



**ACME TOWNSHIP PLANNING COMMISSION MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
September 10th, 2018 7:00 p.m.**

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE at 7:04 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 (by conference phone), V. Donn, Recording Secretary

- A. LIMITED PUBLIC COMMENT:** Opened at 7:06 pm
Brian Kelley, 4893 Ridgecrest, stated his concerns on the Form Base Code and Community Survey. (written comments submitted).

Limited Public Comment Closed at 7:09 pm

B. APPROVAL OF AGENDA:

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

C. INQUIRY AS TO CONFLICTS OF INTEREST: None

D. SPECIAL PRESENTATIONS: None

E. CONSENT CALENDAR:

1. RECEIVE AND FILE

- a. Township Board Meeting Minutes 08.14.18
- b. Township Board Meeting Draft Minutes 09.04.18
- c. Parks and Trails Committee Meeting Draft Minutes 08.17.18

2. ACTION:

- a. Adopt Planning Commission Meeting Draft Minutes 08.13.18

Feringa requested to remove under 2. ACTION a. Adopt Planning Commission Meeting Draft Minutes 8.13.18 to F. 1.

F. ITEMS REMOVED FROM THE CONSENT CALENDAR

- 1. Remove Planning Commission Minutes 08.13.18

Motion by Feringa to approve the Consent Calendar with removal of Item 2. ACTION, a. Adopt Planning Commission Meeting Draft Minutes 08.13.18, supported by Timmins. Motion carried unanimously.

Feringa stated he was absent from the meeting so he abstained from approval of the 08.13.18 Planning Commission Meeting draft minutes.

Motion by Timmins to approve the minutes from 2. ACTION, a. Adopt Planning Commission Meeting Draft Minutes 08.13.18, supported by Ballentine. Motion carried with Feringa abstained from motion.

G. CORRESPONDENCE:

1. Coastal Resiliency Training Workshop – LIAA

Wentzloff informed if anyone is interested in attending the workshop let Winter know and he will

get you registered.

H. PUBLIC HEARINGS: None

I. NEW BUSINESS:

1. SUP 2018-03 Minor Amendment – LochenHeath Golf Course Cottages

Jim Maitland owner of LochenVest LLC dba LochenHealth gave a brief overview of the planned development. He submitted an application to amend the SUP 98-10, which was the Planned Unit Development approval for the northern portion of the LochenHeath development and contains the majority of the golf course, amenities, and some residential lots. The application is for seven golf course cottages for members and their guests. Includes Phase I site plan approval to construct the first two cottages #1 and #3. The additional cottages will still need to come before the Planning Commission for site plan review. The location of the cottages will be between the Members' Pavilion and the gate house north of the entrance drive.

Quinn Ridley P.E. with Wade Trim showed schematics of the planned development for the first and second phases of the project. He described the retention pond that will hold the water is shallow and will look like a grass area.

The existing water and sewer system on site have the available capacity to accommodate Phase I. Additional phases of construction will require improvements to both systems. Roadway names were assigned for addressing purposes to meet Metro Fire requirements. Landscaping with species requirements of the ordinance and parking is available through existing spaces, as well as spaces included with each phase of development.

Motion by Balentine to approve SUP 2018-03, Minor Amendment to SUP 98-10P, for the seven golf course cottages, with site plan review approval to begin construction of Phase I consisting of cottages #1 and #3, as presented in the submitted application and supporting documents, recommended by staff, and supported through a finding of fact, supported by Timmins. Motion carried unanimously.

2. PD 2018-01 – Windward Group Pre-Application and Review of Qualifications

Winter did an introduction on the application that was submitted by Windward Group LLC by agent, Nate Elkins with Influence Design Forum, for a planned development pre-application review of qualifications. The applicant intends to undergo an adaptive reuse of the vacant Kmart store on US-31 into a headquarters for a company called Inphastos that is creating an automated system to construct panelized walls for residential construction. This building will provide office space, data center, and a research and development facility. This would not be a manufacturing facility it will be a location to test the systems with robots to be sure the automotive systems are working. The rest of the property would be residential mostly multi-family and commercial. The pre-application review of qualifications was performed by John Iacoangeli of Beckett & Raeder. The conceptual plan meets eight of the qualifications of a PD based § 19.3(a-e) out of nine objectives in § 19.3(f) of the ordinance.

Nate Elkins, from Influence Design Forum representing the Windward Group with Joel Reb and a representative from Inphastos, Craig Wesley. Nate did a presentation with drawings showing existing parking lot, building, landscaping and the new proposed plan. Schematics of the existing conditions, concept site plan, building use study, building height and density, circulation plans, greenspace, and concept phasing plans are included in the packet.

Craig Wesley clarified Inphastos would not have manufacturing at this site, it would be for research developing only.

The pre-application and qualifications phase are to review the concept and early stage specific details. Once the pre-application is approved, the applicant will proceed with their full application submission. The Planning Commission presented some of their concerns that they would like to see put in the full application submission.

Motion by Timmins to approve the pre-application for PD 2018-01 Windward Group for the redevelopment of the Kmart property located at 6455 US-31 N based on the staff review that the conceptual plan proposal meets at least the minimum five of the nine required objectives in §19.3(f), as well as all other requirements. The approved pre-application will be for the adaptive reuse of the former Kmart building into the headquarters for Inphastos to include office space, data center and a research and development facility, but prohibit manufacturing. The balance of the development will consist of a mix of uses including multiple family residential, office and commercial/retail space as presented, supported by VanHouten. Motion carried unanimously.

Public comment from Brian Kelley stated he approved of the plan but felt there should be a discussion on possible noise that may occur and what the hours of operation would be.

J. OLD BUSINESS:

1. Community Master Plan and Parks Master Plan Updates

Winter explained the Community Master and Parks Plan questions that were discussed at the last meeting were incorporated into the survey and are included in the packet.

A poll from the commission decided to omit the short-term rental question since there was a recent public forum and the ordinance was amended. There will be a last review at the next Parks and Trails Committee meeting before sending the final version to Beckett & Raeder to upload into survey monkey. Upon completion it will be announced by putting an ad in the local newspapers for Acme residents to either complete by paper form available at the Acme Township Hall, or electronically on the township's website.

K. PUBLIC COMMENT & OTHER PC BUSINESS

Public Comment open at 8:54 pm

Brian Kelley stated he felt the township should keep asking the community questions on their sentiments in the survey.

Public comment closed at 8:55 pm

- 1. Zoning Administrator Report** – Shawn Winter: No report
- 2. Planning Consultant Report** – John Iacoangeli: No report
- 3. Township Board Report** – Doug White: No report
- 4. Parks & Trails Committee Report** – Marcie Timmins informed Bayside Park will remained closed until next Spring to let the grass grow. There will be a ceremony in May 2019 for the park opening. Winter informed he applied for a community growth grant to provide funding for the Acme connector trail. This would be for engineering only.

ADJOURN: Motion to adjourn by Timmins, supported by Balentine. Meeting adjourned at 8:58



ACME TOWNSHIP PLANNING COMMISSION MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
September 10th, 2018 7:00 p.m.

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE

ROLL CALL:

- A. LIMITED PUBLIC COMMENT:** Members of the public may address the Commission regarding any subject of community interest during public comment periods by filling out a Public Comment Card and submitting it to the Secretary. Public comments are limited to three minutes per individual. Comments during other portions of the agenda may or may not be entertained at the moderator's discretion
- B. APPROVAL OF AGENDA:**
- C. INQUIRY AS TO CONFLICTS OF INTEREST:**
- D. SPECIAL PRESENTATIONS:**
- E. CONSENT CALENDAR:** The purpose of the consent calendar is to expedite business by grouping non-controversial items together for one Commission motion without discussion. A request to remove any item for discussion later in the agenda from any member of the Commission, staff or public shall be granted.
 - 1. RECEIVE AND FILE**
 - a.** Township Board Meeting Minutes 08.14.18
 - b.** Township Board Meeting Draft Minutes 09.04.18
 - c.** Parks and Trails Committee Meeting Draft Minutes 08.17.18
 - 2. ACTION:**
 - a.** Adopt Planning Commission Meeting Draft Minutes 09.13.18
- F. ITEMS REMOVED FROM THE CONSENT CALENDAR**
 - 1.** _____
 - 2.** _____
- G. CORRESPONDENCE:**
 - 1.** Coastal Resiliency Training Workshop - LIAA
- H. PUBLIC HEARINGS:**
- I. NEW BUSINESS:**
 - 1.** SUP 2018-03 Minor Amendment – LochenHeath Golf Course Cottages
 - 2.** PD 2018-01 – Windward Group Pre-Application and Review of Qualifications
- J. OLD BUSINESS:**
 - 1.** Community Master Plan and Parks Master Plan Updates
- 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:

To: Acme Township Planning Commission
From: Brian Kelley, Acme Township
Date: Sept 10, 2018

Good evening,

The new Urban Diversions store on the corner of Bunker Hill looks amazing. Thanks to the owners, who have greatly raised the bar with their investment in the store and our community. They accomplished that result with good taste, and did not resort to gimmicks, or a carnivalesque appearance.

On that topic, not everyone has such good taste or budget. When the PC passed the form based code, back in 2014, they opted not to include standards or requirements on material type. I mentioned at the time that I had seen some pretty awful applications of certain materials, like corrugated steel, in other locales. Some PC members scoffed that anyone would do that. Later, I read about a bar downstate that used that material, in an intentionally garish way, to attract attention.

I think the PC should consider bringing the Form Based Code back for discussion, and whether any portions need updating.

Regarding the Community Survey, the draft revised questions were reviewed at the last meeting. I asked that the question regarding zoning enforcement of Noise remain, pointing out that certain businesses generate excessive noise using public address systems. Noise is also a key component of Rural Character. I had the distinct impression that the Chair marked that question for inclusion, but as I look at the survey in the packet, it is not there. The meeting packet did not get posted until late on Thursday, and Shawn was out of the office today.

The table that question (#14) appeared in has a number of Zoning items that were rated very important by the community in the 2012 Survey. It is important to ask those questions again, so we can see whether the community believes there has been any improvement.

Junk - 90% Medium or High Priority

Noise regulations - 89% Medium or High Priority

Farm Markets - 86% Medium or High Priority

Dark Skies - 84% Medium or High Priority

Signs, size restrictions - 84% Medium or High Priority

I am going to ask that it be put on the agenda for a quick discussion and possible inclusion. If you don't include it, then the only valid data we will have is from the 2012 Survey, and that data will be the official sentiment of record for our community.

Finally, at the last meeting it was revealed that there is no mechanism to prevent anyone from easily answering the survey multiple times and skewing the results. Regarding that new online web-based methodology for the survey, I ask again - who is the expert professional that is endorsing this methodology as sufficiently controlled and statistically significant?

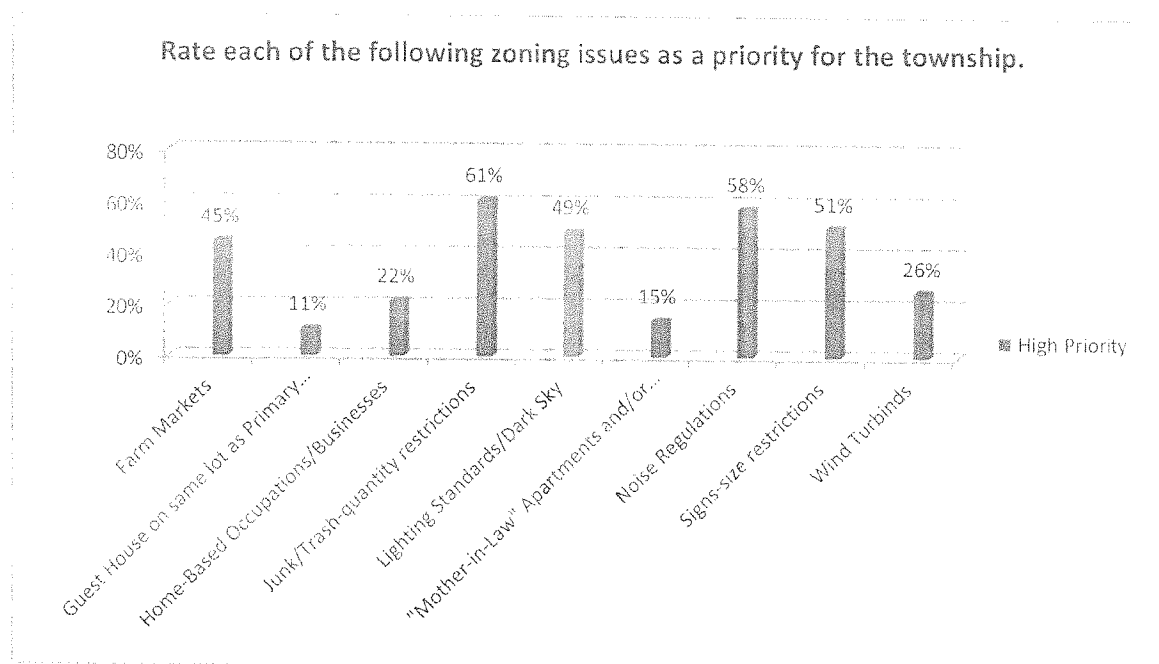
Thank you,
Brian Kelley

Question 14 asked respondents to rate each of several zoning issues as a priority for the township. The table and chart below display results.

High and Medium %

Table 20. Rate each of the following zoning issues as a priority for the township.

	Low Priority	Medium Priority	High Priority	No Opinion	
Farm Markets	14.1% 78	41.1% 228	44.9% 249	18	86%
Guest House on same lot as Primary Home	63.5% 319	25.7% 129	10.8% 54	70	
Home-Based Occupations/Businesses	34.7% 176	43.4% 220	21.9% 111	63	
Junk / Trash-quantity restrictions	10.1% 55	28.7% 157	61.2% 335	25	90%
Lighting Standards / Dark Sky	16.3% 87	34.8% 186	49.0% 262	35	84%
"Mother-in-Law" Apartments and/or Accessory Dwelling Units	45.2% 221	40.3% 197	14.5% 71	85	
Noise Regulations	10.6% 59	31.3% 175	58.1% 325	16	89%
Signs – size restrictions	15.8% 88	33.4% 186	50.8% 283	20	
Wind Turbines	48.3% 248	25.7% 132	25.9% 133	58	



Percent of respondents rating each zoning issue "High Priority," in descending order:

- Junk/Trash-quantity restrictions (61%)
- Noise Regulations (58%)
- Signs – size restrictions (51%)
- Lighting Standards / Dark Sky (49%)
- Farm Markets (45%)
- Wind Turbines (26%)

- Home-Based Occupations/Businesses (22%)
- "Mother-in-Law" Apartments and/or Accessory Dwelling Units (15%)
- Guest House on same lot as Primary Home (11%)



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: September 5, 2018
Re: September 5, 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 08.14.18
 - b. Township Board Meeting Draft Minutes 09.04.18
 - c. Parks and Trails Committee Meeting Draft Minutes 08.17.18
2. **ACTION:**
 - a. Approve Draft Planning Commission Meeting Draft Minutes 08.13.18

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

F. ITEMS TO BE REMOVED FROM THE CONSENT CALENDAR:

1. _____
2. _____

G. CORRESPONDENCE:

1. Coastal Resiliency Training Workshop - LIAA

H. PUBLIC HEARINGS:

I. NEW BUSINESS:

1. **SUP 2018-03 Minor Amendment - LochenHeath Golf Course Cottages**
An application has been received for a minor amendment to SUP 98-10 which was the Planned Unit Development approval for the northern portion of the LochenHeath development and contains the majority of the golf course, amenities, and some residential lots. The request with this application is for seven golf course cottages for members and

their guests. The request also includes Phase I site plan approval to construct the first two cottages (#1 and #3). The additional cottages, if the request is approved, will still need to come before the Planning Commission for site plan review. The location of the cottages will be between the Members' Pavilion and the gate house north of the entrance drive.

The Planning Commission approved a similar minor amendment in 2015 to allow the renovation of an existing vacant residential structure. The project never began and has since expired. This proposal will allow a similar use, but in a greater capacity utilizing new development. The inclusion of such lodging is a common amenity offered by golf courses these days, both public and private. This request is similar in intent and purpose of the 2015 approval.

The existing water and sewer system on site has the available capacity to accommodate Phase I. However, additional phases of construction will require improvements to both systems. Roadway names were assigned for addressing purposes to meet Metro Fire requirements. Landscaping meets the species requirements of the ordinance and parking is available through existing spaces, as well as spaces included with each phase of development. Since this was approved as a Planned Unit Development, its important to evaluate the proposed project not only against the zoning ordinance standards, but the spirit of the development itself. Staff finds that the proposed project does meet the requirements of the ordinance and is consistent with the development pattern within the boundaries of the Planned Unit Development. A complete review is included in the staff report. As such, the following motion is offered for consideration:

Suggested Motion for Consideration:

Motion to approve SUP 2018-03, Minor Amendment to SUP 98-10P, for the seven (7) golf course cottages, with site plan review approval to begin construction of Phase I consisting of cottages #1 and #3, as presented in the submitted application and supporting documents, recommended by staff, and supported through a finding of fact.

2. PD 2018-01 Windward Group Pre-Application and Review of Qualifications

An application was submitted by Windward Group LLC by their agent, Influence Design Forum, for a planned development (PD) pre-application review of qualifications. Through the PD option, the applicant intends to undergo an adaptive reuse of the vacant Kmart store on US-31 into a headquarters for a company called Inphastos that is creating an automated system to construct panelized walls for residential construction. This building will provide office space, data center, and a research and development facility. I want to clarify that from my discussions with the applicant this is not to be a manufacturing facility. The company has an existing site for manufacturing on the west side of town and is looking at other locations for expanded production. This would be where they design the automated systems for the manufacturing sites. With that will come limited test runs to review the operation of the designed systems. The office space is allowed by right in the district, but the research and development facility is not. However, through a PD option, the Planning Commission could allow the use through an overall development of the property that meets the intent and purpose of the district. This may be achieved through master planning the property's development to include additional elements that achieve that objective. The submitted application documents illustrate the applicant's intended development of the property.

The pre-application review of qualifications was performed by John Iacoangeli of Beckett & Raeder. As noted in his review, this initial stage is where the Planning Commission determines if the conceptual plan meets the qualifications of a PD based § 19.3(a-e) and meeting at least five (5) of the nine (9) objectives in § 19.3(f) of the ordinance. I concur

with John Iacoangeli's review that the submitted application does meet the minimum requirements for PD. The conceptual plan of the property outlines the integration of a variety of uses through a series of phases within the development. Moreover, the built environment and balance of uses is consistent with the intent and purpose of the CF: Corridor Flex base zoning district. By incorporating the elements of the conceptual plan, the research and development component will be a complement to the development and at this time is not considered to negatively affect the other uses within the subject property or the surrounding properties. However, I feel its important to remind the Planning Commission that pre-application and review of qualifications phase is simply a review of the concept and many specific details will not be answered at this time. Once the pre-application is approved, the applicant will proceed with their full application submission which will hash out the necessary details. Also, approval of a pre-application is not a guarantee for approval of the official application.

I do want to emphasize John Iacoangeli's point under number two in his recommendation. The PD development option is not to be used as a means to skirt existing zoning. Since the research and development use by itself is not an allowed use in the district, if none of the other development components prescribed in future phases pan out, then effectively the PD will have been used for this purpose. In order to achieve the township's goals and objectives, as well as meet the intent and purpose of the district, the Planning Commission and Board should consider options to ensure this occurs. This could be in the form of phasing requirements, bonds for certain portions of the work, conditions in the approval, or other forms of performance guarantees. These will not be determined or established at this month's meeting, but rather will be worked out through the formal application review process. The applicant, staff and counsel have already begun these conversations and will continue with them so that possible scenarios can be presented to the Planning Commission.

Suggested Motion for Consideration:

Motion to approve the pre-application for PD 2018-01 Windward Group for the redevelopment of the Kmart property located at 6455 US-31 N based on the staff review that the conceptual plan proposal meets at least the minimum five (5) of the nine (9) required objectives in §19.3(f), as well as all other requirements. The approved pre-application will be for the adaptive reuse of the former Kmart building into the headquarters for Inphastos to include office space, data center and a research and development facility, but prohibit manufacturing. The balance of the development will consist of a mix of uses including multiple family residential, office and commercial/retail space as presented.

J. OLD BUSINESS:

1. Community Master Plan and Parks Plan Update

Last month the Planning Commission reviewed the survey questions and requested changes were incorporated. The Parks and Trails Committee reviewed them as well and made some additional changes. The version contained in the packet is the one sent to Beckett & Raeder to upload into survey monkey.

I meet with Claire Karner, John Iacoangeli, and Carrie Klingsmith, all from Beckett & Raeder, on August 29 to discuss the process. Carrie will be leading the Parks and Recreation Plan update, Claire will be leading the Master Plan update, and John will be working with both. The survey has been created in draft form. Once final edits are performed in Survey Monkey the survey will go live and remain available for approximately thirty (30) days. I anticipate the survey being available within a week. Once complete, the responses will be analyzed and amendments to the plans explored. Given the tight deadline to get the

updated Parks and Recreation Plan uploaded to the state by February the initial focus will be largely on this plan, performed primarily at the Parks and Trails Committee level. That is not to say work isn't going to proceed with the master plan. Claire has submitted a project timeline for review. I imagine you will be seeing her frequently at our meetings as we continue to move forward.

K. PUBLIC COMMENT & OTHER PC BUSINESS:

1. **Public Comment:**

Open:	Close:
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2. **Zoning Administrator Report:** Shawn Winter
 - **Permits** (since August 13, 2018)
 - Land Use Permits – 2
 - LUP 2018-29 Accessory building, 5311 Bunker Hill
 - LUP 2018-30 Addition, 5705 US-31 N
 - Sign Permits – 1
 - SIGN 2018-13 Permanent, J Lube, 5940 US-31 N
 - Tourist Homes – 1
 - TH 2018-07 2927 Sherwood
 - Site Plan Review – 1
 - SPR 2018-02 Insignificant Deviation, Urban Diversions, 5300 US-31 N

3. **Planning Consultant Report:** John Iacoangeli

4. **Township Board Report:** Doug White

5. **Parks & Trails Committee Report:** Marcie Timmins

L. ADJOURN:

Motion to adjourn:	Support:
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**ACME TOWNSHIP REGULAR BOARD MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
Tuesday, August 14, 2018, 7:00 p.m.**

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

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

Members excused: none

Staff present: V. Donn, Recording Secretary

A. LIMITED PUBLIC COMMENT:

Brian Kelley

(Submitted written comments can be found following the minutes in this packet)

B. APPROVAL OF AGENDA:

Zollinger requested to remove under L. OLD BUSINESS, 2. Farmland contract with GTRLC-Sullivan, Sullivan is not available to attend the meeting.

Motion by Nelson to approve the agenda with the removal of L. OLD BUSINESS, 2. Contract with GTRLC-Sullivan, supported by White. Motion carried unanimously.

C. APPROVAL OF BOARD MINUTES:

The Meeting minutes of July 10, 2018 and Special meeting minutes of July 26, 2018 are approved unless there are any changes.

Zollinger asked the Board to add The Brick House Interactive proposal amount of \$4970.00 to the motion in the July 10, 2018 minutes.

Motion by White to approve board meeting minutes of July 10, 2018 adding the total price of the Brick House Interactive proposal of \$4970.00 to K. NEW BUSINESS 4. Creation of an online interface/Brick House of July 26th, 2018 minutes, supported by Aukerman. Motion carried unanimously.

D. INQUIRY AS TO CONFLICTS OF INTEREST: None

E. REPORTS

- a. Clerk:** Dye reported the township primary election was very busy totaling 1,748 votes including the absentee ballots. That came to 46% of registered voters who participated from the township. Gabridge & Co will be in on August 27 to start the year-end audit.
- b. Parks:** Zollinger informed the township applied for a grant with Meijer and a \$10,000 check was received to use for playground equipment at Bayside Park. Jenema informed there is a Traverse City to Charlevoix Trail, Acme to Elk Rapids Public Open House August 22 from 5:30- 7:00 pm at the Elk Rapids Harbor Pavilion for anyone who wants to attend.
- c. Legal Counsel - J. Jocks:** No report
- d. Sheriff:** Nate Lentz reported they were up on service calls from the previous month. 30% of the calls were traffic stops, 12% on traffic issues and 6% from traffic accidents.
- e. County:** No report
- f. Roads:** Zollinger informed there was a road in Holiday Inn needing repair, he called the road commission staff and they fixed it. They have been doing road patching in the township.

F. SPECIAL PRESENTATIONS: Metro Fire 2019 Budget Preliminary

Chief Pat Parker did an overview of the report that was presented to the Board. A summary of budgeted revenue expenditures and allocations based on the millage tax value of 2.35 was done by comparing past and current revenues. The township board had a discussion as a preliminary review of the budget in preparation to approve at next month's meeting.

G. CONSENT CALENDAR:

1. RECEIVE AND FILE:

- a. **Treasurer's Report**
- b. **Clerk's Revenue/Expenditure Report and Balance Sheet**
- c. **North Flight June report**
- d. **RecycleSmart July 2018**
- e. **Draft Unapproved meeting minutes**
 1. **Parks & Trails 07/20/18**

2. APPROVAL:

1. **Accounts Payable Prepaid of \$209,320.60 and Current to be approved of \$36,753.80. (Recommend approval: Clerk, C. Dye)**

Dye requested to remove under CONSENT CALENDAR 1.b. Clerk's Revenue/Expenditure Report.

Motion by Nelson to approve Consent Calendar with removal of 1. b. Clerk's Revenue/Expenditure Report and Balance Sheet Report, supported by White. Roll Call motion carried unanimously.

H. ITEMS REMOVED FROM THE CONSENT CALENDAR:

1. b. Clerk's Revenue/Expenditure Report and Balance Sheet

Dye explained that with year-end auditing the Revenue/Expenditure report and Balance Sheet Report will have accrued payroll and other adjustments not currently reflected in the reports. These will happen when working with the auditors.

Motion by White to approve Consent Calendar, 1. b. Clerk's Revenue/Expenditure Report as presented, supported by Aukerman. Roll Call motion carried unanimously.

I. CORRESPONDENCE:

1. **Northwest Michigan Housing Summit October 22, 2018 flyer**
2. **Letter dated 7/17/18 from Village of Elk Rapids re: Notice of Proposed Master Plan**

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.

J. PUBLIC HEARING: None

K. NEW BUSINESS:

1. **Resolution #R-2018-20 to Loan money to 402 Park Capital improvement fund-Supervisor**

A loan from Fund 101 Fund Balance to the 402 Bayside Park Capital fund to help in paying current bills on hand until the DNR grant reimbursements applied for are received.

Motion by Nelson to approve Resolution #R-2018-20 for a loan from Fund 101 fund balance to the 402 Bayside Park Capital fund to help in paying current bills on hand until the DNR grant reimbursements applied for are received and this loan is to be released back to the fund once all bills are paid for the Bayside Park phase 2 project and reimbursements are received from the DNR, supported by Dye. Roll Call motion carried unanimously.

2. Floodplain Police Power Ordinance

Zollinger informed this is a Police Power Ordinance of mapping done for FEMA based on elevation for zones that need to have flood insurance. This document is to support the management provisions of the State Construction Code.

Motion by Jenema to approve as presented, Floodplain Management of the State Construction Code a Police Powered Ordinance #50, supported by Nelson. Motion carried unanimously.

3. Request for road name additions LochenVest LLC

Zollinger informed there is a process to follow for proposed road names and the township needs to sign off on approval requests. LochenHeath Golf Course has two roads they are requesting to name, Redan and N. Berwick. In one part of the document the N. is missing in N. Berwick and needs to be added.

Motion by Scott to approve request for road name additions to Lochen Vest LLC with the correction of adding N. to Berwick, supported by Jenema. Motion carried unanimously.

4. Resolution #R-2018-21 approving Financing for Metro Fire truck purchase

Zollinger explained each township (Garfield, East Bay, Acme) would be required to approve the purchase before the purchase would take place.

