by grapes in the 1970s, and no less than four wine tasting rooms opened their doors by the end of that decade¹⁴—but it has grown so rapidly as a practice that the United States Census of Agriculture included it in its study of “agricultural diversification” for the first time in 2002, and the activities so classified offered the highest average income during 2007.¹⁵ Combining as it does Michigan’s second and third largest industries, this is a uniquely local economic opportunity to be supported and encouraged.

Northwest Michigan is at the forefront of a new and growing movement to do just that by linking food production, distribution, and consumption through regional “Food Innovation Districts.” A food innovation district is “a geographic concentration of food-oriented businesses, services, and community activities that local governments support through planning and economic development initiatives in order to promote a positive business

environment, spur regional food system development, and increase access to local food.”¹⁶ Such districts do away with a narrow, produce-and-ship focus to extend the benefits of agricultural production through the business community (clusters, retail opportunities, supply chain management, skilled workforce development) and the public at large (healthier food, stronger job market, development of a food-based cultural component). They are considered a tool for “economic gardening,” the practice of spending a community’s resources to help native businesses grow and expand rather than offering incentives to established businesses to relocate within the community (“economic hunting”).¹⁷

When United States Department of Agriculture deputy secretary Kathleen Merrigan presented her organization’s 2011 finding on food hubs, including the identification of 170 already operating across the country, she did so in Michigan and mentioned Traverse City’s Cherry Capital Foods specifically.¹⁸ The Food and Farming Network makes up one of The Grand Vision’s six issue area networks. As the region focuses on development of its comprehensive Food Innovation District, individual communities with the involvement of local growers and producers can adopt a narrower focus that is particularly well-suited to their contribution.

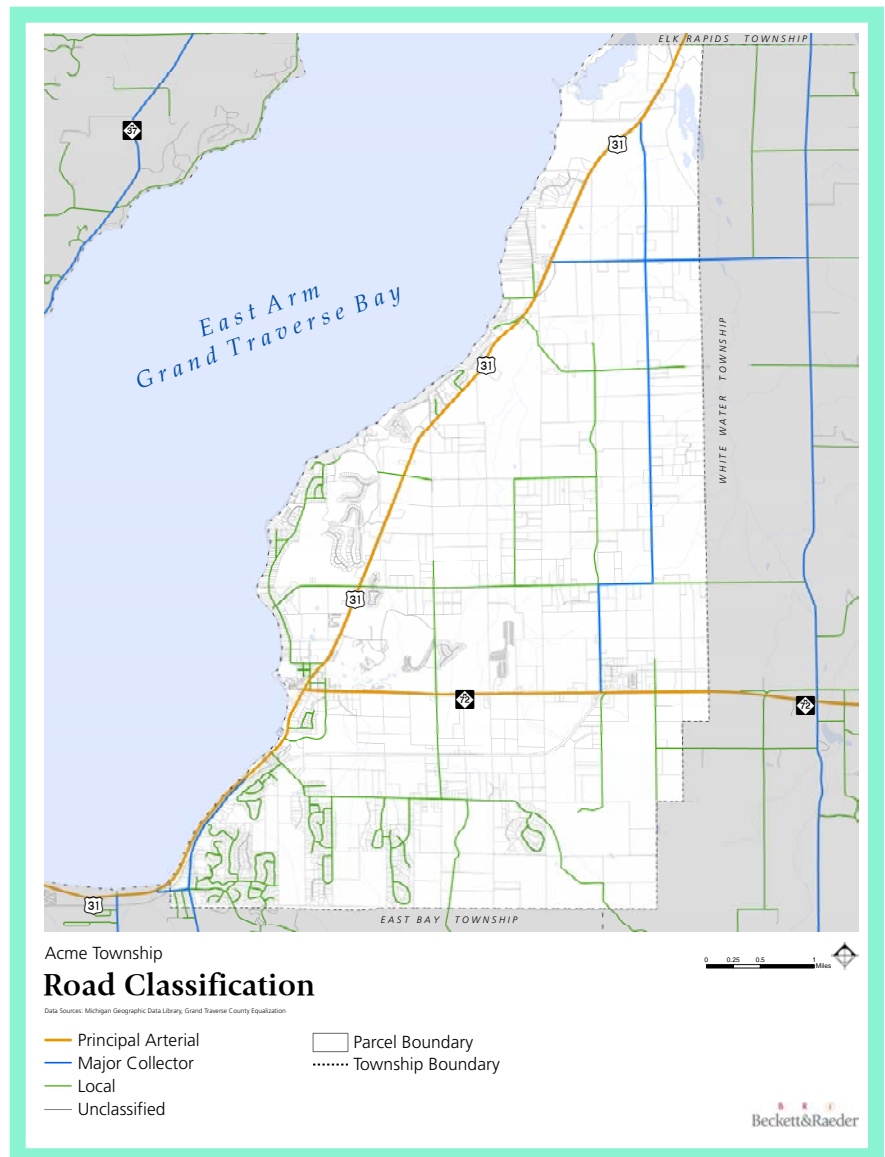
T3 – Residential

Residential zones are not always considered as part of the creation of an economic development strategy, but they are a critical part of a community’s economic system. They are the places that workers, shoppers, and customers must travel to and from, and thus their location and accessibility can either fuel or choke the activity. Traditional suburbs in the southern portion of the Township offer a medium-density setting attractive to many, and the fact that most travel is necessarily done by car widens residents’ comfortable reach. In addition to these traditional single-family developments, the Township intends to cultivate a “mixed housing” neighborhood type close to the new developments, to include clustered residential and open space subdivisions, small-lot residences, and apartments. These slightly more dense, diverse, and close housing options change the market base of the community by creating an expanded pool of workers and customers with an incentive to work and play nearby. As the neighborhoods, Acme Village, and Grand Traverse Town Center mature, they are envisioned to join the Grand Traverse Resort to build a cohesive, interconnected, mixed-use core in the Township.

