



ACME TOWNSHIP PLANNING COMMISSION MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
August 13th, 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 Special Meeting Minutes 06/21/18
 - b. Township Board Meeting Draft Minutes 07/10/18
 - c. Township Board Special Meeting Draft Minutes 07/26/18
 - d. Parks and Trails Committee Meeting Minutes 06/15/18
 - e. Parks and Trails Committee Meeting Draft Minutes 07/20/18
 - 2. ACTION:**
 - a. Adopt Planning Commission Meeting Draft Minutes 06/11/18
- F. ITEMS REMOVED FROM THE CONSENT CALENDAR**
 - 1. _____
 - 2. _____
- G. CORRESPONDENCE:**
 - 1. Collaborative Master Plan Update – Village of Elk Rapids & Elk Rapids Township
 - 2. Northwest Michigan Housing Summit 2018 – Networks Northwest
 - 3. Public Notice, 6215 Plum Drive – Michigan Department of Environmental Quality (MDEQ)
 - 4. Response to MDEQ Public Notice – The Watershed Center Grand Traverse Bay
- H. PUBLIC HEARINGS:**
- I. NEW BUSINESS:**
 - 1. Community Master Plan and Parks Master Plan Updates
 - 2. Election of Officers
- J. OLD BUSINESS:**
- K. PUBLIC COMMENT & OTHER PC BUSINESS**
 - 1. Zoning Administrator Report – Shawn Winter
 - 2. Planning Consultant Report – John Iacoangeli
 - 3. Township Board Report – Doug White

4. Parks & Trails Committee Report – Marcie Timmins

ADJOURN:



**ACME TOWNSHIP PLANNING COMMISSION MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
August 13th, 2018 7:00 p.m.**

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

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

Members excused: S. Feringa

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

- A. LIMITED PUBLIC COMMENT:** Limited Public Comment opened at 7:02 pm
Brian Kelley, 4893 Ridgecrest, stated his concerns on the survey for the Master Plan and felt it should be handled without bias (written comments submitted).

Limited Public Comment Closed at 7:05 pm

B. APPROVAL OF AGENDA:

Motion by Timmins to approve agenda as presented with addition under G. CORRESPONDENCE, 5. Traverse City to Charlevoix Trail, Acme to Elk Rapids Public Open House on Wednesday, August 22 supported by Balentine. Motion carried unanimously.

C. INQUIRY AS TO CONFLICTS OF INTEREST: None

D. SPECIAL PRESENTATIONS: None

E. CONSENT CALENDAR:

- a. Township Board Special Meeting Minutes 06/21/18
 - b. Township Board Meeting Draft Minutes 07/10/18
 - c. Township Board Special Meeting Draft Minutes 07/26/18
 - d. Parks and Trails Committee Meeting Minutes 06/15/18
 - e. Parks and Trails Committee Meeting Draft Minutes 07/20/18
- 2. ACTION:**
- a. Adopt Planning Commission Meeting Draft Minutes 06/11/18

Motion by Timmins to approve CONSENT CALENDAR as presented, supported by Balentine. Motion carried unanimously.

F. ITEMS REMOVED FROM THE CONSENT CALENDAR: None

G. CORRESPONDENCE:

- 1. Collaborative Master Plan Update – Village of Elk Rapids & Elk Rapids Township**
Letter sent to notify Acme Township Planning Commission to submit any comments on the proposed master plan to the Village of Elk Rapids Planning Commission and the Elk Rapids Township Planning Commission within 42 days of the receipt of the letter.
- 2. Northwest Michigan Housing Summit 2018 – Networks Northwest**
Wentzloff informed the 2018 Northwest Michigan Housing Summit will be at the Hagerty Conference Center on October 22 if any of the planning commission would like to attend.
- 3. Public Notice, 6215 Plum Drive – Michigan Department of Environmental Quality (MDEQ)**
- 4. Response to MDEQ Public Notice – The Watershed Center Grand Traverse Bay**

5. Traverse City to Charlevoix Trail Flyer

There will be an Acme to Elk Rapids Public Open House on Wednesday, August 22 from 5:30 – 7:00 pm at the Elk Rapids Harbor Pavilion.

H. PUBLIC HEARINGS: None

I. NEW BUSINESS:

1. Community Master Plan and Parks Master Plan Updates: Wentzloff stated on July 31 and August 7, there were staff meetings to coordinate the process on how to formalize updating the Acme Township Community Master Plan and Acme Township Parks Master Plan.

Winter informed the last update was in 2014 and is a process that occurs around every five years after the adoption of the plans. The goal is to update the two plans concurrently and have them adopted by February 2019. The State of Michigan recently announced to be eligible for state recreation grants, recreational (parks) master plans and updates need to be adopted and posted on their website by the February deadline date. There have been numerous changes in the township since the last plans were adopted. The Planning Commission needs to revise the updates and develop a survey to gather input from the public on their desired future for the township and its recreational assets.

The commission discussed the survey and did a comparison from the previous one using questions that still apply from the community's last input. Items were removed that were no longer relevant and new current questions were added.

The next step is to send the draft to the Parks and Trails Committee's Friday meeting, then to Beckett & Raeder to put in a single survey to collect data for both plan updates. Upon completion it will be announced to the township that it is available for their input either by completing a paper form available at the Acme Township Hall or electronically on the township's website. The entire process needs to be completed by early December to have the plans for the February deadline.

2. **Election of Officers**

Wentzloff opened nominations for election of officers. Balentine nominated Wentzloff for Chair. Wentzloff accepted. Motion carried unanimously. Timmins nominated Feringa for Vice Chair. Feringa was on excused absent to accept his nomination. Motion carried unanimously. Balentine nominated Timmins for Secretary. Timmins accepted. Motion carried unanimously.

J. OLD BUSINESS: None

K. PUBLIC COMMENT & OTHER PC BUSINESS

Public Comment open at 8:27 pm

Brian Kelley voiced his concerns that the quantity of returns will not be enough to form an overall input from the community and of duplications made by the same person repeatedly filing out the form. He suggested entering their address to the survey to see if there are any duplicates.

Gary Bruce, 4130 Windward Way, questioned what comes from the survey. Wentzloff informed the results are the sediments of what the township residents would want and are incorporated into the updated Master Plan.

Public Comment closed at 8:33 pm

1. **Zoning Administrator Report – Shawn Winter:**

Winter Reported land permits are down most likely due to the unavailability of

contractors and developers.

The Township Board has approved the Zoning Ordinance Amendment 046 – Solar Energy Farms at their July 10 meeting, and was effective on July 26.

He pointed out two recent articles in the Traverse City Ticker and TC Business News that covered the planned conversion of the Kmart building into an office space, research and development facility for Inphastos. They are a company that plans to develop a system of constructing panelized walls for residential buildings using technology and robotics within a controlled environment. The article from TC Business News, which includes the excerpt from the Traverse City Ticker has been included in the packet for reference.

Although the office component of their plan is a use allowed by right in the district, the research and development component are not a use allowed by right or through a special use permit. It is possible through a Planned Development approval that the township could allow such a use if the full development of the property meets the intent and purpose of the district and satisfy other township goals and objectives with the standards of the Planned Development Ordinance. Winter informed the last he heard they were planning to apply for a PD and hire a land planner. They anticipate coming before the planning commission for the pre-qualification process at the September meeting. Concurrently, they intend to apply for a land use permit to begin building out the office component in the building, which is allowed by right so that their staff may begin working. They are allowed to move forward with this plan, however, they will assume the risk that the investment made to do so does not guarantee approval of their PD application. That application will be reviewed on its own merit as it relates to township standards for approval. Winter expressed this to their land planner and will reiterate it to the applicant should they submit an application for a land use permit.

Dan Kelly is moving forward with the engineering of his approved Planned Development for the Williamsburg Banquet and Event Center, the former Stained Glass Factory, and Catering by Kelly's properties. The township met with his engineer at the end of July to discuss sewer designs.

LochenHeath has submitted an application for a minor amendment to an existing special use permit to construct seven (7) golf course cottages near the Member's Pavilion for use as lodging accommodations for out of town guests to the course. Their application had a few outstanding items and therefore has been moved to the September agenda. A key issue at hand is determining the available well capacity and centralized drain field capacity to see that the proposed development can be accommodated.

The Traverse Bay RV Resort received a major amendment to their existing special use permit for Phase III-A that allowed the expansion for the twelve (12) park models on the north end of the property. Winter had preliminary talks with the property owner and his engineer about another amendment to allow twelve (12) more sites on the west side of the new storm water pond.

Short-Term Rentals continue to be an issue in the township, there is due process that has to be followed Letters have been sent to the property owners to inform them of the prohibition in the residential districts and in some cases official notices of violation for a first offense warning have been sent via certified mail.

2. **Planning Consultant Report – John Iacoangeli:** No report
3. **Township Board Report – Doug White:** No report
4. **Parks & Trails Committee Report – Marcie Timmins:** No report

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

To: Acme Planning Commission
From: Brian Kelley, Acme Township
Subject: x

August 13, 2018

Good Evening,

At the July 31 Master Plan Update meeting, it was proposed that Beckett and Raider will both review and analyze survey results, and vet the questions to ensure there is not bias. For the 2012 Survey, those critical functions were performed by a researcher affiliated with NMC.

B&R wears many hats for our township. They will again be responsible for crafting the updates to the Master Plan. As our Planner, they also stand to derive direct financial benefit from development that results from Survey-driven advocacy in the Master Plan.

