



**ACME TOWNSHIP PLANNING COMMISSION MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
May 14th, 2018 7:00 p.m.**

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

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

Members excused: none

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

A. LIMITED PUBLIC COMMENT: None

B. APPROVAL OF AGENDA:

Motion by Timmins to approve agenda as presented with the addition to G. CORRESPONDENCE, 1. Village of Elk Rapids letter, supported by Balentine. Motion carried unanimously.

C. INQUIRY AS TO CONFLICTS OF INTEREST:

Feringa recuse himself from J. OLD BUSINESS, 1. Zoning Ordinance Amendment 049-Map Amendment, as possible conflict of interest.

White recuse himself from J. OLD BUSINESS, 2. Zoning Ordinance Amendment 046- Solar Energy Farms, as possible conflict of interest.

D. SPECIAL PRESENTATIONS: None

E. CONSENT CALENDAR:

1. RECEIVE AND FILE

- a. Township Board Meeting Minutes 04/03/18
- b. Township Board Special Meeting Minutes 04/11/18
- c. Township Board Meeting Draft Minutes 05/01/18
- d. Parks and Trails Committee Meeting Draft Minutes 04/20/18
- e. Capital Improvements Plan Committee Meeting Draft Minutes 04/20/18

2. ACTION:

- a. Adopt Planning Commission Meeting Draft Minutes 04/09/18

Wentzloff requested to remove 2. a. Adopt Planning Commission Meeting Draft Minutes 04/09/18 from the Consent Calendar to item F. 1. ITEMS REMOVED FROM THE CONSENT CALENDAR.

Motion by Timmins to remove 2. a. Adopt Planning Commission Meeting Draft Minutes 04/09/18 from the Consent Calendar, supported by Balentine. Motion carried unanimously.

F. ITEMS REMOVED FROM THE CONSENT CALENDAR:

- 1. Under C. Inquiry As To Conflicts Of Interest in the 04/09/18 Adopt PC Draft Minutes, should have read White recused himself from J. Old Business: Zoning Ordinance Amendment 046- Solar Energy Farms, not Winter.

Motion by Timmins to approve the Planning Commission Meeting Draft Minutes 04/09/18 with the correction under C. Inquiry As To Conflicts of Interest from Winter to White, supported by Feringa. Motion carried unanimously.

G. CORRESPONDENCE:

1. Letter from the Village and Township of Elk Rapids regarding preparing to undertake a planning effort to review and potentially revise the Coordinated Master Plan.

H. PUBLIC HEARINGS:

1. Zoning Ordinance Amendment 049 – Map Amendment: None

I. NEW BUSINESS:**1. SUP 2018-01 Minor Amendment – Pro Fireworks**

Bill Barnes, Chief Operation Officer for Pro Fireworks was in attendance for any questions.

Pro Fireworks owns the properties at 5700 and 5704 US-31 N. Pro Fireworks and has moved into the building at 5700 US-31 N, with Spirit of the West occupying the additional tenant space in the building. The former Four Seasons Sunroom building at 5400 US-31 N has been removed from its foundation and is awaiting transport to a new location. The owner is planning to have the foundation excavated this month and paved to connect the two parking lots.

The applicant is requesting to amend SUP 91-8P that governs the property where Pro Fireworks is currently located to include the property at 5704 US-31 N under the same development approval. This would allow the applicant to use the garage that remains on the 5704 US-31 N property as an accessory building for the Pro Fireworks business. No additional development is proposed at this time.

Motion by Timmins to approve the SUP 2018-01 Minor Amendment to SUP 91-8P, as amended to allow the combination of both parcels referenced in this staff report under one development approval, allowing the use of the existing garage as an accessory structure to the principle retail establishment, with the following conditions: 1. No signage shall be allowed on the exterior of the garage located on the former Four Seasons Sunroom property. 2. All trailers used in the movement and distribution of merchandise on and off the site shall be stored in the garage, or behind the principle or accessory buildings at all times. Parking of the trailers in a way that is visible from the right-of-way shall be prohibited. Supported by Balentine. Motion carried unanimously.

J. OLD BUSINESS:**1. Zoning Ordinance Amendment 049 – Map Amendment**

Winter informed the parcels in this amendment are located on the east side of Lautner Rd are zoned B-3: Planned Shopping Center. The subcommittee has decided to eliminate this zoning classification in the draft ordinance and map. A CF zoning district can achieve the majority of uses allowed under the B-3 zoning district, while allowing greater flexibility in mixing of uses, better design standards, and more emphasis on creating connected developments.

The CF – Corridor Flex zoning district most closely reflects this future land use category. Amending the zoning map to change the zoning on the subject parcels to CF is consistent with the Acme Township Community Master Plan.

Motion by Balentine to recommend approval of Zoning Ordinance Amendment 049 – Map Amendment to the Township Board. The amendment will change the zoning classification of the subject parcels outlined in the Public Hearing Notice to CF – Corridor Flex, consistent with the Acme Township Community Master Plan, supported by Timmins. Motion carried by 6 (Balentine, Timmins, Wentzloff, Rosa, White, VanHouten), recused Feringa.

2. Zoning Ordinance Amendment 046 – Solar Energy Farms

White recused himself from this topic.

The ordinance was discussed, and it was decided to change the language in the items 9.28.2

Standards, c. Setbacks, h. Landscaping and deleting the last paragraph under 1. Township Review. Jeff Jocks will look at options for new wording to consider at the next Zoning Committee meeting for a final draft.

3. Capital Improvements Plan – Scoring

Feringa reported the CIP committee has been working on ranking and applying cost estimates to projects. The updated list needs to have determine which items should remain on the list to fit in the six-year plan and then ranked in priority.

The Zoning Committee narrowed down the list in ranking order to changing tracking number 5.3 Township Hall to remodeling Township Hall, 6.6 Acme Connector Trail (ACT) to Business Districts, 6.5 Sidewalks Connecting Businesses Districts along US 31, 4.2 Bayside Park Improvements (North Phase 3), 7.4 a SAD Request Springbrook 7.6, 7.4 b SAD Request Wild Juniper 7.5, 7.4 c SAD Request Scenic Hills 7.4 and 7.4 d Sad Request Deepwater Point Rd 0.0. A clean copy with estimated project construction costs, will be brought to the next PC meeting for a final review before sending to the Township Board.

K. PUBLIC COMMENT & OTHER PC BUSINESS

White commented on how economics is driving the change to look at new ways to run a business using your land.

- 1. Zoning Administrator Report - Shawn Winter:** Reported the medical marihuana licenses were mailed out to all the recipients and they are now waiting for submissions of site plans to review. He is looking at new licensing software to produce tracking reports and working on the Zoning Ordinance rewrites.
- 2. Planning Consultant Report - John Iacoangeli:** No Report
- 3. Township Board Report – Doug White:** Reported the board is working on the annual budget and a bid has gone out to remodel the township hall.
- 4. Parks & Trails Committee Report - Marcie Timmins:** Informed construction will be starting on Bayshore Park. One traffic lane will be closed while work is being done on the park's driveway. Elk Rapids has their money for the conceptual design and they will vote next week on who will be doing the work. The design trail will extend from Elk Rapids to Deepwater Point.

ADJOURN: Motion to adjourn by Balentine, supported by Timmins. Meeting adjourned at 9:05



ACME TOWNSHIP PLANNING COMMISSION MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
May 14th, 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 Meeting Minutes 04/03/18
 - b. Township Board Special Meeting Minutes 04/11/18
 - c. Township Board Meeting Draft Minutes 05/01/18
 - d. Parks and Trails Committee Meeting Draft Minutes 04/20/18
 - e. Capital Improvements Plan Committee Meeting Draft Minutes 04/20/18
 - 2. ACTION:**
 - a. Adopt Planning Commission Meeting Draft Minutes 04/09/18
- F. ITEMS REMOVED FROM THE CONSENT CALENDAR**
 - 1. _____
 - 2. _____
- G. CORRESPONDENCE:**
- H. PUBLIC HEARINGS:**
 - 1. Zoning Ordinance Amendment 049 – Map Amendment
- I. NEW BUSINESS:**
 - 1. SUP 2018-01 Minor Amendment – Pro Fireworks
- J. OLD BUSINESS:**
 - 1. Zoning Ordinance Amendment 049 – Map Amendment
 - 2. Zoning Ordinance Amendment 046 – Solar Energy Farms
 - 3. Capital Improvements Plan – Scoring
- 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
Date: May 9, 2018
Re: May 14, 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:

E. CONSENT CALENDAR:

1. **RECEIVE AND FILE:**
 - a. Township Board Meeting Minutes 04/03/18
 - b. Township Board Special Meeting Minutes 04/11/18
 - c. Township Board Meeting Draft Minutes 05/01/18
 - d. Parks and Trails Committee Meeting Draft Minutes 04/20/18
 - e. Capital Improvements Plan Committee Meeting Draft Minutes 04/20/18
2. **ACTION:**
 - a. Approve Draft Planning Commission Meeting Draft Minutes 04/09/18

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

F. ITEMS TO BE REMOVED FROM THE CONSENT CALENDAR:

1. _____
2. _____

G. CORRESPONDENCE:

H. PUBLIC HEARINGS:

1. **Zoning Ordinance Amendment 049 - Map Amendment**
Please see item J(1) under Old Business for details on the proposed amendment. Due notice of the Public Hearing has been given consistent with the requirements of the Michigan Zoning Enabling Act.

I. NEW BUSINESS:

1. SUP 2018-01 Minor Amendment – Pro Fireworks

Jim Stajos, owner of Pro Fireworks purchased the properties at 5700 and 5704 US-31 N in 2017. Pro Fireworks has located into the building at 5700 US-31 N, with Spirit of the West occupying the additional tenant space in the building (although it appears they are closing in the near future). The former Four Seasons Sunroom building at 5400 US-31 N has been removed from its foundation and is awaiting transport to a new location. The owner is planning to have the foundation excavated this month and paved to connect the two parking lots.

The applicant is requesting to amend SUP 91-8P that governs the property where Pro Fireworks is currently located to include the property at 5704 US-31 N under the same development approval. This would allow the applicant to use the garage that remains on the 5704 US-31 N property as an accessory building for the Pro Fireworks business. No additional development is proposed at this time. Please refer to the enclosed staff report for a more detailed explanation of the review.

Suggested motion for consideration:

Motion to approve the SUP 2018-01 Minor Amendment to SUP 91-8P, as amended to allow the combination of both parcels referenced in this staff report under one development approval, allowing the use of the existing garage as an accessory structure to the principle retail establishment, with the following conditions:

1. *No signage shall be allowed on the exterior of the garage located on the former Four Seasons Sunroom property.*
2. *All trailers used in the movement and distribution of merchandise on and off the site shall be stored in the garage, or behind the principle or accessory buildings at all times. Parking of the trailers in a way that is visible from the right-of-way shall be prohibited.*

This motion effectively makes all former and existing permit approvals on the former Four Seasons Sunroom property null and void.

J. OLD BUSINESS:

1. Zoning Ordinance Amendment 049 – Map Amendment

A public hearing was set at last month’s meeting for May 14, 2018 to consider Zoning Ordinance Amendment 049 – Map Amendment. The amendment would change the zoning from the districts indicated in the attached Public Hearing Notice to CF – Corridor Flex.

The Zoning Ordinance Rewrite Subcommittee has created a draft zoning map as part of the new Zoning Ordinance. This draft indicates the zoning change on the subject parcels to CF as discussed last month. There are two reasons these changes have been suggested:

- The Grand Traverse Town Center’s (“GTTC”) base zoning is R-3: Urban Residential, however, the SUP that currently governs the development of the property allows for a mixed-use development that is better represented by the CF zoning classification. The current zoning map is somewhat misleading to someone who may not be familiar with the GTTC special use permit and what is allowed. Looking at the map one may believe the land to only allow residential uses when in fact a mix of uses will be incorporated into the development.
- The subject parcels in this amendment located on the east side of Lautner Rd are zoned

B-3: Planned Shopping Center. The subcommittee has decided to eliminate this zoning classification in the draft ordinance and map. The B-3 district is more of a relic from a bygone development error that did not allow for the easy mixing of uses and was more focused on an auto-oriented development pattern. The CF zoning district can achieve the majority of uses allowed under the B-3 zoning district, while allowing greater flexibility in mixing of uses, better design standards, and more emphasis on creating connected developments, especially through means of non-motorized transportation.

- The Future Land Use Map in the Acme Township Community Master Plan indicates the general area of the subject parcels as “Town Center” designation, which is defined as:

This category of land use encourages the development of an integrated, walkable, mixed-use, high density area located in the core of the Township as envisioned in the Acme Shores Placemaking Plan. The hallmark of this future land use will be the seamless connection between public and private properties with well-designed buildings and public spaces, streetscapes, landscapes, signage, access and circulation for both motor & non-motorized traffic and pedestrians, facilities for public transportation, low impact storm water control, dark sky sensitive lighting, and other elements that reflect and add to a vibrant business district. As noted in the Master Plan, new commercial developments shall take place in high-density areas so that infrastructure installation, wherever needed, will be carried out efficiently. The main objectives in this category is to 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 to provide for commercial establishments that not only supply goods and services but also offer employment opportunities to Acme residents. Another objective is to encourage new residential growth with densities upwards of 14 to 18 units per acre.

Public infrastructure, water, sanitary sewer, roads, and non-motorized pathways will be required to fully develop and link properties into a cohesive community mixed use district. For the Town Center to work effectively and efficiently, connections among Acme Village, the Grand Traverse Town Center, the former Lautner Commons project property, and the Grand Traverse Resort and Spa are essential.

The intended uses in this category include, but are not limited to: general merchandise stores, restaurants (non-fast food types), coffee shops, professional offices of various kinds, motels, furniture stores, and personal service businesses (hair salons, spas and so on). This category also contemplates the possibility of mixed-use with residential dwellings above the first floor. Land uses in the Commercial areas should comport with the policies and actions of the Cornerstone entitled, “Create a Vibrant, High-Quality, Compact Commercial and Mixed-Use District,” “Focus on Infrastructure Improvement,” and “Encourage Recreation-based Tourism.”