T4 – General Urban Corridor

As described by the MIPlace curriculum, strategic placemaking as an economic development approach

Figure 15. Road classification map



“Traditionally, through thousands of years of human settlement, urban streets have performed multiple functions. Mobility was one of the functions, but economic and social functions were important as well. Retail and social transactions have occurred along most urban thoroughfares throughout history. It is only in the 20th century that streets were designed to separate the mobility function from the economic and social functions.”¹⁹

is specifically targeted to key activity centers, transportation corridors, and nodes of intersection. Acme Township's position at the nexus of US-31 and M-72 (Figure 14) offers two corridors and a development node, contributing significantly to its selection as a Growth and Investment Area in Grand Traverse County.

In the case of US-31 and M-72, the Grand Traverse Resort and Spa anchors the corner. Its contributions to the local economy are twofold: it draws tourist dollars from outside the community, and the Grand Traverse Band of Ottawa and Chippewa Indians is the largest employer within the community.

US-31 and M-72 are both considered "principal arterials" by the Federal Highway Administration's National Functional Classification System. These roads provide the highest degree of mobility available without limiting access through the use of on- and off-ramps or grade-separated intersections. Traditionally, this has meant a road design that is fully auto-centric, with wide rights-of-way and turning radii, high speed limits, and few if any accommodations for other modes of transportation. The Acme community is an excellent example of the limitations of this single-focus approach. As settlements take shape around heavily-traveled nodes in order to benefit from the activity generated there, the character of the area

undergoes a shift from a place that is simply passed through to a place with its own set of diverse needs and users which are not accommodated by the principal arterial.

The Institute of Transportation Engineers has taken a bold step in recognizing these shifts by partnering with the Congress for the New Urbanism to author "Designing Walkable Urban Thoroughfares: A Context Sensitive Approach."¹⁹ This publication expands current thinking about roadway systems beyond basic engineering for vehicular speed and volume to consider network linkages, community character, adjacent land uses, multimodal travel choices, and environmental concerns. By making these design choices carefully, communities like Acme can continue to enjoy the benefits of their heavily-traveled location while simultaneously creating an attractive and multi-functional "place" that fosters its own economic activity.

Vacancies in the traditional business district along the US-31 corridor signal a readiness for departure from that model and offer potential for infill redevelopment. Two large-scale commercial placemaking projects, shown in Figure 15, are underway along the M-72 corridor:

- Acme Village: This is a late-1990s planned development which focused on professional offices and health-care related

businesses. Based on recent market demands, this concept may be re-visited by the owner and modified accordingly.

- Grand Traverse Town Center (formerly known as Village at Grand Traverse) is a planned mixed-use development. Components of the planned development include retail, restaurant and entertainment uses, as well as, single family and multiple family residential.

The shoreline urban parks system along US-31, far from being an accessory or "extra" feature, plays a defining role in Acme's use of placemaking as an economic development strategy. Placemaking proceeds from the premise that human-scaled, well-designed spaces influence the behavior of people by attracting them, and that a critical mass of human activity yields economic benefit. The new Bayside/Marina Parks System enjoys an enormous advantage in that its creation was citizen-driven—its importance to the public was indicated even before its existence—and it has been designed with clear linkages to the adjacent business and mixed-use districts. This parks system can serve as the "face" of Acme Township, a unique and memorable feature that enforces a brand for the overall community.

Acme Township residents cited recreation/tourism as their top priority for development (55.1%).

Because the economic benefits of parkland are not represented in a single transaction, they can be easy to overlook or misunderstand, but a growing body of research has consistently documented such benefits. The Trust for Public Land’s 2003 publication “The Benefits of Parks: Why America Needs More City Parks and Open Space” offers an overview. “Numerous studies have shown that parks and open space increase the value of neighboring residential