During the last Master Plan update process, John Iacoangeli acknowledged that the Survey results were not uniformly applied in the Master Plan. Mr. Iacoangeli committed at the PC meeting to correct that in the final version, but that did not occur. It created an appearance of bias, and a document that did not truly reflect the will of the community.

A firewall of separation between the Survey and the firm that produces the Master Plan ensures there will be no appearance of bias. There are also fiduciary reasons to put the Survey work out to bid. I encourage the PC to re-engage with the researcher who did the 2012 Survey, and potentially other non-Acme affiliates, to address these important needs.

Regarding the important Survey planning meeting on August 7, it should have been a public committee meeting, and well noticed to the public. However it was private, and closed to the public. That is not Citizen Driven - that is Citizen Hidden. The process to shape and modify our Community Survey must include the Community it purports to represent.

The current version of the Master Plan (page 52) makes Storm Water Ordinance improvements a CORNERSTONE, but to date there have been no updates to that ordinance or protections, despite a significant investment of time and money in advancing other ordinance updates. 96% of Community Survey respondents prioritized protection for "water quality for streams, watersheds and East Bay." That needs to be added back to the list, and meaningful action taken.

The 2014 Master Plan process included two special meetings for Ag interested parties and Acme Business owners. Will any similar meetings be held for this Master Plan? Will any meetings be held for those citizens who prioritize water resources and rural character? Any meetings held to shape our Master Plan should be open to the public and inclusive. Not all Acme business owners were invited to the last meeting.

The 2014 Master Plan contains key tables that outline Cornerstones and Action Items. During the last process many of those tables were not shared with the public in meeting packets during the plan development process and public hearings. Those key components must be part of the public dialog to shape the Master Plan, not added at the last minute.

During the last process, edits were not described or highlighted. That made reviewing changes to the large Master Plan document unnecessarily time consuming. Shawn Winter's practice of using edit notation on Survey edits is welcome. It should be a part of the Master Plan update process.

Regarding the questions, I believe the topic needs more discussion and input, with more advance notice for the public.

Question 15, Alternative Energy Generation gives no scope. Most everyone supports alternative energy. But specific types are a greater concern. Wind Power is often considered very intrusive. Large scale alternative energy systems are also often a concern. The question should include more definition and scope.

The phrasing and intent of Question 22 has always seemed confusing to me. Perhaps it could be clarified? Noise is something that needs enforcement. While Farm Markets are probably something that would be supported or encouraged. On the topic of Noise, many past respondents felt it was a priority. The question should remain in some appropriate form.

Thank you,

Brian Kelley



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: August 7, 2018
Re: August 13, 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 Special Meeting Minutes 06/21/18
 - b. Township Board Meeting Draft Minutes 07/10/18
 - c. Township Board Special Meeting Draft Minutes 07/26/18
 - d. Parks and Trails Committee Meeting Minutes 06/15/18
 - e. Parks and Trails Committee Meeting Draft Minutes 07/20/18
2. **ACTION:**
 - a. Approve Draft Planning Commission Meeting Draft Minutes 06/11/18

Motion to adopt: _____ Support: _____

F. ITEMS TO BE REMOVED FROM THE CONSENT CALENDAR:

1. _____
2. _____

G. CORRESPONDENCE:

1. Collaborative Master Plan Update – Village of Elk Rapids & Elk Rapids Township
2. Northwest Michigan Housing Summit 2018 – Networks Northwest
3. Public Notice, 6215 Plum Drive – Michigan Department of Environmental Quality (MDEQ)
4. Response to MDEQ Public Notice – The Watershed Center Grand Traverse Bay

H. PUBLIC HEARINGS:

I. NEW BUSINESS:

1. Community Master Plan and Parks Plan Updates

We have begun the process of updating the Acme Township Community Master Plan and Acme Township Parks Master Plan. This is a process that typically occurs every five (5) years after the adoption of the plans, which occurred in 2014. The goal is to update the two plans concurrently and have them adopted by February of 2019. The State of Michigan recently announced to be eligible for state recreation grants, recreational (parks) master plans and updates need to be adopted and posted on their website by that date.

John Iacoangeli, Karly Wentzloff (PC Chair), Amy Jenema (Parks & Trails Chair, Treasurer) and I met on July 31, 2018 to discuss the process. I have attached a memo summarizing that meeting. John Iacoangeli will provide an outline of the update process and cost estimates, along with demographic updates.

A lot has changed in the township since plans were last adopted. The intent is to issue another survey to gather input from the public on their desired future for the township and its recreational assets. We will be using a single survey instrument to collect data for both plan updates. Amy, Karly and I met on August 7, 2018 to review the last set of survey questions, recommend the removal of questions that are no longer relevant, and propose new questions. The intent is to use as many of the former questions that still apply as possible in order to draw comparisons from the community's input from the last cycle. New questions were also created to try and capture the community's input on some new issues. The updated survey has been included in the packet for your review and feedback. If the PC is satisfied with the survey I will distribute to John Iacoangeli to begin creating the survey instrument.

2. Election of Officers

It is time for the annual election of Planning Commission officers. The process for doing so is outlined in the attached memo from Counsel.

J. OLD BUSINESS:

K. PUBLIC COMMENT & OTHER PC BUSINESS:

1. Public Comment:

Open: **Close:**

2. Zoning Administrator Report: Shawn Winter

- **Permits** (since June 11, 2018)
 - Land Use Permits – 8
 - LUP 2018-21 New home, 4838 Bunker Hill
 - LUP 2018-22 New home, 6215 Plum Drive
 - LUP 2018-23 Addition, 3800 Shore Rd
 - LUP 2018-24 Accessory structures, 6500 E M-72 (RV Park)
 - LUP 2018-25 Accessory structure, 4115 Evelyn St
 - LUP 2018-26 Archangel Gabriel Orthodox Church, 7111 US-31 N
 - LUP 2018-27 Addition, 6653 Deepwater Point
 - LUP 2018-28 Accessory structure, 6500 E M-72 (RV Park)
 - Sign Permits – 3
 - SIGN 2018-10 Temporary, East Bay Medical, 6100 US-31 N
 - SIGN 2018-11 Permanent, Urban Diversions, 3586 Bunker Hill
 - SIGN 2018-12 Temporary, InMotion Chiropractic, 4472 Mt. Hope
 - Tourist Homes – 2

- TH 2018-05 6527 Deepwater Point
 - TH 2018-06 3907 Bay Valley
- Special Events – 1
 - SE 2018-02 Maple Bay, Grand Traverse Regional Land Conservancy
- Mobile Food Vending – 1
 - MF 2018-01 Billy's Gone Bananas
- Special Use Permits – 1
 - SUP 2018-02 Insignificant Deviation, Archangel Gabriel Orthodox Church
- Zoning Board of Appeals Hearings – 2
 - ZBA 2018-02 Non-use variance, 3800 Shore Rd
 - ZBA 2018-03 Non-use variance, 5311 Bunker Hill
- The Township Board approved Zoning Ordinance Amendment 046 – Solar Energy Farms at their July 10 meeting, and became effective July 26.
- Two recent articles in the Traverse City Ticker and TC Business News have covered the planned conversion of the Kmart building into an office space and research and development facility for Inphastos, a company that plans to develop a system of constructing panelized walls for residential buildings using technology and robotics within a controlled environment. The article from TC Business News, which includes the excerpt from the Traverse City Ticker has been included in the packet for reference. Although the office component of their plan is a use allowed by right in the district, the research and development component is not a use allowed by right or through a special use permit. It is possible through a Planned Development approval that the township could allow such a use as long as the full development of the property meets the intent and purpose of the district and satisfy other township goals and objectives, along with the standards of the Planned Development Ordinance. The last I heard they plan to apply for a PD and have hired a land planner. They anticipate coming before the planning commission for the pre-qualification process at the September meeting. Concurrently, they intend to apply for a land use permit to begin building out the office component in the building, which is allowed by right so that their staff may begin working. I have spoken with Karly Wentzloff, John Iacoangeli, and Jeff Jocks regarding this option. They are allowed to move forward with this plan, however, they will assume the risk that the investment made to do so does not guarantee approval of their PD application. That application will be reviewed on its own merit as it relates to township standards for approval. I have expressed this to their land planner and will reiterate it to the applicant should they submit an application for a land use permit.
- Dan Kelly is moving forward with the engineering of his approved Planned Development for the Williamsburg Banquet and Event Center, the former Stained Glass Factory, and Catering by Kellys properties. The township met with his engineer at the end of July to discuss sewer designs. The development has been branded KOTI, for future reference.
- LochenHeath has submitted an application for a minor amendment to an existing special use permit to construct seven (7) golf course cottages near the Member's Pavilion for use as lodging accommodations for out of town guests to the course. Their application had a few outstanding items and therefore has been moved to the September agenda. A key issue at hand is determining the available well capacity and centralized drain field capacity to see that the proposed development can be accommodated.
- The Traverse Bay RV Resort received a major amendment to their existing special use permit for Phase III-A that allowed the expansion for the twelve (12) park models on the north end of the property. I have been in preliminary talks with the property owner and his engineer about another amendment to allow twelve (12) more sites on the west side of the new storm water pond. I will keep you posted as this develops.