Motion by Scott to approve as presented resolution #R-2018-21 approving financing for Metro Fire truck purchase, supported by Nelson. Roll Call motion carried unanimously.

5. Metro Fire Articles of Incorporation Possible Changes

The board discussed the Metro articles of Incorporation that will be addressed at the next Metro board meeting. There are some issues that need to be clarified. The issues brought up at the Metro board meeting were related to the capital use for improvement on maintenance, leases, and number of representations at the Metro Board meetings. Currently, there are two representatives from each township (Garfield, East Bay and Acme). Each township's payment responsibility on the capital needs to be refined with a summary of that data given.

6. Urban & Community Forestry Grant Program

Zollinger explained this is a grant the township could apply for that if received will assist with N. Bayside Park costs possibly landscaping. If there are any additional matches required for this grant it will be brought to the Board in September. Board gave approval to move forward on sending in the application.

7. Michigan Regional Prosperity Initiative community growth grants program

Jenema informed that this grant if given would assist with funding the Acme Connector trail to Meijer development. If there are any additional matches required for this grant it will be brought to the Board in September. Board gave approval to move forward on sending in an application.

8. CIP priorities Planning Commission

Jenema explained the spreadsheet in the packet shows the top eight projects condensed down from a larger list completed by the Zoning Planning Commission. Items on the list are projects that are only led by Acme Township and are part of the master plan.

L. OLD BUSINESS:

1. Update on proposed office rearrangements

Jenema informed that to date \$4563.30 has been spent, with board approval, CAD drawings and sketches for office rearrangements. An additional \$3,386.70 would be required for JML Design Group to move forward in getting the design and sealed blueprints completed for obtaining bids on construction estimates.

Motion by White to approve payment to JML Design Group for finishing proposed office rearrangements design and sealed blueprints not to exceed \$4,000, supported by Dye. Roll Call Motion carried unanimously.

2. Farmland

Zollinger informed the Conservatory is moving slowly and he is waiting for something in writing before making any decisions. There is a meeting with them on August 21 to discuss contracts and further actions.

3. Update on Bayside Park improvements - Supervisor

Zollinger informed they are working on seeding the lawn and striping the parking lot. The park will not be open until spring of 2019 to allow the grass to grow over the next couple of months. He also mentioned Saylor Park has sold several rental passes which will help with maintenance costs.

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

ADJOURN: Meeting adjourned at 9:07



DRAFT UNAPPROVED

**ACME TOWNSHIP REGULAR BOARD MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
Tuesday, September 4, 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: V. Donn, Recording Secretary

A. LIMITED PUBLIC COMMENT: Open at 7:01 pm

Brian Kelley

(Submitted written comments can be found following the minutes in this packet)

Zollinger informed there were two bids in the packet for the Township software update the other was from BS&A software for \$15,460.

Limited Public Comment closed at 7:03 pm

B. APPROVAL OF AGENDA:

Zollinger requested to add under K. NEW BUSINESS, 2. Park proposal Re: Maintenance and Revenue Plans, 3. Resolution #2018-23 Budget Change 811 Fund, 4. Resolution #2018-24 Michigan Community Resolution and Intergovernmental Agreement to Manage Floodplain Development

Motion by Nelson to approve the agenda with the additions to K. NEW BUSINESS, 2. Park proposal Re: Maintenance and Revenue Plans, 3. Resolution #2018-23 Budget Change 811 Fund, 4. Resolution #2018-24 Michigan Community Resolution and Intergovernmental Agreement to Manage Floodplain Development, supported by White. Motion carried unanimously.

C. APPROVAL OF BOARD MINUTES:

Aukerman pointed out there was a typo under E. REPORTS f. Roads, Holiday Inn, should have read Holiday Hills, and under K. NEW BUSINESS 6. Urban & Community Forestry Grant Program to change Board gave approval to move forward on this grant instead of reading sending in an application. Same for 7. Michigan Regional Prosperity Initiative community growth grants program to change Board gave approval to move forward on this Grant instead of sending in application. Change under L. OLD BUSINESS, 3. Update on Bayside Park improvements from rental passes to read day passes.

Motion by Dye to approve draft board meeting minutes of August 14, 2018 with correction to E. REPORTS f. Holiday Hills instead of Holiday Inn, K. NEW BUSINESS 6. Urban & Community Forestry Grant Program to change Board gave approval to move forward on this grant instead of reading sending in an application. 7. Michigan Regional Prosperity Initiative community growth grants program to change Board gave approval to move forward on this grant instead of reading sending in an application, under L. OLD BUSINESS, 3. Update on Bayside Park improvements change rental passes to read day passes, supported by Scott. Motion carried unanimously.

D. INQUIRY AS TO CONFLICTS OF INTEREST: None

DRAFT UNAPPROVED

E. REPORTS

- a. **Clerk:** Dye reported auditors from Gabridge & Co came in to do the audit and will continue to move forward in getting the financial statements ready for the December deadline. She is starting to work on having everything ready for the November 6 election.
- b. **Parks:** Zollinger informed Elmer's is finishing the clean up on two projects at Bayside Park. Run-off water from the Shell property that was not considered at the start and at the bay end of the new oval walkway in a depressed spot the water has been building up from the rain. They will be capping stones on the wall to prevent water from going to the area and direct it to where there is more land. It is estimated \$3,000 to \$4,000 will be needed to finish these projects. There is one more bill from Elmer's to be processed before submitting grant reimbursement.

Jenema stated it was requested at the Parks and Trails Meeting to switch out the day lilies planted in the park to a native species. Zollinger informed at this time Elmer's has control of the park and it's important that no one be in the park while they are under construction. Once they completed the subject will be brought back to the board to discuss. There will be a fence around the park during the winter.

Jenema reported the Acme to Elk Rapids Public Open House in August was well attended. There has been no feedback yet. AmeriCorps volunteers are in Wintergreen Woods and Saylor Park working if anyone would like to join them.

Zollinger added a thank you letter was sent to Meijer for the \$10,000 grant check to be used for playground equipment at Bayside Park.

- c. **Legal Counsel - J. Jocks:** No report
- d. **Sheriff:** No report
- e. **County:** Carol Crawford reported they are working on the budget and will have it done in time for the December deadline. The Carlson lawsuit case has now been settled. Easling Pool renovations have been delayed with some issues on the locker rooms. Expected to be open October 1.
- f. **Roads:** No report
- g. **Farmland:** Chris Sullivan, Director of Land Protection with the Grand Traverse Regional Land Conservancy was present for any questions on the Renewal: Contract for Services Agreement January 2019-December 2022. He informed the remaining farms are covered by the current funds. Board discussed the payment schedule and Baseline Documentation Reports. The board is to review the agreement and it will be voted on at the October board meeting.

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 July report**
- d. **Draft Unapproved meeting minutes**
 1. **Planning Commission 08/13/18**
 2. **Zoning Board of Appeals 08/09/18**
 3. **Parks & Trails 08/17/18**

2. APPROVAL:

1. **Accounts Payable Prepaid of \$259,750.27 and Current to be approved of \$13,045.27. (Recommend approval: Clerk, C. Dye)**

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

DRAFT UNAPPROVED

H. ITEMS REMOVED FROM THE CONSENT CALENDAR: None

I. CORRESPONDENCE:

1. Flyer regarding “Coastal Resiliency Training Workshops” October 16, 2018

Zollinger said if anyone is interested in attending, they are to register online as indicated on the flyer.

J. PUBLIC HEARING: Metro Fire 2019 Budget-Resolution for Emergency Services.

Public Hearing opened at 7:43 pm

Chief Pat Parker stated he would answer any questions on the proposed budget included in the packet.

Public Hearing closed at 7:46 pm

Motion by Nelson to approve Resolution #2018-21 Metro Fire 2019 Budget for Emergency Services as presented with 2.75 mills for all emergency services (police, fire protection, and ambulance), supported by Jenema. Roll Call motion carried unanimously.

K. NEW BUSINESS:

1. Resolution to move Money from the 208 funds to Park Capital fund 402 for benches

Zollinger requested to move \$10,950 from the 208 Park Fund balance to 402 Bayside Park Capital fund to cover the costs for the new benches.

Motion by Jenema to approve Resolution #R-2018-22 to move \$10,950 from the 208 Park fund to 402 Bayside Park Capital fund to cover the cost of the benches, supported by Aukerman. Roll Call motion carried unanimously

2. Memorandum from Shawn Winter Re: Park Maintenance and Revenue Plans

Jenema reported at the Parks and Trails meeting it was discussed leasing the building at Bayshore Park to be used for a non-motorized watercraft rental business. The building needs to be modified before putting out an RFP for leasing opportunities. It was suggested to get separate price quotes for electricity, adding on the east side a garage door for a beach groomer and minor improvements to the building. Census of the board is to move forward in getting quotes.

The board discussed the possibility to allow food trucks in the park. It was determined the surrounding existing businesses would give park guests options for food and beverages.

There has been requests to use the park for weddings and other gatherings. Zollinger informed the park’s purpose is for recreation uses and is in the Michigan Natural Resources Trust. It would have to be checked with the DNR on what rules would apply for private gatherings. New irrigation installed prohibits stakes from being put in the ground for tents. The park is open to the public and not reserved or closed for an event.

Jenema reported at the Parks & Trails meeting, maintenance on the park was discussed needing a plan to be approved by the board. The landscape needs to be designed to reduce maintenance by creating a natural habitat using specific no mow grasses, and wildflowers seeds versus plants.

3. Resolution #2018-23 Budget Change 811 Fund

Zollinger requested a budget change to 811 Fund from miscellaneous to interest payment from. This is a budget update change only for Holiday Hills road improvement, the money is already in the fund.

Motion by Scott to approve Resolution #R-2018-23 to move the money according to the schedule provided, supported by Nelson. Motion carried unanimously.

4. Resolution #2018-24 Michigan Community Resolution and Intergovernmental

DRAFT UNAPPROVED

Agreement to Manage Floodplain Development

Zollinger informed it is an agreement between Acme Township and the Grand Traverse Co Building Construction code office. Zollinger checked with the state and they confirmed the Township does need to have this agreement.

Motion by Nelson to approve as presented Michigan Community Resolution and Intergovernmental Agreement to Manage Floodplain Development, supported by White. Motion carried unanimously.

L. OLD BUSINESS:

1. Status on Bayside Park Clean up items/work yet to be completed in State grant

Zollinger covered this topic in the parks report.

2. Metro Fire Articles Status

Zollinger went over input from other townships (Garfield, East Bay and Acme) from the last Metro meeting. One township doesn't want to use capital funds for maintenance improvements on buildings and the other two do. One township proposes to have the Chairman position held for only two years and then a new person elected. One township would like to have an affirmative vote from every board member to pass on an issue, no matter what it is on. Two townships are against this. One township would like to have Metro put money back from tax tribunals, it was not defined how this would be done. It was discussed to have a member at large as a board member and the number of representatives from each township.

Zollinger suggested at the Metro meeting to hold sessions to work through the issues and have an administrative set of rules that are documented. Capital improvements need to be defined and which township, or Metro is responsible for them.

3. Hope Village water rate study status

The data was done, but costs for the two pumps were not included. A business plan of the rate study will be given at the next board meeting to discuss.

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

Jenema informed the Designer doing the Township Hall drawing renovation, has asked if it was possible to bust in to the wall leading to the fire station that is currently being used for storage. An area is needed for the furnace and hot water heater. Chief Parker said he would need to look at the plan before giving an answer.

Jim Heffner, 4050 Bayberry Lane, voiced his concerns with the planting of non-native plants in the Bayshore Park landscaping and would like to replace them.

ADJOURN: Motion to adjourn by Nelson, supported by White. Meeting adjourned at 9:22

**ACME TOWNSHIP PARKS & TRAILS MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
August 17th, 2018 8:30 a.m.**

ROLL CALL:

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

- A. **PUBLIC COMMENT:** none
- B. **APPROVAL OF AGENDA:** Motion to approve the agenda Wentzloff, 2nd. By Timmins motion carries
- C. **INQUIRY AS TO CONFLICTS OF INTEREST:** none
- D. **CORRESPONDENCE:** From Brian Kelly, Correspondence concerning tree plantings in Bayside park.
- E. **ACTION:**
 - 1. Approve Draft Parks & Trails Minutes 7.20.18
Motion to approve the 7/20/18 minutes. Wentzloff, 2nd. By Timmins
- F. **OLD BUSINESS:**
 - 1. Bayside Park Updates
 - a. Landscaping Status- Landscaping is wrapping up. Concern has been raised about the quality of plantings. The landscapers partnered with students, trees were not planted in a timely manner or watered sufficiently. Also while digging irrigation lines were cut while they dug the holes for the trees. the committee discussed, will be passing the information to the board to be handled.
Heffner brought it to the attention of the committee that there were non-native flowers and trees planted. Committee discussed. Winter marked all the non-native plants on the plan. Winter will communicate the problem with Kevin.
Wentzloff suggested buying plants at the native plant sale next spring. The committee agreed.
 - b. Directional Signage - quote came back from Amor for \$4700, if the township chooses another company after bids go out, the township will owe Amore \$500 for the design cost. Before the sign package can go out to bid, the township is waiting on the State for approval they are backlogged.
 - c. Bike Racks- Were installed, but the Bella, the company hired to install the, installed them too low in the cement. They are responsible for the bill that will come from Ace Welding, who is coming out to fix the problem with a welding extension. They are currently 21” and will be raised to 36”.
 - d. Completion Status -Monday the 20th. Jay is doing the first walk through with a punch

list. The second walk through will be set for a later date. Fixing some problems in the pond area, as the wrong cover was used. The park will remain closed for the rest of the season to allow the lawn and plants to settle and grow. If the turf is ruined because the township is not successful in keeping people off from it, the repair will be at the townships expense and not covered by the warranty. Discussed ways to keep people out of the park. Discussed some wash out at the south end of the first finished beach pod. Jenema will mention it to Jay to check on the walk through.

2. Trail Updates

a. Acme Connector Trail

- i. Holiday Inn Express License Jeff Jocks has the RFP and license template. Waiting for him to get back from vacation. Holiday in agreed to a twenty year license.
- ii. Mt. Hope – Dan Kelly RFP Document

b. TVC 2 CHX Trail -about 60 people total showed up for the first 2 stakeholders meetings Megan Olds is compiling the info. Next is an open house Aug. 22nd. In Elk rapids from 5:53-7:30

3. Park System Signage – Design Updates- committee agreed to the sign with the curved top

4. Art In The Park- will wait to discuss further after getting the public survey results.

5. Bayside Park Dedication Ceremony- moved the ceremony to May 2019 the weekend before memorial day. Winter had a call from “My local hops” asking about a local “makers day” Discussed what that is and how to incorporate that into the opening and making it an annual event. Heflin will help lead the dedication ceremony with Shawn.

6. 2018 Parks & Trails Project Goals- Jenema went over what has been accomplished.

G. NEW BUSINESS:

1. Parks Master Plan Update – Survey Review- Discussed the Master plan process and went over survey questions.

H. PUBLIC COMMENT Heflin talked about volunteer trail day.

Heflin talked with Jake O. and Steve L. from the conservancy about trails. They would like to start on wintergreen woods and saylor park at the end of September. That project should take about 4 days. Than they will move over to trails at Yuba natural area. Jake will send a flyer when dates are confirmed.

Winter let the committee know the township did not get the 2% grant. The township did get money from Meijer to put towards the playground.

Heffner asked permission to change out the day lilies planted in the park, at his expense. Jenema is taking that question to the board.

ADJOURN:

Motion to adjourn Wentzloff 2nd. Timmins. Motion carries



**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



Coastal Resiliency Training Workshops

You're Invited!

Special Coastal Resiliency Training Workshops

Changes to lake levels and climate are forcing coastal communities to reevaluate how they manage land use, new development and infrastructure. These two no-cost workshops will teach local planners, planning commissioners, elected officials, municipal staff and interested citizens in **Northwest Lower Michigan** how to address these dynamic challenges and build greater resiliency in their communities.

A half-day workshop will be held on **Tuesday, October 16.**

The first half of the workshop will provide a broad overview of Coastal Dynamics, Resilience Planning, and how changes in climate are impacting communities. The second half of the workshop will be more technical, providing an overview of scenario-based planning tools and how planners and local officials can use data to inform local planning.

Introduction to Coastal Dynamics and Resiliency

Featured Presentations from:

- Harry Burkholder, Executive Director, LIAA
- Dr. Guy Meadows, Director, Great Lakes Research Center, Michigan Technological University
- Dr. Richard Norton, Professor, University of Michigan

Additional Topics:

- Resilience planning at work
- How to use scenario planning and climate futures
- Understanding and gathering coastal data
- Mapping high-risk areas and management options
- How to conduct vulnerability assessments



Tuesday, October 16, 2018
1:00 pm – 4:00 pm

Michigan Works Building
Conference Room
1209 S. Garfield Ave, Suite C
Traverse City, MI 49686

FREE

There's no cost to attend, but please register at:
www.resilientmichigan.org/workshops

Contact

Harry Burkholder, LIAA
burkholder@liaa.org 231-929-3696

Food and light refreshments will be provided



Networks Northwest
Talent / Business / Community



Michigan Technological University



TAUBMAN COLLEGE
architecture + urban planning
University of Michigan

These workshops are funded in part by the Michigan Coastal Zone Management Program, Department of Natural Resources, Office of the Great Lakes, and the National Oceanic and Atmospheric Administration, U.S. Department of Commerce, with support by Networks Northwest.



Planning and Zoning Staff Report

To: Acme Township Planning Commission
 From: Shawn Winter
 Cc: Jeff Jocks, John Iacoangeli
 Date: September 4, 2018
 Re: SUP 2018-03 Minor Amendment – LochenHeath Golf Course Cottages with Phase I Site Plan Review

Permit Number: SUP 2018-03 Minor Amendment to SUP 92-2P

Address: 1559, 7571, 7583, 7615, 7619 N Berwick Dr
 4445 Heath Dr
 7609 Redan Dr
 Williamsburg, MI 49690

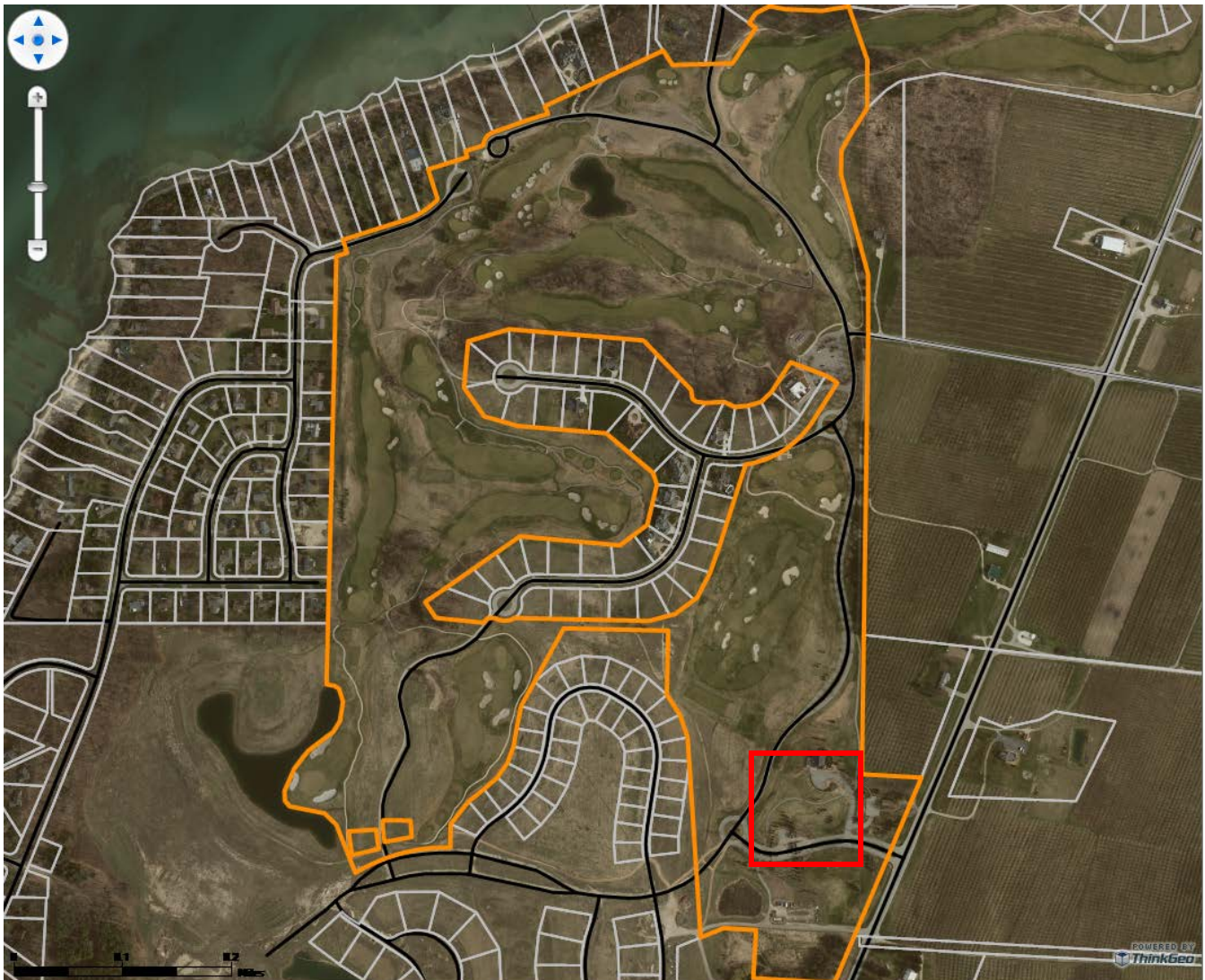
Parcel Number(s): 28-01-223-001-04

Legal Description PT SEC 26 & 27 T28N R10W COM A N 1/4 CRN SEC 26 T28N R10W TH N 01 DEG 15'14" W 290.48' TH N 16 DEG 22'20" W 500.64' TH N 00 DEG 05'23" E 115.65' TH N 30 DEG 21'56" E 245.52' E TO POB TH S 30 DEG 21'56" W 245.52' TH S 00 DEG 05'23" W 115.65' TH S 16 DEG 22'20" E 500.64' TH S 01 DEG 15'14" E 290.48' TO N 1/4 CNR SEC TH S 00 DEG 11'15" E 1466.85' TH S 00 DEG 11'57" E 678.77' TH S 87 DEG 44'33" E 290.73' TH SW'LY ALONG US 31 R/W 51.78' ALONG THE ARC OF 89,852.07' RADIUS CURVE LEFT, CENTRAL ANGLE 00 DEG 01'59" AND LONG CHORD S 22 DEG 08'45" W 51.78' TH S 21 DEG 54'48" W 397.04' TH S 21 DEG 56'03" W 387.14' TH S 21 DEG 56'03" W 250' TH N 87 DEG 39'53" W 396.14' TH N 02 DEG 20'07" E 235.52' TH N 87 DEG 39'53" W 157.27' TH S 66 DEG 51'54" W 122.01' TH N 04 DEG 44'21" W 860.40' TO EASTERLY LINE OF LOCHENHEATH SITE CONDO TH N 05 DEG 01'53" W 116.34' TH N 19 DEG 40'21" W 116.34' TH N 34 DEG 18'49" W 116.34' TH N 00 DEG 13'59" E 312.52' OT N 1/8 LINE SEC 26 TH N 89 DEG 46/01" W 162.46' TH S 27 DEG 44'59" W 431.47' TO A POINT ON THE W'LY LINE OF LOCHENHEATH SITE CONDO TH S 10 DEG 20'16" W 111.78' TH S 06 DEG 46'44" W 88.64' TH S 19 DEG 20'37" W 85.72' TH S 33 DEG 40'43" W 85.72' TH S 47 DEG 25'50" W 87.08' TH S 50 DEG 44'46" W 95.48' TH S 37 DEG 18'27" W 140.41' TH S 00 DEG 04'19" W 114.12' TH SW'LY 484.87' ALONG THE ARC OF A 866.50' RADIUS CURVE LEFT, CENTRAL ANGLE OF 32 DEG 03'39" AND LONG CHORD S 74 DEG 02'29" W 478.57' TH N 22 DEG 36'18" W 251.51' TH N 47 DEG 14'03" W 80.95' TH N 79 DEG 42'44" W 172.59' TH N 41 DEG 38'03" W 35.17' TH N 03 DEG 02'43" W 48.60' TH N 22 DEG 39'26" W 48.60' TH N 22 DEG 39'26" E 120.31' TH N 36 DEG 57'51" E 107.92' TH 51 DEG 54'09" E 153.01' TH N 30 DEG 41'28" E 62.54' TH N 07 DEG 56'12" E 94.97' TH N 18 DEG 03'21" W 65.79' TH N 59 DEG 15'07" W 27.88' TH N 81 DEG 19'17" W 39.68' TH N 03 DEG 01'19" E 298.24' TO NW CNR OF SW 1/4 NW 1/4 SEC 26 TH N 00 DEG 09'29" W 1371.48' TH N 00 DEG 10'48" E 416.05' TH N 71 DEG 25'17" E 54.53' TH N 18 DEG 48'46" W 66.21' TH N 71 DEG 16'44" E 310.26' TH NE'LY 196.81' ALONG THE ARCO OF A 393.38' RADIUS

CURVE LEFT, CENTRAL ANGLE OF 28 DEG 39'54" AND LONG CHORD OF N 57 DEG 15'47" E 194.76' TH N 18 DEG 37'10" W 153.37' TH N 71 DEG 22'49" E 200.01' TH N 18 DEG 37'11" W 30.37' TH N 71 DEG 16'27" E 92.16' TH NE'LY 83.63' ALONG ARC OF A 70' RADIUS CURVE RIGHT, CENTRAL ANGLE OF 68 DEG 27'15" LONG CHORD N 35 DEG 22'21" E 78.75' TH N 69 DEG 35'58" E 188.15' TH E'LY 95.21' ALONG ARC OF A 983' RADIUS CURVE RIGHT, CENTRAL ANGLE OF 05 DEG 32'58" AND LONG CHORD N 72 DEG 22'27" E 95.17' TH N 26 DEG 09'10" W 41.31' TH N 63 DEG 50'50" E 638.70' TH S 33 DEG 10'01" E 83.83' TH N 87 DEG 23'31" E 292.60' TH N 32 DEG 20'40" E 206.77' TH N 56 DEG 52'41" W 40' TH N 33 DEG 57'57" E 60.99' TH N 62 DEG 58'26" E 72.30' TH S 79 DEG 42'03" E 77.65' TH S 89 DEG 05'10" E 90.18' TH S 88 DEG 34'51" E 90.45' TH N 79 DEG 48'25" E 130.39' TH SE'LY 270' +/- TO POB SPLIT ON 01/05/2011 FROM 01-227-001-07, 01-223-001-03;

Applicant: Jim Maitland, LochenVest
Owner: LochenVest LLC, dba LochenHeath Golf Club
Owner's Address: 7951 Turnberry Circle
Williamsburg, MI 49690

Aerial Location:



Request / Project Description:	The Applicant is requesting a minor amendment to planned development SUP 99-10P to approve the construction of seven (7) golf course cottages as an amenity for members and their guests. Each cottage will consist of two (2) units. The minor amendment would approve all seven (7) cottages in concept but limits the site plan review approval to Phase I which consists of two (2) cottages. The applicant would need to come before the Planning Commission to seek site plan review approval for the construction of any additional cottages besides those in Phase I.	
Parcel Size & Description:	223.86 acres The parcel contains the majority of the LochenHeath Golf Club, including the Members' Pavilion and Clubhouse. Contained within the parcel are the residential lots, some of which are developed, along Dornoch Ct and Turnberry Circe.	
Zoning & Existing Land Use:	A-1: Agricultural Proposed location for the golf course cottages is primarily between the Members' Pavilion and the Gate House. The location is currently vacant of development except for a golf cart path.	
Existing Natural Features:	Slight domed expanse with minimal grades consisting of a few trees of different varieties and size.	
Adjacent Zoning & Land Uses:	North	R-2: One-Family Urban Residential - Residential lots along Grand Traverse Bay
	South	A-1: Agricultural - LochenHeath Open Space Development (vacant)
	East	A-1: Agricultural - Cherry orchards
	West	A-1: Agricultural - LochenHeath Open Space Development R-2: One-Family Urban Residential - Residential lots along Grand Traverse Bay
Site History:	<p>98-10P Planned Unit Development (PUD) Special Use Permit (SUP)</p> <ul style="list-style-type: none"> ➤ 18 hole golf course and 88 homes on 270 acres <p>99-12P – Amendment to 98-10P</p> <ul style="list-style-type: none"> ➤ 11,941 sq. ft. Clubhouse, two restroom facilities, a pump house, a turn grill/restroom facility, bus/mailbox shelter <p>2004-05P – Amendment to 98-10P</p> <ul style="list-style-type: none"> ➤ Relocation of Hole #6 <p>2005-05P – Amendment</p> <ul style="list-style-type: none"> ➤ Relocation of Hole #6, density increase density increase on Prestwick Drive & Carnoustie Court from 24 to 43 units 	