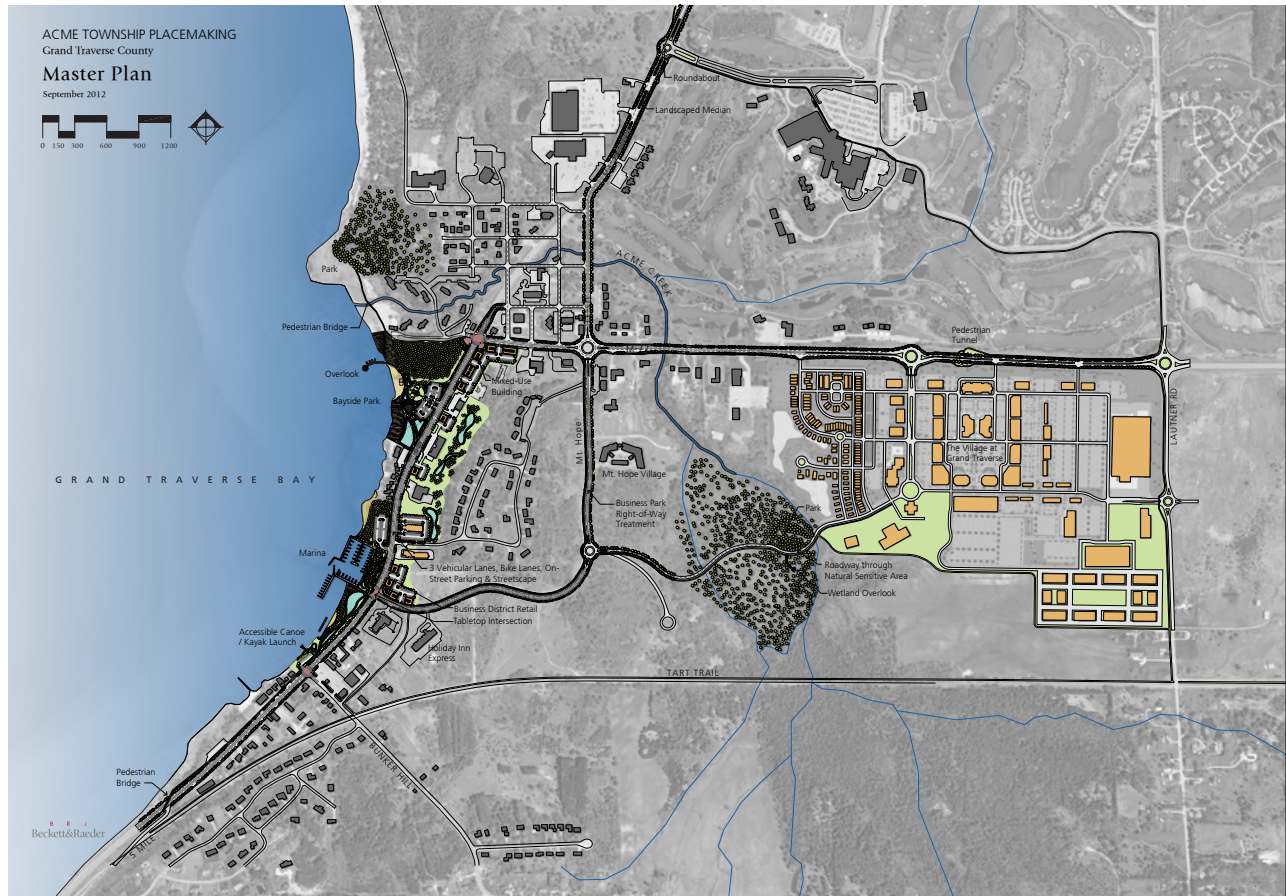
property. Growing evidence points to a similar benefit on commercial property value. The availability of park and recreation facilities is an important quality-of-life factor for corporations choosing where to locate facilities and for well-educated individuals choosing a place to live. City parks such as San Antonio’s Riverwalk Park often become important tourism draws, contributing heavily to local businesses.”²⁰ The paper’s text and bibliography go on to quantify

parks’ further contributions to a community’s health, environment, infrastructure, and social fabric.

Redevelopment Ready Communities

Part of what drives a successful placemaking initiative is a supportive base of local businesses and establishments, particularly in areas of higher-density and nodes of commercial activity. With some existing vacancies and opportunities along US-31 for infill

Figure 15. Acme Township Placemaking Project master plan



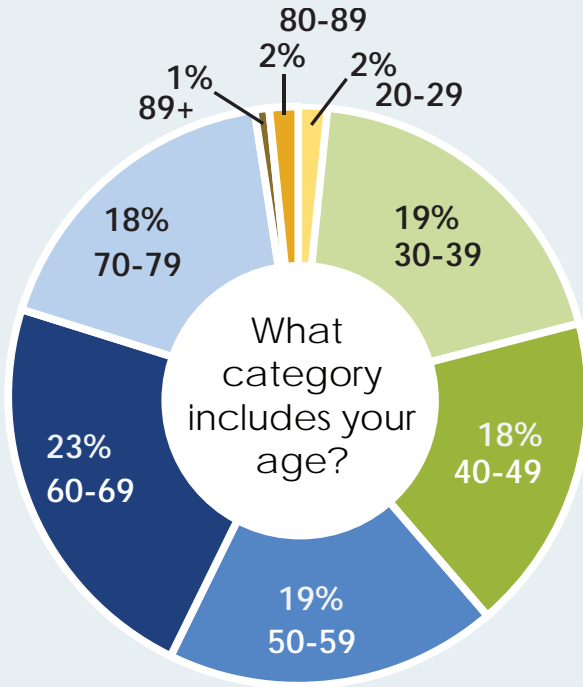
development, Acme Township can benefit from becoming engaged in the Redevelopment Ready Communities® (RRC) program through MEDC.

Communities, including Townships, can easily become engaged in the program by aligning their planning work with the RRC Best Practices, designed to streamline the development approval process by improving transparency, communication, engagement, and efficiency on behalf of the Township. Creating a development approval process that is easily understood and well connected throughout documents is key to

supporting interested developers. To achieve this foundation for investment, communities follow a set of guidelines that improve their development policies, focusing on plan adoption and alignment, incorporating public participation, removing outdated zoning policies, simplifying the development review process, recruiting investors, educating local officials and administration, and identifying redevelopment ready sites, and developing an overall economic development strategy.