- Short-Term Rentals continue to be an issue in the township, albeit to a lesser extent than in years past. I have heard of and from people who operated a short-term rental in the past that have put their properties on the market in light of not being able to rent them in such a fashion. Most of the complaints I have received this year revolve around a few repeat offenders. Letters have been sent to the property owners to inform them of the prohibition in the residential districts and in some cases official notices of violation for a first offense (warning) have been sent via certified mail. Some of the residents near these properties are getting frustrated that the situations have not been remedied sooner, and I completely understand where they are coming from. The difficulty we have is that we have to follow due process when enforcing violations, which includes sufficient notice of the violation and evidence of a violation that will hopefully hold up in court if a municipal civil infraction is issued. That's the tricky part. I fully believe the residents' observations to be true and that a short-term rental is operating. However, without evidence it is hard to prosecute and invest the time needed to do so. I often feel there's an expectation that if we receive a call about potential short-term rental that we'll kick in the door and make everyone vacate instantly. Unfortunately, it doesn't work that way. Moreover, the enforcement of the ordinance takes an incredible amount of staff time. That investment needs to be balanced with the other duties related to reviewing applications and answering general planning and zoning inquiries. I do feel moving forward that the Board may need to consider additional resources being allocated towards administering and enforcing this ordinance, along with others such as the medical marihuana ordinance. Failure to do so will result in the Township's level of service decreasing precipitously. East Bay Township has recently adopted a short-term rental ordinance and has contracted with Host Compliance to help administer and enforce their ordinance. I look forward to learning from them the effectiveness of this tool in order to see if its something Acme should invest in in the future.

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 SPECIAL BOARD MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
Thursday, June 21, 2018, 9:00 am**

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE at 9:00 a.m.

ROLL CALL

Members present: D. Nelson, J. Zollinger, D. White, J. Aukerman, A. Jenema

Members excused: C. Dye, P. Scott

Staff present: None

LIMITED PUBLIC COMMENT: None

A. 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. Approval of Resolution moving monies from Fund balance to Misc revenues and from Contingency to water fund**

MOTION BY NELSON, SECONDED BY WHITE TO APPROVE RESOLUTION R-2018-17 AS PRESENTED. MOTION CARRIED UNANIMOUSLY.

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

ADJOURN: Meeting adjourned by Zollinger at 9:05 am



**ACME TOWNSHIP REGULAR BOARD MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
Tuesday, July 10, 2018, 7:00 p.m.**

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE at 7:01 p.m.

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

Members excused: none

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

A. LIMITED PUBLIC COMMENT:

Ken Engle, 6754 Yuba Rd., commented on his approval of the solar energy ordinance for the township.

B. APPROVAL OF AGENDA:

Zollinger requested to add under L. OLD BUSINESS, 3. Project Agreement for Traverse City to Charlevoix Trail & License Trail agreement Holiday Inn.

Brian Kelley submitted a new letter prior to the meeting beginning, it will be added to the board packet when posted on the website. To be added under I. CORRESPONDENCE, 5. Brian Kelley Letter 7/10/18

Motion by Nelson to approve the agenda with the addition to L. OLD BUSINESS, 3. Project Agreement for Traverse City to Charlevoix Trail & License Trail agreement Holiday Inn and I. CORRESPONDENCE, 5. Brian Kelley Letter 7/10/18, supported by Dye. Motion carried unanimously.

C. APPROVAL OF BOARD MINUTES:

The meeting minutes of June 5, 2018, and Special meeting minutes of June 21, 2018, are approved unless there are any changes.

D. INQUIRY AS TO CONFLICTS OF INTEREST:

Nelson didn't see any conflict with the on-premise liquor license approval for K. 2. Approval of Resolution for Great Lakes Equestrian Liquor License with his business and wanted to acknowledge it to the board. Board agreed presently there was no conflict. White recused himself from K. NEW BUSINESS, 3. Solar Ordinance.

E. REPORTS

- a. Clerk:** Dye has been working on the election with the new equipment. Election training will be held on July 19 at the township hall, anyone interested in working on the election is to contact her.
- b. Parks:** Jenema informed the committee is working on standardizing the park's signs, limiting the amount and listing basic park rules. The five-year mark for the master plan will be in 2019, it is time to update and review projects in motion, changed and completed. The topic of having art in the park was discussed at the Parks & Trails meeting after an inquiry was brought up by an artist. It was suggested a basic plan with details to be given to the board for discussion at the next meeting. Zollinger mentioned he received good comments from the cemetery & parks maintenance caretaker that the contracted lawn mowing company has been doing a great job. Estimated completion time for Bayside Park will more than likely be in August.

- c. **Legal Counsel - J. Jocks:** no report
- d. **Sheriff:** Nate Lentz reported service calls from the previous month were down. There were more traffic incidents related to speeding. He will initiate the appearance of additional police in the area to help reduce these occurrences. He wants business owners to be aware of counterfeit money, it was reported a fake bill was found in Tom's parking lot. Currently none have been reported as being passed in circulation.
- e. **County:** Carol Crawford reported the MERS Report was released, and they are up from 45% in 2016 to 52% in 2017 in funding. The County is hoping to get to 80% in the next 5-6 years. Nate Alger started as TC County Administrator. There are open positions in Human Resources, Animal Control Officer and Deputy Administrator to be filled. The Civic Center Easling Pool have gone over their goal in fund raising and will start renovations in phases.
- f. **Roads:** no report
- g. **Farmland:** Zollinger reported they are working on contracts. Looking at three properties, and will be talking to these owners.

F. SPECIAL PRESENTATIONS: None

G. CONSENT CALENDAR:

1. RECEIVE AND FILE:

- a. **Treasurer's Report**
- b. **Clerk's Revenue/Expenditure Report and Balance Sheet**
- c. **North Flight May report**
- d. **Letter from East Bay Township dated 6/27/18 Re: U.S. 31 N Sanitary Sever Force Main**
- e. **Draft Unapproved meeting minutes**
 - 1. **Planning Commission 06/11/18**
 - 2. **Parks & Trails 06/15/18**

2. APPROVAL:

- 1. **Accounts Payable Prepaid of \$115,241.61 and Current to be approved of \$24,709.32. (Recommend approval: Clerk, C. Dye)**

Jenema requested to remove under 1. RECEIVE AND FILE, d. Letter from the East Bay Township dated 6/27/18 Re: U.S. N Sanitary Sever Force Main

Motion by Nelson to approve Consent Calendar with removal of 1. RECEIVE AND FILE, d. Letter from the East Bay Township dated 6/27/18 Re: U.S. N Sanitary Sever Force Main, supported by White. Roll Call motion carried unanimously.

H. ITEMS REMOVED FROM THE CONSENT CALENDAR:

- 1. **RECEIVE AND FILE, d. Letter from the East Bay Township dated 6/27/18 Re: U.S. N Sanitary Sewer Force Main**

Jenema questioned what this was for. Zollinger explained this was from the CGap grant that we did not get. Bids were not received for this project for contractors are too busy this time of year. Section of sewer belongs to East Bay and they will contract the work. Because Acme shares this section of sewer a percentage of this work will be billed to Acme. This work is projected to be done in Spring 2019.

Motion by Jenema to approve Consent Calendar, 1. RECEIVE AND FILE, d. Letter from the East Bay Township dated 6/27/18 Re: U.S. N Sanitary Sever Force Main as presented, supported by Scott. Roll Call motion carried unanimously.

I. CORRESPONDENCE:

- 1. **Letter from Grand Traverse Regional Land Conservancy dated 6/19/18 re: annual monitoring of conservation easement**

2. **Acknowledgement of “GIS Innovation Award” presented to Acme Township on 6/19/18**
3. **Brian Kelley dated 6/11/19 re: Solar power Ordinance**
4. **Bob Garvey email dated 6/13/18 re: Solar farms**
5. **Brian Kelley letter 7/10/18**

J. PUBLIC HEARING: None

K. NEW BUSINESS:

1. **Resolution to support DPW CGap grant for GIS mapping of Assets**
Zollinger informed DPW applied for a CGap grant to do GIS mapping of assets and Acme Township is one of the five townships. This Resolution acknowledges Acme Township’s support.

Motion by Nelson to approve Resolution #R-2018-18 to support DPW CGap grant for GIS mapping of Assets, supported by Scott. Motion carried unanimously

2. **Approval of Resolution for Great Lakes Equestrian Liquor License**
Zollinger informed this was giving approval by the board for the Great Lakes Equestrian to apply for a Liquor License.

Motion by Aukerman to approve Resolution for Great Lakes Equestrian Liquor License as presented, supported by Dye. Motion carried unanimously.

3. **Solar Ordinance**
Winter summarized the draft Zoning Ordinance Amendment 046- Solar energy Farms. The amendment will allow and regulate commercial-grade solar installations for generating of energy to be sold to local utilities. The use is proposed to be allowed in the B-3; Planned Shipping Center, B-4: Material Processing and Warehousing, and A-1: Agricultural districts.

Motion by Scott to approve Zoning Ordinance Amendment 046 which will allow and regulate utility-grade solar energy farms in the Township as presented. supported by Jenema. Motion carried by 6 (Dye, Scott, Nelson, Aukerman, Jenema, Zollinger), recused by 1 (White)

4. **Creation of an online interface/Brick House**
Zollinger explained the current database is outdated and doesn’t allow the township to create spreadsheets and forms that are currently needed for permits. Winter explained the upgraded will give the township residents the ability to fill out permits on line. Employees will have better ability to track, create forms, search and receive forms online. Scott suggested to add in the pricing that any future forms created by Brick House are not to exceed \$300 for a year.