2007-03P – Minor Amendment

- Change layout of Holes #11 and #12

2015-04P – Minor Amendment

- Convert existing residential structure along US-31 to a golf course cottage

Submitted Documents:

1. Application
2. Applicant Narrative
3. Sheet C0.0 – Coversheet
4. Sheet C1.0 – Existing Conditions and Removal Plan
5. Sheet C2.0 – Proposed Site Plan, Phase I
6. Sheet C2.1 – Proposed Site Plan, All Phases
7. Sheet C3.0 – Proposed Grading Plan, Phase I
8. Sheet C4.0 – SESC Plan, Phase I
9. Sheet C5.0 – Proposed Stormwater Plan, All Phases
10. Sheet C6.0 – Proposed Sanitary and Water Main Plan, Phase I
11. Sheet L1.0 – Proposed Landscaping Plan, All Phases
12. Architectural Plans
13. Memorandum of Agreement (not included in this report, but available upon request)
14. Stormwater Calculations
15. Sanitary Flow Summary

External Reviews

1. Gosling Czubak Storm Water Review – favorable
2. GT Metro Fire Department Review – favorable
3. GT County Environmental Health Soil Erosion Review – favorable, permit being processed (No. 18-00-200)
4. GT County Equalization Department – Address Map

Zoning Ordinance Review and Findings:

§ 8.2 Standards for Site Plan Review	
Standard	Finding
a. That the applicant may legally apply for site plan review.	Satisfied: The Applicant has been authorized to apply by the owner.
b. That all required information has been provided.	Satisfied: The application is complete
c. That the proposed development conforms to all regulations of the zoning district in which it is located and all other applicable standards and requirements of this ordinance, including but not limited to all supplementary regulations.	Satisfied:

§ 8.2 Standards for Site Plan Review	
Standard	Finding
d. That the plan meets the requirements of Acme Township for fire and police protection, water supply, sewage disposal or treatment, storm, drainage, and other public facilities and services.	Satisfied: The project has received the appropriate external agency reviews; the increased demand on the water system does not exceed the DEQ standards for a Type III water system; the existing community drain has sufficient capacity to handle to increased daily flow.
e. That the plan meets the standards of other governmental agencies where applicable, and that the approval of these agencies has been obtained or is assured.	<i>Not applicable</i>
f. That natural resources will be preserved to a maximum feasible extent, and that areas to be left undisturbed during construction shall be so indicated on the site plan and at the site per se.	Satisfied: Areas of disturbance will be limited to the extent necessary for construction which consists of a slightly domed area with minimal trees.
g. That the proposed development property respects floodways and flood plains on or in the vicinity of the subject property.	Satisfied: No floodplains present
h. That the soil conditions are suitable for excavation and site preparation, and that organic, wet, or other soils which are not suitable for development will either be undisturbed, or modified in an acceptable manner.	Satisfied: Favorable stormwater review based on soil composition. No indication of wet soils or unsuitable conditions for development.
i. That the proposed development will not cause soil erosion or sedimentation problems.	Satisfied: Favorable SESC review, permit being processed (no. 18-00200).
j. That the drainage plan for the proposed development is adequate to handle anticipated storm water runoff, and will not cause undue runoff onto neighboring property or overloading of water courses in the area.	Satisfied: Gosling-Czubak provided a favorable review of the designed system and its incorporation into the larger, existing system for the development.
k. That grading or filling will not destroy the character of the property or the surrounding area, and will not adversely affect the adjacent or neighboring properties.	Satisfied: The property is relatively flat with only a slight domed feature and will only be graded as necessary to accommodate the items indicated in the site plan.
l. That structures, landscaping, landfills or other land uses will not disrupt air drainage systems necessary for agricultural uses.	Satisfied: Proposed improvements will not affect air drainage.
m. That phases of development are in a logical sequence, so that any one phase will not depend upon a subsequent phase for adequate access, public utility services, drainage, or erosion control.	Satisfied: Phase I is a logical given the existing capacity of the water and sanitary systems. Additional phases will need to address capacity increases as part of the site plan review process.
n. That the plan provides for the proper expansion of existing facilities such as public streets, drainage systems, and water and sewage facilities.	Satisfied: Existing ingress/egress present, necessary drainage improvements proposed, establishment of a new street (N Berwick Dr) has occurred, Redan Dr approved but will need to be improved for future phase.
o. That landscaping, fences or walls may be required when appropriate to meet the objectives of this Ordinance.	Satisfied: Landscape plan meets the standards of native species; concentrated around proposed buildings with some additional canopy trees throughout; existing vegetation along US-31 serves as an effective screen.
p. That parking layout will not adversely affect the flow of traffic within the site, or to and from the adjacent streets.	Satisfied: Utilizing existing parking at Members' Pavilion, incorporating additional parking in each phase, additional parking available at the clubhouse and accessible through golf cart usage.
q. That vehicular and pedestrian traffic within the site, and in relation to streets and sidewalks serving the site, shall be safe and convenient.	Satisfied: Pedestrian improvements provided in site plan

§ 8.2 Standards for Site Plan Review	
Standard	Finding
r. That outdoor storage of garbage and refuse is contained, screened from view, and located so as not be a nuisance to the subject property or neighboring properties.	Satisfied – Dumpster storage and screening is already provided on the property.
s. That the proposed site is in accord with the spirit and purpose of this Ordinance, and not inconsistent with, or contrary to, the objectives sought to be accomplished by this Ordinance and the principles of sound planning.	Satisfied: The proposed use meets the intent of a golf course amenity under Section 9.13.

§ 9.1.3(a) Special Uses – Basis For Determination (General Standards)	
Standard	Finding
1. Be designed, constructed, operated and maintained so as to insure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity to protect the natural environment and conserve natural resources and energy to insure compatibility with adjacent uses of land, and to promote the use of land in a socially and economically desirable manner.	Satisfied: Existing water and sanitary system has the necessary capacity for the proposed development; stormwater improvements, combined with the existing system has been reviewed and found compliant with our ordinance.
2. Be designed to protect natural resources, the health, safety, and welfare and the social and economic well being of those who will use the land use or activity under consideration, residents and landowners immediately adjacent to the proposed land use or activity, and the community as a whole.	Satisfied: Development already approved as a golf course with associated amenities; no adverse effect on neighboring properties identified.
3. Be related to the valid exercise of the police power, and purposes which are affected by the proposed use or activity.	Satisfied: Requirements of §9.13 are a valid exercise of the police power.
4. Be necessary to meet the intent and purpose of the zoning ordinance, be related to the standards established in the ordinance for the land use or activity under consideration, and be necessary to insure compliance with those standards.	Satisfied: The proposed improvements to the property will provide an amenity to members and their guests as is now common at golf courses throughout the nation. As an existing course developed under a PUD, the proposal is in accordance with the intent and purpose of the ordinance
5. Meet the standards of other governmental agencies where applicable, and that the approval of these agencies has been obtained or is assured. The applicant shall have the plan reviewed and approved by the Grand Traverse Metro Fire Department prior to the review by the Planning Commission.	Satisfied: satisfactory review by GT County Soil Erosion, Metro Fire; falls within the capacity limitations of the water and sanitary system as established by the DEQ.

§ 9.1.4(b) Special Uses – Amendments and Modifications	
Standard	Finding
b. The Planning Commission may permit minor modifications in special use permits if the resulting use will still meet all applicable standards and requirements of this ordinance. The Planning Commission may decide minor modifications without a formal application, public hearing, or payment of an additional fee. For purposes of this section, minor modifications are those the Zoning Administrator determines have no substantial impact on neighboring properties, the general public, or those intended to occupy or use the proposed development.	Satisfied: The proposed development will still meet the applicable standards and requirements of this ordinance, and is consistent with the original special use permit approval.

§ 9.1.4 Golf Courses and Country Clubs	
Standard	Finding
a. The site area shall be 50 acres or more and shall have its main ingress and egress from a major thoroughfare.	SATISFIED: existing golf course and amenities on 232.86 acre parcel, approved originally through PUD/SUP 98-10P
b. All structures and off-street parking areas shall not be less than 200 feet from any abutting property in the Residential Zoning Districts.	SATISFIED: nearest Residential Zoning District approximately 3,000 ft to the west-southwest
c. Whenever a swimming pool is to be provided, said pool shall be located at least 100 feet from abutting property in the Residential Zoning Districts and shall be enclosed with a protective fence six feet in height, with entry limited by means of a controlled gate.	NOT APPLICABLE: no swimming pool on site or proposed

Staff Review:

Proposal

The Applicant is pursuing a minor amendment to their special use permit for the approval of seven (7) golf course cottages. The application also includes site plan review for Phase I of the project which will involve the construction of the first two (2) cottages (Cottage #1 and #3). The special use permit that permitted the golf course development was part of an approved planned unit development which included residential components as part of the overall LochenHeath development. The approval has been amended numerous times over approximately twenty (20) years to make adjustments to the allowable density, golf course configuration, and to allow additional golf course amenities. The proposed development would add an additional golf course amenity by allowing members and their guests to stay onsite will visiting the course. Many of LochenHeath’s members are not local and finding lodging in the busy summer months has proved difficult for some. The Planning Commission approved a previous minor amendment in 2015 (SUP 2015-04) to renovate the existing residential structure near the new proposed location into a cottage for guests. That project was never started and has since expired. Given the perceived demand, the Applicant believes the current proposal will better meet their current and future needs.

Development

Each cottage will consist of four (4) suites that can accommodate two (2) guests each for a total of eight (8) guests per cottage. Guests of the cottages will use the existing parking at the adjacent Members’ Pavilion and will include additional parking in Phase I and each subsequent phase. The Clubhouse has ample existing parking as an overflow option. Since it is anticipated that guests will use golf carts to travel within the site upon arrival, the existing and proposed parking is sufficient to meet the demand without creating unnecessary impervious surfaces. Furthermore, the cottages are being made accessible through improved pedestrian connections within the

proposed development. Since the fire department required addresses for each cottage, new road names had to be established: N. Berwick Dr is the former driveway to the Member's Pavilion, and Redan Dr. is the current driveway to the existing vacant residential structure which will provide access to Cottage #7. Site plan review for the future phase that will include Cottage #7 will require improvements to Redan Dr to bring it up to current standards. The architectural plans show the proposed elevations of the cottages. The design and architecture of the cottages is consistent with the high quality seen throughout the rest of LochenHeath.

Site

The location of the cottages is directly west of the previously approved renovation of the existing residential structure for a similar use. The proposed site is a slight, domed area with minimal grades and a scattering of trees. Minimal excavating and filling will be performed to bring the grade even with the proposed floor elevations. Some trees will be removed in the proposed area of disturbance. Existing trees along US-31 on the east side of Redan Dr provide more than adequate screening for the cottages. The landscape plan includes a few additional canopy trees along the entrance drive, south of the project location. The rest of the landscaping is concentrated to the front and rear of each cottage and includes an ornamental tree for each one and a variety of shrubs, grasses, flowers and ground cover to fill the designated landscaped areas, but exact numbers of plantings are not included. All plantings meet the zoning ordinance requirement of native, non-invasive species. Cottage #7 is the closest to a property line at approximately fifty (50) feet, exceeding the twenty five (25) foot minimum for a side setback in the A-1 district. The balance of the cottages exceeds three hundred (300) feet from the front property line.

Utilities

Phase I of the proposed development will hook up to the existing Type III water system and community drain field. The water system can accommodate a total of fourteen (14) hook ups under its classification. There are currently eleven (11) existing hookups which will increase to thirteen (13) with Phase I. Future site plan review approvals will require that they system become a Type I system which may be accomplished through improvements to the existing system or connecting to Tribal water. The latter option is preferred in order to accommodate future development on the site. The water connection to the Phase I cottages will be through three (3) inch service lines connecting to the existing three (3) inch service line near the entrance drive.

The community drain field sanitary system can handle a maximum capacity of eight thousand gallons per day (gpd). Wade Trim, the engineering firm for this project, collected the sanitary flow rates for the existing system. The average summer flow, when the cottages will primarily be used, is 4,896 gpd. Applying the DPW's standard of 200 gpd per cottage, the two (2) cottages in Phase I will add 400 gpd to the existing flow for a total of 5,296 gpd during the summer months. Even using the Ten State Standard of 300 gpd per cottage, the proposed development in Phase I is still well below the 8,000 gpd threshold of the system. The sanitary connection to the Phase I cottages will be through two (2) separate six (6) inch laterals connected to the eight (8) inch sewer main near the entrance drive. Future phases of this request beyond the first two (2) cottages will require a Part 41 permit. Once the development approaches the 8,000 gpd a connection to the DPW sewer system will be required.

Staff Recommendation:

Upon review of the proposed development all applicable standards, staff recommends SUP 2018-03 Minor Amendment with Phase I site plan review be approved.

Motion for Consideration:

Motion to approve SUP 2018-03, Minor Amendment to SUP 98-10P, for the seven (7) golf course cottages, with site plan review approval to begin construction of Phase I consisting of Cottages #1 and #3, as presented in the submitted application and supporting documents, recommended by staff, and supported through a finding of fact.



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: Lochen Vest LLC, B. Maitland Phone: (231) 938-9800

Mailing Address: 7951 Turnberry Circle

City: Williamsburg State: MI Zip: 49690

Email Address: _____

Applicant Information (please type or print clearly):

Name: Jim Maitland Phone: (231) 883-8902

Mailing Address: same as above

City: _____ State: _____ Zip: _____

Email Address: _____

A. Property Information:

1. Address:

2. Parcel Number/Property Description:

Tax ID # 2801-223-001-04
Part of Lochen Heath Golf Club property

3. Current Zoning of Property:

Part of PUD

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)?

PUD 2007-02P August 27, 2007

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.

Lochen Vest LLC

Application Number: _____

6. Proposed Use/Change to Property

Member Guest Cottages

7. Estimated Start and Completion Dates:

Sept 10, 2018 - May 1, 2019 Phase 1

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

\$300

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

\$1,000

E. Affidavit: The undersigned affirms that he/she is the _____ (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: James E. Martland Date: 24 July 2018
James E. Martland

FOR TOWNSHIP USE ONLY

Application Number: _____

Date Received: _____

Public Hearing/Meeting: _____

Date of Advertising: _____

T&A Account: _____

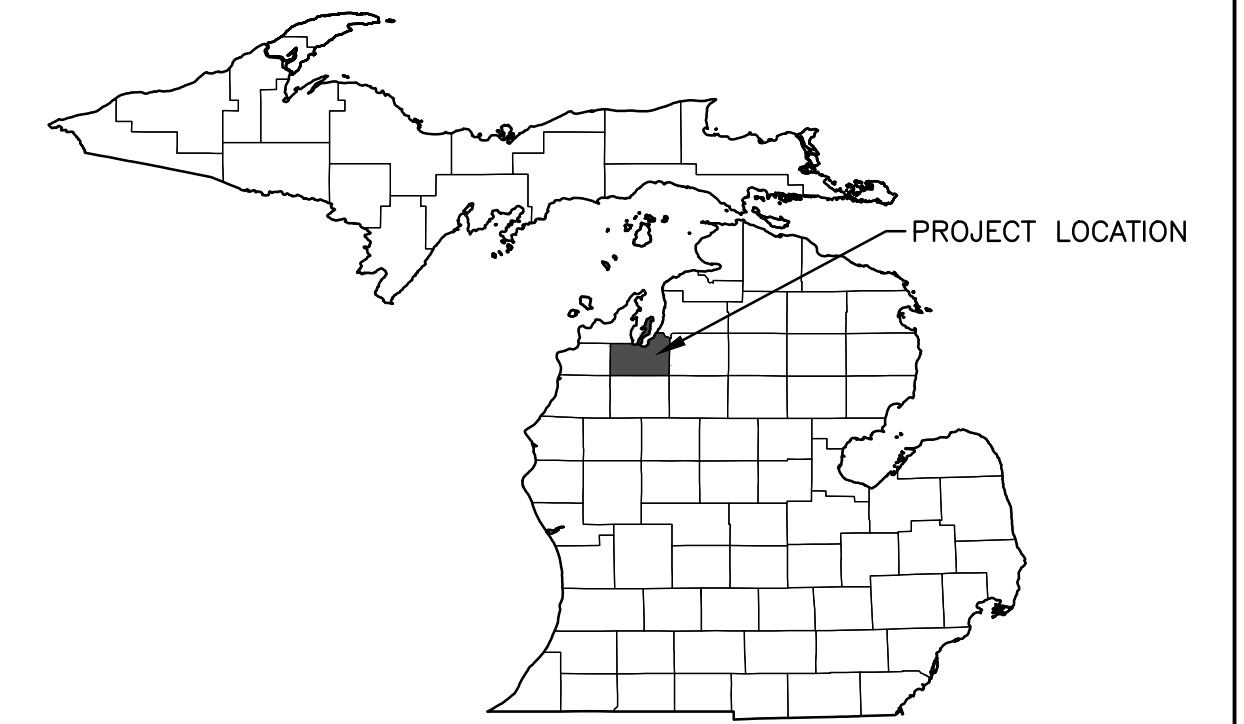
NOTES:

Site Plan Review – Acme Township
Application for Amendment to PUD LochenHeath Golf Club
The Cottages at LochenHeath
July 23rd, 2018

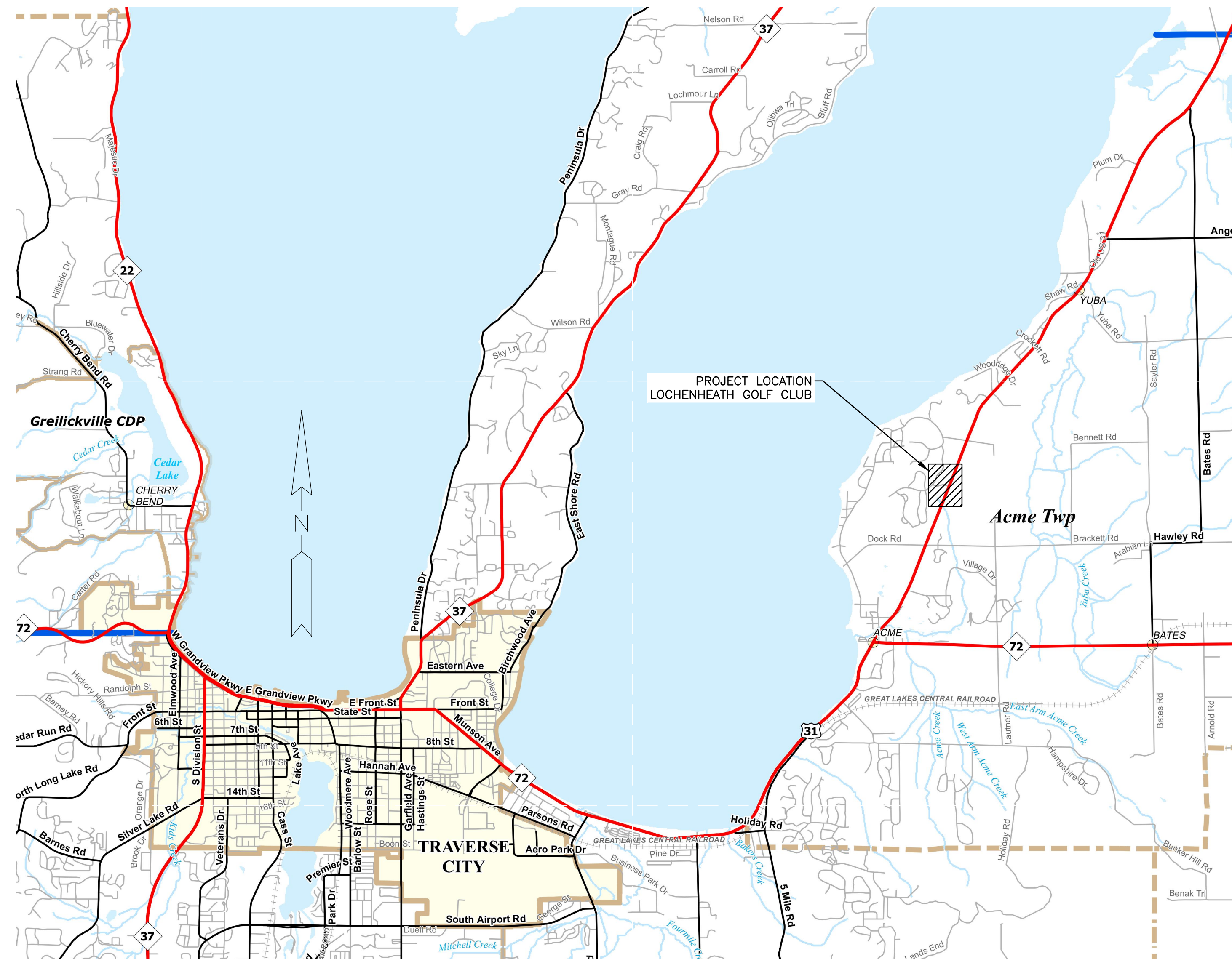
- 1.) The proposed location of the cottages is in a well-maintained/mowed grassy area with some landscape/ornamental trees which will be relocated or replaced during development. There are no water features within or near the proposed site. Soils are well-drained sandy loams. See 'Environmental Characteristics' table on the site plan (Sheet C2.0) for further description.
- 2.) The proposed location is between the existing main entrance gatehouse and the administration building. It is approximately 500 feet from the main entrance off of U.S. 131. The general use of the surrounding property and buildings is for leisure and recreation.
- 3.) Each cottage will serve up to 8 guests, consisting of non-resident members, their family members and/or invited guests. Prior to development of the cottages, golfers would stay off-site and drive to the course. Post-development, it is anticipated that once onsite, the guest(s) will be limited to driving golf carts for onsite transportation. The only additional employees will consist of housekeeping staff.
- 4.) This application is for up to 7 cottages with the first phase consisting of two cottages, and continuing to build as demand grows. Unit #7 is anticipated to be built last as part of a future phase.
- 5.) No natural features will be affected by this project. Excavating and filling will occur within the site to achieve the finished floor elevations indicated on plans, but the general drainage pattern and rolling topographic nature of the site will be maintained.
- 6.) The proposed affected area is indicated on the plans. An aerial view of the site with proposed buildings, parking, and walks is included in the plan set as Sheet C3.0.
- 7.) The Cottages will connect to LochenHeath's existing water main and sanitary sewer system(s). The existing sanitary sewer system will be able to service the increase in flow. For the water system, a pressure booster station will be added further west of the site to provide adequate pressures to the new units.
- 8.) See sheet C7.0 for size and location of proposed water main, sanitary sewer, and associated service leads.
- 9.) Anticipated construction runoff will be managed and contained within the site per the SESC plan, included in the plan set as sheet C5.0.
- 10.) See sheet C6.0 for storm water narrative/description.

- 11.) Proposed sanitary sewers will connect to existing LochenHeath sanitary sewer system. Increase in sewage flows will be below the maximum daily limit of 6,000 gallons per day for the LochenHeath association.
- 12.) This proposal will not create additional nuisances/noise. Golfers will be traveling in golf carts on the site and using their personal vehicles less than current conditions, therefore creating less exhaust fumes and noise. Also see 3.) above.
- 13.) It was determined at an earlier planning commission meeting that the golf cottages are an allowable accessory use of a golf course, similar to a club house or maintenance facility.
- 14.) This project does not affect any air sheds.
- 15.) Erosion control during construction will be installed as required by the Soil Erosion and Sedimentation Control permit.
- 16.) Grass swales, permeable pavers, and other forms of landscaping are included in the site and will improve drainage by utilizing site soil infiltration and temporary storm water storage, and also promote natural aesthetics.
- 17.) Lighting will be low impact, residential grade exterior lighting mounted on the building to serve primarily as a security measure.
- 18.) There are no cross-access management easements.
- 19.) Location of sidewalks (for pedestrian and golf cart use) are indicated on the plans.
- 20.) See sheet C8.0 for Landscaping Plan.
- 21.) There are no deed restrictions or cross-access managements easements that affect this proposed project.
- 22.) Site plan information submitted by James E. Maitland and Al Ruggirello of LochenHeath Golf Club, 7951 Turnberry Circle, Williamsburg, MI 49690; and Wade Trim, Inc., 4241 Old 27 South, Suite #1, Gaylord, MI 49734.
- 23.) Sealed civil engineering drawings and sealed architectural plans are included with this application.

LOCHENHEATH GOLF CLUB PLANS FOR LOCHENHEATH COTTAGES PROPOSED BUILDING AND SITE DEVELOPMENT



KEY MAP
NOT TO SCALE



LOCATION MAP
NO SCALE
ACME TWP., GRAND TRAVERSE COUNTY
T28N, R10W, SECTION 26

SHEET INDEX	
SHEET DESCRIPTION	SHEET #
COVER SHEET	C0.0
EXISTING CONDITIONS AND REMOVALS PLAN	C1.0
PROPOSED SITE PLAN - PHASE I	C2.0
PROPOSED SITE PLAN - ALL PHASES	C2.1
AERIAL SITE PLAN - ALL PHASES	C2.2
PROPOSED GRADING PLAN - PHASE I	C3.0
SESC PLAN - PHASE I	C4.0
PROPOSED STORMWATER PLAN - ALL PHASES	C5.0
PROPOSED SANITARY SEWER AND WATER MAIN PLAN - PHASE I	C6.0
PROPOSED LANDSCAPING PLAN - ALL PHASES	L1.0

PROJECT DESCRIPTION: DEVELOPMENT OF COTTAGE RENTAL UNITS, INCLUDING CONSTRUCTION OF CENTER COURTYARD, PAVERS, LANDSCAPING, WATER SERVICE HOOKUPS, SANITARY SEWER HOOKUPS, HMA PAVEMENT, EARTHWORK, CONCRETE SIDEWALK, CONCRETE CURB AND GUTTER, AND RESTORATION.