PREFERRED FUTURE





COMMUNITY VISIONING AND EXPECTATIONS

Community Survey

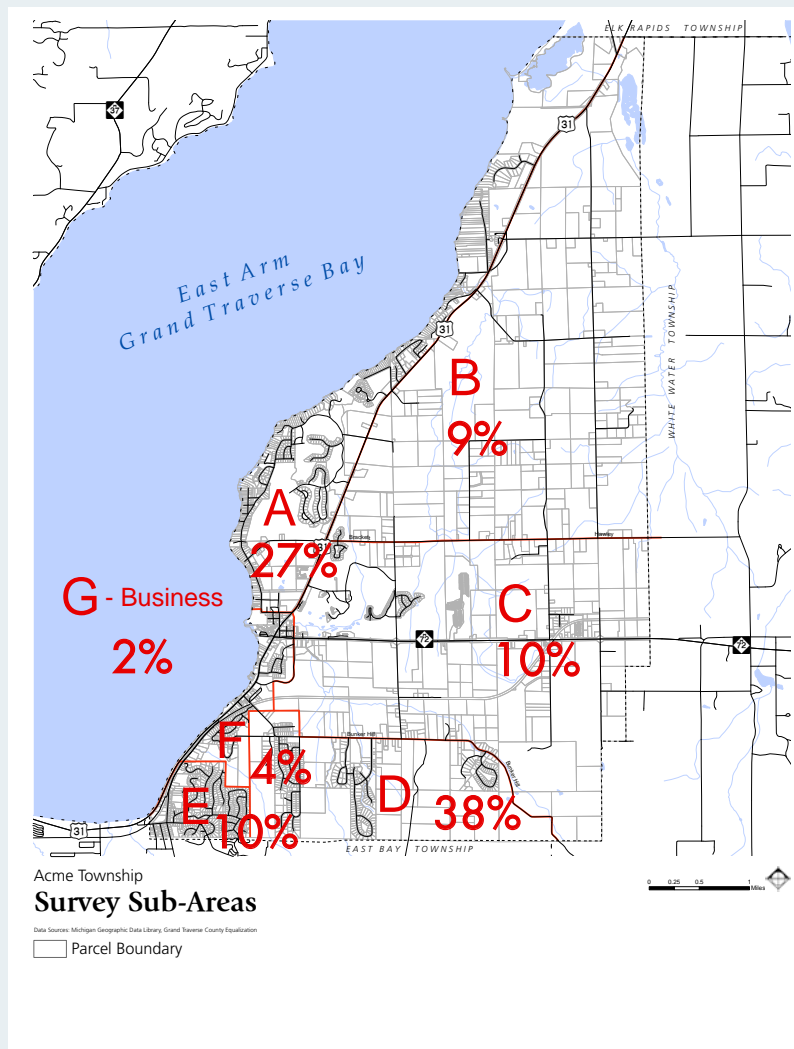
Community engagement is a valuable part of the planning process in soliciting public input. An online survey was made available to the public between September 13 and October 19, 2018. The survey was advertised on the Township’s website and social media outlets. Hard copies of the survey were also made 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. Online surveys are designed to gather honest feedback from the citizens to help guide the planning process for the future. The results of the survey are summarized below.

Residence

The majority (33%) of respondents said that they have lived in Acme Township for more than 20 years. 26% 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. 38% 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

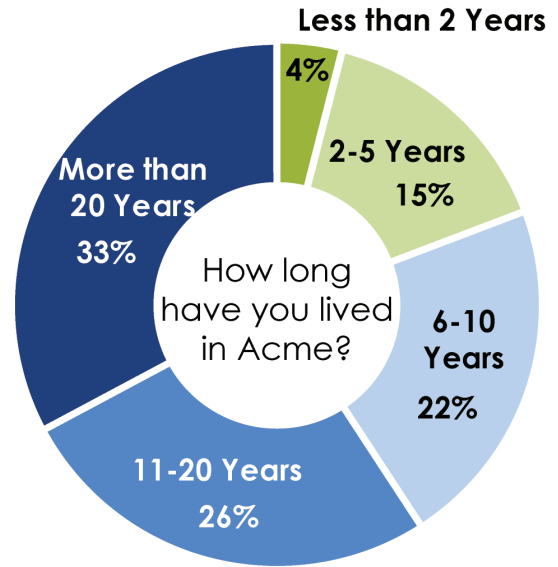
There was a wide range of occupations listed, but the majority of people (24%) are retired. 19% of the people indicated they work in the education, health and social services professions. Another 15% of people recorded that they worked in the scientific and management professions.

Age

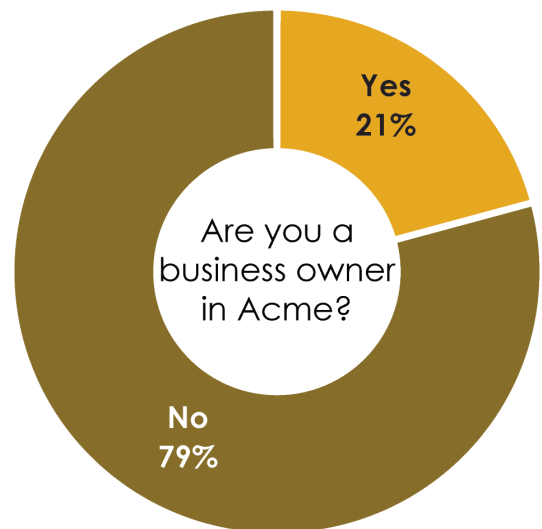
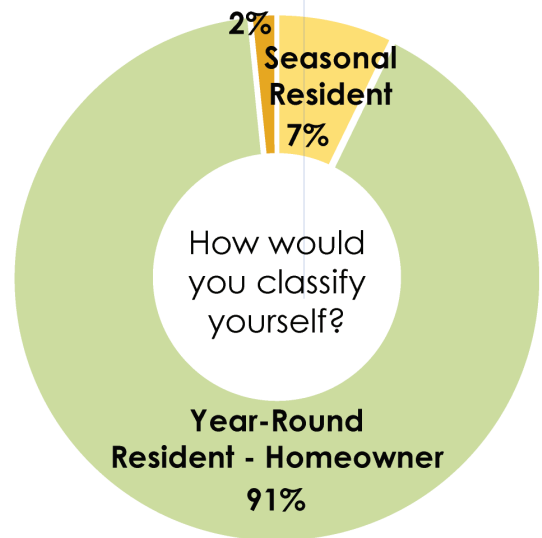
The age of the survey respondents was distributed relatively even across the board, with people aged 60 to 69 years old representing the highest group of survey respondents.