Motion by Jenema to approve the creation of an online interface/Brick House’s proposal with the exception that any online webforms created for the future are not to exceed \$300 for one year after original setup, supported by Nelson. Roll Call motion carried unanimously.

L. OLD BUSINESS:

1. **Update on proposed office rearrangements**
Jenema informed the proposed budget for design and blueprint plans needs to be increase to \$7,950, due to corrections that need to be made on the original plan. Bids for the construction would not be sent out until fall. Zollinger suggested to wait on approval for further discussion at next month’s board meeting.

Motion by Scott to table proposed office rearrangements until August Board meeting, supported by Nelson. Motion carried by 6 (Dye, Zollinger, Scott, Nelson, Aukerman, Zollinger), no by 1 (Jenema)

2. Status Bayside Park construction

The park is closed until August to complete construction and seeding to the lawn.

3. Project Agreement for Traverse City to Charlevoix Trail & Licensed Trail Agreement Holiday Inn

Jenema did an overview of the TC to Charlevoix agreement indicating Acme's understanding on the project.

The township is to provide a staff person as an official point of contact to work with Elk Rapids Trail Team, Project Team, and Stakeholder Advisory Group and in a collaborative effort between Elk Rapids Village, TART, Networks and Acme. Marcie Timmins on the Planning Commission and Parks and Trails Committee will be the representative for Acme Township.

White was concerned with who the Stakeholder Advisory Group consisted of and how they are being informed of the project. Ken Engle commented he has been approached about the trail and has concerns on the impact the trail users will have on the daily way they conduct their business in the orchards. The project committee needs to get with the property owners to discuss these concerns. Zollinger suggested to move forward with the motion and get clarification of who the stakeholders are.

Motion by Scott to approve the Project Agreement as read adding to define who the stakeholders are and properties that will have the trail run through them and touched by it, supported by Nelson. Motion carried by 6 (Dye, Scott, Nelson, Aukerman, Jenema, Zollinger), no by 1 (White).

Holiday Inn wants to do a 20- year license for the connector trail from Bunker Hill. Jeff Jocks is drafting a license for the board to review. The board's consensus is to proceed with the agreement.

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

Jame McCall, Associate Superintendent TCAPS, Traverse City, introduced herself and is asking to consider approving the TCAPS Bond proposal that will be on the August election ballot.

White believes the set-backs in the solar ordinance are excessive requirements.

Nelson asked if there have been any complaints on short-term rentals. There has been some and Winter has sent out letters following up on them.

ADJOURN: Meeting adjourned at 9:01



**ACME TOWNSHIP SPECIAL BOARD MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
Thursday, July 26, 2018, 4:30 p.m.**

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE at 4:30 p.m.

ROLL CALL

Members present: J. Zollinger, C. Dye, J. Aukerman, A. Jenema

Members excused: D. Nelson, D. White, P. Scott

Staff present: Shawn Winter, Zoning Administrator, J. Jocks Legal Counsel

LIMITED PUBLIC COMMENT: None

A. APPROVAL OF AGENDA:

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

Discussion regarding Shawn Winter to join the closed session. No one had an objection.

B. INQUIRY AS TO CONFLICTS OF INTEREST: None

C. NEW BUSINESS:

- 1. Closed Session** – Discuss legal opinion from Township Attorney regarding real property.
Shawn Winter to join the closed session. No one had an objection.

MOTION BY SCOTT, SECONDED BY ACKERMAN TO MOVE INTO CLOSED SESSION TO DISCUSS AN ATTORNEY CLIENT PRIVILEGED OPIONION MEMO CONCERNING REAL PROPERTY FROM OUR ATTORNEY PURSUANT MCL 15.268 (H). Roll call motion carried by 4 (Aukerman, Scottt, Zollinger, Dye)

Jenema joined closed session meeting at 4:45 p.m.

**MOTION BY JENEMA, SECONDED BY SCOTT TO END CLOSED SESSION AT 5:30 P.M.
MOTION CARRIED UNANIMOUSLY.**

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

ADJOURN: Meeting adjourned by Zollinger at 5:31 p.m.

ACME TOWNSHIP PARKS & TRAILS MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
June 15th, 2018 8:30 a.m.

ROLL CALL:

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

- A. **PUBLIC COMMENT:** Gordie LaPoint - 6375 Plum Drive - asked about trails in Yuba. Zollinger was there to answer the question.
- B. **APPROVAL OF AGENDA:** Motion to approve the agenda Timmins, 2nd. By Wentzloff motion carries.
- C. **INQUIRY AS TO CONFLICTS OF INTEREST:** none
- D. **CORRESPONDENCE:** none
- E. **ACTION:**
 - 1. Approve Draft Parks & Trails Minutes 05.18.18- **Motion to approve the draft minutes from 5-18-18 Heflin, 2nd. Wentzloff. Motion Carries.**
- F. **OLD BUSINESS:**
 - 1. Bayside Park Updates- Winter gave an update- construction schedule is on track
 - a. Solar Lighting- Winter attended a workshop and gave his feedback. Discussion followed on the benefits of solar lighting and the costs saved by not having to run electrical. Committee agreed that solar was a good option would like to pursue the solar lighting options with warm lighting instead of the cooler brighter lights.
 - b. Playground Grant Update- Winter went over the playground equipment that Jean would be pursuing grants for. Also went over the submission of the 2% grant for \$21,076 for the foot wash/drinking fountain and shade structure.
 - 2. Trail Updates
 - a. Acme Connector Trail – Engineering RFP- Winter gave an update- Meet with Dan Kelley, they now know where the trail will connect on his property. Ready to send out the RFP for the connector trail, Jenema will be taking this issue to the board to discuss. Believes Acme will hold the RFP, but may have TART review the paperwork. It will be up to the Board to ultimately decide. We would like the work done in Sept. so looking to get the RFP out asap. There is \$15,000 from the tribe, \$10,000 from Tart. Heffner asked about the Holiday Inn and if they still want a license, they do. Discussion followed. Discussed the Yuba trails and the trails through Saylor park and Winter green. Heflin gave an update as to where Americorp and the conservancy where. Jake would still like to get to the trails in Yuba this fall. Discussed the Valiquette’s land donation to make the trail in Yuba. Jenema didn’t have much information on it, said that Zollinger held the most knowledge on the topic.
 - b. TVC2CHX Trail – Project Update - Timmins update, Monday 6/18 is the first meeting with the contractors in Elk Rapids. Discussion followed.
 - 3. 2018 Parks & Trails Project Goals- briefly discussed committee members were asked to bring 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.

back 3-7 ideas to the July meeting.

Discussed signage- galvanized vs. aluminum. Galvanized still needs some maintenance as it will rust, aluminum does not. Benches come with plaques so none are needed for those. Discussed having the rules and regulations on one sign with a map below it. The signs will be changeable. Feringa will bring back fonts at the July meeting. The poles and frames of the signs, the committee agreed, would be silver. Will reach out to the watershed to see what should be written on the signs from them.

G. NEW BUSINESS:

1. Art In The Park- Smith discussed his findings. Jean gave her input; 1) keep it simple 2) use free traveling art 3) Look at ways to have developers contribute to art 4) look at what other Michigan communities are doing
Discussion followed . Jenema will take it to the board to discuss at the July board meeting.
2. Bayside Park Dedication Ceremony- discussed Christy and Cathy will take the lead. Looking at the Saturday after Labor Day.

H. PUBLIC COMMENT Heflin asked if the board accepted the park rules and regulations. Jenema said the board passed them with one adjustment

ADJOURN: Timmins 2nd. By Wentzloff, Motion to adjourn 10:07 motion carries

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

ROLL CALL:

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

- A. **PUBLIC COMMENT:** none
- B. **APPROVAL OF AGENDA: Motion to approve agenda Timmins 2nd. Wentzloff**
Motion carries
- C. **INQUIRY AS TO CONFLICTS OF INTEREST:** none
- D. **CORRESPONDENCE:**
 - 1. Michigan Regional Prosperity Initiative: Community Growth Grants Program – Networks Northwest- Discussed options, it is for local units of government to apply for. It will also go to the PC committee. Winter will also talk to Elk Rapids.
- E. **ACTION:**
 - 1. Approve Draft Parks & Trails Minutes 6.15.18- Wentzloff 2nd. By Heflin to approve the park and trail minutes. Motion carries
- F. **OLD BUSINESS:**
 - 1. Bayside Park Updates
 - a. Construction Progress Schedule- Discussed the artesian well that had flooded and the solutions used. Although the area will be drained a wet “feed” area will remain for the rain garden plantings.
 Mowed areas will have permanent irrigation, none mowed areas will have temporary irrigation.
 Discussed landscaping- Inhabitex was chosen. Number of plants had to be scaled down in order to meet budget.
 August 3rd is the when Elmers hopes to have the landscaping done, a week later grass will be seeded, will take a good amount of time for the seed to take.
 - b. Bayside Park Signage - Discussed Amor signs, a local company. Committee wants the light blue as the most visible color. Waiting for pricing, the concern of distance of the sign company was discussed. Looking into more local options.
 - 2. Trail Updates
 - a. North Bayside Park to Deepwater Point Natural Area connector- Tart has the money for engineering and construction of the connector to deep water point. There is a hold up at getting the trail through the resort property.
 - b. Acme Connector Trail – Holiday Inn Express License-Holiday Inn has agreed to a 20 year license. Jeff Jocks is going over the language.