The CF – Corridor Flex zoning district most closely reflects this future land use category. Amending the zoning map to change the zoning on the subject parcels to CF is consistent with the Acme Township Community Master Plan.

- The Township has received interest in the development of some of the subject parcels. At this time the conversations have been high-level, with no preliminary plans or applications submitted. Since the Acme Township Community Master Plan calls for a “Town Center” land use pattern for this area, and the Zoning Ordinance Rewrite Subcommittee has drafted a zoning map that would rezone these properties to CF – Corridor Flex at the time of adoption for the new Zoning Ordinance, amending the zoning map now may prevent a missed opportunity in the event a developer moves forward submitting an application for review. Having the zoning designation change tied to the adoption of the new Zoning Ordinance may push the change out a number of months at best.

Suggested Motion for Consideration:

Motion to recommend approval of Zoning Ordinance Amendment 049 – Map Amendment to the Township Board. The amendment will change the zoning classification of the subject parcels outlined in the Public Hearing Notice to CF – Corridor Flex, consistent with the Acme Township Community Master Plan.

2. Zoning Ordinance Amendment 046 – Solar Energy Farms

Last month, Jeremy Jones from Prism Power Partners provided a presentation on utility grade solar energy farms. After discussion there was a motion to recommend approval of the zoning ordinance amendment to the Township Board. With White recused, the motion failed to pass with a 3-3 vote. Some of the Planning Commissioners found the presentation helpful, but wanted more time to think over the new information and have it brought back at this month’s meeting for further deliberation.

Suggested Motion for Consideration:

Motion to recommend approval of zoning ordinance amendment 046 which will allow and regulate utility-grade solar energy farms to the Township Board.

3. Capital Improvements Plan – Scoring

The CIP committee has been working on the PC’s original ranking to apply cost estimates to projects. The updated list with this information is coming back to the PC for final review, ranking, and recommendation of approval to the Board. The objective for this month’s meeting is to:

- Determine the items that do in fact belong on the six-year CIP that Acme will lead
- Rank the projects

It may be worth doing a draft ranking prior to the meeting to move the process along in an efficient manner. Steve Feringa will be leading this discussion.

Suggested Motion for Consideration:

Motion to send the Capital Improvement Plan worksheet with established ranking the Township Board with recommendation for approval.

K. PUBLIC COMMENT & OTHER PC BUSINESS:

1. Public Comment:

Open:

Close:

2. Zoning Administrator Report: Shawn Winter

- **Permits** (since April 9, 2018)
 - Land Use Permits – 5
 - LUP 2018-10 Antennae Work, GT Resort & Spa

- LUP 2018-11 Accessory structure, 10267 Kay Ray
- LUP 2018-12 Addition, 5995 Yuba Rd
- LUP 2018-13 Accessory structure, 2650 Holiday Rd
- LUP 2018-14 Accessory structure, 5243 Bethesda Ct
- Sign Permits – 3
 - SIGN 2018-05 Temporary, Acme Twp. Firefighters’ Association
 - SIGN 2018-06 Temporary, Parade of Homes (HBA GTA)
 - SIGN 2018-07 Permanent, Independent Bank (former TC State Bank)
- Tourist Homes – 3
 - TH 2018-01 4617 Bartlett
 - TH 2018-02 4810 Bartlett
 - TH 2018-03 5253 US-31 N

- Medical Marihuana Facility Licenses have been distributed to the recipients. Two secure transporter and two safety compliance facility licenses remain available in the B-4. All other available licenses have been allocated. The local license recipients will now be working on their state licenses, business plans, funding, and site plans.

3. **Planning Consultant Report:** John Iacoangeli
4. **Township Board Report:** Doug White
5. **Parks & Trails Committee Report:** Marcie Timmins

L. **ADJOURN:**

Motion to adjourn:

Support:



APPROVED

**ACME TOWNSHIP REGULAR BOARD MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
Tuesday, April 3, 2018, 7:00 p.m.**

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

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

Members excused: none

Staff present: V. Donn, Recording Secretary

A. LIMITED PUBLIC COMMENT: None

B. APPROVAL OF AGENDA:

Motion by Nelson to approve the agenda as presented moving up under E. REPORTS a. Sheriff, seconded by Scott. Motion carried unanimously.

C. APPROVAL OF BOARD MINUTES:

Motion by Aukerman to approve the meeting minutes of 3/06/2018 as presented with the correction in the last sentence under **Public Comment and Other Business That May Come Before the Board**, the word competition to completion, seconded by Scott. Motion carried unanimously.

D. INQUIRY AS TO CONFLICTS OF INTEREST: None

E. REPORTS

a. Sheriff: Nate Lentz will be the replacement for Brian Potter while he is on leave. Lentz reported most of the calls they received are traffic related. He will initiate added police presence around the area to help in reducing these incidents.

b. Clerk - Dye: No report

c. Parks: Zollinger reported a bid from one contractor has been received coming in higher than the estimated budget. To meet the additional costs needed Zollinger suggested a special board meeting take place to prioritize projects and evaluate where funds can be transferred. Jenema informed Jake that from the Land Conservancy along with AmeriCorps volunteers attended the March Parks & Trails meeting. They will be working on a walking trail at Wintergreen, which is owned by the Conservancy, and connects to Saylor Park. They have requested permission to allow people walking the trail to be able to utilize the parking lot. Jenema also added the park ordinance is being updated and has been sent to Legal Counsel Jeff Jocks for review.

d. Legal Counsel - J. Jocks: No report

e. County - Carol Crawford: No report

f. Roads: No report

F. SPECIAL PRESENTATIONS: Metro Fire 2017 Annual Report/Chief Pat Parker

Chief Parker gave a summary of the 2017 Metro Fire Annual Report, pointing out they received 4737 calls with an increase of 3% from the previous year. Accomplishments for the year included a new squad vehicle, good ratings in the hydrant districts, and the addition of new employees. Statistic graphs in the report showed incidents by type, townships and mutual aid given.

APPROVED

G. CONSENT CALENDAR:

1. RECEIVE AND FILE:

- a. Treasurer's Report
- b. Clerk's Revenue/Expenditure Report and Balance Sheet
- c. North Flight February Report
- d. Draft Unapproved meeting minutes
 1. Planning Commission/ Meeting Cancelled
 2. CIP minutes/Meeting Cancelled
 3. Parks & Trails 03/16/18

2. APPROVAL:

1. Accounts Payable Prepaid of \$815,655.56 and Current to be approved of \$18,091.86
(Recommend approval: Clerk, C. Dye)

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

H. ITEMS REMOVED FROM THE CONSENT CALENDAR: None

I. CORRESPONDENCE:

1. Annual Bonding Report

The report gives township data on fund revenues, taxes, expenditures, general and economic information.

J. PUBLIC HEARING: None

K. NEW BUSINESS:

1. 2018-19 Budget Discussion

Zollinger reported he has been working on entering data into the 2018-19 budget and when completed he will distribute it to the board to be discuss at a special board meeting yet to be scheduled. A public hearing on the budget will be at the June 5, 2018 Board Meeting.

2. Annual Road Brine agreement with GTCRC-Supervisor

The GTCRC agreement for the 2018 summer specifies roads to be brined in the township.

Motion by Aukerman to approve Annual Road Brine agreement with the addition of South Bates Road to be done twice, supported by Jenema. Roll Call motion carried unanimously.

3. AD Assessing Inc/Contract proposal for next three years-Supervisor

Jenema recused herself from this agenda item and left the meeting at 8:24 pm

A discussion of the amount of compensation in the contract determined it was in line with other townships of the same size.

Motion by White to approve agreement as presented, supported by Dye.

Roll Call motion carried by 6, (Dye, Nelson, Scott, Zollinger, White and Aukerman), recused by 1 (Jenema).

Jenema returned to the meeting at 8:33 pm

4. Appointments to Various Boards - Supervisor.

Zollinger proposed Appointments for Planning, Parks & Trails, Farmland and ZBA

APPROVED

Planning Commission:
Daniel J. VanHouten for a term ending in 2021
Marcie Timmons for a term ending in 2021

Parks & Trails Committee:
Amy Jenema for a term ending in 2021
Marcie Timmons for a term ending in 2021
Jim Hefner for a term ending in 2021

Farm Land Committee:
John Zoldack for a term ending in 2021

Zoning Board of Appeals:
Joe Kinsatis for a term ending in 2021
Larry Lasussa for a term ending in 2021

Motion by Scott to approve the list as presented with the removal of Shawn Winter from the Parks & Trail Committee, supported by Nelson. Motion carried unanimously.

L. OLD BUSINESS: None

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

Scott informed the Board that Nelson will be the primary person attending the Metro Fire Department Meetings for he has other commitments.

The Special board meeting is scheduled for Wednesday, April 11th at 5:00 pm for further discussion on funding the Parks & Trails and the annual budget.

ADJOURN: Meeting adjourned at 8:40 pm



APPROVED

ACME TOWNSHIP SPECIAL BOARD MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
Wednesday, April 11, 2018, 5:00 p.m.

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE at 5:00 p.m.

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

Staff present: V. Donn, Recording Secretary

A. LIMITED PUBLIC COMMENT: None

B. APPROVAL OF AGENDA:

Motion by Aukerman to approve the agenda as presented, supported by Jenema.
Motion carried unanimously.

C. INQUIRY AS TO CONFLICTS OF INTEREST: None

D. NEW BUSINESS:

1. Bayside Park-Final Board approval of Project Scope

Zollinger explained how the itemized spreadsheet reads, the first column shows Elmer's bid, second are items modified by Jay/Klaus, and the last is recommended cuts by Parks & Trails. Jenema pointed out Elmer's bid came in higher than budgeted, so the Parks & Trails Committee looked at the bid separately from Jay/Klaus and then they did a comparison. They all agreed on the reductions as presented in the spreadsheet. The Bayside Park new playground package, drinking fountain, and foot wash station were cut with the prospect of getting a grant to cover those costs. Zollinger went back to Klaus and they made modifications updating the costs. The reductions came down to \$619,214.93 from \$744,052.05 in the overall project total. Some of the work will be completed by the township and if needed taking money from other funds that can be used for these types of projects.

Motion by Scott to move forward with the Parks & Trails recommended cuts covering the line items from top to bottom of the column, totaling \$619, 214.93 and using PA48 Metro funds where able and applying it where appropriate, plus adding cost of \$7,300 for the trash pad, supported by Aukerman. Roll call motion carried unanimously.

Motion by Scott for approval to have Zollinger sign Elmer's contract with the amount as discussed, supported by Nelson. Roll Call motion carried unanimously.

2. Township Office Renovations

Jenema presented a diagram of renovations for the township hall. The layout would make the flow of the office more functional. Moving the front storage area wall forward would allow space for two separate offices. This would free up room at the other end to accommodate the rest of the staff more efficiently and open the back-corner for a conference room. The walls that are now open at the top, would be extended to the ceiling for more privacy. If needed the renovation could be done in phases. Jenema would like to send out a letter requesting contractor bids and place an ad on the township website.

APPROVED

Motion by Nelson to give authorization to Jenema to request proposals from contractors for remodeling the township hall, for the purpose of getting back costs to the Board, supported by White. Motion carried unanimously.

3. 2018-2019 Board Budget Study Session.

Zollinger did an over view of the 2018-19 budget as was given to the Board. He adjusted items from the old budget he felt were over-priced or no longer needed. There were also some items added, wage increases for Planning & Zoning Administrator, Parks and Recreation Employee, Deputy Clerk, Office Assistant and software that needs to be updated.

In case there are any revisions, another review of the budget will take place at the May Board meeting. A public hearing on the budget is scheduled for the June 5, 2018 Board meeting.

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

ADJOURN: Meeting adjourned by Zollinger at 6:43 pm



UNAPPROVED DRAFT

**ACME TOWNSHIP REGULAR BOARD MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
Tuesday, May 1, 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, P. Scott, J. Zollinger, D. White, J. Aukerman, A. Jenema

Members excused: none

Staff present: V. Donn, Recording Secretary

A. LIMITED PUBLIC COMMENT: None

B. APPROVAL OF AGENDA:

Motion by Nelson to approve the agenda as presented adding under K. NEW BUSINESS, 4. Acme Township Parks Ordinance Police Power 2018-1, and under L. OLD BUSINESS, 2. Township Hall Renovation, supported by White. Motion carried unanimously.

C. APPROVAL OF BOARD MINUTES:

The meeting minutes of 04/03/18 and Special Board meeting 04/11/18 are approved unless there are any changes.

D. INQUIRY AS TO CONFLICTS OF INTEREST: None

E. REPORTS

- a. Clerk:** Dye informed interested candidates for Acme Township Precinct Delegates need to file for the August Primary election by 4:00 p.m. on May 8. The filing needs to be submitted at the Grand Traverse County Clerk's office. Acme Township residents can receive annually two passes at no charge for yard waste disposal up to 3 cubic yards per pass. The drop off site is on Keystone Road. Passes are available at the township hall.
- b. Parks:** Zollinger informed the Bayside Park pre-bid meeting with Elmer's will be on May 10 to sign the contract and they will be on site to begin work May 14. Bayside park will be closed, signs will be posted and notice put on the website. Saylor Park is open for the season, passes for boat launch are being sold at township hall.
- c. Legal Counsel - J. Jocks:** No report
- d. Sheriff:** No report
- e. County:** Carol Crawford reported the County has an excess fund balance and the Commissioners will be discussing at the May 2 board meeting where they may consider investing this surplus. Suggestions were made to pay down existing pensions and OPEB liabilities, costs associated with the jail for mental health services for inmates, employee wage increases, training or wellbeing initiatives, and amending the fund balance policy. Interviews with candidates for the new Administrator have been taking place and by July, they should have the position filled.
- f. Roads:** No report

F. SPECIAL PRESENTATIONS: None

G. CONSENT CALENDAR:

UNAPPROVED DRAFT

1. RECEIVE AND FILE:

- a. Treasurer's Report
- b. Clerk's Revenue/Expenditure Report and Balance Sheet
- c. Draft Unapproved meeting minutes
 1. Planning Commission 04/09/18
 2. CIP minutes 04/20/18
 3. Parks & Trails 04/20/18

2. APPROVAL:

1. Accounts Payable Prepaid of \$79,022.44 and Current to be approved of \$7,127.55
(Recommend approval: Clerk, C. Dye)

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

H. ITEMS REMOVED FROM THE CONSENT CALENDAR: None

I. CORRESPONDENCE:

1. Letter dated 04/10/18 from Seventh-Day Adventist church regarding door-to-door missionary work in Acme Township this summer.
Dye will sign and return the letter to confirm the township's recognition of their presence in the community.