Long Range Planning

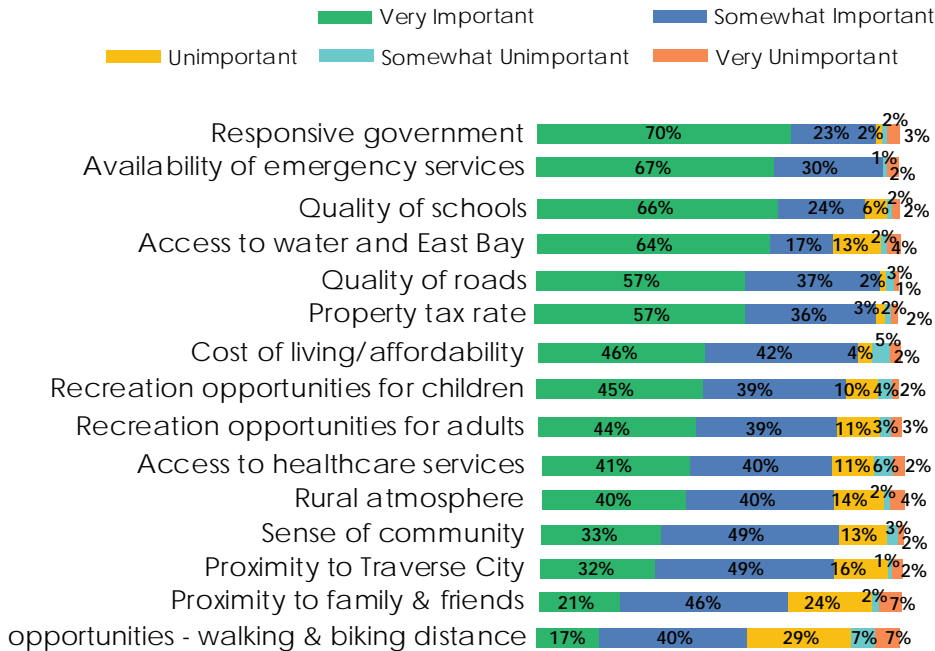
Acme Township will be faced with many issues in the next decade that are critical in the long-range planning. A series of items were listed, and respondents rated them from "Very Important" to "Very Unimportant".



Year-Round Resident - Renter



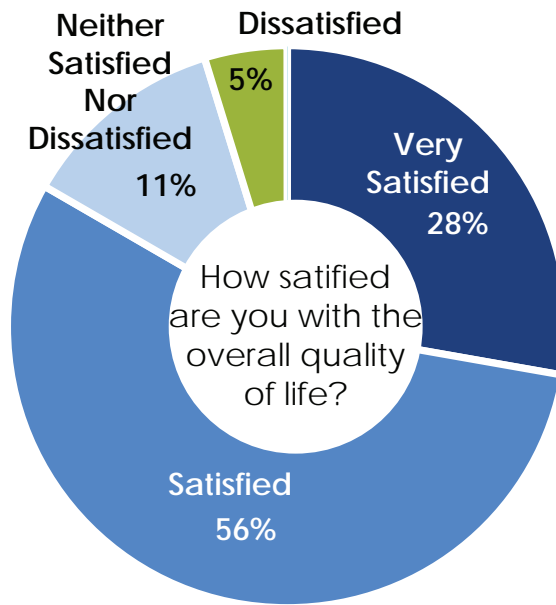
How important is this issue to you?



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%)

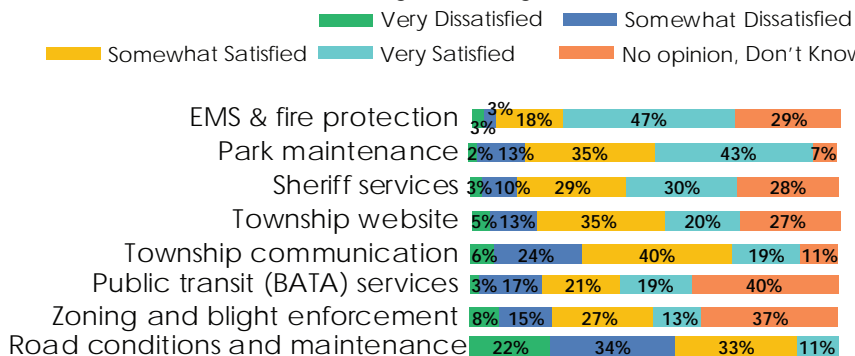
The survey asked participants to rate the Township in a variety of topics. For the most part, the topics were rated at an “average” level by the participants. Over 65% of people rated access to water and East Bay as “excellent” or “above average.” One of the topics that was rated on the lower end was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



Quality of Life

The survey respondents rated the overall quality of life in Acme Township. 56% of the people declared that they were “satisfied” and 28% reported that they are “very satisfied” with the quality of life.

How would you rate your satisfaction with...



Services Provided

The survey asked the participants to rate their satisfaction with a number of services provided within the Township. Most responses indicate a high level of satisfaction, but many were dissatisfied to some level regarding road conditions and maintenance.

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%)