- c. TVC 2 CHX Trail – Project Agreement The MOA was agreed to and signed by the board.
 - i. Landowner Listening Sessions (August 8 & 9)- Megan Olds is facilitating. The times on both days are 10 am and 7pm each session will last about an hour and a half. August 8th will be the session in Acme t the Williamsburg dinner theater. August 9th. Will be in Elk Rapids at the Lighthouse center. Approximately 600 mailings went out these events are for adjacent landowners.
 - ii. Public Open House (August 22)- open to everyone interested in the project it will be at the Elk Rapids harbor.
 - iii. Fisherman’s Island State Park preliminary design- an RFP is going out for the trail segment from fisherman’s island to CHX.

- 3. Park System Signage - Quotes- Discussed reusing materials for the sign posts to save money.

- 4. 2018 Parks & Trails Project Goals- time to renew the park and rec. Plan. will coordinate with John I and the PC for public input.

- 5. Art In The Park- Shawn and Dusty met with Christie Minervini, she recommends getting professional help setting up the structure. The Acme board supports the art as long as no money is involved.

- 6. Bayside Park Dedication Ceremony- Moved the dedication ceremony to next May. Will be recognizing donors.

G. NEW BUSINESS:

H. PUBLIC COMMENT

ADJOURN: Motion to adjourn Timmins, 2nd. By Wentzloff. Meeting adjourned at 10 am.



**ACME TOWNSHIP PLANNING COMMISSION MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
June 11, 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: Limited Public Comment opened at 7:02 pm and closed at 7:02 pm with no public comment.

B. APPROVAL OF AGENDA:

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

C. INQUIRY AS TO CONFLICTS OF INTEREST:

White recuse himself from J. OLD BUSINESS, 1. Zoning Ordinance Amendment 046- Solar Energy Farms.

D. SPECIAL PRESENTATIONS:

1. Short-Term Rentals – Wentzloff and Balentine

Wentzloff and Balentine attended a seminar hosted by Networks Northwest to learn about the impact of the growing short-term rental industry and regulations. Wentzloff talked about specifics, percentages and types of rentals in Michigan and GT area that were given at the meeting. The seminar ended with a panel consisting of individuals from local industries who gave their perspectives on the topic.

E. CONSENT CALENDAR:

1. RECEIVE AND FILE

- a. Township Board Meeting Draft Minutes 06/05/18
- b. Parks and Trails Committee Meeting Draft Minutes 05/18/18

2. ACTION:

- a. Adopt Planning Commission Meeting Draft Minutes 05/14/18

Winter requested to remove 2. a. Adopt Planning Commission Meeting Draft Minutes 05/14/18 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 05/14/18 from the Consent Calendar, supported by White. Motion carried unanimously.

F. ITEMS REMOVED FROM THE CONSENT CALENDAR:

- 1. 2. Action, a. Adopt Planning Commission Meeting Draft Minutes 5/14/18, should be changed under J. Old Business: 1. Zoning Ordinance Amendment 049- Map Amendment, in the Motion to be carried by 6 instead of 5 and to included VanHouten.

Motion by Timmins to approve the Planning Commission Meeting Draft Minutes 5/14/18 with correction under J. Old Business: 1. Zoning Ordinance Amendment 049- Map Amendment, the motion changed to carried by 6 instead of 5 and to include VanHouten, supported by Balentine.

Motion carried unanimously.
G. **CORRESPONDENCE:** None

H. **PUBLIC HEARINGS:** None

I. **NEW BUSINESS:** None

J. **OLD BUSINESS:**

1. **Zoning Ordinance Amendment 046 – Solar Energy Farms**

White recused himself from this topic.

Winter distributed to the board copies of an article from the Traverse City Record-Eagle pertaining to solar energy.

Winter informed version 2 of the draft zoning ordinance amendment has changes in 9.28.2 c. Setbacks, as discussed at the last meeting. New language was put in adding, at least 20 feet from side/rear property lines, and 50 feet on the front along a road right-of-way easement. Section 9.28.2, h. Landscaping has been modified based on a more prescriptive screen requirement with considerations to residential uses and districts. Section 9.28.3, 1. Township Review has been deleted from the draft per counsel's request.

It was decided after further discussions to amend the ordinance with the following for Version 3; 9.28.2 Standards c. Setbacks, change 500 feet to 200 feet from an existing residential dwelling, replace the word structure with dwelling, revise wording and add under h. Landscaping 3. Buffer, i. along the property line adjacent to all residential zoning districts, ii. If solar panels are located within two hundred (200) feet of a public road right-of-way., iii. Along the property line for the portion of the project within a two hundred (200) foot radius of a residential dwelling in a non-residential zoning district.

Motion by Timmins to recommend the approval of the Zoning Ordinance Amendment 046 which will allow and regulate utility-grade solar energy farms to the Township Board as amended in the meeting and incorporate as Version 3 in the minutes, supported by Feringa. Motion carried by 6 (Balentine, Timmins, VanHouten, Wentzloff, Rosa, Feringa), recused White.

2. **Capital Improvements Plan – Scoring**

Feringa gave a final CIP draft with one correction made to Acme Connector Trail (ACT) changing the estimated amount to \$220,838. The summary was ranked in priority with estimated costs for each project. The list is completed and ready to send to the Township Board for review.

Motion by Balentine to send the Capital Improvements Plan with the correction to board, supported by VanHouten. Motion carried unanimously.

K. **PUBLIC COMMENT & OTHER PC BUSINESS**

Public Comment opened at 8:30 pm and closed at 8:30 pm with no public comment.

1. **Zoning Administrator Report - Shawn Winter:** Reported Beckett & Raeder and Acme Township have received an award from Improving Michigan's Access to Geographic Information Networks (IMAGIN) for the Acme Solar Suitability Analysis. The award will recognize Beckett & Raeder for GIS Innovation of the Year and Acme for being a municipal pioneer in solar suitability analysis through GIS. The award will be presented at the annual conference on June 19 at the Park Place. Winter added next week due to the construction at Bayside Park there will be one traffic lane closed.

2. **Planning Consultant Report - John Iacoangeli:** No Report

3. **Township Board Report – Doug White:** No Report

4. **Parks & Trails Committee Report - Marcie Timmins:** No Report

ADJOURN: Motion to adjourn by Timmins, supported by Balentine. Meeting adjourned at 8:34

VILLAGE OF ELK RAPIDS

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

Township of Elk Rapids

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

July 17, 2018

Acme Township
Planning Commission
6042 Acme Road
Williamsburg, MI 49690

RE: Notice of Proposed Master Plan

Over the past several months, the Village of Elk Rapids Planning Commission and the Elk Rapids Township Planning Commission have worked to update the Collaborative Master Plan. This past week, the Township Board and Village Council approved the draft plan for distribution for comment, pursuant to the requirements of the Michigan Planning Enabling Act (MPEA), as amended (MCL 125.3845).

Under Section 45 of the MPEA, your community or agency may submit comments on the updated plan to the two Planning Commissions. Please provide your comments not later than 42 days after your receipt of this letter.

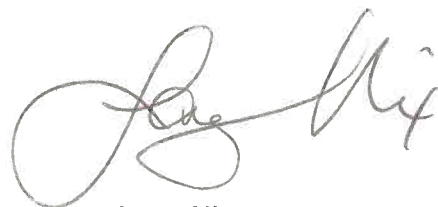
The draft Master Plan can be found at elkrapids.org or at elkrapids.com/elkrapidszoning.html. If you would like a CD containing an electronic version of the draft Master Plan or a "hard copy," please contact either one of us.

Thank you for your interest.

Sincerely,



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



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



NORTHWEST MICHIGAN

Housing Summit 2018

OCTOBER 22, 2018

9AM - 4PM • HAGERTY CONFERENCE CENTER, TRAVERSE CITY, MI

JOIN COMMUNITY LEADERS, BUSINESSES, HOUSING AGENCIES, AND FUNDERS TO NETWORK, LEARN, AND BUILD SOLUTIONS FOR HOUSING CHOICES IN NORTHWEST MICHIGAN.

SUMMIT SESSIONS:

- Updates on regional and state housing initiatives
- Local projects and case studies
- Discussions on local reuse and redevelopment
- Putting zoning to work for housing solutions
- Housing policy updates and work sessions
- Building a communications strategy

KEYNOTE SPEAKER:

Alissa Shelton, Incremental Development Alliance

HOSTED BY:

Networks Northwest & Northwest Michigan Housing Solutions Network

REGISTRATION OPENS IN AUGUST:

nwm.org/housingsummit

**State of Michigan
Department of Environmental Quality**

Water Resources Division
Cadillac District Office
120 West Chapin Street
Cadillac, Michigan 49601-2158
231-775-3960

Site Name: 28-Lot #6 Plum Dr-Bevilacqua
Submission Number: HND-S7HS-WSBJW
Date: July 16, 2018

PUBLIC NOTICE

Gary Bevilacqua, 1301 Crown Ct., Bloomington, IL 61704, has applied to this office for a permit under authority of Part 301, Inland Lakes and Streams and Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA). The applicant proposes to reconstruct a portion of the existing stream channel to control soil erosion from water induced erosion and steep slopes. Work includes removing woody debris from the work area, tree removal, shaping of stream channel, placement of non-woven geotextile and natural field stone, slope restoration and placement of high velocity soil erosion control blanket. The applicant also proposes to install a residential driveway partially crossing a built retention pond/wetland area. The project is located in T28N, R09W, Section 07, Acme Township, Grand Traverse County, Michigan, in accordance with plans attached to this notice.