J. PUBLIC HEARING: None

K. NEW BUSINESS:

1. Resolution 2018-07 in supporting East-West Corridor Study
GTCRC has engaged OHM to hold various sessions to determine the best way to manage traffic and has asked the township to support this study.

Motion by Aukerman for Resolution 2018--07 to support the East West Corridor Study, supported by Scott. Motion carried unanimously.

2. Cemetery Tree removal at Yuba.
Six trees will be removed by a contractor to get them out of gravesites.
3. Public Act 123- Purchase of property for back taxes Acme Township
The board agreed the property being purposed would not work for the township's public purpose.

Motion by Nelson to pass on the property under Public Act 123, supported by White. Motion carried unanimously.

4. Acme Township Police Power Parks Ordinance 2018-1

The terminology and definitions were brought up to date and was sent to the township legal counsel to review. Under section 3B, The Saylor Park boat launch fees were discussed, and it was determined it will be stated in the Ordinance as boat launch passes are available at Acme Township Hall.

Motion by Aukerman to approve Police Power Parks Ordinance 2018-1 with correction on boat launch fees, supported by Jenema. Motion carried unanimously.

L. OLD BUSINESS:

UNAPPROVED DRAFT

1. 2018-19 Final work session on Budget and set public hearing

Board review the final budget draft. A public hearing for the budget is scheduled for the June 5, 2018 Board meeting. Copies of all the resolutions, appropriation act, and draft of the budget is on the township website.

2. Township Hall Renovation

Jenema informed JML Design Group LTD in Traverse City, has sent a proposal for the first phase to add office spaces to the township hall. The proposal is for creating the space design, engineering and blueprint plans.

Motion by Scott approval of proposal not to exceed \$4,200 for sealed plans for township hall renovation, supported by Nelson. Roll Call motion carried unanimously.

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

ADJOURN: Meeting adjourned at 8:20 pm

**ACME TOWNSHIP PARKS & TRAILS MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
April 20th, 2018 8:30 a.m.**

ROLL CALL:

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

- A. **PUBLIC COMMENT:** none
- B. **APPROVAL OF AGENDA: Heflin, 2nd. By Timmins with addition of New business G. 1 native planting project. Motion carries**
- C. **INQUIRY AS TO CONFLICTS OF INTEREST: none**
- D. **CORRESPONDENCE:**
 - 1. MSU Extension – Pollinator Health Meeting - discussed which parks pollinator gardens would work best in, committee agreed that looking at parks other than bayside would be beneficial. Heffner is interested in going.
- E. **ACTION:**
 - 1. Approve Draft Parks & Trails Minutes 03/16/18- Motion by Timmins 2nd. By Heflin, move approval to May. Motion carries
 - 2. Approve Draft Parks & Trails Minutes 04/05/18 - **Motion by Timmins, 2nd. By Heffner with confirmation that Brian Kelly’s remarks are attached. Motion carries**
- F. **OLD BUSINESS:**
 - 1. Bayside Park Updates
 - a. Post Bid Addendum #2- Kevin went over the addendum from Elmers. Went over proposed changes. None of the changes the committee recommended would result in a deduction of points. Kevin believes that Gosling and Czubak will recommend to the state that the township goes with the Elmers bid. He hopes that would be recommended today (4/20) . Starting date for the project would be May 14th. Estimated completion in 8 weeks.
 - b. Bidding Process/State Submission Status- Landscape bid package has been submitted to the DNR, hoping to get three bids back on it. Traverse Outdoor is doing the restoration for Elmers.
 - c. Landscape Components
 - d. Bench and Furniture Package-Kevin went over the benches to make sure they were correct. Winter confirmed. 6 benches are spoken for, Sweetwater garden club may also sponsor a bench. Discussed existing benches, they will be reused in other parks. Ryan will get them moved before the construction start date.

Winter voiced the concerns of bench sponsors to have the wording on the plaques ok’d before they are printed.

Heffner asked about screening between the gas station and park.Ryan will be digging up some of the plants in areas that will be disturbed and be moving them. Plantings were discussed. Tart trail is approximately 15 feet off US 31. Kushman asked about planting within the right away. Kevin talked about going to MDOT.

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.

2. Trail Updates
 - a. Acme Connector Trail
 - i. Feast of Victory Letter of Commitment- Obtained the letter of commitment from Feast of Victory, along with conditions they submitted. Kushman explained that their questions would come out in the engineering plans.
Heffner brought up the shift in the trail plan, it was discussed. The final trail design will drive the easements. Briefly discussed what was needed for the trail connection on the Kelly property. Bunker hill to VGT engineering cost is approximately \$28k. Tart has some matching funds and the township still has the 15k from the 2% grant. A small financial gap remains. Kushman will be checking in with Nate and Dan to see if they have an alignment through the Kelly property
 - b. TVC2CHX Trail- Kushman update. Working with Elk Rapids to bring the trail down to Maple bay, but instead of just encompassing that small segment they are looking at the full area from Acme to Elk Rapids. An RFP is out held by the Village of Elk Rapids, to look at preliminary design between the village of Elk Rapids and Acme. The aim is to hit the red stars on the map, they are the points of interest; Deep water pt., Maple Bay, Veterans memorial park, Herman Rd and Williams rd. At the end of the preliminary design the hope is to have the best trial plan outlined that incorporates all the above interest points. With the first phase of construction from Elk Rapids to Maple Bay and the later phase(no predetermined date) maple bay to Acme. The deliverables desired from the preliminary design are; best route, engineering and construction cost, through a public process. Kushman has been having one on one land owner talks. Feels the talks are going well and very informative.
 - c. Yuba Creek Natural Area- discussed the tart trail along the edges of the natural area. Heflin is looking to see if the conservancy has the original application. Jenema will look for similar info at the township. Discussion followed.
 - i. Management Plan Provisions
3. Park System Signage- Feringa is now working with Armor signs, a local company. They are willing to work on the township signs. Winter will get a logo to them so we can see samples. Looking at a design that will work for all the township parks.
4. Park Rules Ordinance- Still waiting on Jeff Jocks. Jenema asked him to have the language at the May board meeting.

G. NEW BUSINESS:

- 1) Native planting project.- Timmins discussed a senior class project her daughter was interested in bring to Bayside park. The project entails bringing Anishinaabe culture to the parks through a native plant/language education area. Discussion followed. Timmins will be reaching out to the tribe with the help of Feringa, and also the Garden club. The committee supports learning more about the idea. Timmins will come back to the committee at a later date.

Timmins brought up a question about corporate sponsorship. The committee discussed. Agreed that plaques of recognition could go up as long as they were small and tasteful, but no corporate name rights of large parts of the park.

H. PUBLIC COMMENT

ADJOURN: 10:15 motion to adjourn Timmins, 2nd. By Smith.

Motion carries



**ACME TOWNSHIP CIP MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
April 20, 2018 9:30 a.m.** (immediately following Parks & Trails meeting)

CALL TO ORDER AND ROLL CALL: Meeting was called to order at 10:30am.

Committee:	X	Aukerman	X	Feringa	X	Jenema
Staff:	X	Winter				

- A. LIMITED PUBLIC COMMENT:** None
- B. APPROVAL OF AGENDA:** Motion by Feringa to approve agenda, seconded by Aukerman.
- C. INQUIRY AS TO CONFLICTS OF INTEREST:** None
- D. ADMINISTRATIVE ACTION:**
 - 1. Adopt CIP Minutes 02/16/2018. Motion by Feringa, seconded by Jenema.
- E. CORRESPONDENCE:** None
- F. OLD BUSINESS:** None
- G. NEW BUSINESS:**
 - 1. Discuss progress/questions re obtaining requested detail for scored CIP Projects.
 - Committee discussed estimates and timing for each project listed on the CIP Project list.
 - 2. Agree on format to make information most clear and relevant for Planning Commission
 - At this meeting/work session, updates for each CIP Project were added to a master spreadsheet.
 - 3. Next steps and deadlines
 - Amy Jenema to email DRAFT master spreadsheet to committee members by April 23.
 - Committee members to review and return to Jenema with any edits by April 30.
 - Master spreadsheet will be in Planning Commission packet for discussion at the May 14 meeting. PC members will review, discuss, and make any additions/deletions to spreadsheet.
- H. PUBLIC COMMENT:** None

ADJOURN: Motion by Feringa, seconded by Aukerman. Meeting was adjourned at 11:57am.



**ACME TOWNSHIP PLANNING COMMISSION MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
April 9th, 2018 7:00 p.m.**

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

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 with the addition to I. 1. NEW BUSINESS: Zoning Map Amendment 049, supported by Balentine. Motion carried unanimously.

C. INQUIRY AS TO CONFLICTS OF INTEREST:

Feringa recuse himself from item 1. NEW BUSINESS: Zoning Map Amendment 049, as a possible conflict of interest.

Winter recuse himself from J. OLD BUSINESS: Zoning Ordinance Amendment 046 – Solar Energy Farms, as a possible conflict of interest.

D. SPECIAL PRESENTATIONS:

1. Solar Energy Farms – Jeremy Jones, Prism Power Partners

Jeremy Jones with Prism Power Partners gave a presentation with statistics and conversion of energy uses on solar production. His company is looking at property by the M-72 Tart Trail for a solar farm with nearby access to the Bates Road sub-station. He would like to work with the township to help with questions and forming the appropriate wording used in the ordinance to cover the Zoning Committee's concerns.

E. CONSENT CALENDAR:

1. RECEIVE AND FILE

- a. Township Board Meeting Minutes 02/06/18**
- b. Township Board Special Meeting Minutes 02/22/18**
- c. Township Board Meeting Draft Minutes 03/06/18**
- d. Parks and Trails Committee Meeting Minutes 02/16/18**
- e. Parks and Trails Committee Meeting Draft Minutes 03/16/18**
- f. Capital Improvements Plan Committee Meeting Draft Minutes 02/16/18**

2. ACTION:

- a. Adopt Planning Commission Meeting Draft Minutes 02/12/18**

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

F. ITEMS REMOVED FROM THE CONSENT CALENDAR: None

G. CORRESPONDENCE:

- 1. Post-Construction Acme Creek Monitoring: February 2018 Results – Barr Environmental**
- 2. County Planning Resolution – Jean Derenzy, Interim County Administrator**

Winter explained the County Planning Commission has waived its right under statute to review zoning ordinances and amendments. In the future, motions can be made to recommend approval directly to the Township Board.

H. PUBLIC HEARINGS: None

I. NEW BUSINESS:

1. Zoning Map Amendment 049

Winter would like to propose a zoning map amendment for the parcels south of M-72, roughly on either side of Lautner Rd. This includes the land of the Grand Traverse Town Center (GTTC), including Meijer, as well as the properties on the other side of Lautner. The GTTC is currently zoned R-3 but has been approved as a mixed-used development. The land on the other side of Lautner, currently zoned B-3. His recommendation is to rezone these properties, to CF – Corridor Flex. This zoning classification allows for the development pattern described above. The GTTC mixed-use development approval already allows for this style of development. The property on the other side of Lautner, zoned B-3 Planned Shopping Center, represents a development pattern of a bygone time and is not representative of the Town Center future land use description. The draft zoning ordinance rewrite already recommends changing these properties to CF. There is current interest in this property, and due to the lengthy process of having a new zoning ordinance adopted, amending the zoning map at this time will facilitate a development pattern desired in the master plan.

Motion by Timmins to set a Public Hearing for Zoning Map Amendment 049 at the May 14, 2018 Planning Commission Meeting, supported by White. Motion approved by 6 (Wentzloff, Balentine, Rosa, Timmins, VanHouten and White), Feringa recused from motion.

J. OLD BUSINESS:

1. Zoning Ordinance Amendment 046 – Solar Energy Farms

Winter explained the Beckett & Raeder GIS Findings, maps out areas in Acme most suitable for solar uses. The maps show duration of sunlight, degree of slopes, sensitive areas, overall maximum sunlight and kilowatt hours per square meter. Board discussed Solar Farms and the impact it would have on neighboring properties. Some of the concerns were cutting down trees, moving the soil that would change the landscape, preservation of agricultural land, and the type of electrical connections needed to run to sub-stations. Timmons suggested adding in restrictions to the ordinance.

Motion by Rosa to recommend approval of Zoning Ordinance Amendment 046 to the board, supported by VanHouten.

Some of the committee felt they were not ready to approve the motion and preferred more time for consideration.

Roll Call Vote:

Yays – Rosa, VanHouten, Feringa

Nays –Wentzloff, Balentine, Timmins

Recused – White

Motion did not carry and will be considered under Old Business at the May 14, 2018 Planning Commission meeting.

K. PUBLIC COMMENT & OTHER PC BUSINESS

- 1. Zoning Administrator Report – Shawn Winter:** Reported the GT County Road Commission has started their east west corridor study, they held their first meeting today. They will have their first public input session on April 23, from 6 – 8 pm at East Middle School if anyone would like to attend. There is more information on their website GTCRC.org.
- 2. Planning Consultant Report – John Iacoangeli:** No Report
- 3. Township Board Report – Doug White:** Report the board is working on the annual budget.

- 4. Parks & Trails Committee Report – Marcie Timmins:** Construction bids came in higher than the estimated budget. A special board meeting has been scheduled for Wednesday to discuss where reductions of funds can be made to reach the funds needed for the park's improvements.

White informed there is only a few parcels of Agricultural land available in the township that could have a solar farm. The cherry industry is changing with competition from other countries bringing in cherries at a lower cost than the local producers can match. The farming industry is changing, and landowners are looking at different options.

Wentzloff noted on May 16, 2018 from 6 -9 pm, there is a Short-term Rental Info Session at the NW MI Works on Garfield. She is planning on attending and if anyone else would like to go let Winter know.