NOT VALID FOR CONSTRUCTION
UNLESS SIGNED AND DATED:

JOB NO. LOC2001.01G	SHEET C0.0
-------------------------------	----------------------

4241 Old US 27 South, Suite 1
Gaylord, MI 49735
989.732.3554/800.268.4440
FAX 989.732.6391
www.wadetrिम.com

PREPARED UNDER THE SUPERVISION OF:



08.30.2018

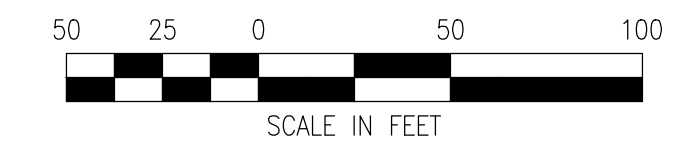
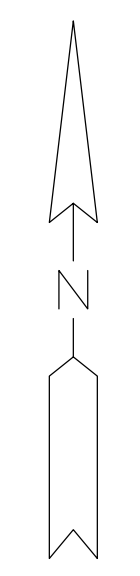
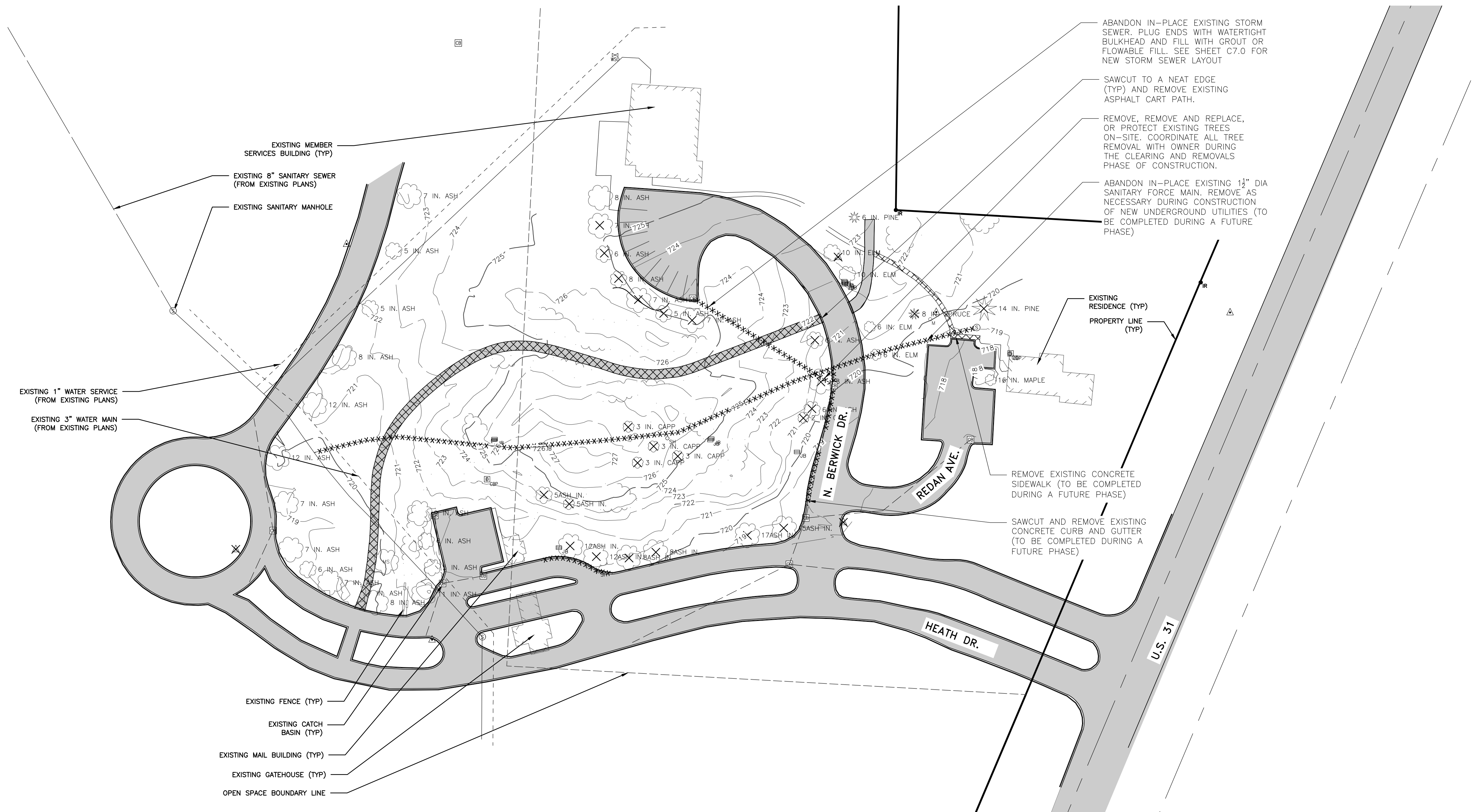
WADE TRIM, INC. - QUINN M. RIDLEY, PE
REGISTRATION NO. 63674

PROJECT MANAGER: P. REPASKY
C:\PWL\WORK\2\00817785\GCS-PLTS-COVER-LOCHENHEATH.DWG - 1 - PLOTTED: 8/29/2018 5:55 PM BY: RIDLEY, QUINN



© Wade Trim Group, Inc. LOCHENHEATH COTTAGES PROPOSED BUILDING AND SITE DEVELOPMENT, WILLIAMSBURG, MICHIGAN

PROJECT MANAGER: -- FIELD BOOK INFORMATION: --
 C:\P\WORK\2\00817785\GSP-PLIS-LOCHEHEATH.SITE.DWG - C1.0Z - PLOTTED 8/30/2018 3:24 PM BY RIDLEY, QUINN



- ABANDON IN-PLACE EXISTING STORM SEWER. PLUG ENDS WITH WATERTIGHT BULKHEAD AND FILL WITH GROUT OR FLOWABLE FILL. SEE SHEET C7.0 FOR NEW STORM SEWER LAYOUT
- SAWCUT TO A NEAT EDGE (TYP) AND REMOVE EXISTING ASPHALT CART PATH.
- REMOVE, REMOVE AND REPLACE, OR PROTECT EXISTING TREES ON-SITE. COORDINATE ALL TREE REMOVAL WITH OWNER DURING THE CLEARING AND REMOVALS PHASE OF CONSTRUCTION.
- ABANDON IN-PLACE EXISTING 1 1/2" DIA SANITARY FORCE MAIN. REMOVE AS NECESSARY DURING CONSTRUCTION OF NEW UNDERGROUND UTILITIES (TO BE COMPLETED DURING A FUTURE PHASE)

REV#	DATE	DESCRIPTION	BY


 4841 OLUS 27 S, Suite 1
 PO Box 618
 Gaylord, MI 49734
 www.wadetrim.com

LOCHEHEATH GOLF CLUB
7953 TURNBERRY CIRCLE
WILLIAMSBURG, MI 49690
 EXISTING CONDITIONS
 AND REMOVALS PLAN

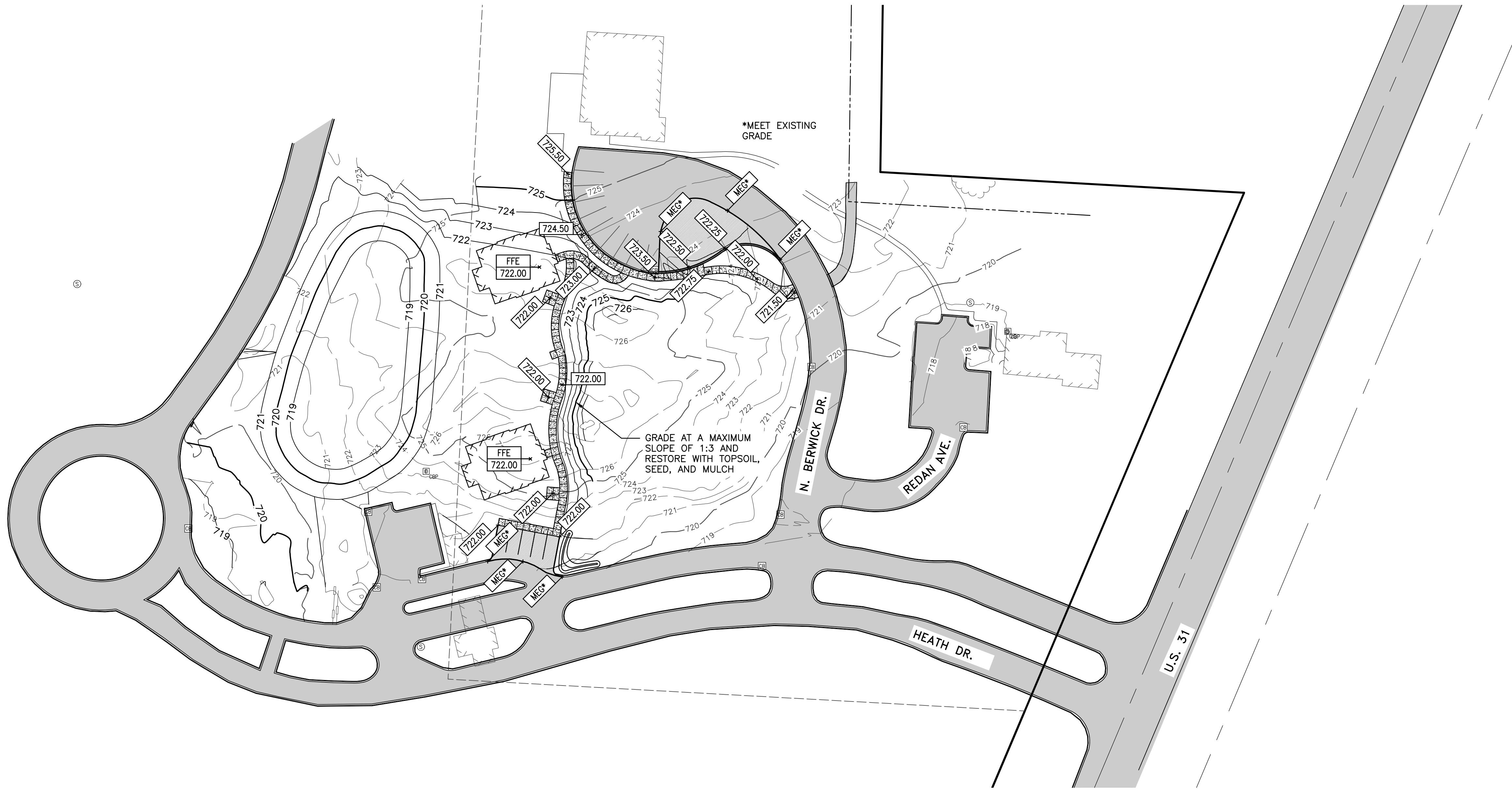
ISSUED FOR:	DATE:	BY:
ZONING	07.23.18	QMR
REVISIONS	08.29.18	QMR

JOB NO:
LOC2001.01G

SHEET
C1.0

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PROJECT MANAGER: -- FIELD BOOK INFORMATION --
C:\P\WORK\2\008177865\GSP\PLTS-LOCHENHEATH.SITE.DWG - C3.0Z - PLOTTED 8/30/2018 3:28 PM BY RIDLEY, QUINN



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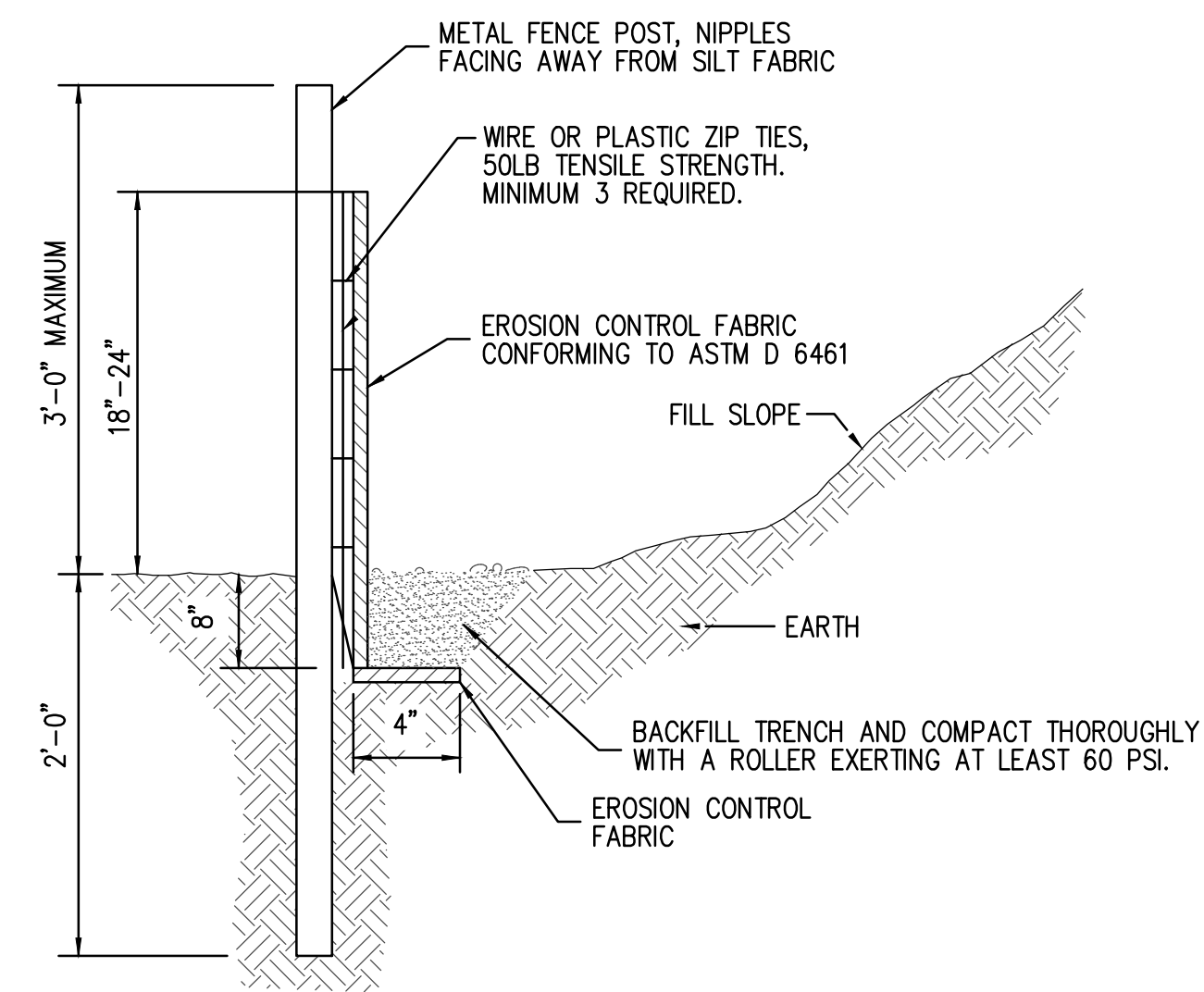
SHEET
C3.0

LOCHENHEATH GOLF CLUB
7953 TURNBERRY CIRCLE
WILLIAMSBURG, MI 49690
PROPOSED GRADING
PLAN - PHASE I



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LOCHENHEATH COTTAGES SITE DEVELOPMENT, WILLIAMSBURG, MICHIGAN
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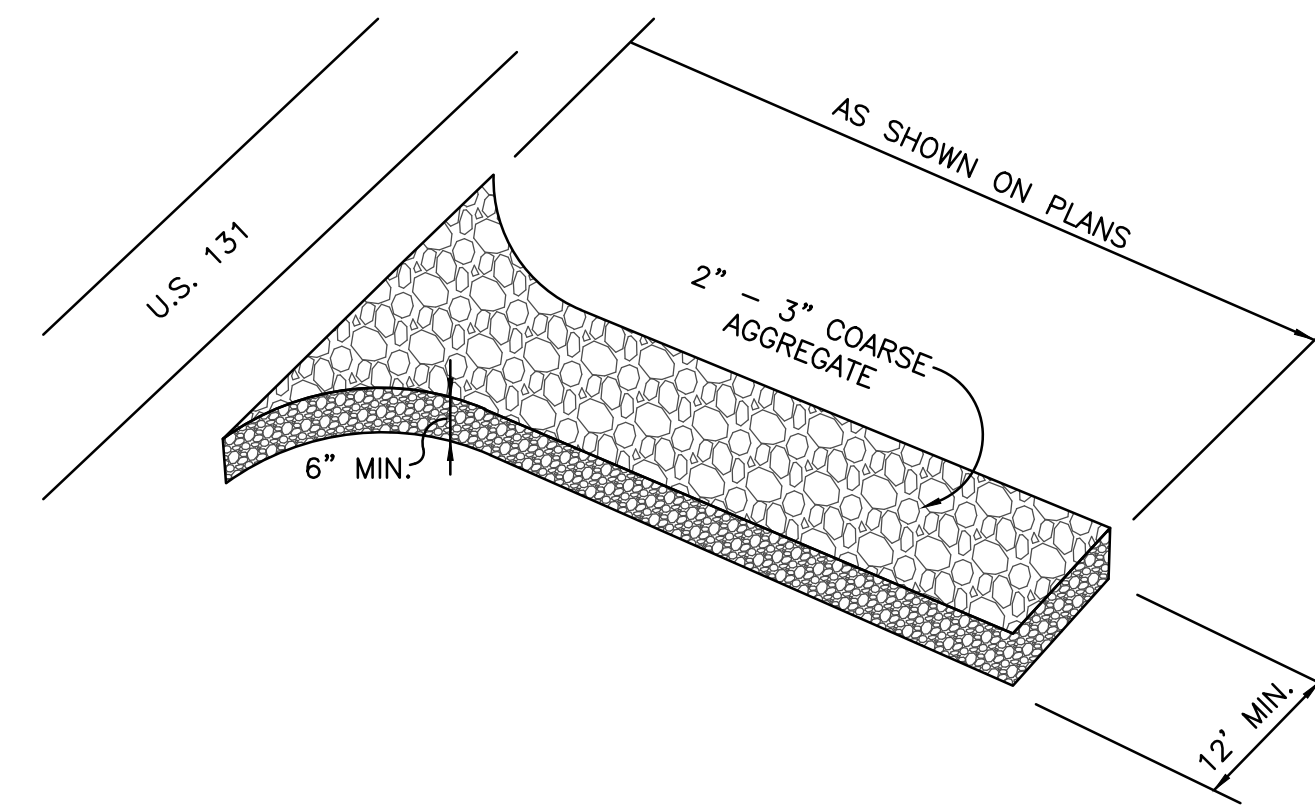


POST: METAL T-POST 5 FT LONG MINIMUM & 1.25 LB/FT MINIMUM AT 6FT SPACING.

FABRIC: 36 INCHES IN WIDTH, MUST MEET ASTM D 6461, 4 FT MINIMUM OVERLAP AT JOINTS (ENDS).

CURL EACH END OF THE SILT FENCE UPHILL IN A "J" PATTERN TO PREVENT RELEASE OF UNTREATED STORM FLOWS.

SEE BMP MANUAL FOR SLICING METHOD.



CONSTRUCTION SPECIFICATIONS:

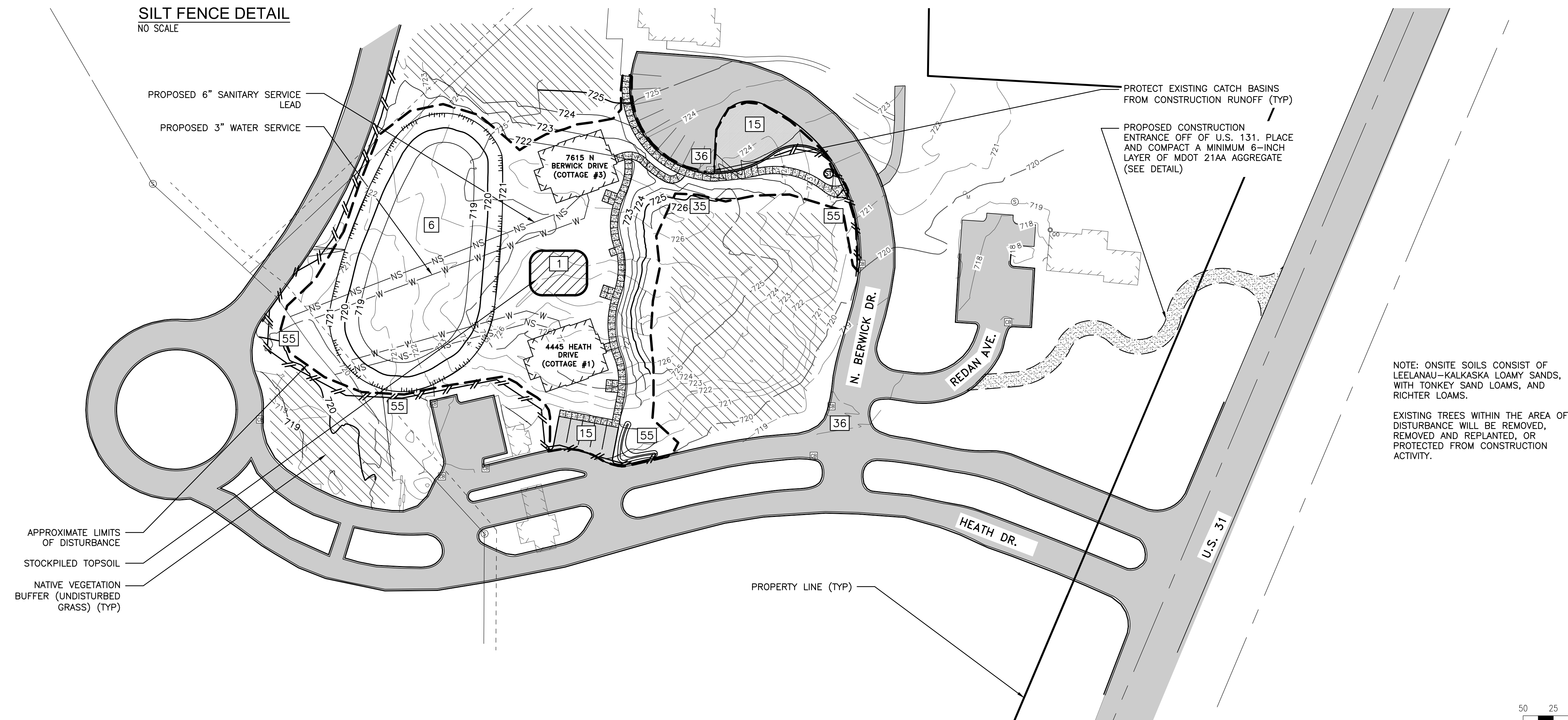
1. CLEAR THE ENTRANCE AND EXIT AREA OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL AND PROPERLY GRADE IT.
2. PLACE THE GRAVEL TO THE SPECIFIC GRADE AND DIMENSIONS SHOWN ON THE PLANS, AND SMOOTH IT.

MAINTENANCE:

1. MAINTAIN THE GRAVEL PAD IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. THIS MAY REQUIRE PERIODIC TOPDRESSING WITH 2-INCH STONE. AFTER EACH RAINFALL, INSPECT AND STRUCTURE USED TO TRAP SEDIMENT AND CLEAN IT OUT AS NECESSARY. IMMEDIATELY REMOVE ALL OBJECTIONABLE MATERIALS SPILLED, WASHED, OR TRACKED ONTO PUBLIC ROADWAYS.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

SCALE: NOT TO SCALE



MICHIGAN
SOIL EROSION & SEDIMENTATION CONTROL
GUIDEBOOK

MICHIGAN UNIFIED KEYING SYSTEM
SOIL EROSION & SEDIMENTATION CONTROL MEASURES

MEASURE	DESCRIPTION	1	6	13	15	16	35	36	39	55
1	STORING & STOCKPIILING TOPSOIL	TOPSOIL MAY BE STOCKPILED ABOVE BARRIERS AREAS TO ACT AS A DIVERSION	*							
6	SEEDING WITH WASHED MULCH MATS	FACILITATES ESTABLISHMENT OF VEGETATION COVER	*	*	*					
13	HYDRO-EROSION CONTROL	USED WHERE VEGETATION IS NOT EARLY ESTABLISHED	*	*	*					
15	STRIP CURBS	PROTECTS AREAS WHICH CANNOT OTHERWISE BE PROTECTED, BUT INCREASES	*							
16	STRIP CURBS	KEEPS HIGH VELOCITY RUNOFF FROM LEAVING FINED SURFACE				*			*	*
35	SWATH BARRIERS	SYSTEM BARRIERS COLLECTED RUNOFF FROM SITE, PARTICULARLY FROM FINED AREAS					*		*	*
36	SWATH BARRIERS	COLLECTS HIGH VELOCITY CONCENTRATED RUNOFF						*	*	*
39	SWATH BARRIERS	CAN USE WIDE MATERIAL FOUND ON SITE						*	*	*
55	EROSION CONTROL FENCE	USED AS BACKING FOR POLES OF OTHER MEASURES	*	*	*	*	*	*	*	*



REV#	DATE	DESCRIPTION	BY

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LOCHENEATH GOLF CLUB
7953 TURNBERRY CIRCLE
WILLIAMSBURG, MI 49690

SESC PLAN
PHASE I

ISSUED FOR:	DATE:	BY:
SESC PERMIT	07.19.18	QMR
ZONING	07.23.18	QMR
REVISIONS	08.29.18	QMR

JOB NO:
LOC2001.01G

SHEET

C4.0

LOCHENEATH COTTAGES SITE DEVELOPMENT, WILLIAMSBURG, MICHIGAN

PROJECT MANAGERS: -- FIELD BOOK INFORMATION: -- C:\PWL\WORK\2\008177865\GSP-PLTS-LOCHENEATH SITE.DWG -- C4.CZ -- PLOTTED 8/30/2018 3:29 PM BY RIDLEY, QUINN

WEIGHTED RUNOFF COEFFICIENT		
SURFACE	RUNOFF COEFFICIENT (CN)	CONTRIBUTING AREA (ACRES)
ROOFTOP	98	0.37
LAWN AND LANDSCAPE	39	1.34
PARKING AND SIDEWALKS	98	0.23
HARDSCAPE	75	0.10
RETENTION BASIN	98	0.26
		TOTAL: 2.30

NOTE: PLANS WILL COMPLY WITH THE ACME TOWNSHIP STORM WATER CONTROL ORDINANCE AND INCORPORATE LOW IMPACT DEVELOPMENT WATER QUALITY TECHNOLOGIES INTO THE SITE. STORM WATER RUNOFF WILL COLLECT INTO GRASS SWALES AROUND THE COTTAGES AND INTO A SHALLOW RETENTION BASIN TO THE WEST. PERMEABLE PAVERS WILL BE USED IN THE CENTER COURTYARD TO DECREASE PONDING AND PROMOTE INFILTRATION. ROOF RUNOFF WILL DRAIN INTO GUTTERS/DOWNSPOUTS THAT WILL EMPTY INTO AREAS AROUND THE BUILDING DESIGNATED FOR ROOF DRAINAGE.

SOIL PERMEABILITY	
SOIL TYPE PER USDA SOIL SURVEY	PERMEABILITY (IN/HR)
LELANAU-KALKASKA LOAMY SAND	2.5-5.0
RICHTER LOAMS	2.5-5.0
TONKY SANDY LOAM	0.8-2.5

STORAGE VOLUME

PER ACME TOWNSHIP STORM WATER ORDINANCE, THE DIFFERENCE BETWEEN A 25-YEAR STORM ON A DEVELOPED SITE, AND A 2-YEAR STORM ON AN UNDEVELOPED SITE, MUST BE STORED IN A BASIN. TWO BACK TO BACK 100-YEAR STORM EVENTS MUST BE RETAINED ON-SITE AS WELL.

PROPOSED RETENTION POND IS 26,667 SFT IN PLAN AREA, WITH A 2-FOOT DEPTH AND VOLUME OF APPROXIMATELY 36,625 CFT*.

PER CN METHOD (SPREADSHEET) USING CN VALUES AND DRAINAGE AREAS IN TABLE ABOVE:

25-YEAR(D) STORM [11,761 CFT] -
2-YEAR(UD) STORM [2,671 CFT]

= 9,090 CFT

36,625 CFT > 9,090 CFT

100-YEAR STORM [16,558 CFT] x2

= 33,116 CFT

36,625 CFT > 33,116 CFT

*CALCULATED IN AUTOCAD

INFILTRATION

PER ACME TOWNSHIP STORM WATER ORDINANCE:
72 > 12D/I.