THIS NOTICE IS NOT A PERMIT

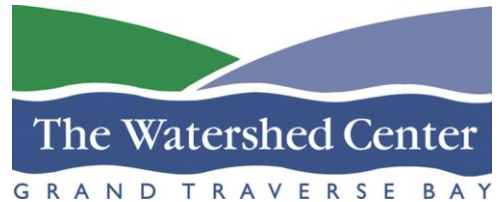
The proposed project may also be regulated by one or more additional parts of the NREPA that are administered by the Department of Environmental Quality (DEQ), Water Resources Division (WRD). The requirements of all applicable parts are considered in determining if a permit can be issued. When a permit application is received requesting authorization to work in or over the inland waters of the State of Michigan, pursuant to Part 301 and Part 303 of the NREPA, the NREPA provides that the DEQ submit copies for review to the department of public health; the city, village, or township and county where the project is to be located; the local soil conservation district; and any local watershed council organized under Part 311, Local River Management, of the NREPA. Additional notification is provided to certain persons as required by statute or determined by the DEQ.

Those persons wanting to make comments on the proposed project shall furnish this office with their written comments no later than 20 days from the date of this notice. Written comments will be made part of the record and should reference the above application number. Objections must be factual, specific, and fully describe the reasons upon which any objection is founded. Unless a written request is filed with the DEQ within the 20-day public comment period, the DEQ may make a decision on the application without a public hearing. The determination as to whether a permit will be issued, or a public hearing held will be based on an evaluation of all relevant factors, including the public comments received and the effect of the proposed work on the public trust or interest, including navigation, fish, wildlife, and pollution. The specific permit decision criteria can be found in the parts of the NREPA applicable to this application and listed above. Copies of these parts of the NREPA are available on the public notice Web site. Public comments received will also be considered.

The entire copy of the public notice package may be viewed at the WRD's district office listed on the top of this public notice or online at:

<https://miwaters.deq.state.mi.us/miwaters/#!/external/publicnotice/search>. To access the public notice page online, search for the public notice by location or applicant name, and view by clicking on the "Documents" tab. Comments may be sent electronically by clicking on the "Add Comment" tab. A hard copy of the public notice may be requested by calling the above number.

cc: Gary Bevilacqua, Applicant
DNR, Wildlife Division, Steve Griffith
DNR, Fisheries Division, Heather Hettinger
Grand Traverse County Clerk
Acme Township Clerk
Grand Traverse County Drain Commissioner
Grand Traverse County Health Department
Grand Traverse County Conservation District
Grand Traverse CEA
Jesse Mitchell (Agent)
Michael and Jennifer Schau, Adjoining Property Owner
Donald E. Fochtman and Kay L. Omalia, Adjoining Property Owner
State Historic Preservation Office
Local Postmaster



13272 S. West Bay Shore Drive
Traverse City, MI 49684
T 231.935.1514
F 231.935.3829
www.gtbay.org

July 31, 2018

Michigan Department of Environmental Quality
Water Resources Division, Cadillac District Office
120 W. Chapin Street
Cadillac MI, 49601

**RE: DEQ File Number HND-SSY3-PMR6R
NREPA Part 303 Permit Application**

To Whom it Concerns,

I am writing to comment on the permit application submitted to the Michigan Department of Environmental Quality (MDEQ) by Gary Bevilacqua to reconstruct a stream channel and fill a wetland area for a driveway in Acme Township, Grand Traverse County. The Watershed Center advocates for clean water in Grand Traverse Bay and acts to protect and preserve its watershed. We believe there are a number of project alternatives that could be significantly lessen the impact to the stream network and onsite wetlands.

Wetlands, especially those adjacent to water bodies, provide a number of ecosystem services including flood attenuation, water filtration, groundwater recharge, shoreline stabilization, and fish and wildlife habitat. An applicant can only be granted a Part 303 permit if they have demonstrated that, among other factors, either the proposed activity is primarily dependent upon being located in the wetland, or a feasible or prudent alternative does not exist. DEQ R 281.922a(2). In addition, the applicant must show that “unacceptable disruption to aquatic resources will not occur as a results of the proposed activity.” DEQ R. 281.922a(2). The application does not provide alternative solutions to wetland impacts.

Further, it appears that the wetlands may be a result of a man-made stormwater retention system. Stormwater retention systems are designed to handle a specific volume of stormwater runoff from neighboring impervious surfaces. If the applicant plans to increase the impervious area near the stormwater retention pond and reduce the stormwater pond’s storage capacity, this could result in stormwater management issues, including onsite flooding. A prudent and feasible alternative would be to either relocate the driveway to an alternative location or use open-pile construction. DEQ recommends the use of open-pile structures to minimize impacts to wetlands because “fill paths and roadways tend to impede the natural surface flows in wetlands and act as dam-like structures” (DEQ Best Management Practices Manual, Wetland Crossings).

Stream bank erosion is a naturally occurring process that results in a slowly migrating stream channel. There are a number of land use activities, including increasing the amount of adjacent impervious surface, removal of riparian vegetation, and the stream channel disturbance, which can accelerate stream bank erosion. Because riparian vegetation plays such a crucial role in reducing stream bank erosion, it is unclear why the applicant would remove trees as part of this restoration effort. The complex root systems of trees and other deep-rooted vegetation bind soil particles, thwarting erosion. In addition, riparian trees and plants help infiltrate surface runoff before it enters the stream channel, thereby reducing stream velocities that accelerate erosion.

It is also unclear why the applicant is proposing to remove woody debris from the stream site and reshape the stream channel. Woody debris in streams has a number of ecological benefits, including stream channel stability and providing habitat for microscopic algae, fish, and other wildlife. Stream channels morphology should be subject to natural processes, not anthropogenic intervention. The best way to combat stream erosion is to use a bioengineering approach that uses natural, biodegradable products such as biologs and fiber mats, and deep rooted native vegetation. This natural approach to stream bank stability will ensure the ecological integrity of the stream site.

For the reasons, I request the DEQ modify the project to minimize its adverse impacts. Thank you for your consideration, please contact me if you have questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Heather Smith". The signature is fluid and cursive, with a large initial "H" and "S".

Heather Smith
Grand Traverse BAYKEEPER®

cc: Shawn Winter, Acme Township Planning and Zoning Administrator



MEMORANDUM

Planning and Zoning

6042 Acme Road | Williamsburg, MI | 49690

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

To: Shawn Winter, Planning & Zoning Administrator
From: Shawn Winter, Planning & Zoning Administrator
CC:
Date: July 31, 2018
Re: Master/Park Plan Update Meeting Summary

Attendees: John Iacoangeli, Karly Wentzloff, Amy Jenema, Shawn Winter

The group met to discuss the process and necessary steps to update the community master plan and the parks master plan.

Demographics:

- Beckett & Raeder will update the demographics sections and note changes from the 2014 plans.

Public Input:

- Survey Monkey will be utilized to collect public input over a period of at least three weeks.
- Paper copies will be made available at the Township Hall to those who request them.
- Beckett & Raeder will perform the review/analysis of the survey results
- Amy Jenema, Marcie Timmins, Karly Wentzloff, Steve Feringa, and Shawn Winter will meet in the next two weeks to review the questions from the last master planning process, decide which questions to include again, and create new questions based on current conditions and changes in the community since the master planning process
- Beckett & Raeder will vet the questions to ensure there is not bias in the wording.

Planning Items for Consideration:

Non-Motorized Transportation

- Local: Acme Connector Trail connecting the existing trail at Bunker Hill Rd to the Grand Traverse Town Center via the Acme Village area.
- Regional: Traverse City to Charlevoix Trail from the existing trail at Bunker Hill to the north boundary of the township. Exact location to be determined by engineering work being currently in process
- Improved walkability, primarily within the US-31/M-72 Business District by means of sidewalks

Housing

- Diverse housing stock/options to meet the needs of individuals at all stages of life
- Emphasis on providing workforce housing
- Develop a PILOT ordinance

Municipal

- New township hall/fire department
- Potential location for a future east end branch of the Traverse Area District Library
- Reactivate Bertha Vos as an elementary school

Commercial

- Promote the development of adaptable commercial properties, geared towards small businesses
- Development of a water system is critical to the successful development of commercial properties

Parks

- Create a sense of identity/branding for Acme Township Parks through a unified signage system
- Improve access to the acquired bayshore properties, especially in the marina area
- Investigate potential for active recreation through athletic fields, along with any public / private partnerships as a funding mechanism
- Adopt an Art in the Parks ordinance for the display of public art in the township parks
- Activate the township parks through a series of events (e.g. movies, live performances, partnerships with the land conservancy, etc)

Next Steps:

- John will produce a timeline of the plan update process, with a targeted adoption date at the end of January
- John will also provide a cost estimate for the scope of work
- Shawn will coordinate with the identified committee to review and recommend survey questions

2019 Community Master and Parks Plan Update Survey Questions

Red – questions removed or modified from original 2014 survey

Green – questions added for the plan update survey

1. How long have you lived in Acme Township?
 - Less than 2 years
 - 2-5 years
 - 6-10 years
 - 11-20 years
 - More than 20 years

2. Please indicate in which area of the township you are located by referencing the enclosed Survey Sub-Ares map (map included with question).
 - a. Shoreline north of M-72 and west of US-31
 - b. East of US-31 and north of Brackett Road
 - c. East of US-31, south of Brackett Rd and north of Bunker Hill
 - d. Cranberry Woods, Springbrook Hills, and Wellington Farms subdivisions
 - e. Holiday North and Pines subdivisions, Sherwood Farms and Stockfish Subdivisions
 - f. Bay Villa Condos, Crestridge Hills, Scenic Hills and Village of Acme
 - g. Business community

3. How would you classify yourself?
 - Non-resident property owner (own property only but do not live or conduct a business in Acme Township)
 - Seasonal resident – primary residence is located in another community
 - Year-round resident – homeowner
 - Year-round resident – renter

4. Are you a business owner in Acme Township?
 - No
 - Yes

5. Which of the following best describes your occupation?
 - Agriculture
 - Arts, entertainment, and recreation
 - Construction
 - Currently unemployed
 - Educational, health, and social services
 - Finance, insurance, and real estate
 - Government
 - Information/technology
 - Manufacturing
 - Other
 - Professional, scientific, and management
 - Retail trade
 - Retired
 - Transportation and warehousing
 - Wholesale trade

6. What category below includes your age?
- 20 – 29 years
 - 30 – 39 years
 - 40 – 49 years
 - 50 – 59 years
 - 60 – 69 years
 - 70 – 79 years
 - 80 – 89 years
 - Over 89 years old

7. Acme Township will be faced with many issues in the next decade for which long-range planning is critical. Following is a series of items addressing various issues relevant to the township. First, please indicate the importance of each item when considering the future of Acme Township, and then rate Acme Township’s efforts with regards to the item.