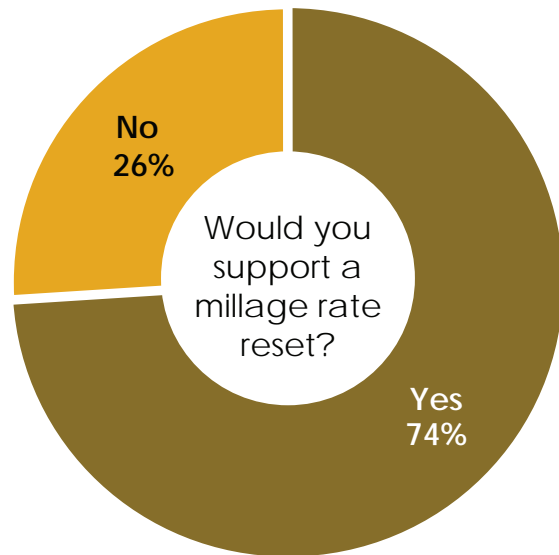
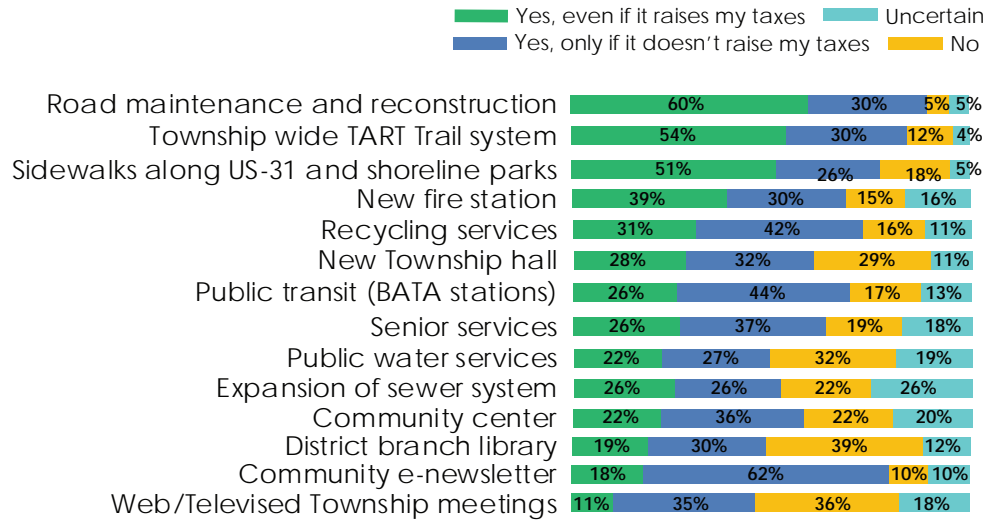
The following initiatives were not supported.

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

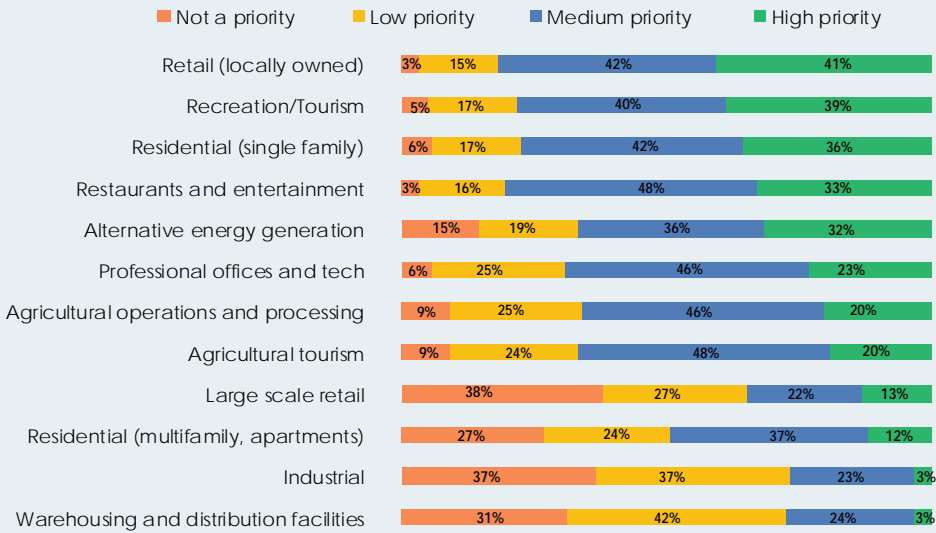
Headlee Amendment

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. 74% of the people responded “yes” to the increase.

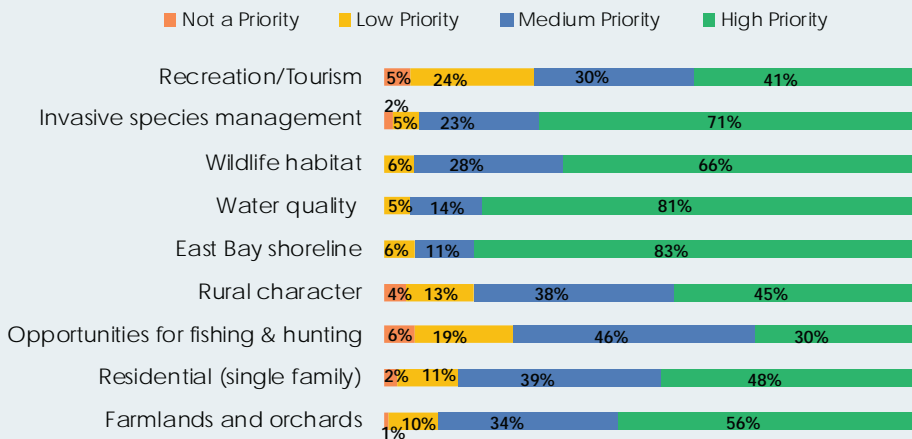
With regard to funding, do you believe the following initiatives should be pursued over the next 10 years?



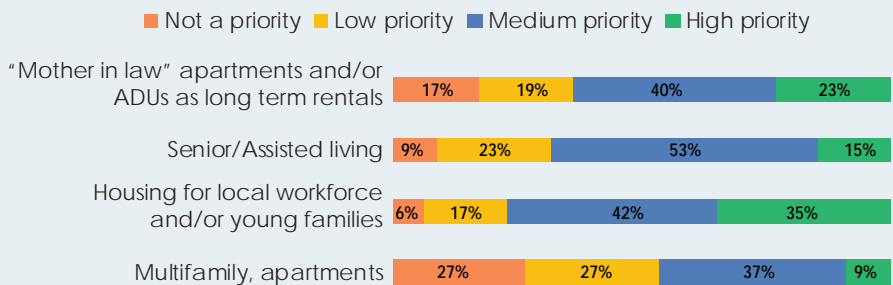
Rate each of the following economic growth opportunities as a priority for development in Acme Township



Rate each of the following as a priority for protection by Acme Township



Rate each of the following housing options as a priority in the Township



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

The survey takers rated several items for protection within the Township. Of great importance were the water quality and the East Bay shoreline, while other related items garnered similar support, including invasive species management, wildlife habitat, and items related to the rural character of the Township.