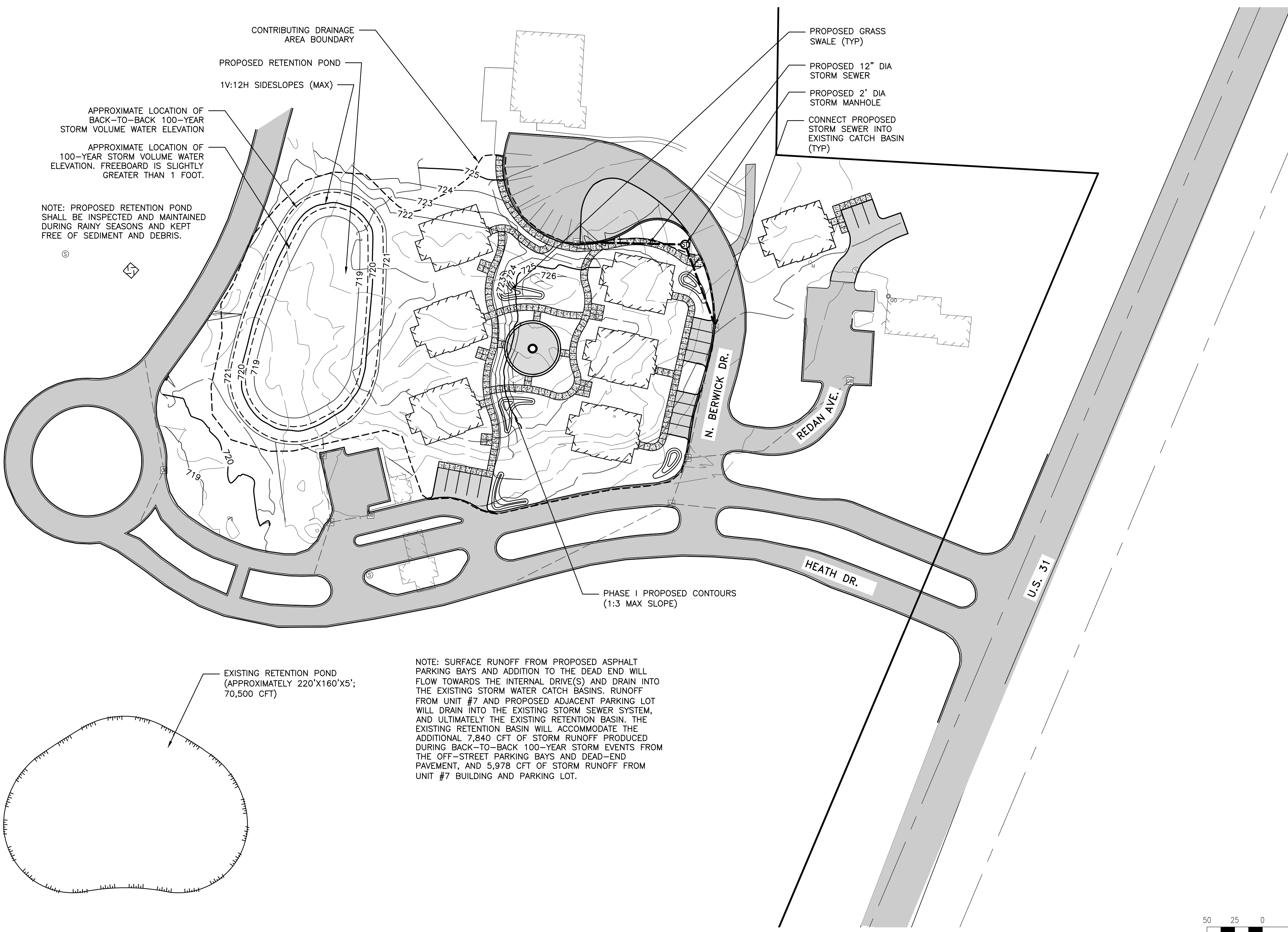
RETENTION BASIN DEPTH (D) = 2 FT

INFILTRATION RATE (I) = 0.52 IN/HR*

72 > 12x(2)/(0.52)

72 > 46 HOURS [OK]

*PRESCRIBED INFILTRATION RATE PER ACME TOWNSHIP STORM WATER CONTROL ORDINANCE



APPROXIMATE LOCATION OF BACK-TO-BACK 100-YEAR STORM VOLUME WATER ELEVATION

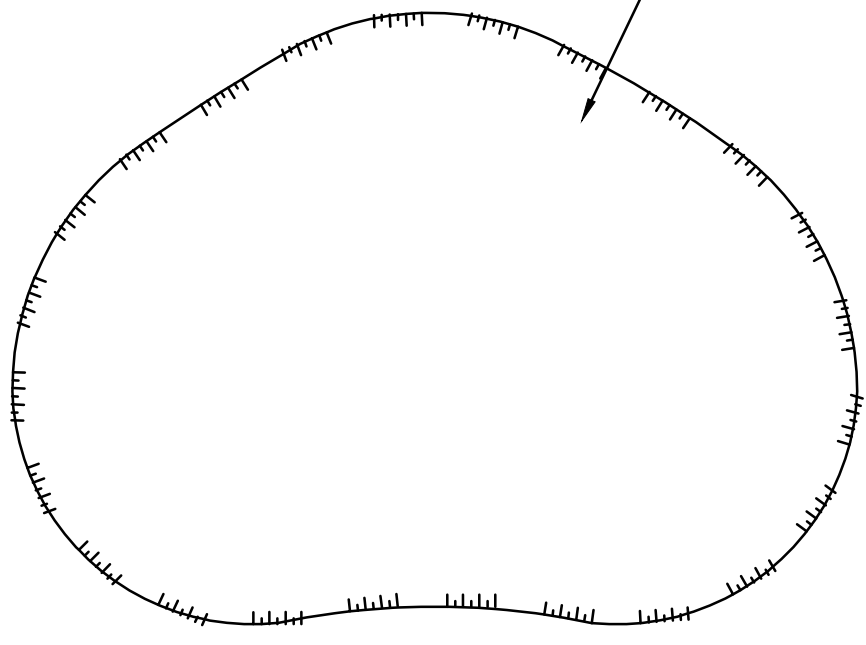
APPROXIMATE LOCATION OF 100-YEAR STORM VOLUME WATER ELEVATION. FREEBOARD IS SLIGHTLY GREATER THAN 1 FOOT.

NOTE: PROPOSED RETENTION POND SHALL BE INSPECTED AND MAINTAINED DURING RAINY SEASONS AND KEPT FREE OF SEDIMENT AND DEBRIS.

EXISTING RETENTION POND (APPROXIMATELY 220'X160'X5'; 70,500 CFT)

NOTE: SURFACE RUNOFF FROM PROPOSED ASPHALT PARKING BAYS AND ADDITION TO THE DEAD END WILL FLOW TOWARDS THE INTERNAL DRIVE(S) AND DRAIN INTO THE EXISTING STORM WATER CATCH BASINS. RUNOFF FROM UNIT #7 AND PROPOSED ADJACENT PARKING LOT WILL DRAIN INTO THE EXISTING STORM SEWER SYSTEM, AND ULTIMATELY THE EXISTING RETENTION BASIN. THE EXISTING RETENTION BASIN WILL ACCOMMODATE THE ADDITIONAL 7,840 CFT OF STORM RUNOFF PRODUCED DURING BACK-TO-BACK 100-YEAR STORM EVENTS FROM THE OFF-STREET PARKING BAYS AND DEAD-END PAVEMENT, AND 5,978 CFT OF STORM RUNOFF FROM UNIT #7 BUILDING AND PARKING LOT.

- PROPOSED GRASS SWALE (TYP)
- PROPOSED 12" DIA STORM SEWER
- PROPOSED 2' DIA STORM MANHOLE
- CONNECT PROPOSED STORM SEWER INTO EXISTING CATCH BASIN (TYP)



REV#	DATE	DESCRIPTION	BY

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LOCHENHEATH GOLF CLUB
7953 TURNBERRY CIRCLE
WILLIAMSBURG, MI 49690
PROPOSED STORMWATER
PLAN - ALL PHASES

ISSUED FOR:	DATE:	BY:
ZONING	07.23.18	QMR
REVISIONS	08.29.18	QMR

JOB NO:
LOC2001.01G

SHEET
C5.0

PROJECT MANAGERS: -- FIELD BOOK INFORMATION: -- C:\PWL\WORK\2\00817785\GSP-PLTS-LOCHENHEATH SITE.DWG -- C5.0Z -- PLOTTED 8/30/2018 3:30 PM BY RIDLEY, QUINN

LOCHENHEATH COTTAGES SITE DEVELOPMENT, WILLIAMSBURG, MICHIGAN

PLANT LIST:

	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE
CANOPY TREES	ACER SACCHARUM	SUGAR MAPLE	2.5" CALIPER	60' H X 40' W
	BETULA Papyrifera	PAPER BIRCH	2.5" CALIPER	60' H X 35' W
	QUERCUS ELLIPSOIDALIS	NORTHERN PIN OAK	2.5" CALIPER	60' H X 50' W
EVERGREEN TREES	ABIES BALSAMEA	BALSAM FIR	8' HEIGHT	60' H X 20' W
	LARIX LARICINA	TAMARACK	8' HEIGHT	60' H X 25' W
	PINUS STROBUS	WHITE PINE	8' HEIGHT	60' H X 30' W
	THUJA OCCIDENTALIS	NORTHERN WHITE CEDAR	8' HEIGHT	30' H X 12' W
ORNAMENTAL TREES	AMELANCHIER ARBOREA	SERVICEBERRY	7' HEIGHT	15' H X 15' W
	CRATAEGEUS PUNCTATA	DOTTED HAWTHORN	7' HEIGHT	20' H X 20' W
SHRUBS	ARONIA PRUNIFOLIA	BLACK CHOKEBERRY	30" HEIGHT	10' H X 7' W
	CEANOTHUS AMERICANUS	NEW JERSEY TEA	18" SPREAD	3' H X 4' W
	ILEX VERTICILLATA	MICHIGAN HOLLY	30" HEIGHT	8' H X 8' W
	DIERVILLA LONICERA	BUSH HONEYSUCKLE	30" HEIGHT	8' H X 8' W
	SYMPHORICARPOS ALBUS	SNOWBERRY	30" HEIGHT	8' H X 8' W

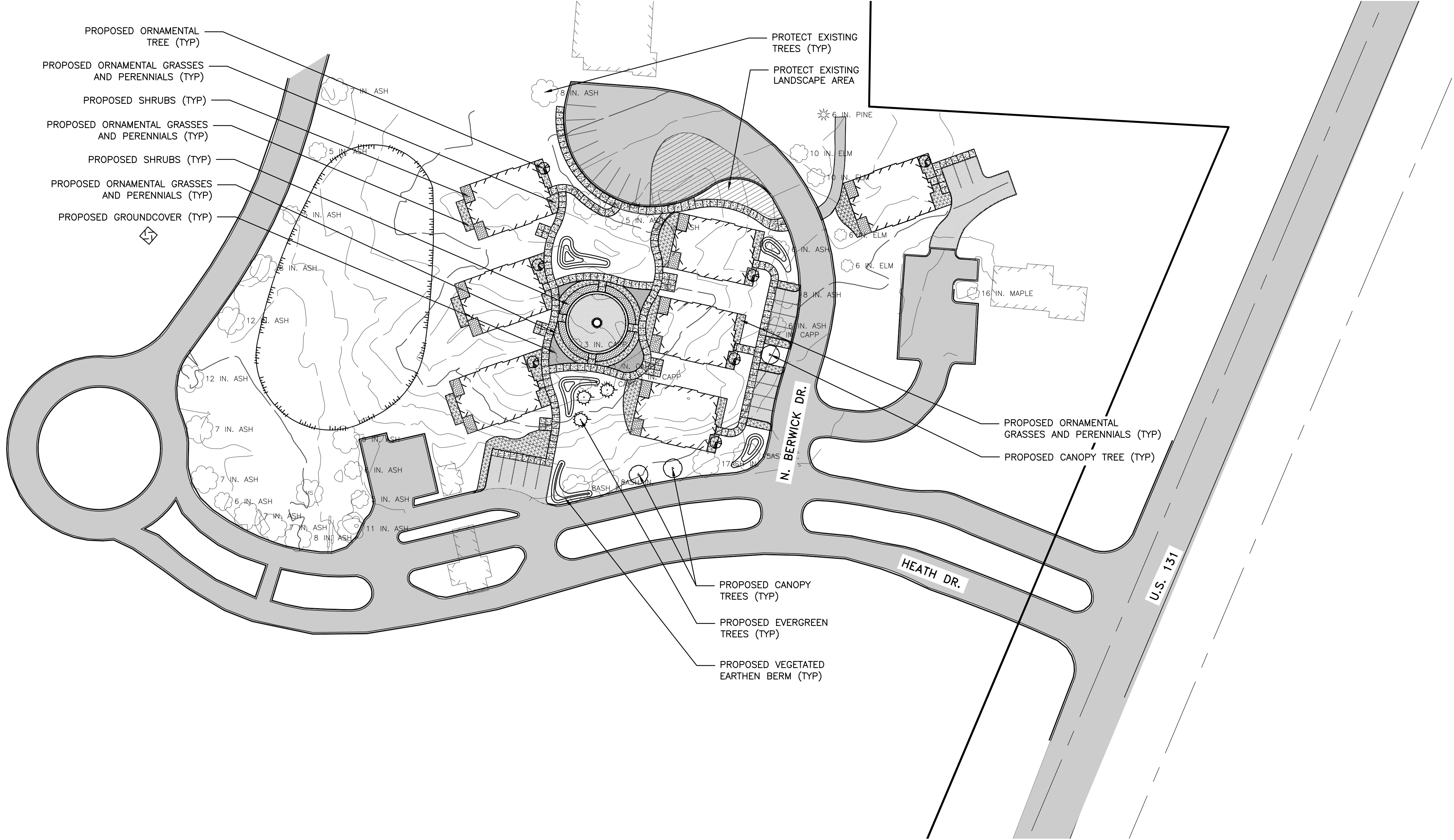
FLOWERING PERENNIALS	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	1 GAL	2' H X 2' W
	COREOPSIS LANCEOLATA	SAND COREOPSIS	1 GAL	18" H X 18" W
	ECHINACEA PURPUREA	PURPLE CONEFLOWER	1 GAL	3' H X 2' W
	IRIS VERSICOLOR	WILD BLUE FLAG IRIS	1 GAL	2' H X 2' W
	LIATRIS CYLINDRACEA	DWARF BLAZING STAR	1 GAL	18" H X 1' W
	RUDBECKIA HIRTA	BLACK-EYED SUSAN	1 GAL	2' H X 18" W
PERENNIAL GRASSES	CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE	1 GAL	18" H X 1' W
	ELYMUS VIRGINICUS	VIRGINIA WILD-RYE	1 GAL	3' H X 2' W
	KOELERIA MACRANTHA	JUNE GRASS	1 GAL	18" H X 1' W
	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	1 GAL	4' H X 2' W
	GROUNDCOVER	ARCTOSTAPHYLOS UVA-URSI	BEARBERRY	18" SPREAD
JUNIPERUS HORIZONTALIS		CREeping JUNIPER	18" SPREAD	1' H X 6' W
POLYGONATUM PUBESCENS		DOWNY SOLOMON'S SEAL	1 GAL	2' H X 18" W

NOTE: SPECIFIED PLANT SPECIES WERE SELECTED FROM NORTHWEST MICHIGAN INVASIVE SPECIES NETWORK "RECOMMENDED PLANTING GUIDELINES FOR MUNICIPALITIES" PER ACME TWP. ZONING CODE 7.5.6.B.6.

NOTE: IRRIGATION DESIGN WILL BE SUBMITTED AS PART OF FINAL PLANS PER ACME TWP. ZONING CODE 7.5.6.C.5.

NOTE: THE MINIMUM SIZE FOR PLANT MATERIALS INSTALLED SHALL BE AS FOLLOWS:

CANOPY (SHADE) TREES	2.5" CALIPER	
EVERGREEN TREES	8' HEIGHT	
ORNAMENTAL TREES:	SINGLE TRUNK	2" CALIPER
	MULTI-TRUNK	7' HEIGHT
LARGE SHRUBS	30" HEIGHT	
SMALL SHRUBS	18" SPREAD	



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WADE TRIM

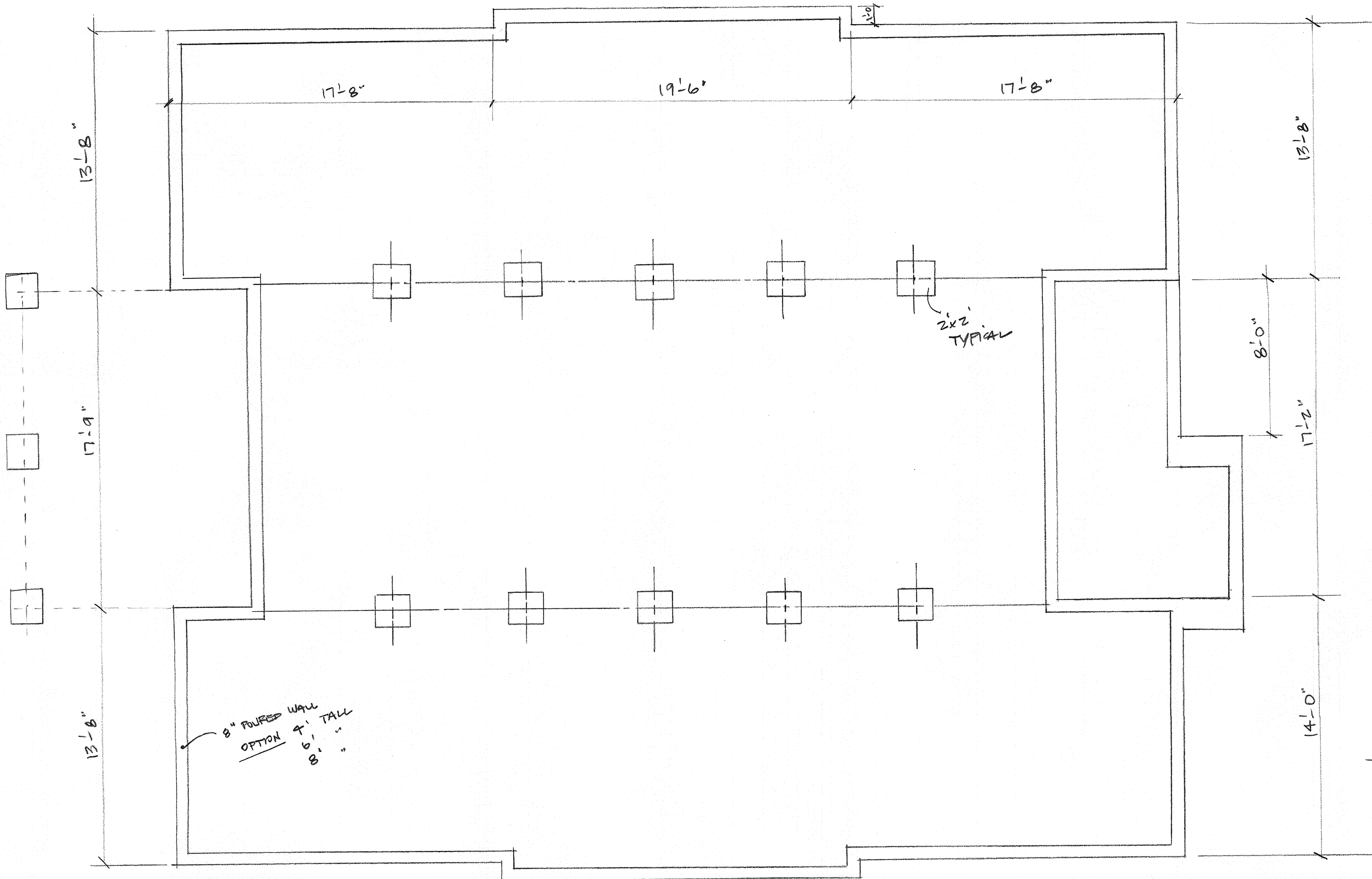
LOCHEATH GOLF CLUB
7953 TURNBERRY CIRCLE
WILLIAMSBURG, MI 49690
PROPOSED LANDSCAPE
PLAN - ALL PHASES

ISSUED FOR: ZONING REVISIONS
DATE: 07.23.18
BY: QMR
08.29.18 QMR

JOB NO:
LOC2001.01G

SHEET
L1.0





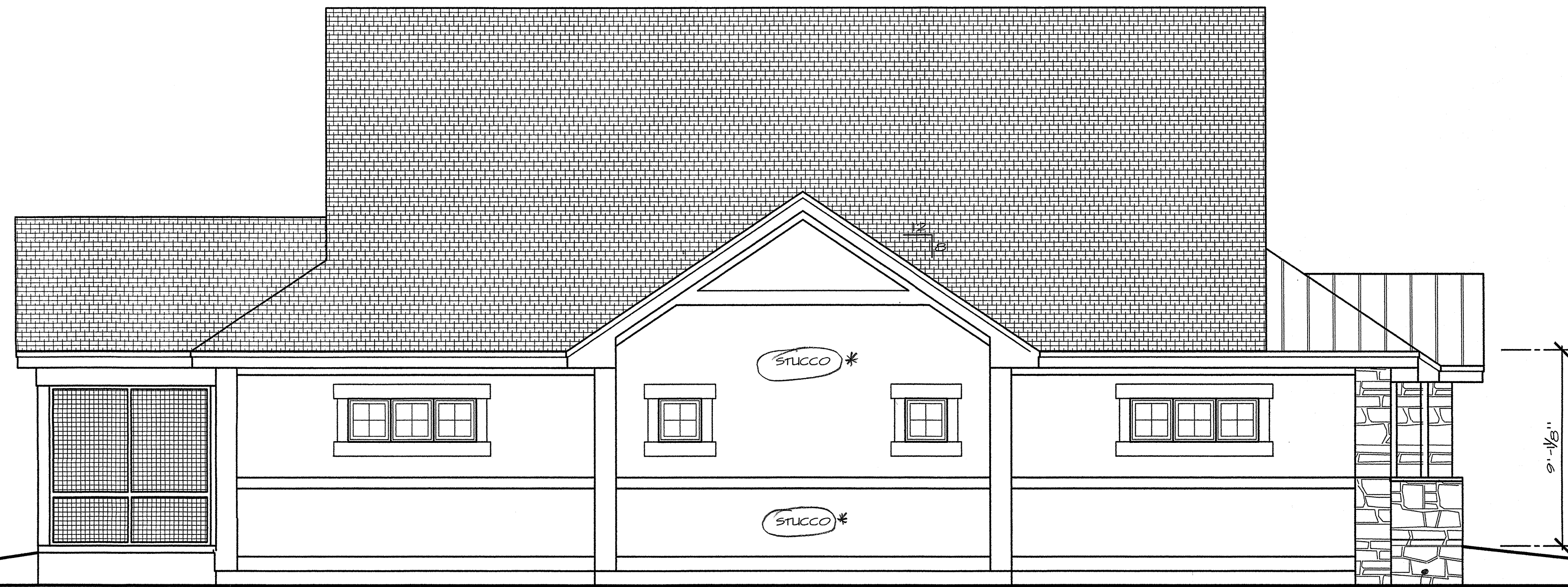
2x2
TYPICAL

8" POURED WALL
OPTION 9' TALL
6' "
8' "

FOUNDATION

LOCHEND HEATH
COTTAGES

A4

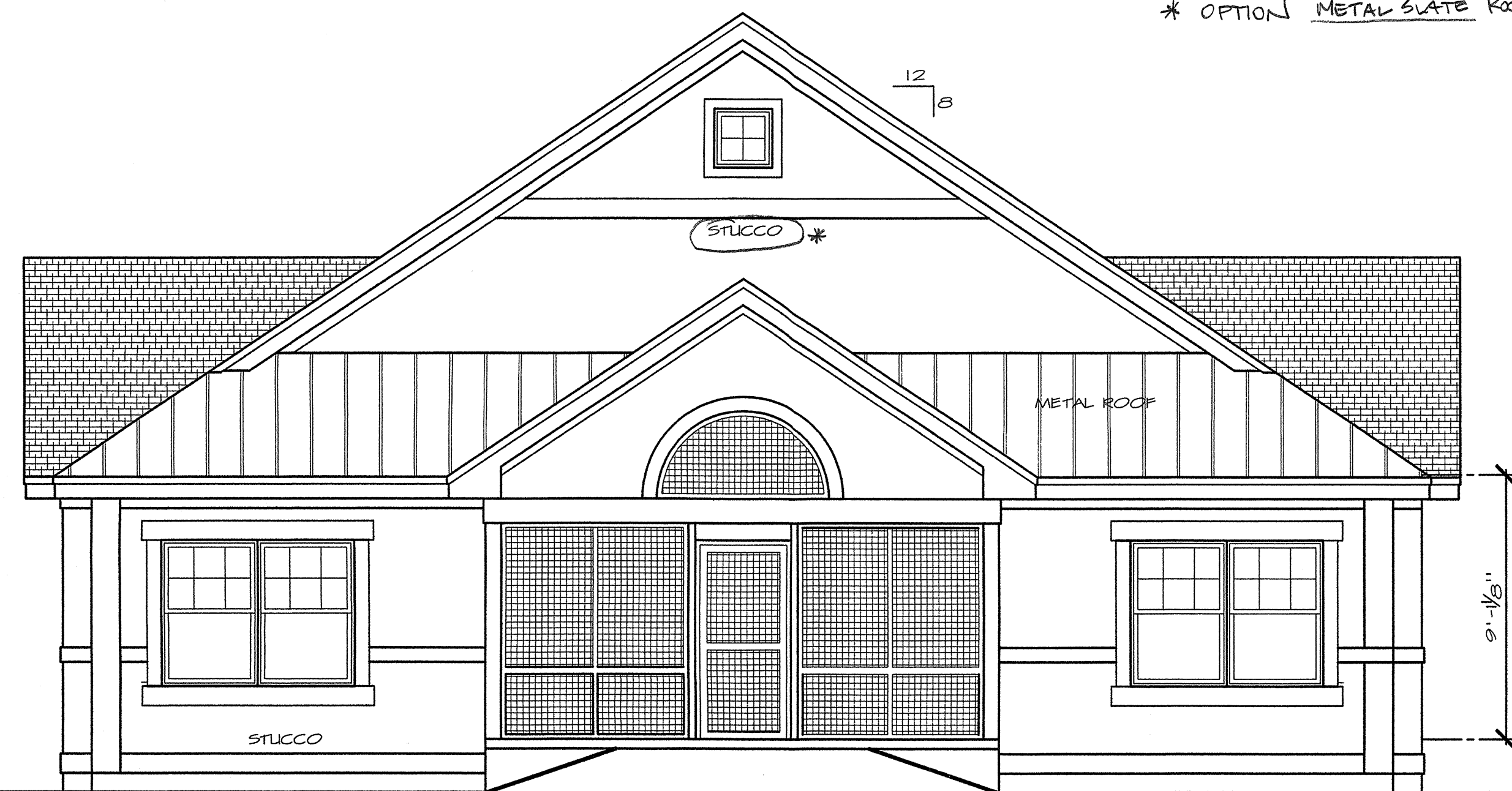


B & D

SIDE ELEVATION

* OPTION HARDI PLANK SIDING & TRIMS
(6" EXPOSURE)

* OPTION METAL SLATE ROOF VS. LANDMARK SHINGLES FOR MAIN ROOF.