	How <i>important</i> is this issue to you?					How would you <i>rate</i> Acme Township with regard to this issue?					
	Very Imp.	Somewhat Important	Und.	Somewhat Unimp.	Very Unimp.	Exc.	Above Avg.	Avg.	Below Avg.	Poor	Don't Know
Cost of Living / Affordability											
Property Tax Rate											
Responsive Government											
Quality of Schools											
Quality of Roads											
Recreation Opportunities For Adults											
Recreation Opportunities For Children											
Access to Health Care Services											
Availability of Emergency Services											
Job Opportunities within Walking & Biking Distance of Acme Twp.											
Rural Atmosphere											
Proximity to Traverse City											
Sense of Community											
Access to water and East Bay											
Proximity to Family & Friends											
Other, Please specify											

8. How satisfied are you overall with the quality of life in Acme Twp?

- Very dissatisfied
- Somewhat dissatisfied
- Somewhat satisfied
- Very satisfied

9. How would you rate your satisfaction with the following services provided within Acme Township?

	Very Dissatisfied	Somewhat Dissatisfied	Somewhat Satisfied	Very Satisfied	No opinion, Don't know
Emergency medical services & fire protection					
Park maintenance					
Public transit (BATA) services					
Recycling center					
Road conditions and maintenance					
Sheriff services					
Township electronic newsletter Communication					
Township website					
Zoning and blight enforcement					

10. With regard to funding, do you believe the following initiatives should be pursued in Acme Township over the next 10 years? (please choose **one response** for each item)

	Yes, even if it raises my taxes	Yes, only if it doesn't raise my taxes	No	Uncertain
Community center				
Community newsletter (mailed)				
District branch library				
New fire station				
New township hall				
Expansion of sewer system				
Public transit (BATA stations)				
Pubic water services				
Recycling services				
Road maintenance and reconstruction				
Senior services				
Shoreline water quality protection				
Township-wide pathway system, including sidewalks				
Township-wide TART Trail System				
Sidewalks along US-31 and M-72				
Improvements to the US-31 shoreline parks				
Web/Televised township meetings				

11. Please select the one statement below that most closely matches your views on growth and development in the township. "I would prefer the township to..."

- Discourage growth and development
- Encourage new growth and development
- Maintain current rate of growth and development
- No opinion

12. The township currently levies a special property tax millage for Farmland Preservation. How likely are you to vote to continue this millage when it is up for renewal in 2013-2014?

- Not likely
- Likely
- Undecided

13. Would you support a small dedicated millage levied specifically for maintenance and improvements to the township's recreational assets, including parks and trails?

14. Due to the Headlee Amendment and Proposal A, the millage rate Acme Township is allowed to assess has decreased year over year to 0.7307. Would you support a reset in the millage rate to 1.00 in order to improve township services?

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

	Low Priority	Medium Priority	High Priority	Not a Priority
Agricultural operations and processing				
Agricultural tourism				
Residential (single-family)				
Residential (multi-family, apartments)				
Retail (locally-owned)				
Large scale retail (regional and national chains)				
Restaurants and entertainment				
Professional offices and technology-related business				
Mixed use (combination of retail / professional / industrial in one building)				
Recreation / Tourism				
Warehousing and distribution facilities				
Industrial				
Alternative Energy Generation				

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

	Low Priority	Medium Priority	High Priority	Not a Priority
Farmlands and orchards				
Opportunities for fishing & hunting				
Rural character				
East Bay shoreline				
Water quality for streams, watersheds, and East Bay				
Wildlife habitat				
Invasive Species Management				

17. Please rate each of the following in terms of desirability when planning for US-31 in Acme Township between M-72 and Five Mile Road:

	Very Undesirable	Somewhat Undesirable	Somewhat Desirable	Very Desirable	No Opinion, Don't Know
Promote safe, fast and efficient traffic flow					
Take steps to slow traffic to a safe yet efficient flow					
Meet the needs of local vehicular traffic					
Meet the needs of local pedestrian traffic					
Attract new businesses / commercial growth					
Attract new residents					
Attract tourism					
Should remain the same					
Other, please specify					

18. Using the enclosed VISUAL PREFERENCE GUIDE, select what you would like US-31 to look like in the future (images included with question):

- Option A
- Option B
- Option C

19. Please rate each of the following in terms of desirability when planning for M-72 in Acme Township between Lautner Rd east to Arnold Rd:

	Very Undesirable	Somewhat Undesirable	Somewhat Desirable	Very Desirable	No Opinion, Don't Know
Promote safe, fast and efficient traffic flow					
Take steps to slow traffic to a safe yet efficient flow					
Attract new businesses / commercial growth					
Retain opportunities for agriculture					
Compact commercial centers					
Strip commercial development					
Industrial / Warehousing					
Should remain the same					
Other, please specify					

20. Using the enclosed VISUAL PREFERENCE GUIDE, select what you would like M072 to look like in the future (images included with question):

- Option A
- Option B
- Option C

21. Please indicate if you feel there is currently too much, the right amount, or too little of the following types of housing in Acme Township: Rate each of the following housing options as a priority in the township:

	Too Little Low Priority	Right Amount Medium Priority	Too Much High Priority	Don't Know No Opinion
Senior citizen housing				
Low and moderate income, individuals and families				
Work force housing (home values less than \$145,000)				
Multifamily, apartments				
Housing for local workforce and/or young families				
Senior/Assisted living				

22. Rate each of the following zoning issues as a priority for the township:

	Low Priority	Medium Priority	High Priority	No Opinion
Farm markets				
Guest house on same lot as primary home				
Home-based occupations / businesses				
Junk / trash quantity restrictions				
Lights standards / dark sky				
"Mother-in-law" apartments and/or accessory dwelling units as long-term rentals				
Noise regulations				
Signs — size restrictions				
Wind turbines Alternative Energy Generation				
Short-term rentals (non-owner occupied) in residential districts				

23. How often do you or a member of your household visit the following public/~~private~~ outdoor parks, trails and/or indoor recreation facilities located in Acme Township?

	At least once a week	Several times a month	Once a month	Several times a year	Do not visit
Bayside Park					
Bunker Hill Boat Launch					
Deepwater Point Natural Area					
Dock Road Boat Launch					
East Bay Harbor Marina					
Grand Traverse Resort					
LochenHeath Golf Club					
Maple Bay County Farm Park					
MDOT / Gilroy Roadside Park					
Petobego State Game Area					
Sayler Park					
Shores Beach Boat Launch					
TART Trail					
VASA Trail / Bartlett Park					
Yuba Creek Natural Area					
Yuba Park Road Sayler Park Boat Launch					

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

	Strongly Disagree	Somewhat Disagree	Somewhat Agree	Strongly Agree	No Opinion
Parks and recreation facilities/services are important to our community and worthy of taxpayer support					
Acme Township should continue additional land acquisitions to provide greater access to Grand Traverse Bay					
Acme Township should support the development of trails that connect with other adjacent parks, desirable destinations , and the TART Trail					
Acme township needs a designated swimming beach					
Acme Township should have a public marina					
Acme Township should have an adequate public boat launch facility					
Acme Township should actively plan for and support arts and cultural activities					
Acme Township should adopt a plan to exhibit public art installations in township parks					

25. Please indicate which of the following recreation facilities and activities Acme Township should plan for and develop. Indicate your *top three* choices by placing a 1, 2, and 3 next to your first, second, and third choice activities/facilities:

Recreation Activities	First Choice	Second Choice	Third Choice
Ball fields			
Basketball courts			
Bird watching			
Canoe / kayak launches			
Children playground structures			
Climbing wall			
Community gardens/plots			
Cultural events / public art			
Dog park			
Fishing access areas			
Frisbee golf			
Non-motorized trails (i.e. TART Trails)			
Outdoor movies-in-the-park			
Outdoor performance amphitheater			
Parks with wireless capabilities			
Passive (leisure) parks			
Public art installations			
Public boat docks			
Skateboard park			
Snowshoeing			
Swimming beach			
Tennis courts			
Volleyball (beach) courts			
Volleyball (indoor) courts Indoor athletic facilities			
Walking/Nature trails			
Water sports (i.e. kite boarding)			
Wind sports			
Winter skating rink			

MEMORANDUM

TO: Acme Township Planning Commission
FILE NO. 5385.00
FROM: Jeffrey L. Jocks, OLSON, BZDOK & HOWARD, P.C.
DATE: July 10, 2013
RE: Officer Election Process

The purpose of this memo is to set out the general process that this Planning Commission has used for elections of Planning Commission officers. The process is basically the same as found in Robert's Rules of Order.