Housing

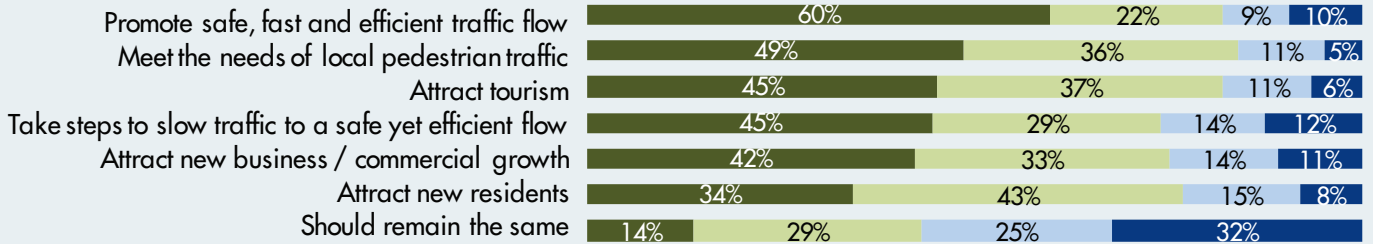
Housing was a key question to ask during the survey, as the housing density and type is of great importance to current residents and future residents. Many respondents considered housing for the local workforce and/or for young families to be the highest priority, with options for senior/assisted living and "mother in law" units as the next priority, which would allow older generations to remain in the community as their housing needs change.

Figure 16. Findings from the 2013 Visual Preference Survey

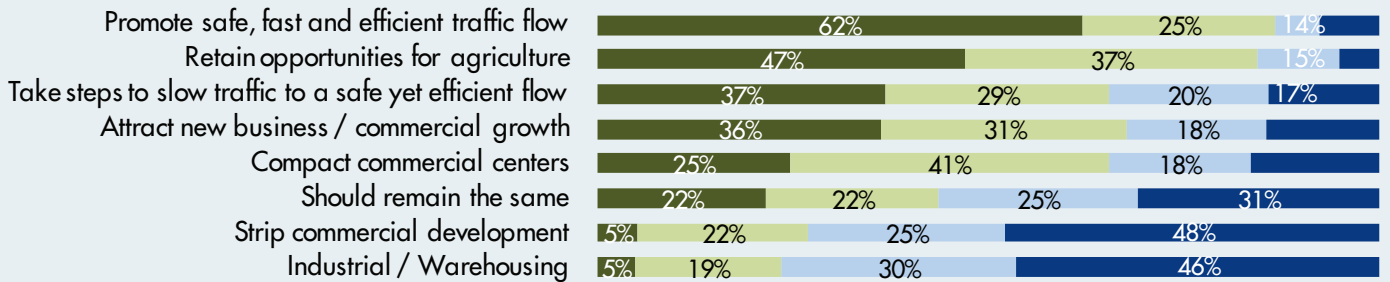
Please rate each of the following in terms of desirability when planning for...

Very Desirable Somewhat Desirable Somewhat Undesirable Very Undesirable

US-31 between M-72 and 5 Mile



M-72 between Lautner Road and Arnold Road



M-72 Visual Preference Survey



Existing condition with sidewalks
37%



Landscaped right-of-way with shared pathway
31%



Landscaped median with shared pathway
37%

US-31

Existing conditions
22%



3 lanes with on-street parking, bike lanes, sidewalks
43%



3 lanes, sidewalks, lights, retail/office buildings closer to US-31
21%



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. 13% 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. 35% people 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. 71% of residents strongly agreed that parks and recreation facilities are important to the community and worthy of taxpayer support, and another 67% strongly agreed that the Township should support the development of trails that connect with adjacent park facilities and the existing TART network. The majority of survey respondents agree to some extent that continuing to acquire land along Grand Traverse Bay for the purpose of waterfront access was important as well.