REAR ELEVATION

C



CULTURED
STONE

A

FRONT ELEVATION

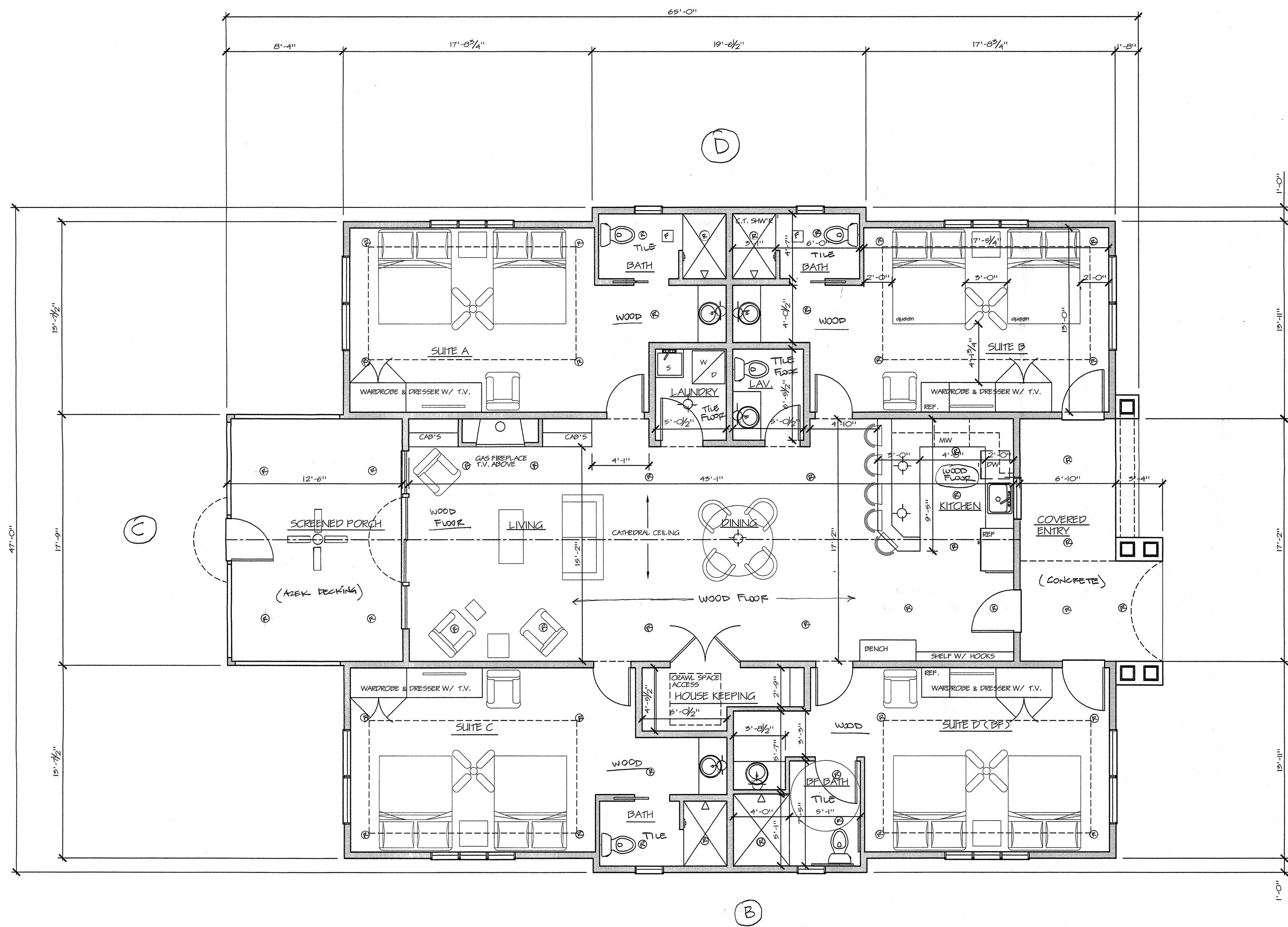
REVISIONS:

1-31-17
3-6-17
5-8-17

DATE:
1-30-17

SHEET NO.

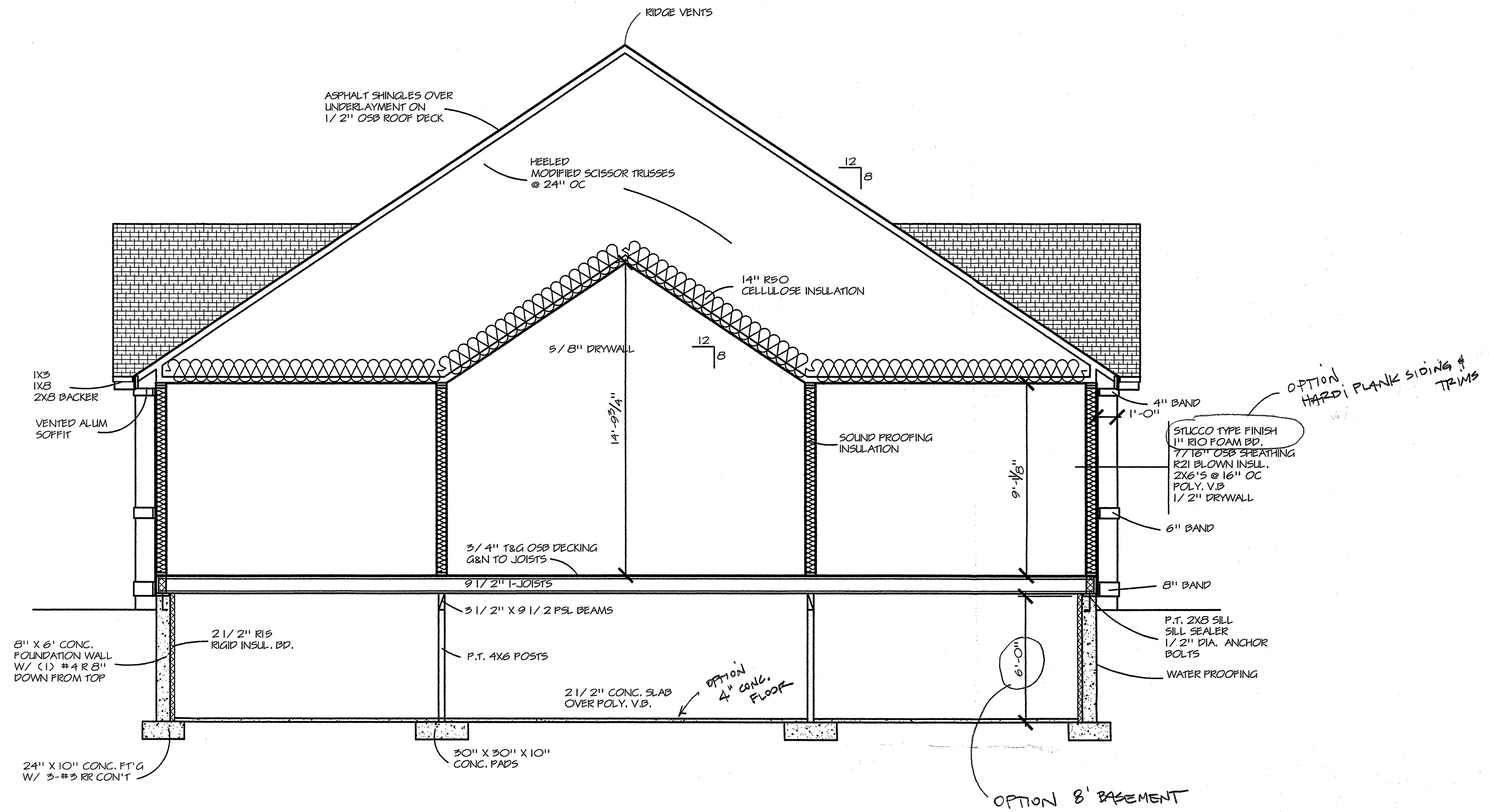
AZ



NOTES: - ALL SHOWERS = TILE
 - (S) ZONE HVAC (LIVING AREA + 4 BED ROOMS)

FLOOR PLAN

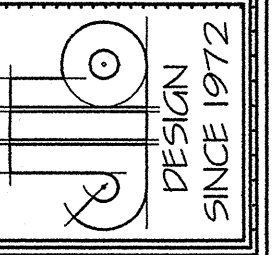
1/4" = 1'-0" 2,291 SQ.FT.



CROSS SECTION

1/4" = 1'-0"

DESIGN & DRAWINGS BY
JERRY L. BALMANN
 RESIDENTIAL DESIGN
 TRAVERSE CITY, MI 49683-3500



BUILT BY:

RESIDENCE FOR:

LOCHEN HEATH COTTAGES

REVISIONS:

DATE:
5-8-17

SHEET NO.

A3



SANITARY FLOW SUMMARY

LochenHeath Cottages

08/27/2018

Existing Sewage Flows:

- Average Summer Flows: 4,896 gpd
- Average Winter Flows: 4,118 gpd
- Flow increase with addition of 2 cottages:
2 units per cottage = 4 units total
4 units @ 100 gpd = 400 gpd
- Assuming rentals will be seasonal (summer), 4,896 gpd + 400 gpd = 5,296 gpd.
- Per MDEQ letter dated April 16, 2006, the maximum daily flow to the existing septic field is 8,000 gpd.
- 5,296 gpd < 8,000 gpd [OK]
- Increase in sanitary flows is within the allowable capacity of the existing drainfield.

Proposed Construction:

- Two 6-inch lateral PVC connections, from both cottages, into the existing 8-inch mainline are proposed for Phase I of the project.

Calculations for Stormwater Runoff Volume Control

SITE NAME:

LochenHeath Cottages



Total Site Disturbed Area:

2.3 acres

2-Year, 24-Hour Rainfall ():

2.09 in

(See Rainfall Tab for regional rainfall value

or site specific rainfall event may be substituted with DNRE approval)

Undeveloped

Pre-Development Conditions

Cover Type	Soil Type	Area (sf)	Area (ac)	CN (from TR-55)	S	Q Runoff ¹ (in)	Runoff Volume ² (ft ³)
					$\frac{1000}{CN} - 10$	$\frac{(P - 0.2S)^2}{(P - 0.8S)}$	$Q \times 1 / 12 \times A$
Woods / Meadow	A	100188	2.3	30	23.3	0.319859215	2670.504588
Open Space	A	0		39	15.6	0.073812445	0
Woods	B	0		55	8.2	0.023830355	0
Meadow	B	0		58	7.2	0.052239562	0
Open Space	B	0		61	6.4	0.091359997	0
Woods	C	0		70	4.3	0.275422137	0
Meadow	C	0		71	4.1	0.302519471	0
Open Space	C	0		74	3.5	0.392709261	0
Woods	D	0		77	3.0	0.497330529	0
Meadow	D	0		78	2.8	0.535697932	0
Open Space	D	0		80	2.5	0.618117359	0
Impervious	N/A	0		98	0.20	1.863586022	0
Other:		0				NA	NA
TOTAL:	N/A	100188.0	2.3	N/A	N/A	N/A	2,671

Post-Development Conditions

Cover Type	Soil Type	Area (sf)	Area (ac)	CN*	S	Q Runoff ¹ (in)	Runoff Volume ² (ft ³)
Impervious	N/A	26136	0.60	98	0.2	1.863586022	4058.890355
Lawn/Landcape	A	58370.4	1.34	39	15.6	0.073812445	359.0384957
Permeable Pavers	N/A	4356	0.10	75	3.3	0.425902826	154.602726
HMA/Sidewalk	N/A	10018.8	0.23	98	0.2	1.863586022	1555.907969
TOTAL:	N/A		2.3	N/A	N/A	N/A	6,128

Runoff Volume Increase (ft³): 3,458

Runoff Volume Increase = (Post-Dev. Runoff Volume) MINUS (Pre-Dev. Runoff Volume)

1. Runoff (in) = Q = (P - Ia)² / (P - Ia) + S

Ia = 0.2S therefore;

Runoff (in) = Q = (P - 0.2S)² / (P + 0.8S)

Where: P = 2-Year, 24-Hour Rainfall (in)

S = 1000 / CN - 10

CN = Curve Number

Q = Runoff (in)

Area = Area of specific land cover (ft²)

2. Runoff Volume (ft³) = Q x 1/12 x Area

* Runoff Volume must be calculated separately for pervious and impervious areas (without using a weighted CN)

Calculations for Stormwater Runoff Volume Control

SITE NAME:

LochenHeath Cottages



Total Site Disturbed Area:

2.3 acres

25-year

~~2-Year~~, 24-Hour Rainfall):

3.89 in

(See Rainfall Tab for regional rainfall value

or site specific rainfall event may be substituted with DNRE approval)

Developed

Pre-Development Conditions

Cover Type	Soil Type	Area (sf)	Area (ac)	CN (from TR-55)	S	Q Runoff ¹ (in)	Runoff Volume ² (ft ³)
					$\frac{1000}{CN} - 10$	$\frac{(P - 0.2S)^2}{(P - 0.8S)}$	$Q \times 1 / 12 \times A$
Woods / Meadow	A	0		30	23.3	0.026742032	0
Open Space	A	0		39	15.6	0.035379978	0
Woods	B	0		55	8.2	0.486694359	0
Meadow	B	0		58	7.2	0.615713423	0
Open Space	B	0		61	6.4	0.757260837	0
Woods	C	0		70	4.3	1.25683305	0
Meadow	C	0		71	4.1	1.319426556	0
Open Space	C	0		74	3.5	1.516064898	0
Woods	D	0		77	3.0	1.726412466	0
Meadow	D	0		78	2.8	1.799683603	0
Open Space	D	0		80	2.5	1.951120543	0
Impervious	N/A	0		98	0.20	3.655377537	0
Other:		0				NA	NA
TOTAL:	N/A	0.0	0.0	N/A	N/A	N/A	0

Post-Development Conditions

Cover Type	Soil Type	Area (sf)	Area (ac)	CN*	S	Q Runoff ¹ (in)	Runoff Volume ² (ft ³)
Impervious	N/A	26136	0.60	98	0.2	3.655377537	7961.412276
Lawn/Landcape	A	58370.4	1.34	39	15.6	0.035379978	172.0952883
Permeable Pavers	N/A	4356	0.10	75	3.3	1.584628029	575.2199746
HMA/Sidewalk	N/A	10018.8	0.23	98	0.2	3.655377537	3051.874706
TOTAL:	N/A		2.3	N/A	N/A	N/A	11,761

Runoff Volume Increase (ft³): 11,761

Runoff Volume Increase = (Post-Dev. Runoff Volume) MINUS (Pre-Dev. Runoff Volume)

1. Runoff (in) = Q = (P - Ia)² / (P - Ia) + S

Ia = 0.2S therefore;

Runoff (in) = Q = (P - 0.2S)² / (P + 0.8S)

Where: P = 2-Year, 24-Hour Rainfall (in)

S = 1000 / CN - 10

CN = Curve Number

Q = Runoff (in)

Area = Area of specific land cover (ft²)

2. Runoff Volume (ft³) = Q x 1/12 x Area

* Runoff Volume must be calculated separately for pervious and impervious areas (without using a weighted CN)

Calculations for Stormwater Runoff Volume Control

SITE NAME:

LochenHeath Cottages



Total Site Disturbed Area:

2.3 acres

[100-year](#)

~~2-Year~~, 24-Hour Rainfall):

5.08 in

(See Rainfall Tab for regional rainfall value

or site specific rainfall event may be substituted with DNRE approval)

[Developed \(entire site\)](#)

Pre-Development Conditions

Cover Type	Soil Type	Area (sf)	Area (ac)	CN (from TR-55)	S	Q Runoff ¹ (in)	Runoff Volume ² (ft ³)
					$\frac{1000}{CN} - 10$	$\frac{(P - 0.2S)^2}{(P - 0.8S)}$	$Q \times 1 / 12 \times A$
Woods / Meadow	A	0		30	23.3	0.00719446	0
Open Space	A	0		39	15.6	0.216537378	0
Woods	B	0		55	8.2	1.02005744	0
Meadow	B	0		58	7.2	1.213031797	0
Open Space	B	0		61	6.4	1.417392592	0
Woods	C	0		70	4.3	2.095830375	0
Meadow	C	0		71	4.1	2.177152395	0
Open Space	C	0		74	3.5	2.42823356	0
Woods	D	0		77	3.0	2.690057235	0
Meadow	D	0		78	2.8	2.779742263	0
Open Space	D	0		80	2.5	2.962768362	0
Impervious	N/A	0		98	0.20	4.843045433	0
Other:		0				NA	NA
TOTAL:	N/A	0.0	0.0	N/A	N/A	N/A	0

Post-Development Conditions

Cover Type	Soil Type	Area (sf)	Area (ac)	CN*	S	Q Runoff ¹ (in)	Runoff Volume ² (ft ³)
Impervious	N/A	26136	0.60	98	0.2	4.843045433	10548.15295
Lawn/Landcape	A	58370.4	1.34	39	15.6	0.216537378	1053.281113
Permeable Pavers	N/A	4356	0.10	75	3.3	2.514308663	912.6940448
HMA/Sidewalk	N/A	10018.8	0.23	98	0.2	4.843045433	4043.458632
TOTAL:	N/A		2.3	N/A	N/A	N/A	16,558

Runoff Volume Increase (ft³): 16,558

[x2 \(back-to-back 100-year\) = 33,116 cft](#)

Runoff Volume Increase = (Post-Dev. Runoff Volume) MINUS (Pre-Dev. Runoff Volume)

1. Runoff (in) = Q = (P - Ia)² / (P - Ia) + S

Ia = 0.2S therefore;

Runoff (in) = Q = (P - 0.2S)² / (P + 0.8S)

Where: P = 2-Year, 24-Hour Rainfall (in)

S = 1000 / CN - 10

CN = Curve Number

Q = Runoff (in)

Area = Area of specific land cover (ft²)

2. Runoff Volume (ft³) = Q x 1/12 x Area

* Runoff Volume must be calculated separately for pervious and impervious areas (without using a weighted CN)

Calculations for Stormwater Runoff Volume Control

SITE NAME:

LochenHeath Cottages



Total Site Disturbed Area:

0.15 acres

[100-year](#)

~~2-Year~~, 24-Hour Rainfall):

5.08 in

(See Rainfall Tab for regional rainfall value

or site specific rainfall event may be substituted with DNRE approval)

Developed (off-street parking)

Pre-Development Conditions

Cover Type	Soil Type	Area (sf)	Area (ac)	CN (from TR-55)	S	Q Runoff ¹ (in)	Runoff Volume ² (ft ³)
					$\frac{1000}{CN} - 10$	$\frac{(P - 0.2S)^2}{(P - 0.8S)}$	$Q \times 1 / 12 \times A$
Woods / Meadow	A	0		30	23.3	0.00719446	0
Open Space	A	0		39	15.6	0.216537378	0
Woods	B	0		55	8.2	1.02005744	0
Meadow	B	0		58	7.2	1.213031797	0
Open Space	B	0		61	6.4	1.417392592	0
Woods	C	0		70	4.3	2.095830375	0
Meadow	C	0		71	4.1	2.177152395	0
Open Space	C	0		74	3.5	2.42823356	0
Woods	D	0		77	3.0	2.690057235	0
Meadow	D	0		78	2.8	2.779742263	0
Open Space	D	0		80	2.5	2.962768362	0
Impervious	N/A	0		98	0.20	4.843045433	0
Other:		0				NA	NA
TOTAL:	N/A	0.0	0.0	N/A	N/A	N/A	0

Post-Development Conditions

Cover Type	Soil Type	Area (sf)	Area (ac)	CN*	S	Q Runoff ¹ (in)	Runoff Volume ² (ft ³)
Impervious	N/A	6534	0.15	98	0.2	4.843045433	2637.038238
Lawn/Landcape	A	0		39	15.6	0.216537378	0
Permeable Pavers	N/A	0		75	3.3	2.514308663	0
HMA/Sidewalk	N/A	0		98	0.2	4.843045433	0
TOTAL:	N/A		0.2	N/A	N/A	N/A	2,637

Runoff Volume Increase (ft³): 2,637

x2 (back-to-back 100-year) = 5,274 cft

Runoff Volume Increase = (Post-Dev. Runoff Volume) MINUS (Pre-Dev. Runoff Volume)

1. Runoff (in) = Q = (P - Ia)² / (P - Ia) + S

Ia = 0.2S therefore;

Runoff (in) = Q = (P - 0.2S)² / (P + 0.8S)

Where: P = 2-Year, 24-Hour Rainfall (in)

S = 1000 / CN - 10

CN = Curve Number

Q = Runoff (in)

Area = Area of specific land cover (ft²)

2. Runoff Volume (ft³) = Q x 1/12 x Area

* Runoff Volume must be calculated separately for pervious and impervious areas (without using a weighted CN)

Calculations for Stormwater Runoff Volume Control

SITE NAME:

LochenHeath Cottages



Total Site Disturbed Area:

0.17 acres

100-year

~~2-Year~~, 24-Hour Rainfall):

5.08 in

(See Rainfall Tab for regional rainfall value

or site specific rainfall event may be substituted with DNRE approval)

Developed (unit #7)

Pre-Development Conditions

Cover Type	Soil Type	Area (sf)	Area (ac)	CN (from TR-55)	S	Q Runoff ¹ (in)	Runoff Volume ² (ft ³)
					$\frac{1000}{CN} - 10$	$\frac{(P - 0.2S)^2}{(P - 0.8S)}$	$Q \times 1 / 12 \times A$
Woods / Meadow	A	0		30	23.3	0.00719446	0
Open Space	A	0		39	15.6	0.216537378	0
Woods	B	0		55	8.2	1.02005744	0
Meadow	B	0		58	7.2	1.213031797	0
Open Space	B	0		61	6.4	1.417392592	0
Woods	C	0		70	4.3	2.095830375	0
Meadow	C	0		71	4.1	2.177152395	0
Open Space	C	0		74	3.5	2.42823356	0
Woods	D	0		77	3.0	2.690057235	0
Meadow	D	0		78	2.8	2.779742263	0
Open Space	D	0		80	2.5	2.962768362	0
Impervious	N/A	0		98	0.20	4.843045433	0
Other:		0				NA	NA
TOTAL:	N/A	0.0	0.0	N/A	N/A	N/A	0

Post-Development Conditions

Cover Type	Soil Type	Area (sf)	Area (ac)	CN*	S	Q Runoff ¹ (in)	Runoff Volume ² (ft ³)
Impervious	N/A	7405.2	0.17	98	0.2	4.843045433	2988.643337
Lawn/Landcape	A	0		39	15.6	0.216537378	0
Permeable Pavers	N/A	0		75	3.3	2.514308663	0
HMA/Sidewalk	N/A	0		98	0.2	4.843045433	0
TOTAL:	N/A		0.2	N/A	N/A	N/A	2,989

Runoff Volume Increase (ft³): 2,989

x2 (back-to-back 100-year) = 5,978 cft

Runoff Volume Increase = (Post-Dev. Runoff Volume) MINUS (Pre-Dev. Runoff Volume)

1. Runoff (in) = Q = (P - Ia)² / (P - Ia) + S

Ia = 0.2S therefore;

Runoff (in) = Q = (P - 0.2S)² / (P + 0.8S)

Where: P = 2-Year, 24-Hour Rainfall (in)

S = 1000 / CN - 10

CN = Curve Number

Q = Runoff (in)

Area = Area of specific land cover (ft²)

2. Runoff Volume (ft³) = Q x 1/12 x Area

* Runoff Volume must be calculated separately for pervious and impervious areas (without using a weighted CN)



TECHNICAL MEMORANDUM

Lochenheath Golf Cottages Stormwater Review

To: Shawn Winter, Zoning Administrator
Jay Zollinger, Supervisor

Date: August 15, 2018

From: Robert Verschaeve, P.E.

Re: Lochenheath Golf Cottages Stormwater
Review

cc: Quinn Ridley, P.E.

This review is being provided as requested by Acme Township and is limited to storm water control measures only for the referenced project in accordance with Ordinance No. 2007-01 Acme Township Storm Water Control Ordinance. Other items such as soil erosion and sedimentation controls will need to be reviewed and permitted through the appropriate agency having jurisdiction.

The plans that were provided for review include sheets C0.0, C1.0 – C7.0, and L1.0 dated 7-23-18 and noted issued for "Zoning". Plans were prepared by Wade Trim. Stormwater calculation spreadsheet output was also submitted by the engineer.

The plans show seven proposed cottages of 2,700 sft footprint placed within a generally open area just off the main entrance boulevard from US-31. Sixteen parking spaces off existing drives are proposed to serve the cottages. A network of sidewalks between the cottages and parking are also proposed. A large infiltration basin is proposed between the westerly three cottages and an existing road to handle the storm water runoff generated on the site. An existing retention pond is present on site just south of the proposed cottages that collects runoff from the existing roads. This basin will handle runoff from the additional parking spaces and cottage #7. Soils present on site are noted as Leelanau-Kalkaska Loamy Sand, Richter Loams, and Tonkey Sandy Loam. Areas for the building, parking lot, and infiltration basin were scaled from the plans and found to match the areas used in the calculations.

Since the proposed plans indicate an infiltration basin to handle storm water, this review is thus completed with respect to the Infiltration/Retention System section of the Ordinance. The items listed and reviewed from this section are as follows:

a. Physical Feasibility

The proposed infiltration basin is appropriate for the soils identified on the plans. A review of the USDA soils map shows the Leelanau-Kalkaska loamy sand is primarily present where the retention basin is proposed. Permeability of this soil is noted at 2.5 to 5 in/hr which exceeds the 1 in/hr criterion for infiltration.

b. Design Criteria

i. Volume

The plans show the required calculations for back to back 100-year, 24-hour rain events since there is no outlet identified for the basin. The runoff volume calculated for this event is noted as 33,116 cft. The volume of the retention

basin is noted to be 36,625 cft. Infiltration was not used to reduce the required basin volume.

Runoff from Cottage #7 and the small additional parking areas are noted to be collected in the existing storm drains and discharged to the large existing basin just south of the entrance boulevard. The existing volume of this basin is noted at 70,500 cft and able to accommodate the 5,274 cft of runoff from back to back 100-year storms from the new contributing areas.

ii. Maximum Drain Time

Calculations are included on the plan showing the basin drains within 46 hours which is less than the 72 hours allowed.

iii. Underground Infiltration & Retention

The proposed system is not underground, and the requirements of this section are met.

iv. Construction

Applicant will be advised of the general requirements of this section to use low earth pressure equipment and to avoid compacting soil in the basin area.

v. Snow Storage

There are not significant areas requiring snow removal adjacent to the proposed retention area where it is expected snow would be placed in the basin. The applicant is advised that any snow storage in the system shall not displace more than 50% of the storage volume or impede drainage through the system.

c. Treatment Criteria

The requirement for this site is a sediment forebay or equivalent. An equivalent is proposed with the use of grass swales around the buildings and generally gradual slopes between relatively smaller areas of impervious surfaces which will slow runoff and promote infiltration prior to the infiltration basin.

d. Controls

No inlet pipes are proposed. Runoff is collected via swales or overland flow to the basin. The top of basin elevation is identified slightly more than 1 foot above the 100-year high water elevation providing the adequate free board.

e. Erosion Control

Typical temporary and permanent erosion controls are shown on the plans and are acceptable. A soil erosion permit will be required by Grand Traverse County.

f. Geometry

The proposed geometry meets this section.