ADJOURN: Motion to adjourn by Timmins, supported by Balentine. Meeting adjourned at 8:45

TOWNSHIP OF ACME
NOTICE OF HEARING

PLEASE TAKE NOTICE that the ACME TOWNSHIP PLANNING COMMISSION will hold a public hearing at its regular meeting on Monday, May 14, 2018 at 7:00 p.m. at the Acme Township Hall, 6042 Acme Road, Williamsburg MI 49690, to consider the following amendments to the Acme Township Zoning Ordinance.

Zoning Ordinance Amendment 049 – Map Amendment (US-31 and Lautner Rd)

The proposed map amendment would rezone the following parcels as presented below:

R-3: Urban Residential to CF: Corridor Flex

Parcel No.: 28-01-102-001-02

Address: 4900 E M-72

Legal Description: THAT PART OF THE NE FRL 1/4 AND PART OF E 1/2 NW FRL 1/4 SEC 2 T27N R10W COM AT NE CNR SEC 2 TH S 00 DEG 19'33" E 1238.74' TO POB TH S 00 DEG 19'33" E 1231.35' TH N 87 DEG 12'31" W 1303.71' TH N 00 DEG 34'18" W 497.61' TH N 87 DEG 12'31" W 2630.09' TH N 00 DEG 32'56" W 842.21' TH S 87 DEG 08'51" E 214.88' TH N 00 DEG 32'56" W 1050.75' TH ALONG S'LY R/W OF STATE HIGHWAY M72 THE FOLLOWING COURSES: S 87 DEG 56'03" E 98.68' TH SE'LY 656.97' ALONG THE ARC OF A 57170.78' RADIUS CURVE RIGHT, CENTRAL ANGLE OF 00 DEG 39'30" AND LC= S 87 DEG 35'43" E 656.97' TH N 02 DEG 43'59" E 50' TH SE'LY 381.31' ALONG ARC OF 57175.09' RADIUS CURVE RIGHT AND CENTRAL ANGLE=00 DEG 22'56" AND LC=S 87 DEG 04'30" E 381.31' TH S 41 DEG 44'32" E 197.74' TH SE'LY 166.38' ALONG ARC OF 57080.78' RADIUS CURVE RIGHT, CENTRAL ANGLE 00 DEG 10'01" AND LC= S 86 DEG 39'39" E 166.38' TH N 47 DEG 24'34" E 125' TH SE'LY 303.34' ALONG ARC OF 57170.78' RAD CURVE RIGHT, CENTRAL ANGLE 00 DEG 18'14" AND LC=S 86 DEG 20'18" E 303.34' TH N 03 DEG 48'47" E 25' TH SE'LY 252.15' ALONG ARC OF 57195.78' RADIUS CURVE RIGHT CENTRAL ANGLE 00 DEG 15'09" AND LC=S 86 DEG 03'36" E 252.15' TH S 85 DEG 56'01" E 247.54' TH S 04 DEG 03'59" W 5' TH S 85 DEG 56'01" E 40' TH N 04 DEG 03'59" E 5.08' TH S 85 DEG 56'01" E 273.58' TH SE'LY 743.68' ALONG ARC OF 34477.47' RADIUS CURVE LEFT CENTRAL ANGLE 01 DEG 14'09" AND LC= S 86 DEG 33'04" E 743.67' TH S 00 DEG 19'33" E 127.79' TH S 85 DEG 56'06" E 25' TH S 00 DEG 19'33" E 105' TH N 87 DEG 43'34" W 728.33' TH S 02 DEG 25'27" W 768.43' TH S 87 DEG 34'33" E 171' TH SE'LY 23.56' ALONG ARC 15' RADIUS CURVE RIGHT CENTRAL ANGLE 90 DEG 00'00" LC=S 42 DEG 34'33" E 21.21' TH S 02 DEG 25'27" W 71.32' TH S 87 DEG 34'33" E 66.49' TH SE'LY 106.26' ALONG ARC OF 200' RADIUS CURVE RIGHT CENTRAL ANGLE 30 DEG 26'33" AND LC=S 72 DEG 21'17" E 105.02' TH S 57 DEG 08'00" E 46.71' TH SE'LY 53.13' ALONG ARC OF 100' RAD CURVE LEFT, CENTRAL ANGLE 30 DEG 26'33" AND LC= S 72 DEG 21'17" E 52.51' TH S 87 DEG 34'33" E 641.17' TO POB

Parcel No.: 28-01-102-001-01

Address: 4900 E M-72

Legal Description: A PARCEL OF LAND IN PART OF THE NORTHEAST QUARTER OF SECTION 2 TOWN 27 NORTH RANGE 10 WEST ACME TOWNSHIP GRAND TRAVERSE COUNTY MICHIGAN MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTHEAST COMER OF SECTION 2; THENCE SOUTH 00°19'33" EAST 325.00 FEET ALONG THE EAST LINE OF SAID SECTION 2 AND THE CENTERLINE OF LAUTNER ROAD TO THE POINT OF BEGINNING; THENCE SOUTH 00°19'33" EAST 913.74 FEET CONTINUING ALONG SAID SECTION LINE AND CENTERLINE LINE; THENCE NORTH 87°34'33" WEST 641.17 FEET; THENCE NORTHWESTERLY 53.13 FEET ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT THE CENTRAL ANGLE OF WHICH IS 30°26'33" AND THE LONG CHORD OF WHICH BEARS NORTH 72°21'17" WEST 52.51 FEET; THENCE NORTH

57°08'00" WEST 46.71 FEET; THENCE NORTHWESTERLY 106.26 FEET ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE TO THE LEFT THE CENTRAL ANGLE OF WHICH IS 30°26'33" AND THE LONG CHORD OF WHICH BEARS NORTH 72°21 '17" WEST 105.02 FEET; THENCE NORTH 87°34'33" WEST 66.49 FEET; THENCE NORTH 02°25'27" EAST, 71.32 FEET; THENCE NORTHWESTERLY, 23.56 FEET, ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTRAL ANGLE OF IS 90°00'00", AND THE LONG CHORD OF WHICH BEARS NORTH 42°34'33" WEST, 21.21 FEET; THENCE NORTH 87°34'33" WEST, 171.00 FEET; THENCE NORTH 02°25'27" EAST, 768.43 FEET; THENCE SOUTH 87°43'34" EAST, 728.33 FEET; THENCE SOUTH 85°56'06" EAST, 314.00 FEET; TO THE POINT OF BEGINNING. SPLIT/COMBINED ON 10/10/2012 FROM 01-102-001-00, 01-102-005-00, 01-102-007-00, 01-102-009-00, 01-102-017-00;

Parcel No.: 28-01-102-003-00

Address: 4946 E M-72

Legal Description: COM AT NE COR NE 1/4, W 339', S 220', E 25', S 105', E 314', N 325' TO POB EXC RD R/W. SEC 2 T27N R10W.

B-3: Planned Shopping Center to CF: Corridor Flex

Parcel No.: 28-01-101-010-00

Address: 5896 Lautner Rd

Legal Description: PT W 1/2 FR'L NW 1/4 SEC 1 T27N R10W COMNW SEC CNR; S 182.97' TO POB; N 56 DEG E220.37'; E 612.24'; S 35'; E 40.13'; N 35'; E 236.76'; S 25'; E 39.54'; S 1361.31'; W 349.61'; S 677.13'; W 768.49FT; N 1932.21' TO POB EXC RD R/W.

Parcel No.: 28-01-101-010-10

Address: E M-72

Legal Description: PT W 1/2 FR'L NW 1/4 SEC 1 T27N R10W COMNW SEC CNR; E 1314.65' TO POB; S 2429.81FT; W 550'; N 66'; E 300'; N 210'; W 300 FT; N 772.15'; E 349.61'; N 1361.31'; E 59.21'; N 25'; E140.41' TO POB EXC RD RW ALSO EX E 550' OF S 305.02' W 1/2 NW 1/4 T27N R10W (11/95)

Parcel No.: 28-01-101-006-00

Address: E M-72

(Approximately 30 acres on the northern portion of the parcel along M-72)

Legal Description: E 1/2 OF NW 1/4 EXC E 300 FT OF N 600 FTEXC HWY R/W SEC 1 T27N R10W.

Parcel No.: 28-01-101-006-10

Address: 5456 E M-72

Legal Description: PT E 1/2 NW 1/4 BEG 80' S & 200' W OF N 1/4 CNR TH W 100' ALG S'LY R/W HWY M-72 TH S 600' TH E 300' TO N/S 1/4 LINE TH N 200' TH W 100' TH N 200' TH W 100' TH N 200' TO POB. SEC1 T27N R10W

Parcel No.: 28-01-101-009-00

Address: 5474 E M-72

Legal Description: COM 100' W OF INTER N/S 1/4 LINE & M-72, W 100', S 200', E 100', N 200' TO POB. SEC 1 T27N R10W

Parcel No.: 28-01-101-008-00

Address: 5492 E M-72

Legal Description: N 400', E 100' S OF M-72 R/W OF NE 1/4, NW 1/4 SEC 1-27-10

Parcel No.: 28-01-101-011-00

Address: 5532 E M-72

(Approximately 7.25 acres on the east portion of the parcel)

Legal Description: PT NW 1/4 SEC 1 T27N R10W COM W 1/4 CNR TH N 355' TH S 88 DEG 47'47" E 1318.43' TH S 355.02' TH N 88 DEG 47'47" W 1318.43' TO POB (05/96)

A-1: Agricultural to CF: Corridor Flex

Parcel No.: 28-01-101-011-00

Address: 5532 E M-72

(Approximately 3.5 acres on the west portion of the parcel along Lautner Rd)

Legal Description: PT NW 1/4 SEC 1 T27N R10W COM W 1/4 CNR TH N 355' TH S 88 DEG 47'47" E 1318.43' TH S 355.02' TH N 88 DEG 47'47" W 1318.43' TO POB (05/96)

Copies of the entire proposed Amendment 047 are available for inspection at the Acme Township hall. All interested persons are invited to attend and be heard at public hearings before the Planning Commission. After each public hearing, the Planning Commission may or may not deliberate and take action. The entire Zoning Ordinance is available for inspection at the Acme Township Hall from 7:30 a.m. to 6:00 p.m. Monday through Thursday. Proposed Zoning Ordinance Amendments and the entire Zoning Ordinance are also available for inspection via the Township's website, www.acmetownship.org.

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

Written comments may be directed to:

Shawn Winter, Planning & Zoning Administrator

6042 Acme Road, Williamsburg, MI 49690, (231) 938-1350, swinter@acmetownship.org

T. C. RECORD-EAGLE, INC.
120 WEST FRONT STREET
TRAVERSE CITY MI 49684
(231)946-2000

ORDER CONFIRMATION

Salesperson: DENISE LINGERFELT Printed at 04/12/18 14:39 by dling

Acct #: 6 Ad #: 489572 Status: N
ACME TOWNSHIP Start: 04/23/2018 Stop: 04/23/2018
CATHY DYE, CLERK Times Ord: 1 Times Run: ***
6042 ACME ROAD STDAD 3.00 X 15.66 Words: 1365
WILLIAMSBURG MI 49690 Total STDAD 46.98
Class: 147 LEGALS
Rate: LEGAL Cost: 393.00
Affidavits: 1

Contact: Ad Descrpt: LEGAL NOTICE TOWNSHIP OF
Phone: (231)938-1350 Given by: EMAIL SHAWN WINTER
Fax#: (231)938-1510 Created: dling 04/12/18 14:25
Email: szollinger@acmetownship.org Last Changed: dling 04/12/18 14:39
Agency:

PUB ZONE EDT TP START INS STOP SMTWTFS
RE A 97 W 04/23/18 1 04/23/18 SMTWTFS
IN AIN 97 W 04/23/18 1 04/23/18 SMTWTFS

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T. C. RECORD-EAGLE, INC.
120 WEST FRONT STREET
TRAVERSE CITY MI 49684
(231)946-2000

ORDER CONFIRMATION (CONTINUED)

Salesperson: DENISE LINGERFELT

Printed at 04/12/18 14:39 by dling

Acct #: 6

Ad #: 489572

Status: N

LEGAL NOTICE
TOWNSHIP OF ACME
NOTICE OF HEARING

PLEASE TAKE NOTICE that the ACME TOWNSHIP PLANNING COMMISSION will hold a public hearing at its regular meeting on Monday, May 14, 2018 at 7:00 p.m. at the Acme Township Hall, 6042 Acme Road, Williamsburg MI 49690, to consider the following amendments to the Acme Township Zoning Ordinance.