1. The Chairperson states that elections for officers shall begin and that each officer shall be elected in turn.
2. The Chairperson opens nominations for the office of Chairperson.
3. Any member of the Planning Commission may nominate any other member for Chairperson.
4. Voting for Chairperson occurs in the order of nomination. The person nominated first is voted upon by roll call vote and if a majority votes in favor of that person being elected as Chairperson, then no more votes are taken. If there is not a majority in favor, then the person nominated second is voted upon, and so on until a nominee is elected by a majority. The nominee recuses him or herself from voting.
5. Steps 2 through 4 are repeated for Vice Chairperson and then for Secretary.

In Issue 2018 August, Real Estate And Construction
- By Rick Haglund

Reshaping An Industry: Paul Bandrowski And A “Dream Team” Of Local Investors Are Betting Big They Can Reshape Home Construction



The way most homes are built is archaic: Materials, ordered from hundreds of suppliers, arrive at one place for on-site assembly.

Former tech exec Paul Bandrowski believes it’s a costly, time-consuming, mistake-laden process.

“Why are we doing it this way? The construction industry is ripe for disruption,” said Bandrowski, who is the founder and CEO of Inphastos, a high tech manufacturing company set to build complete components of custom homes – not cookie-cutter “modular” homes – and essentially snap them together on building sites.

“These will be gorgeous homes that just happen to be built in factories,” he said.

Bandrowski, whose prior career was in internet auction and encryption software, said his goal is for the company to operate a series of home-building factories across Michigan and eventually the nation.

“The way houses are built today is the same as the way it was done 200 years ago,” he said. “We aren’t going to build that way. Our homes will be built in a highly automated, systemized, controlled environment.”

Inphastos’ first factory on M-72 in Traverse City is in the test phase of building wall systems. There are plans to build enough walls for three houses a day by March. There are also plans to turn a vacant Kmart store in Acme into a research, development and data center, a site that would eventually become the company’s world headquarters, Bandrowski said.

Beyond building custom homes, Bandrowski also is CEO of North Bay Capital Group, a private equity and venture capital firm. North Bay Capital is focused on investing in local companies in the construction and housing industries and takes partial ownership in its portfolio companies, Bandrowski said.

North Bay Capital Group has ownership interests in The Windward Group, which is building The Village at Mason Creek, a community of 319 rental homes in Blair Township; Southtown Property Management in Kingsley; Northwest Service Solutions, a plumbing services company in Traverse City; and Kingsley Lumber.

“All of our portfolio investment companies are helping to crack the code in building homes better, cheaper and faster,” he said. “Our goal is to grow the economy of northern Michigan and grow the pie for everyone. A rising tide raises all the ships.”

Inphastos, which until recently employed just 10 people, got a huge boost when Texas-based energy and communications company Quanta Services decided to shut down its Microline Technology subsidiary in Traverse City.

Bandrowski said he was able to hire 20 of the company’s software, electrical and other engineers overnight to grow Inphastos, a word he created that denotes innovation and craftsmanship.

“Michigan had the most talented engineers in northern Michigan,” he said. “It would have taken me two years to build a team of this caliber.”

Building homes and other structures in factories has a variety of advantages over traditional stick-built construction at building sites, Bandrowski said. More precise cutting and assembly by robots reduces material waste, improves quality and reduces cost. Weather delays and worksite injuries are reduced in the factory environment.

And fewer workers are required in factory-based construction at a time when skilled trades workers are in tight supply. Many in the industry expect the current shortage of workers to continue long into the future, despite the efforts of state government and builders’ groups to attract more workers into the construction trades.

“All of these groups do not see a solution to the labor shortage,” said Beau Vore, owner of Kingsley Lumber. Construction of single-family homes and apartments is a \$640 billion a year industry, according to an Inphastos investors presentation. But Inphastos isn’t the only business working to disrupt that industry.

Several new companies around the country, including California-based startup Kattera, are attracting billions in venture capital for their nascent factory operations.

Kattera, which built its first factory only last year, picked up \$865 million in January from a group of investors led by Softbank Vision Fund. In May, Softbank also invested \$2.2 billion in General Motors’ autonomous vehicle technology.

While it might seem that factory-based construction could put thousands of traditional home builders out of business, if it takes off, Bandrowski sees things differently. He said builders likely will focus more on the development side of the business rather than the actual construction.

“We believe we are actually working for the builders,” he said.

Terry Beia, an investor in Inphastos, said productivity in the construction industry lags virtually every other industry, making the sector ripe for a major transformation.

“Nothing has really changed in that industry and something must,” said Beia, who invests in the energy and commercial real estate industries. “Wall Street money is flooding this market. The change is coming.”

Beia is among investors in Inphastos and North Bay Capital that Bandrowski calls a “who’s who of northern Michigan.” Among the other major investors Bandrowski disclosed are Casey Cowell, president of the venture capital firm Boomerang Catapult; Tom Dickinson, a former insurance company CEO and president of Pathfinder School; Marty Lagina, a Traverse City winery owner; Ray Dornbusch, former owner of Espresso Bay in Traverse City; and Northern Angels, a group of angel investors.

Inphastos recently raised \$3.5 million from a group of investors that included Boomerang Catapult,

Northern Angels and others. It might seek another \$4 million in local funding before issuing a broader venture capital offering next year, Bandrowski said.

Bandrowski was an entrepreneur and investor in a variety of technology companies in the Buffalo area, Chicago and California before moving to northern Michigan with his family in 2005.

He’s largely kept a low profile as a philanthropist, volunteer and coach of local youth sports teams. He said he came out of retirement to begin investing in businesses in the construction sector that weren’t right for conventional bank financing.

Vore said he met Bandrowski through a mutual friend after acquiring Kingsley Lumber almost three years ago. The business was growing rapidly but lacked the capital needed to support that growth.

“Paul is motivated. He has a passion for what he’s doing,” Vore said. “It’s contagious. It doesn’t feel like work when you’re creating and growing companies that want to serve clients better.”

Likewise, Beia said Bandrowski “is the right guy to lead this revolutionary charge in northern Michigan” and has assembled a “dream team” of technology experts to execute his strategy.

Meanwhile, the Windward Group, one of North Bay Capital’s portfolio companies, has a number of building projects planned or underway across Michigan.

Among them are Red Oaks, a proposed 100-unit condominium home development in Grawn with 1,500-square foot homes priced at between \$180,000 and \$200,000. Each home will feature a two-car garage and basement.

Bandrowski said the Windward Group has 12 residential projects, totaling 2,000 housing units, planned throughout the state.

“You’re going to see our developments all over the state of Michigan,” he said. “You’ll see a lot of product on the market by October.”

Tech Headquarters Proposed for Acme Kmart Site

– by Beth Milligan

New life could be coming to the former Kmart store in Acme as a technology firm makes a bid to open its global headquarters on the site.

Founder and CEO Paul Bandrowski of Inphastos has the former Kmart property at 6455 U.S. 31 under contract and is in preliminary talks with Acme Township officials about locating his corporate headquarters at the site. Inphastos uses “advanced systems, robots, and technology” to construct factory-built housing, said Bandrowski, who is also the CEO of Noble Homes, a firm specializing in affordable housing and manufactured home leasing in northern Michigan.

Inphastos – which currently operates in three local buildings totaling 35,000 square feet in the Keane Drive industrial park and on M-72 – aims to take over the 86,000 square-foot Kmart site as its main research and development facility.

“We’ll be testing robots and evaluating various forms, and using these components to help builders reduce the cost of construction and the speed at which they can construct individual as well as multi-residential housing,” Bandrowski said.

The Kmart site would serve as a test facility for the company’s new technology and systems, while factory production would take place at another off-site facility.

“We’re looking for space right now for the main production factory, which would be between 100,000 and 300,000 square feet,” he said. “We’re in the process of evaluating various [local] locations right now for that facility.”

In addition to housing Inphastos’ corporate headquarters and R&D division, the Kmart site would also serve as a large-scale data center for the company. Bandrowski will seek a planned unit development (PUD) – a zoning plan for a specific property site – that will also allow the company to add commercial and residential units to the property. Bandrowski says the project is venture-backed by groups including Casey Cowell’s Boomerang Catapult and investment group Northern Michigan Angels.

Bandrowski said early feedback from Acme Township officials has been “very encouraging” on the project. His team will appear before planning commissioners early this month to present preliminary plans for the proposed development. The company will then go through an estimated two- to three-month process to pursue PUD approval for the site.

“We’re on a pretty tight timetable ... we have to start construction inside Kmart by November, because we have to be open with our full engineering and data centers by March 2019,” he said.

Bandrowski estimates Inphastos would initially employ approximately 50 staff members, growing to over 100 jobs in the next 18 to 24 months.

“We employ high-level engineering talent: computer, software, electrical, mechanical engineers,” he said. “We’ve added 30 jobs in the last three months, with an average salary of \$70,000 to \$100,000.”

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Jacqueline Plamondon-Coyne

Wow sounds great

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