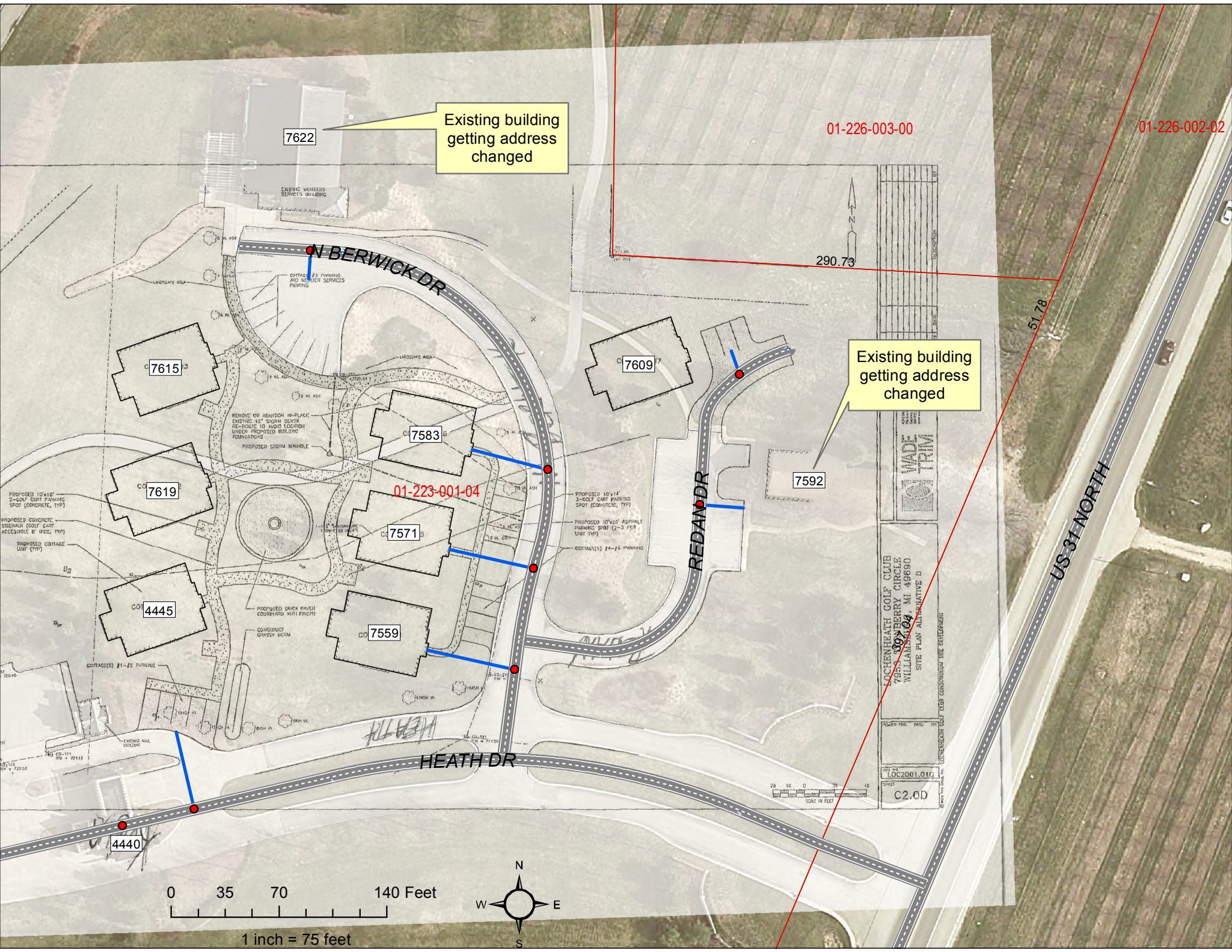
g. Public Safety

The side slopes are relatively gradual at 1V:6H and the water depth of the basin is relatively shallow at 2 feet. The requirements of this section are met without special treatment.

h. Maintenance

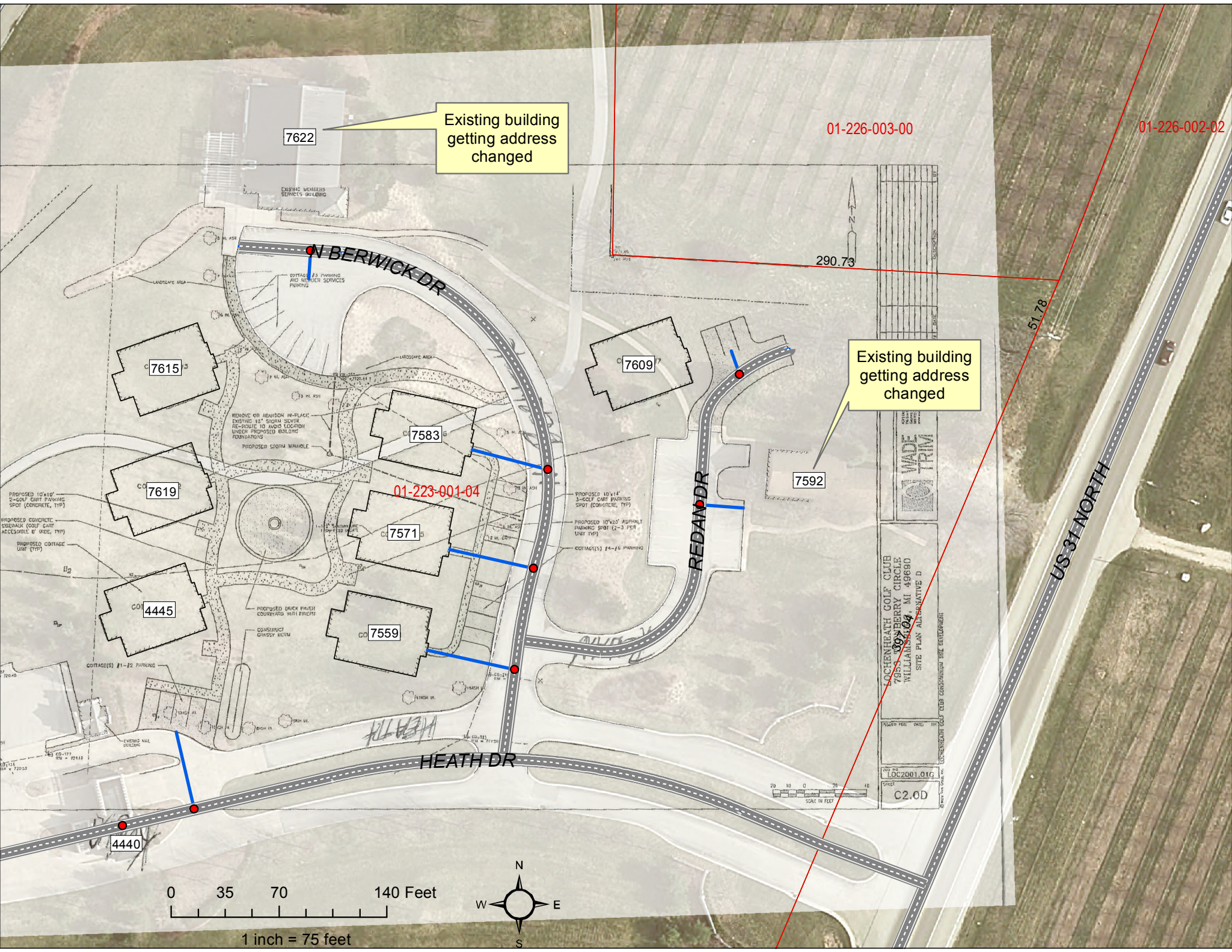
The basin appears accessible for maintenance. Sediment is required to be removed from infiltration basins when it reaches a depth of 50% of the swale depth or 12 inches, whichever is less. The applicant has indicated on the plan that the basins will be inspected and maintained during rainy seasons and kept free of sediment and debris.

The storm water controls for this site are typical for similar sites that can be found in Acme Township and Grand Traverse County. The proposed plan meets the applicable section of the Acme Township Storm Water Ordinance. The storm water control plan for the proposed site plan can be approved by the Township.

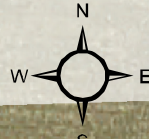


Existing building getting address changed

Existing building getting address changed



0 35 70 140 Feet
1 inch = 75 feet



01-226-003-00

01-226-002-02

01-223-001-04

LOCHENHEATH GOLF CLUB
7855 BERRY CIRCLE
WILLIAMSBURG MI 49680
04
SITE PLAN ALTERNATIVE D
C2.0D

0 35 70 140
SCALE IN FEET

290.73

51.78

7615

7609

7583

7592

7619

7571

4445

7559

4440

7622

BERWICK DR
REDANDR
HEATH DR
US 31 NORTH



GRAND TRAVERSE METRO FIRE DEPARTMENT

FIRE PREVENTION BUREAU

897 Parsons Road – Traverse City, MI 49686
Phone: (231) 922-2077 Fax: (231) 922-4918 – Website: www.gtfire.org Email: Info@gtfire.org

SITE PLAN REVIEW RECORD

ID # P-0104-3457-M6474

DATE: 8/29/18

PROJECT NAME: Lochenheath Cottages Site Plan

PROJECT ADDRESS: 7951 Turnberry Circle

TOWNSHIP: Acme

APPLICANT NAME: Jim Maitlin

APPLICANT COMPANY: Lochenheath Golf Club

APPLICANT ADDRESS: 7951 Turnberry Circle

APPLICANT CITY: Williamsburg STATE: MI ZIP: 49690

APPLICANT PHONE # 938-9800 FAX #

REVIEW FEE:

Reviewed By: Kathy Fordyce, Plan Reviewer

This review is based solely on the materials submitted for review and does not encompass any outstanding information. Compliance with all applicable code provisions is required and is the responsibility of the permit holder. Items not listed on the review do not negate any requirements of the code nor the compliance with same. Inspection requests must be made a minimum of 48 hours prior to needed inspection. This plan review is based on the 2015 International Fire Code, as adopted.



GRAND TRAVERSE METRO FIRE DEPARTMENT

FIRE PREVENTION BUREAU

897 Parsons Road – Traverse City, MI 49686
Phone: (231) 922-2077 Fax: (231) 922-4918 – Website: www.gtfire.org Email: Info@gtfire.org

SITE PLAN REVIEW # 2

ID # P-0104-3457-M6474

DATE: 8/29/18

THIS PLAN REVIEW IS FOR PHASE I ONLY WHICH IS COTTAGES 1 & 3

1. 505.1 Address identification.

New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

- Provide the address on the street side of each building according to the above address.

2. 505.2 Street or road signs.

Streets and roads shall be identified with approved signs. Temporary signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles. Signs shall be of an approved size, weather resistant and be maintained until replaced by permanent signs.

- Provide street signs for new and existing roads.

Conclusion: Project may proceed with township approval process

planning review

Date: 09.04.2108

From: John Iacoangeli
To: Karly Wentzloff, Chairperson
ACME TOWNSHIP PLANNING COMMISSION
6042 Acme Road
Traverse City, MI 49690

Project: Windward Group LLC
6455 US-31N
PD 2018-01

Request: Pre-Application Approval for a Planned Development

Applicant: Windward Group LLC
404 Hughes Drive, Suite A
Traverse City, MI 49684

Parcel Address: 6455 US-31N

Parcel Number: 28-01-101-010-10

General Description:

The Applicant is proposing to reuse the former Kmart Building for a mixed-use facility that may include offices, research, warehousing, and assembly. The application is not definitive on this matter. However, the Phasing Plan notes that improvements to the Kmart building will be in Pre-Phase 1. The balance of the project includes Phase 1, 2, and 3 which involve some form of mixed-use building and several residential building types.

The property is zoned CF (Commercial-Flex) which provides the greatest flexibility in design, density and uses within the Acme Township Form-Based Code (FBC). The Applicant is proposing to use the Township's Planned Development provision to develop this project in conjunction with the FBC.

Planned Development Process:

The Planned Development (PD) option is intended to allow, with Township approval, a private or public development which is substantially in accord with the goals and objectives of the Township Master Plan and Future Land Use Map.

Use of the PD option is to encourage flexibility in the control of land development by encouraging innovative design through an overall development plan that provides a variety of design and layout; to achieve economy and efficiency in the use of land, advance the goals of the community master plan, integrate and preserve natural resources, maximize use of public services and utilities and encourage useful open spaces suited to the needs of the parcel in question.

The PD process is divided into reasonable and manageable parts.

Part 1 is the pre-application process where the Applicant requests the use of the PD provisions and the Planning Commission evaluates if the request is consistent with community goals and objectives as outlined in the zoning ordinance provision.

Part 1 is the gateway to the PD process. The Applicant is required to meet 5 out of 9 community objectives in order for the pre-application to be considered. These objectives tie directly to the Community Master Plan and the Township’s goal of protecting and preserving natural resources and open space.

Part 2 commences once the pre-application is approved. This includes the submission of a full application package which includes a detailed narrative and site design.

Part 3 commences with the approval of the application, and this allows the Applicant to build the project in one phase or multiple phases.

Pre-Application Criteria Evaluation

	Criteria	Applicant	Comments
1	To permanently preserve open space or natural features because of their exceptional characteristics or because they can provide a permanent transition or buffer between land uses.	YES. They plan to retain existing greenbelts, wetlands, and open space behind the former Kmart building.	The conceptual plan preserves the existing wetland on the west end of the property. In addition, there is an existing stormwater retention pond and open space that will be reused and retained. The existing trees along US-31 will be retained as an element of the project.
2	To permanently establish land use patterns which are compatible or which will protect existing or planned uses.	YES. The proposed development is compatible with both existing land uses and will protect existing and planned uses. The adaptive reuse of the existing big-box store will be the first re-development of this type in Acme Township. The	The Future Land Use Map (FLUM) designates the property as a Commercial / Business. Properties to the north and west of the subject site are designated residential. The mixture of land uses, commercial and residential, are consistent with the FLUM.

		overall development will set a precedent for not only Acme Township but the Traverse City Metropolitan region and showcase the possibilities for adaptive re-use.	
3	To accept dedication or set aside open space areas in perpetuity.	YES. The Applicant states, "The association will also permanently protect the mature trees along US-31 and the plaza and open lawn spaces within the development.	If the PD is approved, the Township Attorney will draft the language regarding the dedication and preservation of open space land and amenities.
4	To provide alternative uses for parcels which can provide transition buffers to residential areas.	YES. The concept plan calls for the development of residential uses along the frontage of the property and the north property line.	The location of residential development along the frontage and north property line provides a reasonable transition. The open space in the rear of the property also serves as a reasonable transition between commercial and residential uses.
5	To promote the goals and objectives of the Township Master Plan.	YES. The Applicant states that the proposed PD will provide housing for a wide range of age groups, provide a connection to the US-31 Acme to Elk Rapids Trail, and preserve sensitive lands.	A mixed-use development on this property is consistent with the Master Plan, which suggested the concentration of commercial uses along the US-31 corridor within the identified Growth and Investment Area.

6	To foster the aesthetic appearance of the Township through quality building design and site development, provide trees and landscaping beyond minimum requirements; the preservation of unique and/or historic sites or structures; and the provision of open space or other desirable features of a site beyond minimum requirements.	YES. The redevelopment of the site as a mixed-use property is preferable to a suburban-style big-box development.	The concept plan creates a more desirable development. It will be denser, use Complete Streets and integrate small parks and plazas into the development. These details will need to be expressed in more detail in the next submission.
7	To bring about the redevelopment of sites where an orderly change of use or requirements are determined to be desirable.	YES. The PD would replace the former Kmart building and parking lot with a mixed-use development	The proposed PD is consistent with the goals of the Master Plan.
8	To promote the goals and objectives of the Acme Township Placemaking Plan and the US-31 and M-72 Business District zoning.	YES. The Applicant feels the proposed PD will be a catalyst for the redevelopment of the US-31 and M-72 corridors.	The Township Placemaking Plan recommended the installation of a landscaped median on US-31 along the property frontage. This was in conjunction with a roundabout at the entrance of the Resort. These two features; landscaped median, and roundabout would serve to slow southbound US-31 traffic.
9	To promote sustainable development especially on parcels with active farmland and orchards as defined by MCL 324.36201 (h).	NA	This is not active farmland, and therefore does not comply with this qualification.

Assessment of the Application

A. Consistency with the Master Plan

The adopted plan envisioned the concentration of mixed-uses within the Town Center area of the Township which was the former Village at Grand Traverse development now owned by Grand Traverse Band and a parcel east of Lautner Road owned by Meijer Corporation. This would have been the mixed-use center for the Township.

The proposed PD project is located in an area designated in the Acme Township Master Plan as Commercial / Business and within the suggested Growth and Investment area. This subject property and Tom's Grocery Store were recognized as outliers in the master plan. The mixed-use nature of the proposed project with the integration of residential uses is consistent with the broader land use aspects of the plan where the Kmart and Tom's Grocery properties would be surrounded by Residential-Urban Uses.

The underlying zoning in CF (Commercial-Flex) which allows for a variety of uses. The intent of the CF zone is to provide for a flexible mixture of retail, office, commercial, residential and institutional uses within walkable and connected neighborhoods. The objective is to create an environment where residents can live, work and shop for day-to-day amenities in the same area. The distinguishing characteristics of the CF zone are to provide retail, workplace and civic activities mixed with attached housing types such as townhouses and apartments all developed at a community scale. The proposed PD addresses the intent and characteristics of the CF zone except for the warehousing and assembly operations planned within the former Kmart building.

The Acme Township Placemaking Plan envisioned the relocation of US-31 just south of the subject site with an alignment that made the Mt. Hope / M-72 the major intersection. This allowed for the extension of the former unincorporated Acme Village street pattern to form a cohesive neighborhood. This, in turn, would add to the connectivity with the Tom's Grocery Store and former Kmart site. Based on the principles of this plan the proposed PD is also consistent.

B. Consistency with the Planned Development Objectives

The proposed overall development meets the objectives of the PD provisions of the Zoning Ordinance.

Recommendations

1. Based on a review of the pre-application it appears that the application does meet five (5) of the nine (9) criteria established as a benchmark to allow a PD.
2. The Application includes four phases, a pre-phase which includes renovation of the former Kmart building, and three subsequent phases that involve the construction of new buildings along the US-31 frontage and north property line. Without the use of the PD provision, this project scope would not be allowed. As such, it is recommended that the project phasing include the proportional redevelopment of the entire site. This would negate the option that the PD provisions would be used solely to redevelop the Kmart building with the later phases not being developed. This is important. Without the development of the new buildings, the PD would not be an eligible tool for the Kmart building where warehousing and assembly are proposed.

planning review

3. The proposed PD contains internal improvements to the property. As addressed in other development along the US-31 and M-72 corridors there is an opportunity to begin the incremental redevelopment of US-31. There are approximately 500 feet in front of the subject property where the left-hand turn lane could be converted to a landscaped media. This is consistent with the Acme Township Placemaking Plan.
4. The next stage of the application process will include refined details on site and building development. Due to the nature of the proposed development, it is recommended that architectural elevations of the proposed buildings with floor plans be submitted with the application, in lieu of photographs.

Application Number: _____



PLANNED DEVELOPMENT
Pre-Application Submission and Review of Qualifications

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: SR ACME LLC Phone: _____

Mailing Address: 33333 BEVERLY ROAD

City: HOFFMAN ESTATES State: IL Zip: 60179

Email Address: _____

APPLICANT INFORMATION (please type or print clearly)

Name: WINDWARD GROUP LLC Phone: (231) 499-8853

Mailing Address: 404 HUGHES DRIVE, SUITE A

City: TRAVERSE CITY State: MI Zip: 49684

Email Address: joel@thewindwardgroupllc.com

APPLICANTS AGENT INFLUENCE DESIGN FORUM
120 E FRONT ST, LOFT 2 TRAVERSE CITY, MI 49684
nate@influencedesignforum.com (231) 944-4114

PROPERTY INFORMATION (please type or print clearly)

Address: 6455 US-31 N WILLIAMSBURG, MI 49690

Parcel Number: 28-01-101-010-10 Current Zoning: CF - COMMERCIAL FLEX

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)?:**

Proposed Use/Change to Property: ADAPTIVE REUSE OF EXISTING BOX STORE. NEW MIXED-USE DEVELOPMENT WITH GROUND FLOOR RETAIL/COMMERCIAL AND UPPPER FLOOR MULTI-FAMILY.

Estimated Start and Completion Dates of Each Phase: _____

PRE-PHASE 1 2018; PHASE 1 2019; PHASE 2 2020; PHASE 3 2020-2021

(Updated 10/24/2016 SJW)

PRE-APPLICATION SUBMISSION DOCUMENTS

Criteria of Qualification

All Planned Development applications shall include a written narrative demonstrating how the project meets the following criteria:

- Properties are zoned R-1, R-2, R-3, A-1, MHN, C, CF, or B-4 Districts.
- The use of this option shall not be for the sole purpose of avoiding the applicable zoning requirements. Any permission given for any activity, building, or use not normally allowed shall result in an improvement to the public health, safety and welfare in the area affected.
- The Planned Development shall not be used where the same land use objectives can be carried out by the application of conventional zoning provisions or standards. Problems or constraints presented by applicable zoning provisions shall be identified in the Planned Development application.
- The Planned Development option may be effectuated only when the proposed land use will not materially add service and facility loads beyond those considered in the Township Master Plan, and other public agency plans, unless the proponent can prove to the sole satisfaction of the Township that such added loads will be accommodated or mitigated by the proponent as part of the Planned Development.
- The Planned Development shall not be allowed solely as a means of increasing density or as a substitute for a variance; such objectives should be pursued through the normal zoning process by seeking a zoning change or variance.
- The Planned Development must meet, at a minimum, five (5) of the following nine (9) objectives of the Township. If the Planned Development involves a density transfer it shall include Item 9 in addition to its five (5) objectives.
 1. To permanently preserve open space or natural features because of their exceptional characteristics, or because they can provide a permanent transition or buffer between land uses.
 2. To permanently establish land use patterns which are compatible or which will protect existing or planned uses.
 3. To accept dedication or set aside open space areas in perpetuity.
 4. To provide alternative uses for parcels which can provided transition buffers to residential areas.
 5. To promote the goals and objectives of the Township Master Plan.

Application Number: _____

6. To foster the aesthetic appearance of the Township through quality building design and site development, provide trees and landscaping beyond minimum requirements; the preservation of unique and/or historic sites or structures; and the provision of open space or other desirable features of a site beyond minimum requirements.
7. To bring about redevelopment of sites where an orderly change of use or requirements is determined to be desirable.
8. To promote the goals and objectives of the Acme Township Placemaking Plan and the US-31/M-72 Business District zoning.
9. To promote sustainable development especially on parcels with active farmlands and orchards as defined by MCL 324.36201(h), or on parcels that contain unique cultural, historical or natural features which should be preserved.

Schematic Land Use Plan

Drawings containing enough detail to demonstrate the following:

- Location of land use areas
- Role of open space
- Streets providing access to the site, along with pedestrian and vehicular circulation with the site
- Dwelling unit density and types
- Building or floor areas contemplated, as applicable

The applicant is encouraged to elaborate on these elements in the written narrative.

Natural Features Plan

A plan to protect natural features, or preservation of open space or greenbelts. The areas of preservation may be noted on the schematic land use plan, and described in the written narrative.

Storm Water Management Plan

A storm water management plan incorporating low impact development (LID) water quality technologies. Examples include, but are not limited to rain gardens, rooftop gardens, vegetated swales, cisterns, permeable pavers, porous pavers, porous pavement, filtered storm water technologies.

Proof of Property Ownership

Provide proof of ownership for the parcel(s) included in the Planned Development application. If applicant is not the current property owner, also provide written permission to act as agent on the property owner's behalf.

(Updated 10/24/2016 SJW)

Application Number: _____

PLANNING COMMISSION REVIEW

Based on the documentation presented, the Planning Commission shall make a preliminary determination about whether a parcel(s) and project qualifies for the Planned Development under the Criteria for Qualifications in §19.3 of the Acme Township Zoning Ordinance.

If approved, the applicant may then continue to prepare a Planned Development plan in accordance with §19.7.2 Submission of Planned Development Plan and Application Materials of the Acme Township Zoning Ordinance from which a final determination will be made. **PLEASE NOTE: an approved preliminary request for qualification does not guarantee a final Planned Development approval.**

FEES AND ESCROW POLICY ACKNOWLEDGEMENT

No fee or escrow policy acknowledgement is necessary at the time of a Planned Development pre-application submission and review of qualifications. If preliminarily approved, the applicant will submit a Planned Development fee consistent with the Acme Township Fee Schedule, along with a completed and signed escrow policy acknowledgement form and initial escrow fee deposit at the time of the submission of Planned Development Plan and Application Materials.

AFFIDAVIT

The undersigned affirms that he/she is the _____ (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 Planned Development and Zoning Ordinance compliance.

Signed: _____ Date: _____

Print Name: _____

NOTES – FOR TOWNSHIP USE ONLY

Shawn Winter

From: siefman email <jay@siefman.com>
Sent: Wednesday, September 05, 2018 2:33 PM
To: Shawn Winter
Cc: Jared Gell; Howard Rosenberg
Subject: Former Kmart--6455 US 31 N (Parcel No. 01-234-036-00)

Shawn, on behalf of SR Acme, LLC, the owner of 6455 US 31 N (Parcel No. 01-234-036-00), this is email constitutes our authorization to permit The Windward Group, LLC to submit a planned development pre-application to Acme Township for the referenced property. Thank you. If you have any questions please feel free to reach out to me. Jay

Law Office:
Jay N. Siefman, PLC
320 Martin Street, Suite 120
Birmingham, Michigan 48009
Telephone: 248.851.2288
Cellphone: 248.496.4601
Facsimile: 248.851.8144
e-mail: jay@siefman.com
email: jaysiefman@me.com

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Windward Group Planned Development Pre-Application

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

influence
design
forum
LLC.

iDF

Studio Profile

BACKGROUND

Based in Traverse City Michigan and available worldwide – Influence Design Forum (IDF) is a collaboration of professionals exploring the seams that make up the ecological and social context of landscape, art, pop culture, and the built environment.

We work at many different spatial scales - We design public spaces, prepare cities for the future, celebrate rural landscapes, design dwellings and insert creativity to retail and storefronts, explore intimate spaces, and imagine new possibilities by testing design ideas.

Our unconventional project teams bring our clients together with a diverse group of designers, planners, artists, scientists, engineers, and policy makers to problem solve, innovate, and research new ideas for the future. Part think-tank, part creative agency, we like to think of ourselves as visionaries who think systematically how design works - From the importance of building a strong identity to support a brand to understanding social behaviors of public spaces to the workplace and back home again, transportation, rural landscapes, and entire neighborhoods.

Contact Information

Nathan G. Elkins, ASLA

Influence Design Forum LLC
120 E. Front St., Loft 2
Traverse City, MI 49684

nate@influencedesignforum.com
(231) 944.4114

studio

120 East Front St.
2nd Floor Loft
Traverse City MI 49684
(231) 944.4114

**influence
design
forum**
LLC

August 29, 2018

Acme Township
Shawn Winter, Planning & Zoning Administrator
6042 Acme Rd.
Williamsburg, MI 49690

RE: Planned Development Pre-Application Submittal for Windward Group LLC for the property located at 6455 US-31 N, Parcel No. 28-01-101-010-10

Dear Shawn,

Influence Design Forum (IDF) is pleased to submit an application for a planned development on behalf of the Windward Group. The Windward Group's offices are located at 404 Hughes Drive, Suite A in Traverse City, Michigan. Planning for the development is in the early stages and we do not have clear answers to every question, but we have completed the application and provided best possible responses at this time to the questions and criteria listed for the pre-application process.

Please find attached the application form, application narrative responses, existing conditions plan, concept site plan, building use study, building height and density study, pedestrian and vehicle circulation plans, greenspace plan, and concept phasing plan.

We are excited and look forward to collaborating with the Township to expedite the project in order to accommodate the aggressive schedule to get approval.

Sincerely,
INFLUENCE DESIGN FORUM



Nathan G. Elkins, ASLA
Studio Director

cc. Joel Reb, Windward Group LLC
John Iacoangeli, Beckett & Raeder Inc

Application Narrative

19.3 CRITERIA FOR QUALIFICATIONS RESPONSES

a. The properties are zoned R-1, R-2, R-3, A-1, MHN, C, CF, or B-4 Districts.

Response: The property with a parcel number 28-01-101-010-10 is zoned Commercial Flex (CF).

b. The use of this option shall not be for the sole purpose of avoiding the applicable zoning requirements. Any permission given for any activity, building, or use not normally allowed shall result in an improvement to the public health, safety and welfare in the area affected.

Response: The PD option is being requested as means to better meet the vision of the Township Master Plan, Future Land Use Map and newly passed form-based code.

c. The PD shall not be used where the same land use objectives can be carried out by the application of conventional zoning provisions or standards. Problems or constraints presented by applicable zoning provisions shall be identified in the PD application.

Response: The existing property was previously developed as a big-box store and includes all of the existing infrastructure and building. The redevelopment and adaptive reuse of box stores is complicated and conventional zoning is limited in flexibility. The PD process allows for the flexibility and creativity needed to successfully remake the development. The PD process also supports and encourages walkability within the proposed development, improves options for layout of residential development, and increases opportunity for open space.

d. The PD option may be effectuated only when the proposed land use will not materially add service and facility loads beyond those considered in the Township Master Plan, and other public agency plans, unless the proponent can prove to the sole satisfaction of the Township that such added loads will be accommodated or mitigated by the proponent as part of the PD.

Response: At this time, there has been no determination that the proposed development would negatively effect service and facility loads. The development is located within the growth and investment area that has been determined by the Township. The property is already serviced by Grand Traverse Band water, no additional driveways are being proposed, parking is being reduced, and a preliminary sewer and water study will be completed and submitted to the Township, Township Engineer, and Grand Traverse County Public Services Department prior to submitting a full PD Application.

e. The PD shall not be allowed solely as a means of increasing density or as a substitute for a variance request; such objectives should be pursued through the normal zoning process by seeking a zoning change or variance.

Response: No increase in density is being asked for at this time.

f. The PD must meet, as a minimum, five (5) of the following nine (9) objectives of the Township. If the PD involves a density transfer it shall include objective (9) in addition to its five (5) objectives.