Zoning Ordinance Amendment 049 Map Amendment (US-31 and Lauther Rd)

The proposed map amendment would rezone the following parcels as presented below:

R-3: Urban Residential to CF: Corridor Flex

Parcel No.: 28-01-102-001-02 **Address:** 4900 E M-72
Legal Description: THAT PART OF THE NE FRL 1/4 AND PART OF E 1/2 NW FRL 1/4 SEC 2 T27N R10W COM AT NE COR SEC 2 TH S 00 DEG 19'33" E 1298.74' TO POB TH S 00 DEG 19'33" E 1231.35' TH N 87 DEG 12'31" W 1303.71' TH N 00 DEG 34'18" W 489.81' TH N 87 DEG 12'31" W 2630.09' TH N 00 DEG 32'56" W 842.21' TH S 87 DEG 08'51" E 214.88' TH N 00 DEG 32'56" W 1050.75' TH ALONG S'LY R/W OF STATE HIGHWAY M72 THE FOLLOWING COURSES: S 87 DEG 56'03" E 39.88' TH SE LY 656.97' ALONG THE ARC OF A 87170.78' RADIUS CURVE RIGHT CENTRAL ANGLE OF 00 DEG 39'30" AND LC=S 87 DEG 35'43" E 656.97' TH N 02 DEG 43'59" E 50' TH SE LY 381.31' ALONG ARC OF 57175.09' RADIUS CURVE RIGHT AND CENTRAL ANGLE=00 DEG 22'56" AND LC=S 87 DEG 04'30" E 381.31' TH S 41 DEG 44'32" E 197.74' TH SE LY 166.38' ALONG ARC OF 57080.78' RADIUS CURVE RIGHT CENTRAL ANGLE 00 DEG 10'01" AND LC=S 86 DEG 39'39" E 166.38' TH N 47 DEG 24'34" E 125' TH SE LY 303.34' ALONG ARC OF 57170.78' RAD CURVE RIGHT CENTRAL ANGLE 00 DEG 18'14" AND LC=S 86 DEG 20'18" E 303.34' TH N 03 DEG 48'47" E 25' TH SE LY 252.15' ALONG ARC OF 57195.78' RADIUS CURVE RIGHT CENTRAL ANGLE 00 DEG 15'09" AND LC=S 86 DEG 03'36" E 252.15' TH S 85 DEG 36'01" E 247.54' TH S 04 DEG 03'59" W 5' TH S 85 DEG 56'01" E 40' TH N 04 DEG 03'59" E 5.08' TH S 85 DEG 56'01" E 273.58' TH SE LY 743.68' ALONG ARC OF 34477.47' RADIUS CURVE LEFT CENTRAL ANGLE 01 DEG 14'09" AND LC=S 86 DEG 35'04" E 743.68' TH S 00 DEG 19'33" E 127.79' TH S 85 DEG 56'06" E 29' TH S 00 DEG 19'33" E 105' TH N 87 DEG 43'34" W 728.33' TH S 02 DEG 25'27" W 768.43' TH S 87 DEG 34'33" E 171' TH SE LY 23.56' ALONG ARC 15' RADIUS CURVE RIGHT CENTRAL ANGLE 90 DEG 00'00" LC=S 42 DEG 34'33" E 21'21" TH S 02 DEG 25'27" W 71.32' TH S 87 DEG 34'33" E 66.49' TH SE LY 106.26' ALONG ARC OF 200' RADIUS CURVE RIGHT CENTRAL ANGLE 30 DEG 26'33" AND LC=S 72 DEG 21'17" E 105.02' TH S 87 DEG 08'00" E 46.71' TH SE LY 53.13' ALONG ARC OF 100' RAD CURVE LEFT CENTRAL ANGLE 30 DEG 26'33" AND LC=S 72 DEG 21'17" E 52.51' TH S 87 DEG 34'33" E 641.17' TO POB

Parcel No.: 28-01-102-001-01 **Address:** 4900 E M-72
Legal Description: A PARCEL OF LAND IN PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWN 27 NORTH RANGE 10 WEST ACME TOWNSHIP GRAND TRAVERSE COUNTY MICHIGAN MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SECTION 2; THENCE SOUTH 00°19'33" EAST 325.00 FEET ALONG THE EAST LINE OF SAID SECTION 2, AND THE CENTERLINE OF LAUTNER ROAD TO THE POINT OF BEGINNING; THENCE SOUTH 00°19'33" EAST 915.74 FEET CONTINUING ALONG SAID SECTION LINE AND CENTERLINE LINE; THENCE NORTH 87°34'33" WEST 641.17 FEET; THENCE NORTHWESTERLY 53.13 FEET ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT THE CENTRAL ANGLE OF WHICH IS 30°26'33" AND THE LONG CHORD OF WHICH BEARS NORTH 72°21'17" WEST 52.51 FEET; THENCE NORTH 57°08'00" WEST 46.71 FEET; THENCE NORTHWESTERLY 106.26 FEET ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE TO THE LEFT THE CENTRAL ANGLE OF WHICH IS 30°26'33" AND THE LONG CHORD OF WHICH BEARS NORTH 72°21'17" WEST 105.02 FEET; THENCE NORTH 87°34'33" WEST 66.49 FEET; THENCE NORTH 02°25'27" EAST 71.32 FEET; THENCE NORTHWESTERLY 23.56 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT THE CENTRAL ANGLE OF IS 90°00'00" AND THE LONG CHORD OF WHICH BEARS NORTH 42°34'33" WEST 21.21 FEET; THENCE NORTH 87°34'33" WEST 171.00 FEET; THENCE NORTH 02°25'27" EAST 768.43 FEET; THENCE SOUTH 87°43'34" EAST 728.33 FEET; THENCE SOUTH 85°56'06" EAST 314.00 FEET; TO THE POINT OF BEGINNING. SPLIT/COMBINED ON 10/10/2012 FROM 01-102-001-00, 01-102-005-00, 01-102-007-00, 01-102-009-00, 01-102-017-00;

Parcel No.: 28-01-102-003-00 **Address:** 4946 E M-72
Legal Description: COM AT NE COR NE 1/4, W 339', S 220', E 25', S 105', E 314', N 325' TO POB EXC RD R/W. SEC 2 T27N R10W.

B-3: Planned Shopping Center to CF: Corridor Flex

Parcel No.: 28-01-101-010-00 **Address:** 5896 Lauther Rd
Legal Description: PT W 1/2 FRL NW 1/4 SEC 1 T27N R10W COM NW SEC CNR: S 182.97' TO POB; N 56 DEG E220.37'; E 612.24'; S 35'; E 40.13'; N 35'; E 236.76'; S 25'; E 39.54'; S 1361.31'; W 349.61'; S 677.13'; W 768.49FT; N 1932.21' TO POB EXC RD R/W.

Parcel No.: 28-01-101-010-10 **Address:** E M-72
Legal Description: PT W 1/2 FRL NW 1/4 SEC 1 T27N R10W COM NW SEC CNR: E 314.65' TO POB; S 2428.81FT; W 560'; N 66'; S 300'; N 210'; W 300 FT; N 772.15'; E 349.61'; N 1361.31'; E 59.21'; N 25'; E140.41' TO POB EXC RD RW ALSO EX E 550' OF S 305.02' W 1/2 NW 1/4 T27N R10W (11/95)

Parcel No.: 28-01-101-006-00 **Address:** E M-72
(Approximately 30 acres on the northern portion of the parcel along M-72)
Legal Description: E 1/2 OF NW 1/4 EXC E 300 FT OF N 600 FT EXC HWY R/W SEC 1 T27N R10W.

Parcel No.: 28-01-101-006-10 **Address:** 5456 E M-72
Legal Description: PT E 1/2 NW 1/4 BEG 80' S & 200' W OF N 1/4 CNR TH W 100' ALG S'LY R/W HWY M-72 TH S 600' TH E 300' TO N/S 1/4 LINE TH N 200' TH W 100' TH N 200' TH W 100' TH N 200' TO POB. SEC1 T27N R10W

Parcel No.: 28-01-101-009-00 **Address:** 5474 E M-72
Legal Description: COM 100' W OF INTER N/S 1/4 LINE & M-72. W 100', S 200', E 100', N 200' TO POB. SEC 1 T27N R10W

Parcel No.: 28-01-101-008-00 **Address:** 5492 E M-72
Legal Description: N 400', E 100' S OF M-72 R/W OF NE 1/4, NW 1/4 SEC 1-27-10

Parcel No.: 28-01-101-011-00 **Address:** 5532 E M-72
(Approximately 7.25 acres on the east portion of the parcel)
Legal Description: PT NW 1/4 SEC 1 T27N R10W COM W 1/4 CNR TH N 355' TH S 88 DEG 47'47" E 1318.43' TH S 355.02' TH N 88 DEG 47'47" W 1318.43' TO POB (06/96)

A-1: Agricultural to CF: Corridor Flex

Parcel No.: 28-01-101-011-00 **Address:** 5532 E M-72
(Approximately 3.5 acres on the west portion of the parcel along Lauther Rd)
Legal Description: PT NW 1/4 SEC 1 T27N R10W COM W 1/4 CNR TH N 355' TH S 88 DEG 47'47" E 1318.43' TH S 355.02' TH N 88 DEG 47'47" W 1318.43' TO POB (06/96)

Copies of the entire proposed Amendment 047 are available for inspection at the Acme Township Hall. All interested persons are invited to attend and be heard at public hearings before the Planning Commission. After each public hearing, the Planning Commission may or may not deliberate and take action. The entire Zoning Ordinance is available for inspection at the Acme Township Hall from 7:30 a.m. to 6:00 p.m. Monday through Thursday. Proposed Zoning Ordinance Amendments and the entire Zoning Ordinance are also available for inspection via the Township's website, www.acmetownship.org.

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

Written comments may be directed to:
Shawn Winter, Planning & Zoning Administrator
6042 Acme Road, Williamsburg, MI 49690, (231) 938-1350.
swinter@acmetownship.org

WEATHERHOLT KNEALE & TAMMY K
5440 LAUTNER RD
WILLIAMSBURG MI 49690

ANDRES LAVERN A & JANET T TTEE
ANDRES LAVERY A & JANET T TRUST
P O BOX 433
ACME MI 49610

HM DEVELOPMENT LLC
4341 E M 72
WILLIAMSBURG MI 49690

SEDGEWICK MARK
4263 E M 72 STE C
WILLIAMSBURG MI 49690

KELLY'S RESTAURANT LLC
4240 M 72 E
WILLIAMSBURG MI 49690

KELLY RESTAURANTS LLC
4240 E M 72
WILLIAMSBURG MI 49690

GOOD WILL CO INC
PROPERTY TAX DEPT
2929 WALKER AVE NW
GRAND RAPIDS MI 49544

RITTER DENNIS M & AUDREY S
5532 LAUTNER RD
WILLIAMSBURG MI 49690

JOHNSON FAMILY LTD PARTNERSHIP
CARL HIEDEMAN
445 W 22ND
HOLLAND MI 49423

MEIJER INC
2929 WALKER AVE NW
GRAND RAPIDS MI 49544

GT BAND OF OTTAWA & CHIPPEWA INDIAN
2605 N WEST BAY SHORE DR
SUTTONS BAY MI 49682

BUMP & CRITCHFIELD HOLDINGS LLC
4480 MT HOPE RD STE B
WILLIAMSBURG MI 49690

LUTHERAN SOCIAL SERVICES OF MI
8131 E JEFFERSON
DETROIT MI 48214

HOLLEY STEVE L
5463 LAUTNER RD
WILLIAMSBURG MI 49690

NORTON LARRY J & SYLVIA L
7017 SAYLER RD
WILLIAMSBURG MI 49690

ELLIOTT ARTHUR G FAMILY LTD PARTNER
759 GEORGE ST
TRAVERSE CITY MI 49686

GRAND TRAVERSE RESORT AND SPA LLC
P O BOX 404
ACME MI 49610

TRAVERSE BAY AREA VACATION RENTALS
3653 OXFORD DR
TRAVERSE CITY MI 49686

RANDALL DANIEL W & DEBORAH F
5814 ONNA LN
MIDLAND MI 48640

PASTERNAK ANDREW V & CHRISTINE
2932 WOODFORD CIRCLE
ROCHESTER HILLS MI 48306

MYERS ROBERT A
44530 FAIR OAKS DR
CANTON MI 48187

MCKOLAY LEIGH A
2946 NE 67TH AVE
PORTLAND OR 97213

OLZEM JAMES & PAMELA
42150 ARCADIA DR
STERLING HEIGHTS MI 48313

MCDOWELL ALEXIS & ANDREW
17 MOUNTAIN OAK
LITTLETON CO 80127

KORICH SEAN F & JANE D
46108 COPPER LOCK LN
MACOMB MI 48044

ANDRES LAVERN A & JANET T TTEE
ANDRES LAVERY A & JANET T TRUST
P O BOX 433
ACME MI 49610

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GRAND RAPIDS MI 49544

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2605 N WEST BAY SHORE DR
SUTTONS BAY MI 49682

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GRAND RAPIDS MI 49544

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333 FORT ST
PORT HURON MI 48060

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5440 LAUTNER RD
WILLIAMSBURG MI 49690

GRIFFITH LEWIS C
5181 LAUTNER RD
WILLIAMSBURG MI 49690

GRIFFITH LEWIS
5181 S LAUTNER RD
WILLIAMSBURG MI 49690

DUNNILL JOSEPH E & BRANDI S
5420 LAUTNER RD
WILLIAMSBURG MI 49690

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GREMEL THOMAS A & THERESA A
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NORTHPORT MI 49670

STOPPEL CHRISTOPHER & LOIS
7238 DEEPWATER PT RD
WILLIAMSBURG MI 49690

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PORT HURON MI 48060

GRAND TRAVERSE RESORT AND SPA LLC
P O BOX 404
ACME MI 49610

ACME TOWNSHIP

Zoning Districts

Data Source: Acme Township

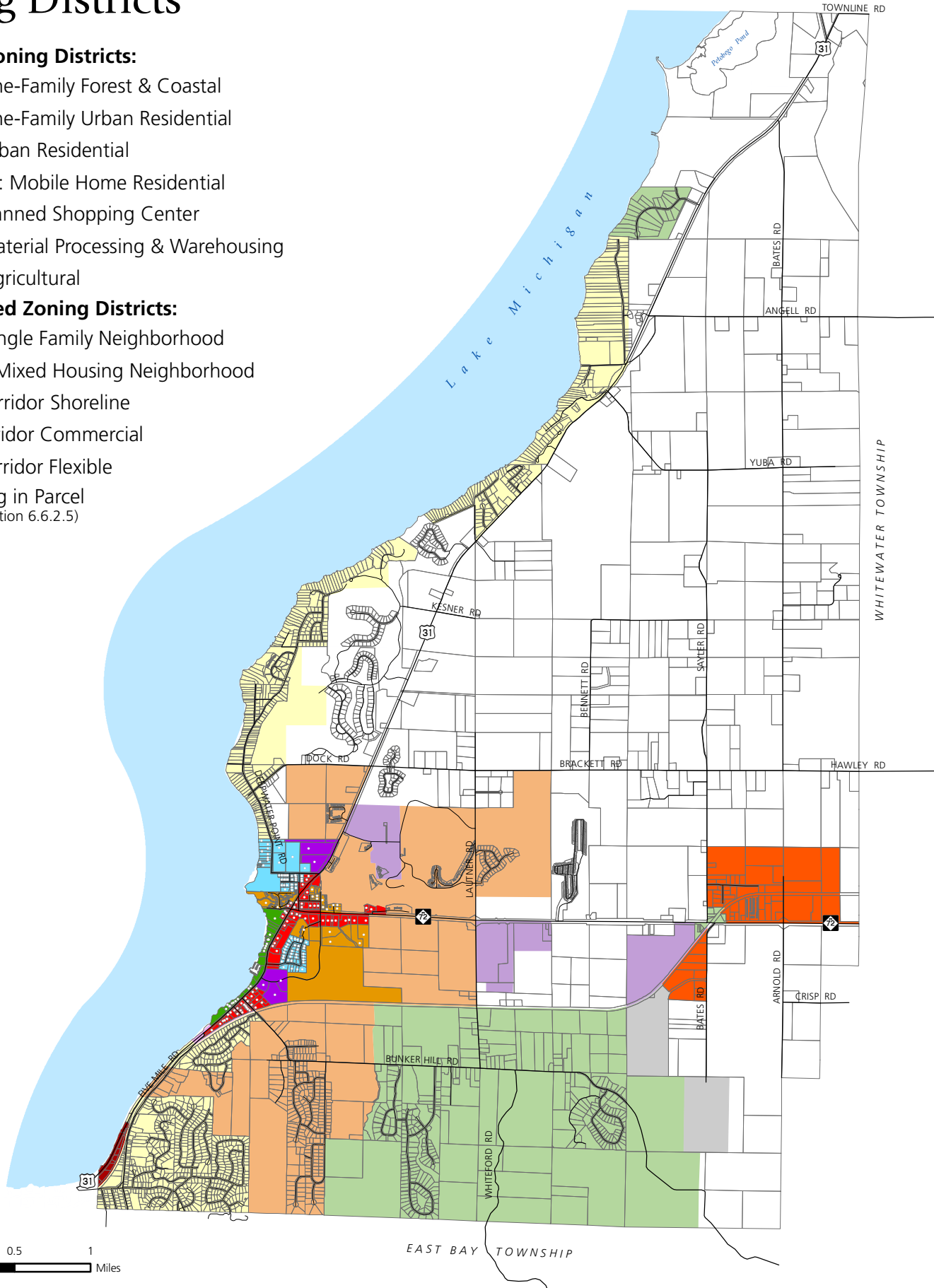
Regulated Zoning Districts:

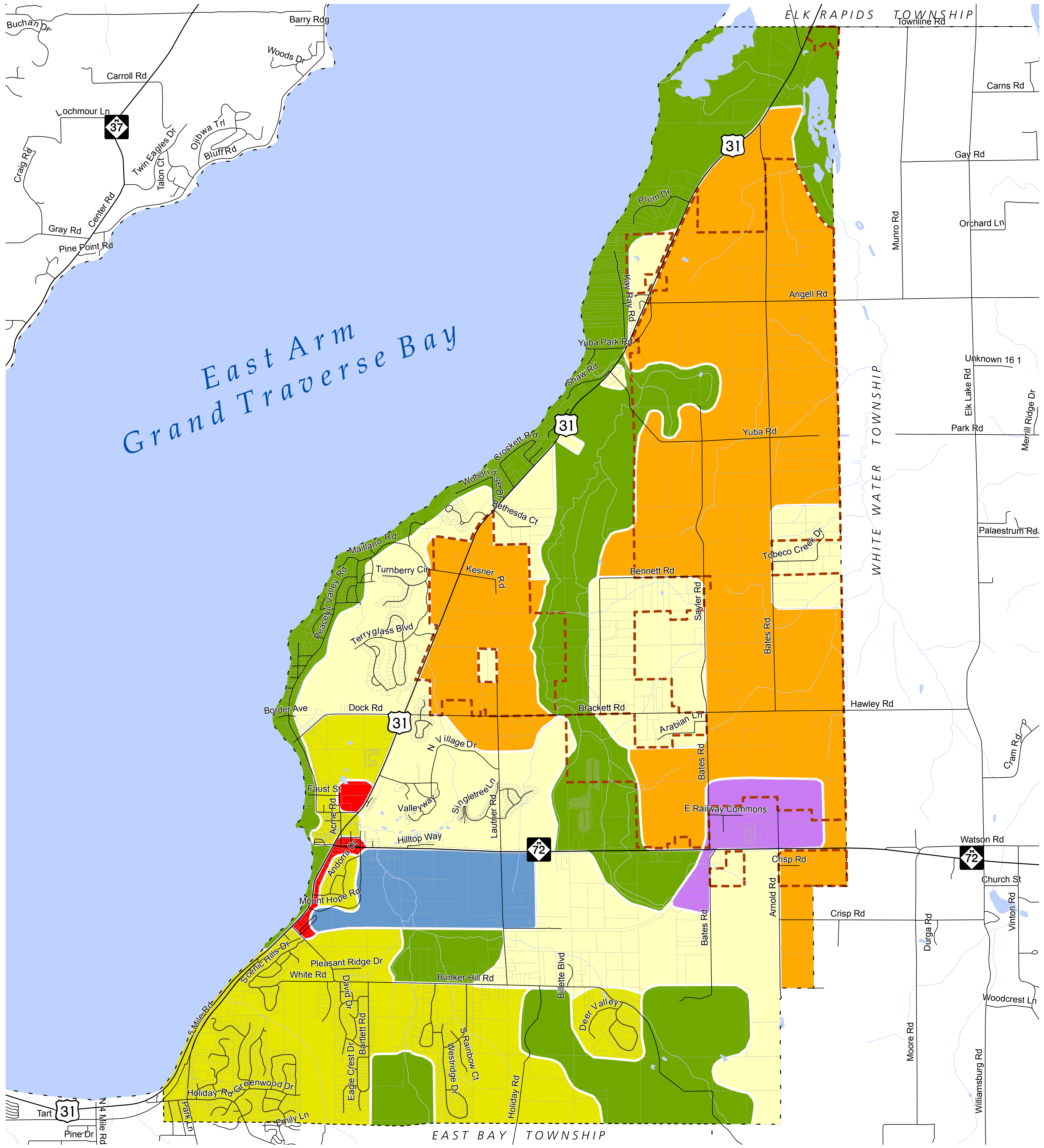
- R-1: One-Family Forest & Coastal
- R-2: One-Family Urban Residential
- R-3: Urban Residential
- R-1MH: Mobile Home Residential
- B-3: Planned Shopping Center
- B-4: Material Processing & Warehousing
- A-1: Agricultural

FBC Regulated Zoning Districts:

- SFN: Single Family Neighborhood
- MHN: Mixed Housing Neighborhood
- CS: Corridor Shoreline
- C: Corridor Commercial
- CF: Corridor Flexible

Building in Parcel
(refer Section 6.6.2.5)





Acme Township

Future Land Use

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

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

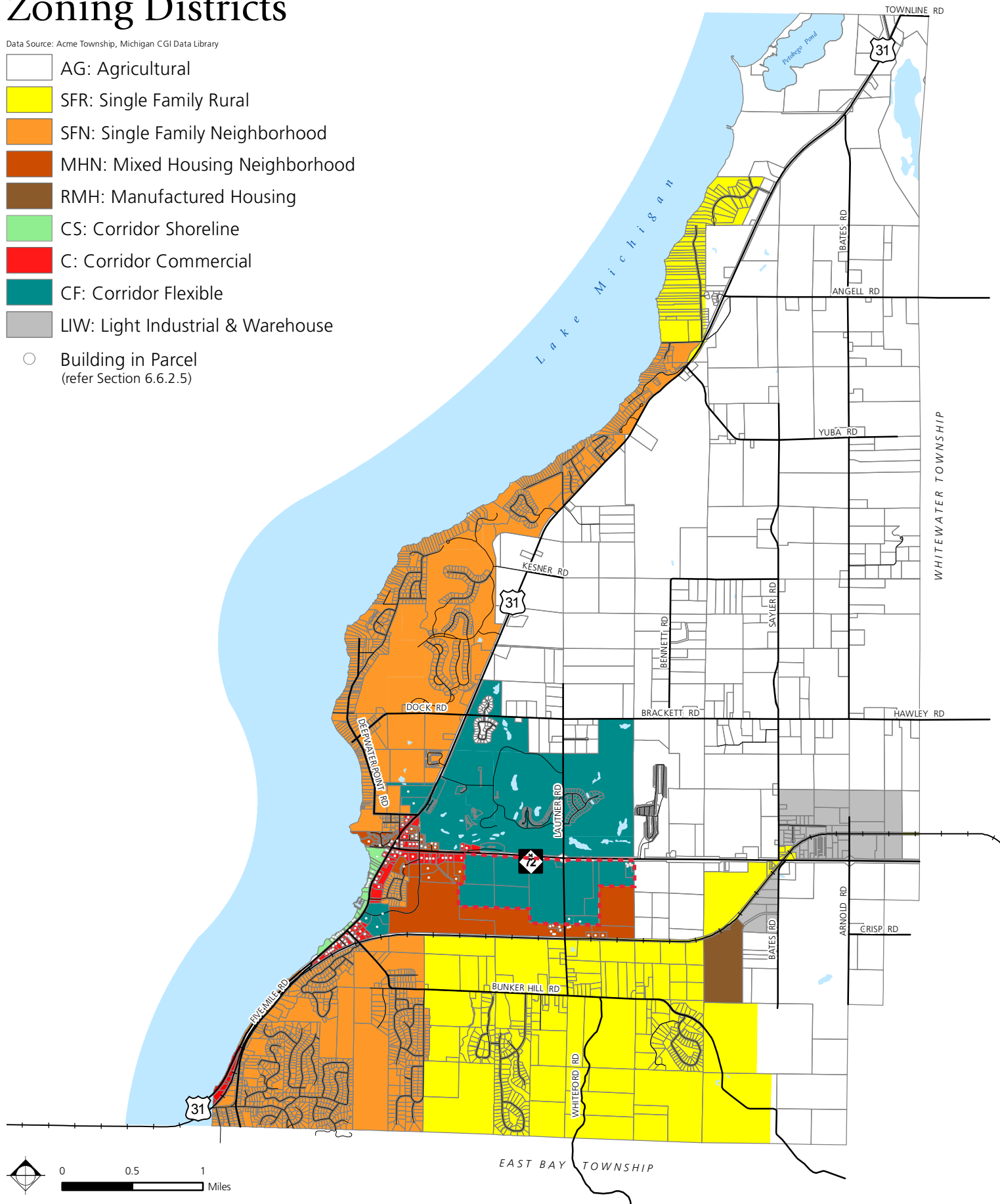


Updated: 11-25-13

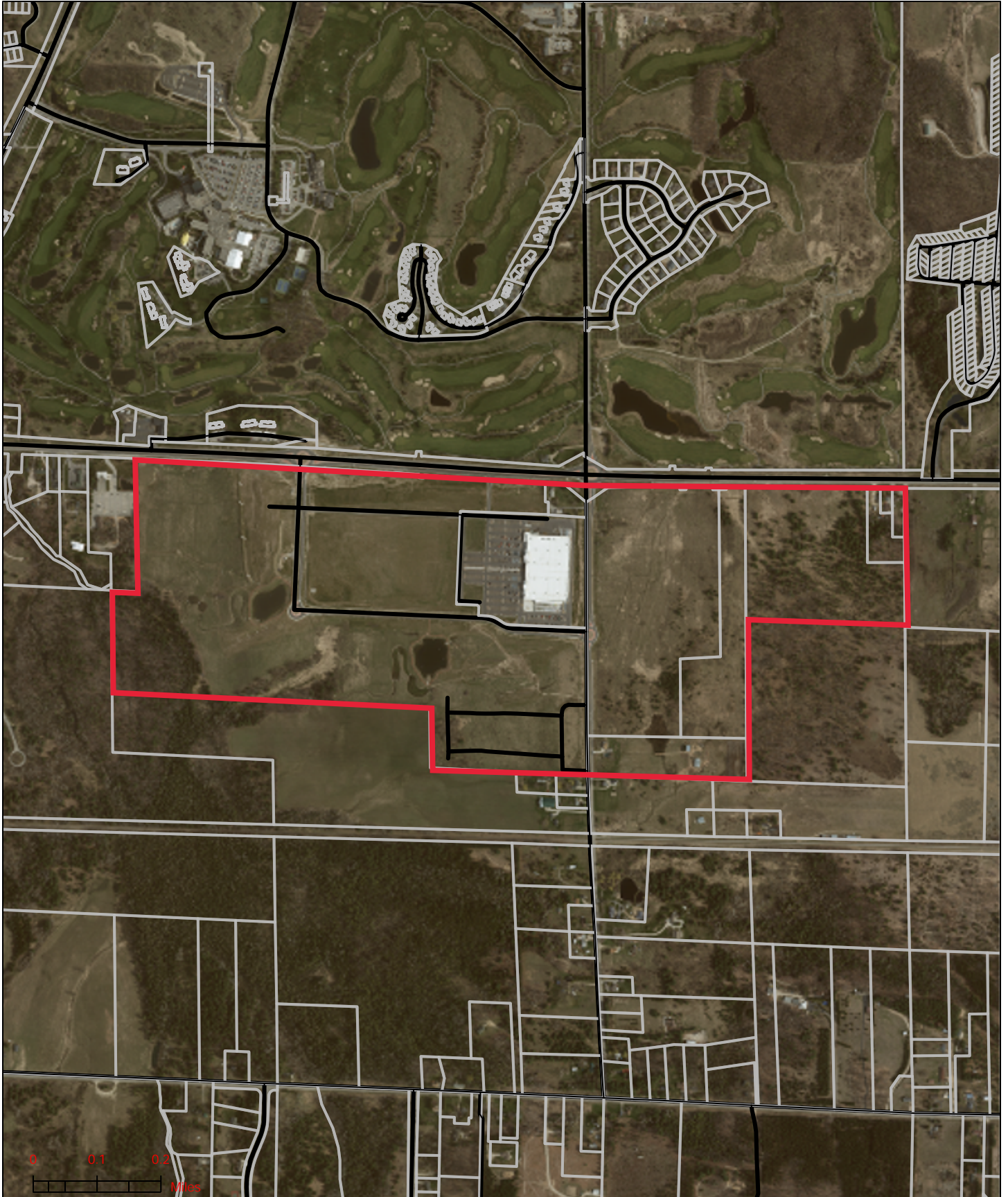
ACME TOWNSHIP Zoning Districts

Data Source: Acme Township, Michigan CGI Data Library

- AG: Agricultural
- SFR: Single Family Rural
- SFN: Single Family Neighborhood
- MHN: Mixed Housing Neighborhood
- RMH: Manufactured Housing
- CS: Corridor Shoreline
- C: Corridor Commercial
- CF: Corridor Flexible
- LIW: Light Industrial & Warehouse
- Building in Parcel
(refer Section 6.6.2.5)