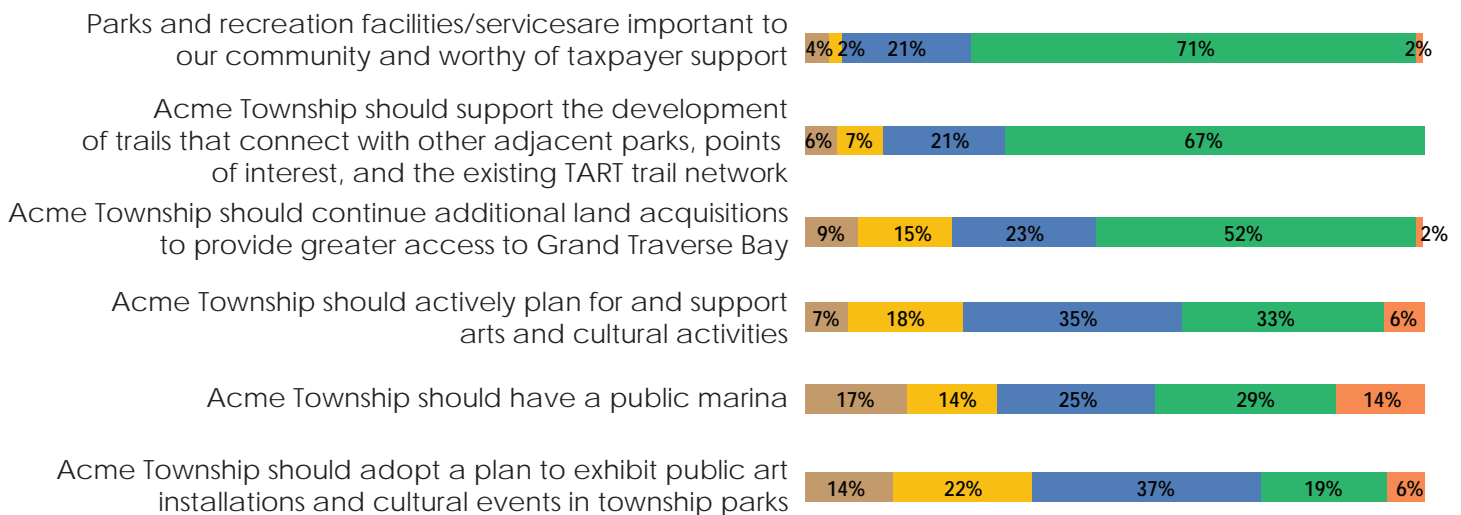
Parks and Recreation Facilities

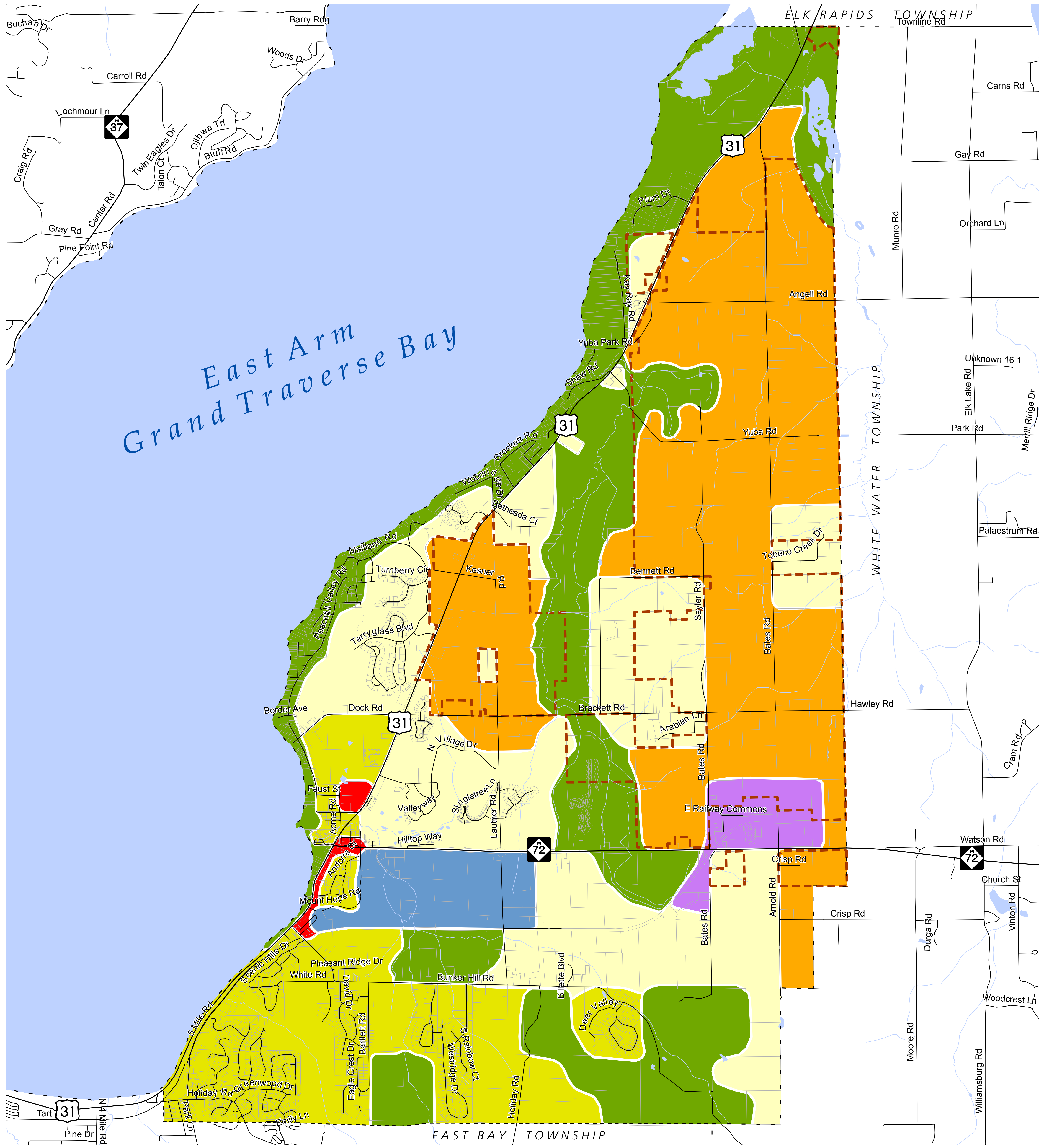
The survey asked the participants to rate their top five favorite Park and Recreation Facilities they feel Acme Township should plan for and develop. The scores were analyzed and then weighted based on the responses. Below is a list of the top five answers.

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

Please indicate your level of agreement with each of the following statements.

■ Strongly disagree
 ■ Somewhat disagree
 ■ Somewhat agree
 ■ Strong agree
 ■ No opinion





Acme Township

Future Land Use

Data Sources: Michigan Geographic Data Library, Grand Traverse County Equalization

- Agriculture
- Commercial / Business
- Industrial
- Recreation / Conservation
- Residential - Urban
- Residential - Rural
- Town Center
- PDR Eligible Areas
- Township Boundary
- Road



Updated: 11-25-13