ACME





Site Plan Review

6042 Acme Road | Williamsburg, MI | 49690

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

Date: 05.07.18

From: Shawn Winter, Zoning Administrator
To: Karly Wentzloff, Chairperson
ACME TOWNSHIP PLANNING COMMISSION
6042 Acme Road
Williamsburg, MI 49690

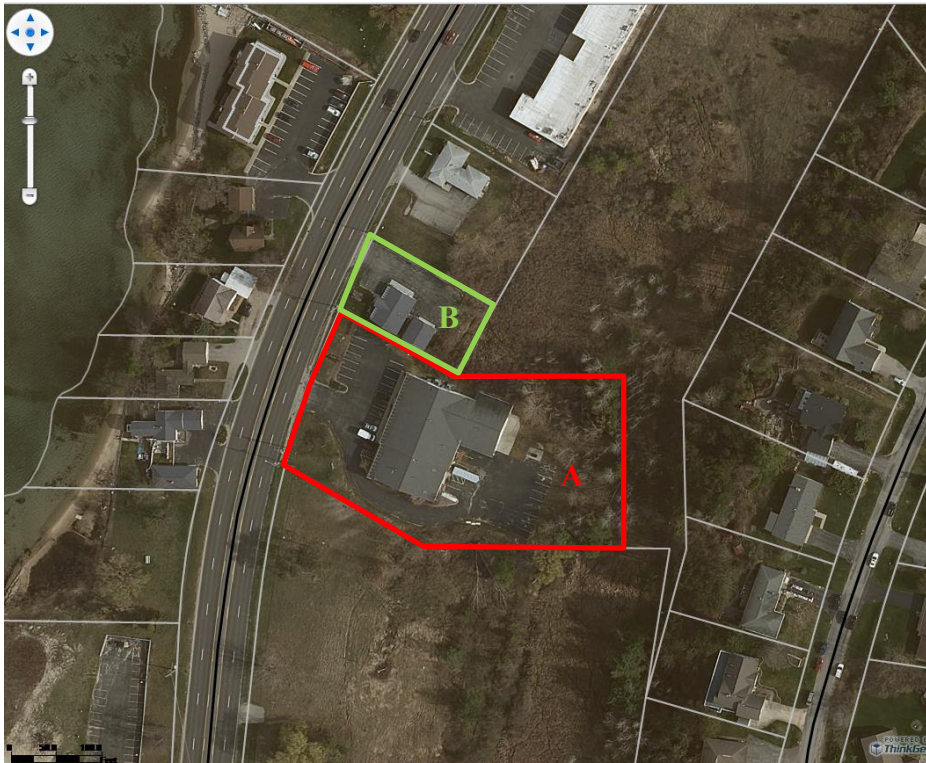
Project: Pro Fireworks
5700 and 5704 US-31 N, Williamsburg, MI 49690

Request: Special Use Permit 2018-01 – Minor Amendment: amend permit to combine parcels under one approval

SECTION 1: Background

General Description -

The property owner would like to combine both parcels under one development in order to utilize the remaining garage for storage and distribution of merchandise for his Pro Fireworks stores located throughout northern Michigan.



Parcel A

- Former Hobarts Bldg
- Current Pro Fireworks
- SUP 91-8P
- 28-01-103-032-00

Parcel B

- Former Four Seasons Sunrooms Bldg
- Bldg demolished, garage remains
- SUP 93-2P
- 28-01-103-053-00



Site Plan Review

6042 Acme Road | Williamsburg, MI | 49690

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

Applicant - Bill Barnes, Chief Operating Officer, Pro Fireworks
5700 US-31 N, Williamsburg, MI 49690

Owner - Prism Ventures LLC, c/o James Stajos, Owner, Prof Fireworks
3011 Crofton Dr, Dewitt, MI 48820

Properties - Pro Fireworks (former Hobart Building)
5700 US-31 N, Williamsburg, MI 49690
1.553 acres
28-01-103-032-00

Semi Vacant Property (former Four Seasons Sunrooms)
5704 US-31 N, Williamsburg, MI 49690
0.31 acres
28-01-103-053-00

Zoning -

Subject Property:	C – Corridor Commercial
Neighboring Properties:	North: C – Corridor Commercial
	South: C – Corridor Commercial
	East: SFN – Single Family Neighborhood
	West: CS – Corridor Shoreline

Project History (permits and approvals related to both parcels)

Pro Fireworks / Former Hobarts Building (28-01-103-032-00):

Special Use Permit 85-4Z

- Approval to operate a video camera rental/sales, videotaping services and video movie rental establishment.

Special Use Permit 91-8P

- Addition to existing building to establish a furniture showroom and sales center.

Special Use Permit 2001-12P - Amendment

- Convert the existing building into a multi-tenant mixed retail establishment.

Circa 2011

- Operated as a Dollar General

Circa 2016

- Portion of the building occupied by Spirit of the West

2018

- Vacant space within the building modified and occupied by Pro Fireworks



Site Plan Review

6042 Acme Road | Williamsburg, MI | 49690

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

Four Seasons Sunroom Building (28-01-103-053-00):

Permit 78-87P

- Establish a flower shop. Records are not clear as to whether or not the building was in existence at the time the permit was issued.

Special Use Permit 93-2P

- Establish a solarium, greenhouse, glass and related products sales facility (Four Seasons Sunrooms).

Approximately 2015

- Converted to Floor Covering Brokers – Carpet One

October 2017 – Demolition Permit

- Showroom removed from foundation, awaiting removal from site. Accessory garage remains.

SECTION 2: Summary

Application Request and Summary of Review:

Prism Ventures LLC, c/o James Stajos, owner of Pro Fireworks, purchased both properties in 2017. The former Hobarts Building has been remodeled and is the new location of the Pro Fireworks store. A separate tenant space is still available within the building. The former Four Seasons Sunrooms on the adjacent parcel has been removed from its foundation and is awaiting transport to a new location. The foundation will be excavated this month and paved over to connect the parking lots on the two parcels. The garage that was on the Four Seasons Sunroom parcel remains and the owner would like to utilize the building for storage of merchandise that gets distributed to his stores throughout northern Michigan.

The application requests a minor amendment to SUP 91-8P that governs to the development of the Pro Fireworks parcel to include the former Four Seasons Sunroom parcel. In this fashion the owner would be able to use the accessory building as desired. With the removal of the Four Seasons Sunroom the accessory building sits on a parcel with no principle structure. Combining both parcels under one SUP will allow the existing garage to serve as an accessory building to the Pro Fireworks establishment. Approval of this request would make any and all existing approvals and permits on the Four Seasons Sunroom parcel null and void.

Section 9.1.4(b) of the Acme Township Zoning Ordinance allows the Planning Commission to grant minor amendments to special use permits if the Zoning Administrator determines the modifications will have no substantial impact on neighboring properties, the general public, or those intended to occupy or use the proposed development. Upon review of the application, staff finds that the request meets this standard. The request will not be increasing the intensity of use of the two parcels, but rather represents a lower intensity use than what was previously there due to the removal of the commercial space that was the former Four Seasons Sunrooms. Furthermore, since the request will be utilizing an existing structure for similar purposes as originally intended (e.g. storage) it does not represent a redevelopment, and therefore will not be required to meet all the zoning standards for the district, as



Site Plan Review

6042 Acme Road | Williamsburg, MI | 49690

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

outlined in Section 6.6.2.5. Furthermore, staff finds that the request will have no adverse impact on neighboring properties, infrastructure, or environment and recommends approval with the following conditions:

- *No signage shall be placed on the exterior of the garage located on the former Four Seasons Sunroom property.*
 - o This establishment has a proclivity for exceeding the standards for signage in Section 7.4 of the Zoning Ordinance. Plus, the Zoning Ordinance requires accessory building in the rear of the property where they are not visible. Since this accessory building is already existing in a non-conforming location, staff finds prohibiting the display of signage on the exterior a fair standard that by default applies to most accessory buildings in the district.

- *All trailers used in the movement and distribution of merchandise on and off the site shall be stored in the garage, or behind the principle or accessory buildings at all times. Parking of the trailers in a way that is visible from the right-of-way shall be prohibited.*
 - o The parking of the trailer as a means of increasing signage has been an annual issue that staff has had to deal with. Frequently the trailer is parked near the road with signage advertising the business as well as “\$1.99 Sky Lanterns”. With parking available in the rear of the principle building as well as the garage space, there seems to be no reason as to why this condition cannot be met.

Suggested Motion for Consideration:

Motion to approve the SUP 2018-01 Minor Amendment to SUP 91-8P, as amended to allow the combination of both parcels referenced in this staff report under one development approval, allowing the use of the existing garage as an accessory structure to the principle retail establishment, with the following conditions:

1. No signage shall be allowed on the exterior of the garage located on the former Four Seasons Sunroom property.

2. All trailers used in the movement and distribution of merchandise on and off the site shall be stored in the garage, or behind the principle or accessory buildings at all times. Parking of the trailers in a way that is visible from the right-of-way shall be prohibited.

This motion effectively makes all former and existing permit approvals on the former Four Seasons Sunroom property null and void.



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: JAMES STASOS Phone: 517-202-7510

Mailing Address: 3011 CROFTON

City: DEWITT State: MI Zip: 48820

Email Address: JAMES@PROFIREFWORKS.COM

Applicant Information (please type or print clearly):

Name: ~~Jay Davidson~~ Bill Barnes Phone: 231-632-9944

Mailing Address: 5700 US Highway 31 N, ~~MI~~

City: Williamsburg State: MI Zip: 49690

Email Address: Jay-ProFireworks.com

A. Property Information:

1. Address: 5704 US-31

2. Parcel Number/Property Description:
28-01-103-053-00

3. Current Zoning of Property:

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

Combining The Properties & using the garage For storage

7. Estimated Start and Completion Dates: *Upon completion*

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.

N/A

E. Affidavit: The undersigned affirms that he/she is the Jay Davidson (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: *Jay Davidson* Date: *4/2/2018*

FOR TOWNSHIP USE ONLY

Application Number: *SUP 2018-01 Min. Amd.* Date Received: *04.02.18*

Public Hearing/Meeting: *05.14.18*

Date of Advertising: *N/A*

T&A Account: *N/A*

NOTES:

Pro Fireworks

5700 US 31 North

Williamsburg, MI 49690

I, James Stajos, hereby give Jay Davidson permission to act as my agent for the purpose of getting a special use permit.

A handwritten signature in blue ink that reads "James Stajos". The signature is written in a cursive style with a long horizontal line extending from the end of the name.

James Stajos

04/02/18



August 14, 2017

Prison Ventures, L.L.C. a Michigan limited liability company
3011 Crofton Dr.
Dewitt, MI 48820

Re: Property: 5704 US-31 North, Traverse City, MI 49686
File No.: MI-321950

Dear Valued Customer:

Thank you for choosing Corporate Settlement Solutions. We are pleased to enclose your document(s) that have been recorded with the Register of Deeds.

Enclosed is/are the document(s) listed below:

Deed recorded in Instrument Number 2017R-13170.

Thank you again for your business. We look forward to serving you in the future. If we can be of further assistance, please contact us via email: FinalPolicy@VisitCSS.com or by phone at the number below.

Sincerely,

Final Policy Department

Enclosure(s)

POLICY OFFICE

Corporate Settlement Solutions
440 E. Front Street
Traverse City, MI 49686

Phone: (231)946-8800
Fax: (231)946-8718

VisitCSS.com

STATE OF MICHIGAN



REAL ESTATE
TRANSFER TAX
★
★
★
★
★
★
★

Grand Traverse Co
08/10/2017
2017R-13179

\$192.50 CO
\$1312.50 ST
TTX# 4127290

ERECORDING
2017R-13179
STATE OF MICHIGAN
GRAND TRAVERSE COUNTY
RECORDED 2:13:23 PM
08/10/2017
PAGE 1 OF 3
PEGGY HAINES
REGISTER OF DEEDS

28-01-103-053-00 Reviewed by Grand Traverse GIS by: jh

I HEREBY CERTIFY that there are no TAX LIENS or TITLES held by the state or any individual against the within description, and all TAXES on same are paid for five years previous to the date of this instrument as appears by the records of this office, except as stated.
Neil Schoppa, Grand Traverse County Treasurer
Sec 125, Act 206, 1903 as amended 8/10/2017 by HES

Grand Traverse County Register of Deeds
eRec'd Received 8/10/2017 5:31 PM By: JF

Warranty Deed
(3/97)

Corporate Settlement Solutions, Traverse City

The Grantors

Robert R. Binsfield and Kimberly L. Kouris, as joint tenants with full rights of survivorship,

whose address is

PO Box 277, Acme, MI 49610,

convey and warrant to

Prism Ventures, LLC, a Michigan limited liability company,

whose address is

3011 Crofton Dr., Dewitt, MI 48820,

the following described premises situated in the Township of Acme, County of Grand Traverse, State of Michigan to wit:

That part of Government Lots 1 and 2, Section 3, Town 27 North, Range 10 West, described as: Commencing at the Northeast corner of said Section; thence South 33 feet; thence West 731.10 feet; thence South 29° 22' West, 538.56 feet; thence West, 265.49 feet; thence South 30° 09' West, 216.88 feet; thence South 28° 47' West, 264 feet; thence South 29° 19' West, 420 feet to the Point of Beginning; thence South 29° 19' West, 90 feet; thence North 59° 51' West, 150.5 feet to the Easterly line of Highway US 31; thence North 0° 09' East, approximately 90 feet; thence South 59° 51' East, 160.5 feet to the Point of Beginning EXCEPT that portion of the above-described premises lying Northwesterly of a line 38.00 feet Southeasterly of, measured at right angles and parallel to the following described survey line of Highway US 31/M-72.

The survey line of Highway US 31/M-72 is described as: Beginning at a point on the North line of Section 3, Town 27 North, Range 10 West, which is South 89° 48' 41" West, 1207.51 feet from the Northeast corner of said Section 3; thence South 29° 02' 11" West, 1190.90 feet to the point of curvature of a 02° 30' 00" curve (Chord definition) to the left, Radius of 2292.013 feet; thence Southwesterly, along the arc of said curve, 205.16 feet to the point of tangency of said curve; thence South 23° 54' 27" West, 48.31 feet to the point of curvature of 05° 00' 00" curve, (Arc definition), Radius of 1145.92 feet; thence Southerly along the arc of said curve, 373.48 feet to the point of tangency of said curve; thence South 05° 14' 00" West, 238.45 feet to the point of Ending.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining thereto.

SUBJECT TO all easements, reservations, rights-of-way and restrictions of record, if any.

The Grantor(s) grant(s) to the Grantee(s) the right to make ALL divisions under Section 108 of the Land Division Act, Act 288 of the Public Acts of 1967.

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

This deed is given for the sum of One Hundred Seventy Five Thousand and 00/100 (\$175,000.00) Dollars.

Dated: 7/20/2017

Signed:

Robert R. Binsfield
Robert R. Binsfield

Kimberly L. Kouris
Kimberly L. Kouris

State of Michigan
County of Grand Traverse } ss.

This foregoing instrument was acknowledged before me 20 day of July, 2017
by Robert R. Binsfield and Kimberly L. Kouris.

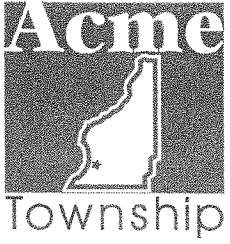
Notary Public: Lynsey Roch
County, Michigan

My commission expires: _____

Prepared by and Return to:
Jelinek & Snabcs, PLLC
Jerome E. Jelinek, Esq.
440 E. Front Street
Traverse City, MI 49686

File No: MI-321950

LYNSEY ROCH
Notary Public, State of Michigan
County of Grand Traverse
My Commission Expires 08-05-2021
Acting in the County of Grand Traverse



Acme Township
6042 Acme Road
Williamsburg, MI 49690
(231) 938-1350

RECEIPT

Number: 23635
Cashier: SARAH

Date: 04/03/18
Received Of: PRISM VENTURES, LLC.
The Sum Of: \$300.00

CODE	DESCRIPTION	GL CREDIT	TENDER	CHECK #	AMOUNT
ZONF	ZONING FEES	101-000-608.001	Check 123		\$300.00



Planning and Zoning

6042 Acme Road | Williamsburg, MI | 49690

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

Acme Township Zoning Ordinance Amendment 046

SOLAR ENERGY FARMS

1. Add the following definition under §3.2 Definitions:

“Solar Energy Farms: A utility-scale commercial facility that converts sunlight into electricity, whether by photovoltaics, concentrating solar thermal devices or any other various experimental solar technologies for the primary purpose of wholesale or retail sales of generated electricity off-site. Solar Energy Farms do not include small scale solar panels or technologies installed at individual residential or commercial locations (e.g. roof or ground mounted solar panels) that are used exclusively for private purposes and not utilized for any commercial resale of any energy, except for the sale of surplus electrical energy back to the electric grid. These installations are permitted as “Accessory Use” defined under Section 3.2.”

2. The use “solar energy farms” shall be added at the following sections:

Article VI: Zoning Districts, Map and Schedule of Regulations,
Section 6.10 B-3 District: Planned Shopping Center,
Subsection 6.10.3 Uses Authorized By Special Use Permit:
x. “Solar Energy Farms”

Article VI: Zoning Districts, Map and Schedule of Regulations,
Section 6.11 B-4 District: Material Processing and Warehousing,
Subsection 6.11.3 Uses Authorized By Special Use Permit:
h. “Solar Energy Farms”

Article VI: Zoning Districts, Map and Schedule of Regulations,
Section 6.12 A-1: Agricultural District,
Subsection 6.12.3 Uses Authorized By Special Use Permit:
aa. “Solar Energy Farms”

3. Article IX shall be amended to add Section 9.28 in its entirety as presented below:

9.28 SOLAR ENERGY FARMS

9.28.1 INTENT AND PURPOSE:

To allow and promote the use of solar energy within the Township as a clean alternative energy source and to provide associated placement, land development, installation and construction regulations for solar energy farm facilities subject to reasonable conditions that will protect the public health, safety and welfare. These regulations establish the minimum requirements for solar energy farm facilities, while promoting a renewable energy source in a safe, effective and efficient manner.

9.28.2 **STANDARDS:**

- a. **Minimum Lot Size:** There is no minimum lot size. Each solar energy farm is permitted as a use authorized by special use permit which review will consider its compatibility with the surrounding area.
- b. **Height Restrictions:** All photovoltaic solar panels and support structures located in a solar energy farm shall be restricted to a maximum height of sixteen (16) feet when orientated at maximum tilt.
- c. **Setbacks:** All photovoltaic solar panels and support structures associated with such facilities (excluding perimeter fencing) shall be setback a minimum of twenty (20) feet from a side or rear property line and a minimum of fifty (50) feet from the front property line along a street right-of-way. If the right-of-way exists as an easement, the fifty (50) foot setback shall be measured from the edge of the easement. Any additional setback requirements in this Ordinance that exceed this requirement shall be adhered to, including but not limited to setbacks from streams, lakes, and wetlands.
- d. **Maximum Lot Coverage:** maximum lot coverage restrictions shall not apply to the photovoltaic solar panels. Any other regulated structures on the parcel are subject to the maximum lot coverage restrictions of the underlying zoning district.
- e. **Safety/Access:** A security fence (height and material to be proposed and reviewed/approved through the special use permit approval process) shall be placed around the perimeter of the solar energy farm and electrical equipment. Knox boxes and keys shall be provided at locked entrances for security personnel access.
- f. **Noise:** No solar energy farm shall exceed sixty (60) dBA as measured at the property line.
- g. **Glare:** Solar energy farm facilities shall be located or placed so that concentrated solar glare shall not be directed toward or onto nearby properties or right-of-ways at any time of the day.
- h. **Landscaping:** The special use permit application for a solar energy farm shall include a proposed landscaping and screening/buffering plan prepared by a licensed landscape architect. This plan will be reviewed through the special use permit approval process to assure that the proposed facility is appropriately landscaped in relation to adjacent land uses and road right-of-ways. The use of berms and evergreen plantings along property lines adjacent to residential land uses and districts is strongly encouraged. Trees shall be a minimum of four (4) feet tall at time of planting, shall remain in good condition for the life of the solar energy farm, and shall adhere to the native plant species requirements of this Ordinance.
- i. **Local, State, and Federal Permits:** Solar energy farms shall be required to obtain all necessary permits and licensing from Acme Township, Grand Traverse County, State of Michigan, and U.S. Government as applicable prior to construction and

shall maintain any necessary approvals as required by the respective jurisdictions or agencies.

- j. **Electrical Interconnections:** All electrical interconnections or distribution lines shall comply with all applicable codes and standard commercial large-scale utility requirements. Use of above ground transmission lines shall be prohibited within the site.

9.28.3 ADDITIONAL SPECIAL USE CRITERIA:

In addition to the site plan review criteria in Article VIII and special use permit criteria in Article IX, the applicant shall address the following topics in the application for a solar energy farm facility:

- a. **Project Description and Rationale:** Identify the typed, size, rated power output, performance, safety and noise characteristics of the system including the transmission line/grid connection for the project. Identify the project construction time frame, project life, development phases (and potential future expansions) and likely markets for the generated energy.
- b. **Analysis of On-Site Traffic:** Estimated construction jobs and estimated permanent job associated with the development.
- c. **Visual Impacts:** Graphically demonstrate the visual impact of the project using photos or renditions of the project with consideration given to setbacks and proposed landscaping.
- d. **Environmental Analysis:** Identify impacts on surface and ground water quality and any impacts to established natural or constructed drainage features in the area.
- e. **Waste:** Identify any solid or hazardous waste generated by the project.
- f. **Lighting:** Provide photometric plans showing all lighting within the facility. No light may adversely affect adjacent parcels. All lighting shall conform to the requirements of Section 7.8 and must be shielded from adjoining parcels. Light poles are restricted to a maximum height of eighteen (18) feet.
- g. **Transportation Plan:** Provide a proposed access plan during construction and operational phases. Show proposed project service road ingress and egress locations onto adjacent roadways and the layout of facility service road system. Due to infrequent access following construction, it is not required to pave or curb solar energy farm access drives. It shall be required to pave and curb any driveways and parking lots used for occupied offices that are located on site.
- h. **Public Safety:** Identify emergency and normal shutdown procedures. Identify potential hazards to adjacent properties, public right-of-ways and to the general public that may be created.
- i. **Sound Limitations:** Identify noise levels at the property lines of the project when completed and operational.

j. Telecommunications Interference: Identify any electromagnetic fields and communications interference that may be generated.

k. Life of the Project and Final Reclamation: Describe the decommissioning and final reclamation plan after the anticipated useful life or abandonment/termination of the project. This includes supplying evidence of an agreement with the underlying property owner that ensures proper removal of all equipment and restoration of the site within six (6) months of decommissioning or abandonment of the project. To ensure proper removal of the project upon abandonment/termination, a bond, letter of credit or cash surety shall be:

1. In an amount approved by the Township Board to be no less than the estimated cost of removal and may include a provision for inflationary cost adjustments;
2. Based on an estimate prepared by the engineer for the applicant, subject to approval of the Township Board;
3. Provided to the Township prior to the issuance of a land use permit;
4. Used in the event the owner of the project or the underlying property owner fails to remove or repair any defective, abandoned or terminated project. The Township, in addition to any other remedy under this Ordinance, may pursue legal action to abate the violation by seeking to remove the project and recover any and all costs, including attorney fees.

l. Township Review: Because of the ever-changing technical capabilities of photovoltaic solar panels and of new technology in general, the Township Planning Commission and Board of Trustees shall have the authority to review and consider alternatives in both the dimensional and physical requirements contained in this section as part of the special use permit approval process.

Acme Summary of CIP Projects -- March 15, 2018 DRAFT						
PC Score	Tracking Number (MP)	Master Plan Description (2014-2019)	Project Description	Estimate	Actual Score	Ranking
1	5.1	Water system 5.1	EST cost for Acme stand-alone system (using Hope Village wells, putting pipes in ground, stand pipe) to serve a small portion of Acme TWP. Other options at lower cost may be available from Tribe or East Bay.	\$ 6,800,000.00	193	
2	5.2	Sewer Expansion 5.2	EST cost unknown. Most sewer expansion is paid by developers when they plan new areas such as Meijer property, east side of Lautner road, or Acme Village property on Mount Hope Rd.	Property Owner/Special Assessments	174	
3	7.3	Re-Build Bunker Hill rd to Lautner Rd	GTTC or South of RR to Bunker Hill Rd, Design Engineering, Implementation		171	
4	5.4	New Fire Station 5.4 (Owned & Operated Metro Fire not Acme Township)	EST for land, landscaping, building shell, kitchen - but no fire equipment.	\$ 2,700,000.00	168	
5	5.3	New Township Hall 5.3	EST for land, landscaping, design/engineering/construction, and furnishings for 6,000 sq. ft. township hall building with community room. (In current market place, this is a ceiling estimate.)	\$ 3,400,000.00	136	
6	1.5 & 1.6	Improve Stormwater Runoff on Bunker Hill 1.5 & Improve Stormwater Runoff at Scenic Hills. 1.6	Project area is at railroad tracks down to US 31. Cost will be incurred when that portion of Bunker Hill is improved. Project area is intersection of Scenic Hills and Bunker Hill. Cost will be incurred when Bunker Hill is improved east of railroad tracks.	\$ 750,000.00	157	
7	6.5	Sidewalks Connecting Business Districts along US 31	Sidewalks 8' Wide (Just south of Old Pro-Firework to Bayview Inn) Potentially in Sections Conceptual Design on Sidewalks on North-side US 31	\$ 263,000.00	149	
8	6.6	Acme Connector Trail (ACT) to Business Districts	Design Engineering (GTB \$15,000), Implementation of the Plan ACT to Mt Hope Rd, Implementation from Mt Hope to GTTC	\$ 28,000.00	141	
8	7.5	BATA	Coordinate Transfer Stations, Location/Construction of Shelters (Std Cost ~\$10,000), Benches with Solar Lights (~\$2,000).	\$ 10,000.00	131	
9	6.1	Non-Motorized trail on US-31	- US-31 Conceptual Design/Engineering, US-31 Right of Way & Acquisition		121	
10	7.2	Pave 1.6-mile gravel section of Bunker Hill to Acme Township line. 7.2	Project includes design/execution for 1.6-mile section built to GTCRC standards. Will need to be programmed into GTCRC Projects and, at present, is not being considered in their five year plan.	\$ 2,750,000.00	121	
11	7.4 a	SAD Request Springbrook 7.6	Cost in 2018 dollars to design/engineer/re-construct (crash and shape) and drainage work, as required, for neighborhood's roads with 65 parcels.	\$ 629,442.00	121	
12	4.2	Bayside Park Improvements (North Phase 3)	Pavilion, Parking, South End Structure Improvements, Current Bath House upgrades	\$ 300,000.00	120	
13	7.4 b	SAD Request Wild Juniper 7.5	Cost in 2018 dollars to design/engineer/re-construct (crash and shape) and drainage work, as required, for neighborhood's roads with 29 parcels.	\$ 327,728.00	118	
14	6.3	Non-Motorized trail on M-72 (Conceptual) Design/Engineering	West end of VGT where MDOT intersection project ended	?	115	
15	7.4 c	SAD Request Scenic Hills 7.4	Cost in 2018 dollars to design/engineer/re-construct (crash and shape) and drainage work, as required, for neighborhood's roads with 95 parcels.	\$ 700,100.00	113	
16	4.3	Bayside Park South (to Vet Clinic)	-Design, engineering	\$ 25,000.00	104	
17	4.4	Bayside Park South	Implementation		112	
18	7.1	Connect Mt Hope Rd W/ GTTC			102	
19	7.4 d	SAD Request Deepwater Point Rd 0.0	Cost in 2018 dollars to design/engineer/re-construct (crash and shape) and drainage work, as required. Could be done in sections: school to Dock Road .5 miles first (road+ bonding = \$280,260) and Dock to Woodland .7 miles (road+bonding = \$392,100).	\$ 672,360.00		
Total Dollars				\$ 19,355,630.00		