1. To permanently preserve open space or natural features because of their exceptional characteristics, or because they can provide a permanent transition or buffer between land uses.

Response: A permanent greenbelt will be designed and implemented to provide protection to the existing wetland and retention pond. The greenbelt will provide additional buffer that will result in improved habitat for wildlife and stormwater improvements – conventional turf grass will not be allowed in this zone and instead native grasses, sedges, wildflowers, woody plants, and trees will be used to support the greenbelt. Conventional fertilizers will also not be allowed in the greenbelt.

The existing mature trees along US-31 will be preserved as a buffer and for their exceptional character they provide to the corridor. The existing trees will not only provide a gateway to Acme, but will buffer the proposed mixed-use and multi-family buildings from the highway.

Greenbelts and buffers will also be put in place around specific stormwater green infrastructure to improve water quality and habitat for birds, insects, and small mammals. People spaces and streets within the development will also be used as opportunities for green infrastructure.

2. To permanently establish land use patterns which are compatible or which will protect existing or planned uses.

Response: The proposed development is compatible with both existing land uses and will protect existing and planned uses. The adaptive reuse of the existing big-box store will be the first re-development of this type in Acme Township. The overall development will set a precedent for not only Acme Township, but the Traverse City Metropolitan region and showcase the possibilities for adaptive re-use.

The development will be a catalyst to kick-start future planned land use changes for the US-31 corridor as a master planned community that supports density, a mix of uses, and walkability.

The development will plan for permanent connections to the adjacent Tom's Food Store property and consider how the two properties will be compatible in the short-term and also longer term with the possibility the Tom's property will be redeveloped to support planned uses. The two properties share a property edge and have the opportunity to establish a fixed network of streets to improve access management and walkability.

The proposed development will include a mix of land uses that are compatible - multi-family living together with retail and commercial uses that may include restaurants, coffee shop, yoga or gym, co-working office, and boutique retail located on a large plaza and open lawn.

The proposed development is also only the second planned development application under the new Acme Township Form Based Code Ordinance. If approved, this development will set a standard for the FBC and set the standard for future land use.

3. To accept dedication or set aside open space areas in perpetuity.

Response: The development association will include specific detail related to protection of the existing wetland and the established greenbelt zone. The association will not only permanently protect this natural and sensitive area, but will ensure portions of homeowners association dues are allocated to protection measures and maintenance of the zone. The association will also permanently protect the mature trees along US-31 and the plaza and open lawn spaces within the development.

4. To provide alternative uses for parcels which can provide transition buffers to residential areas.

Response: The development property is located in the growth and investment area of the Township, is located adjacent to a large chain-grocer Tom's Food Store, has an existing 85,000 square foot box store with parking for almost 500 cars, and is constrained on one edge by a wetland and ecologically-sensitive area; moreover, it would difficult to allocate parcels of substantial size, other than the existing wetland, as a transition or buffer between uses. The existing wetland area along the western edge of the property will provide a natural transition and buffer to the single family residential neighborhood to the west.

Streets, public spaces, landscape, and open lawn areas will be the parcels that define the uses and provide a transition. A network of grid-like parking, driveways, plazas, and lawn areas becomes the transition between uses. The parking and driveways will be designed as active complete streets with sidewalks, street trees, lighting, seating, green infrastructure, and amenities that support and define the public and private spaces and provide a transition between uses.

5. To promote the goals and objectives of the Township Master Plan. The proposed development meets or exceeds the following goals and objectives (Cornerstones) of the Township Master Plan:

Response:

Support diversity in age and create a community attractive to all ages. Affordable quality living in Traverse City and surrounding townships is high in demand; however, most new developments are single focused land use and only provide the domicile. The proposed development will be mixed-use providing many different opportunities for living, working, and recreating - from empty-nesters downsizing and purchasing and renting one or more smaller homes in different regions of the US to millennial's and the next working class generation looking for their first apartment to rent. The proposed development targets all ages and aims to bring everyone together through planning and design that are of quality and character.

Support safe and efficient traffic flow on M-72. The development will modify and reuse the existing entrance on US-31. The development will also consider completing a traffic study to ensure the driveway design will support safe and efficient traffic flow. The development will also negotiate with Tom's Food Stores to see if its possible to share their existing truck delivery entrance off of Shore Road.

Response: (continued)

Connect to the local non-motorized trail system. Make a concerted effort to bring together property owners along US-31 to improve and connect developments together and to the newly renovated waterfront park.

Create mixed-use development that supports the Growth and Investment Area of Acme Township. Neighborhoods will be developed on the proposed property that supports a mixed-use retail and commercial neighborhood, multi-family neighborhood, technology hub for co-working and leading edge research and development facility.

Maintain and improve wetlands, ecologically sensitive areas, groundwater and quality of the watershed. A greenbelt along with low impact development stormwater techniques will be implemented to provide additional protection to the existing wetland and the connected watershed.

Support recreation based-tourism. The development will include a mix of uses that will support recreation based-tourism including outdoor dining, shopping, and co-working.

6. To foster the aesthetic appearance of the Township through quality building design and site development, provide trees and landscaping beyond minimum requirements; the preservation of unique and/or historic sites or structures; and the provision of open space or other desirable features of a site beyond minimum requirements.

Response: The proposed development will extend beyond the minimum requirements related to site design and architecture. Conventional suburban development parking and driveway access will be replaced with complete streets, leftover undesirable land that is typically deemed open space in unadventurous developments will instead be replaced with useable open space, public spaces, and plazas.

The architectural character will be supported by a strong brand and image - a mixed-use development that is mutualistic and supports the residential living and office space along with visitors to the property shopping and dining.

The unique mature trees that stand as a northern "gateway" to the Township will be preserved to enhance the character of the corridor and provide a buffer to the residential living.

7. To bring about redevelopment of sites where an orderly change of use or requirements is determined to be desirable.

Response: The proposed development will bring about a optimistic change in use of the property that supports the Acme Township Master Plan and FBC. The current single-use big box store with a large parking area serving only one use will be replaced with a neighborhood of different uses supporting retail businesses, office space, and residential.

8. To promote the goals and objectives of the Acme Township Placemaking Plan and the US-31 and M-72 Business District zoning.

Response: The proposed development will not only support and promote the goals and objectives of the Placemaking Plan, but also will be a catalyst and role model for creative adaptive reuse of big box development in Acme Township. The following notions explain how the development will meet the guiding principles of Placemaking:

1. The development becomes a link to support connecting the Townships assets along US-31 including local businesses, the waterfront park, and residential neighborhoods along Deepwater Point Road and the Shores Condominium. The development also will enhance the northern gateway to the Townships business district as it interjects life back to the west side of US-31.
2. The development will support the growth and investment initiative and promote regionalism as defined by the Grand Vision and Grand Traverse County.
3. The development will be framed to support future events, retail spaces and co-working, and the tech community. Social events will help define the development community.
4. The development will add valuable office space to Acme Township to take advantage of the existing talent pool living in the Township and to attract new talent and build on the New Economy.
5. The development will support walkability and in return walkability supports economics, public health and quality of life, and the environment.

9. To promote sustainable development especially on parcels with active farmland and orchards as defined by MCL 324.36201 (h), or on parcels that contain unique cultural, historical or natural features which should be preserved.

Response: N/A

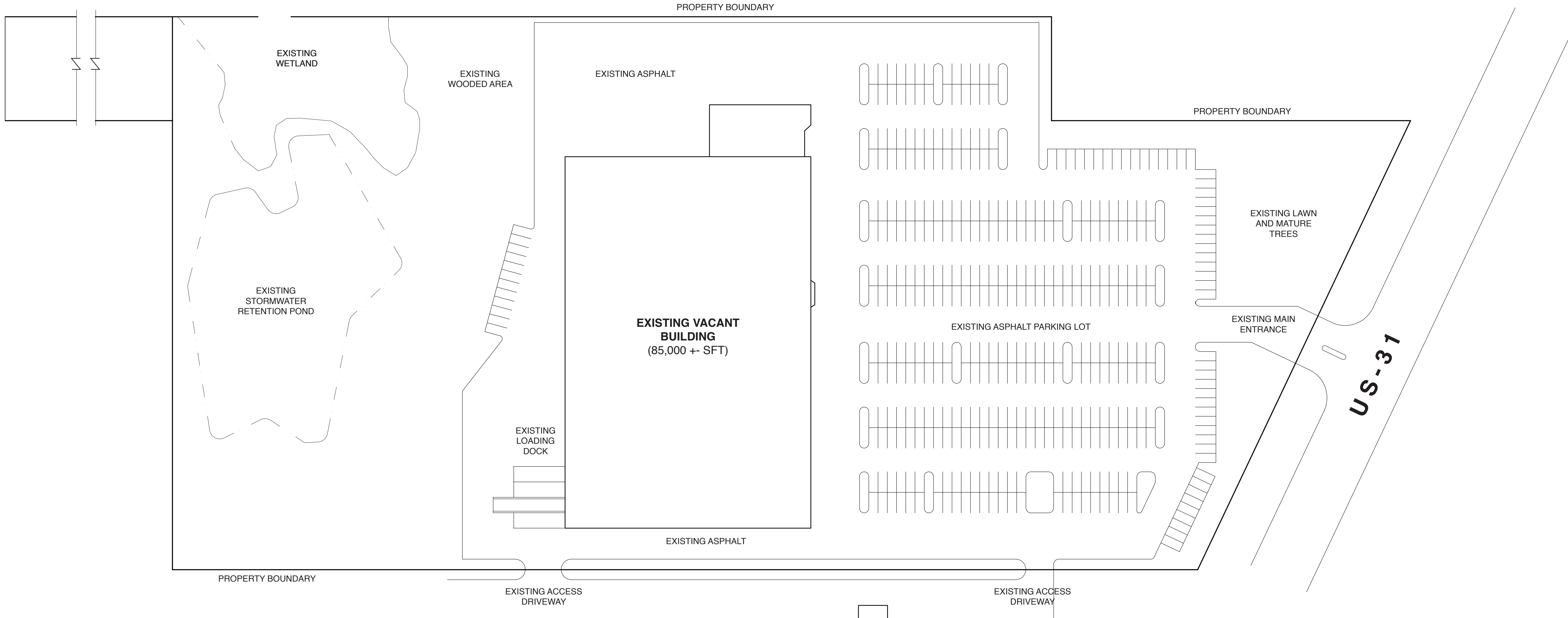
ISSUE DATE	DESCRIPTION
8-9-18	CLIENT REVIEW
8-17-18	CLIENT REVIEW
8-27-18	CLIENT REVIEW
8-29-18	PRE-APPLICATION PD SUBMITTAL

**PLANNED
DEVELOPMENT
PRE-APPLICATION**

CLIENT
WINDWARD GROUP LLC
404 HUGHES DR, SUITE A
TRAVERSE CITY, MI 49696

PRINCIPAL:	NGE
PROJECT MGR.:	
DESIGNED BY:	NGE
DRAWN BY:	
CHECKED BY:	
COMMISSION / JOB NO.:	2018107.01

DRAWING TITLE
EXISTING CONDITIONS PLAN



CURRENT OWNER
SR ACME LLC
33333 BEVERLY ROAD
HOFFMAN ESTATES, IL 60179

PARCEL ADDRESS
6455 US-31 N
WILLIAMSBURG, MI 49690

PARCEL NUMBER
28-01-101-010-10

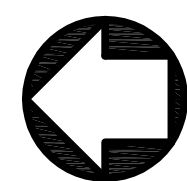
ZONING - REGULATING PLAN
CF - CORRIDOR FLEX

AREA
11 ACRES



EXISTING CONDITIONS

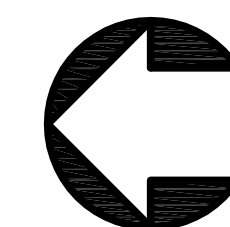
PLANNED DEVELOPMENT



SCALE: 1" = 50'

NOTES:

- BOUNDARY AND TOPOGRAPHIC SURVEY DATA PROVIDED BY THE WINDWARD GROUP.
- DRAWING SHOWN AS FEATURES WERE DRAWN FROM AERIAL PHOTOGRAPHY AND DIGITIZED SURVEY.



SCALE: 1" = 50'



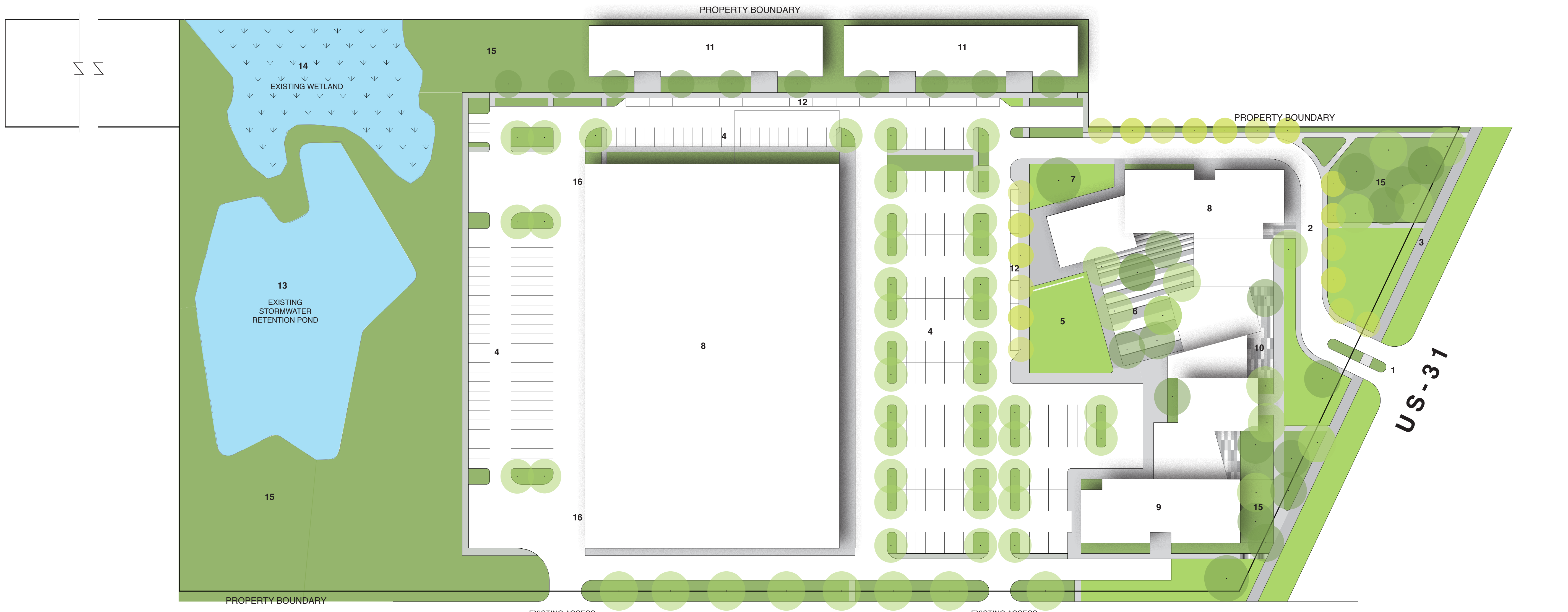
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**PLANNED
DEVELOPMENT
PRE-APPLICATION**

CLIENT
WINDWARD GROUP LLC
404 HUGHES DR, SUITE A
TRAVERSE CITY, MI 49696

PRINCIPAL:	NGE
PROJECT MGR.:	
DESIGNED BY:	NGE
DRAWN BY:	
CHECKED BY:	
COMMISSION / JOB NO.:	2018107.01

DRAWING TITLE
CONCEPT SITE PLAN



- 1 ENTRANCE
- 2 DRIVEWAY
- 3 SIDEWALK
- 4 PARKING LOT
- 5 LAWN AREA
- 6 PLAZA
- 7 PLAYSCAPE ELEMENTS
- 8 MIXED-USE BUILDING
- 9 MULTI-FAMILY BUILDING
- 10 PATIO
- 11 ROW HOUSE/TOWNHOUSE
- 12 PARALLEL PARKING
- 13 EXISTING RETENTION POND
- 14 EXISTING WETLAND
- 15 EXISTING WOODED AREA
- 16 OVERHEAD DOOR

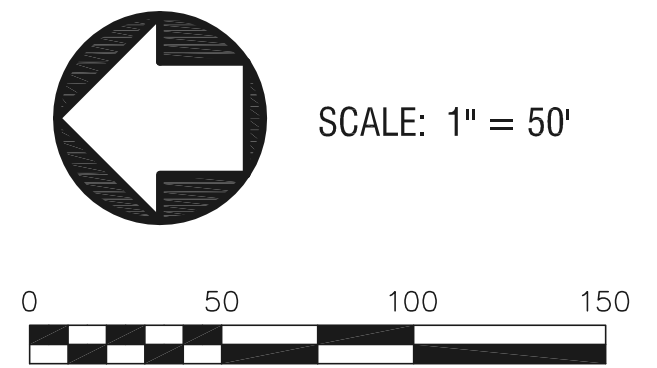


CONCEPT SITE PLAN
PLANNED DEVELOPMENT



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PROJECT
**PLANNED
DEVELOPMENT
PRE-APPLICATION**

CLIENT
WINDWARD GROUP LLC
404 HUGHES DR, SUITE A
TRAVERSE CITY, MI 49696

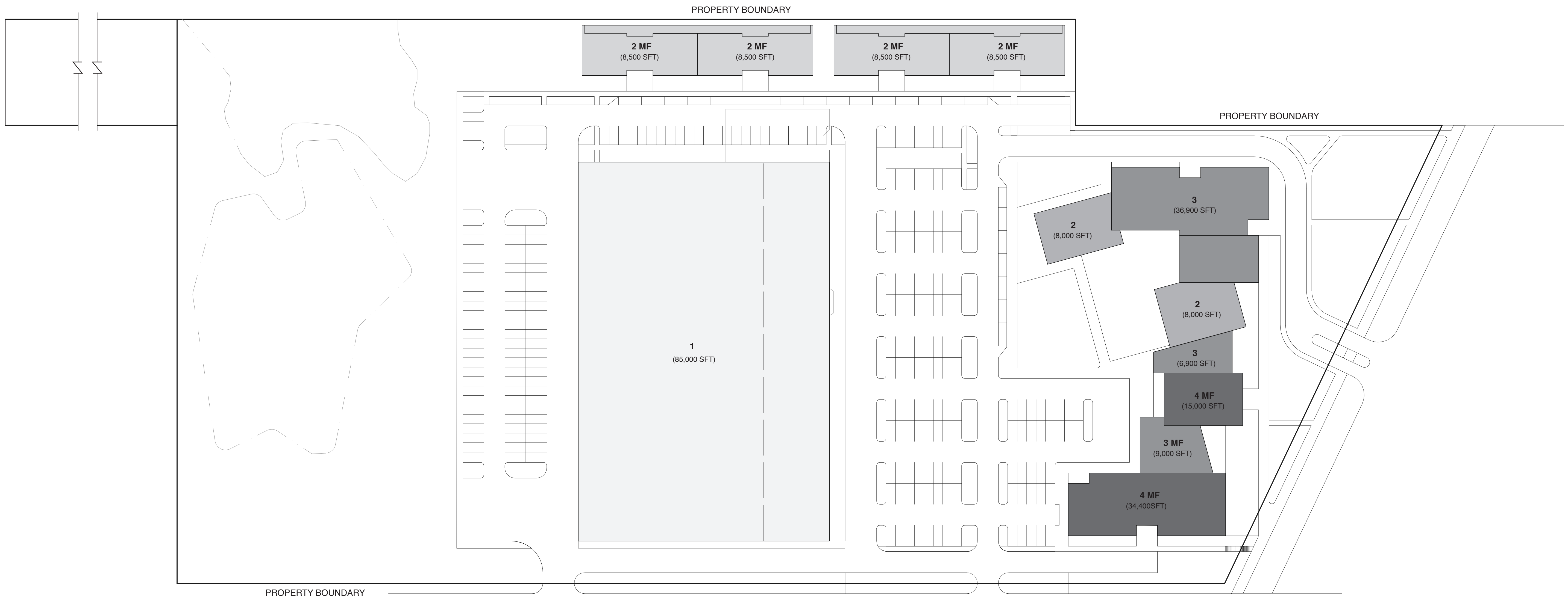
PRINCIPAL:	NGE
PROJECT MGR.:	
DESIGNED BY:	NGE
DRAWN BY:	
CHECKED BY:	
COMMISSION / JOB NO.:	2018107.01

DRAWING TITLE
**BUILDING HEIGHT
& DENSITY STUDY**

BUILDING DESCRIPTION	# OF UNITS	RESIDENTIAL	COMMERCIAL	OFFICE
1 1-STORY BUILDING (EXISTING) RESEARCH & DEVELOPMENT OFFICE			75,000 SFT	10,000 SFT
2 MF 2 STORY MULTI-FAMILY BUILDINGS GARDEN TOWNHOUSE GROUND FLOOR TOWNHOUSE 2ND FLOOR 1 BEDROOM APARTMENTS	16 UNITS 16 UNITS	17,000 SFT 17,000 SFT		

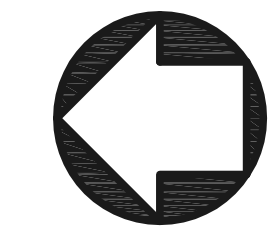
BUILDING DESCRIPTION	# OF UNITS	RESIDENTIAL	COMMERCIAL	OFFICE
2 2 STORY MIXED-USE BUILDINGS GROUND FLOOR COMMERCIAL 2ND FLOOR STUDIO APARTMENTS	16 UNITS	8,000 SFT	8,000 SFT	
3 3 STORY MIXED-USE BUILDINGS GROUND FLOOR COMMERCIAL 2ND FLOOR 1 BEDROOM APARTMENTS 3RD FLOOR 2 BEDROOM APARTMENTS	18 UNITS 14 UNITS	14,600 SFT 14,600 SFT		14,600 SFT

BUILDING DESCRIPTION	# OF UNITS	RESIDENTIAL	COMMERCIAL	OFFICE
3 MF 3 STORY MULTI-FAMILY BUILDINGS GROUND FLOOR STUDIO APARTMENTS 2ND FLOOR 1 BEDROOM APARTMENTS 3RD FLOOR 1 BEDROOM APARTMENTS	5 UNITS 3 UNITS 3 UNITS	3,000 SFT 3,000 SFT 3,000 SFT		
4 4 STORY MULTI-FAMILY BUILDINGS GROUND FLOOR STUDIO APARTMENTS 2ND FLOOR 1 BEDROOM APARTMENTS 3RD FLOOR 2 BEDROOM APARTMENTS 4TH FLOOR 2 BEDROOM APARTMENTS	24 UNITS 15 UNITS 12 UNITS 12 UNITS	12,350 SFT 12,350 SFT 12,350 SFT 12,350 SFT		
TOTAL	154 UNITS	146,600 SFT	97,600 SFT	10,000 SFT
DENSITY	14 UNITS / AC			

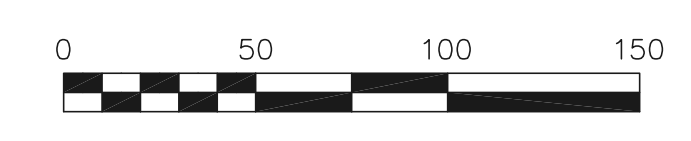


NOTES:

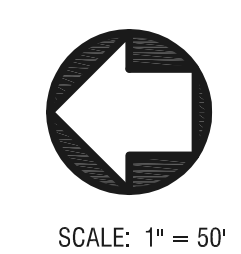
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SCALE: 1" = 50'



BUILDING HEIGHT & DENSITY STUDY
PLANNED DEVELOPMENT



SCALE: 1" = 50'

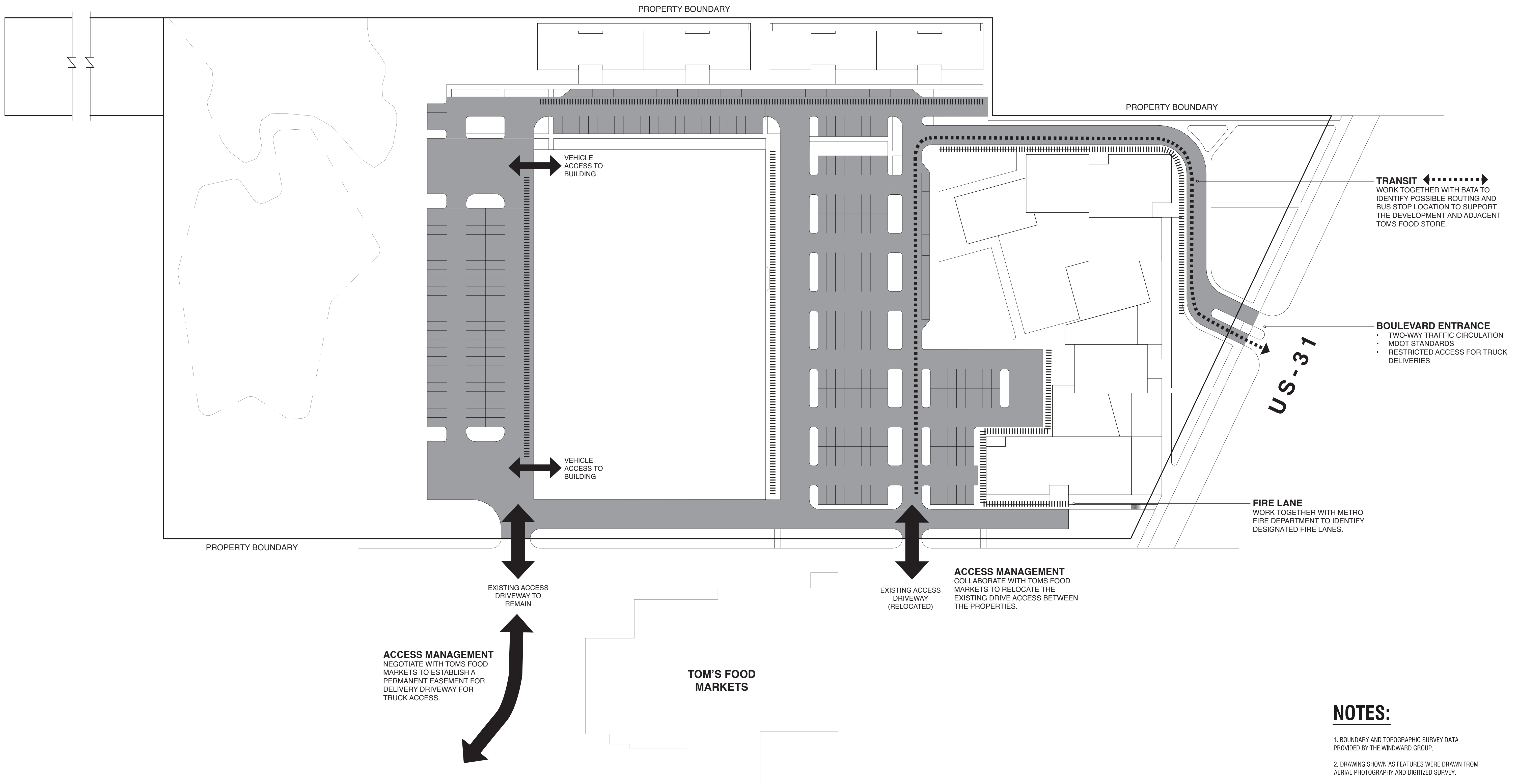
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404 HUGHES DR, SUITE A
TRAVERSE CITY, MI 49696

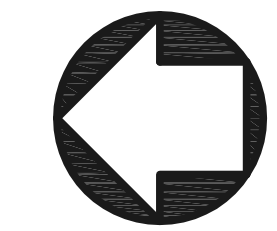
PRINCIPAL:	NGE
PROJECT MGR.:	
DESIGNED BY:	NGE
DRAWN BY:	
CHECKED BY:	
COMMISSION / JOB NO.:	2018107.01

DRAWING TITLE
VEHICULAR CIRCULATION PLAN

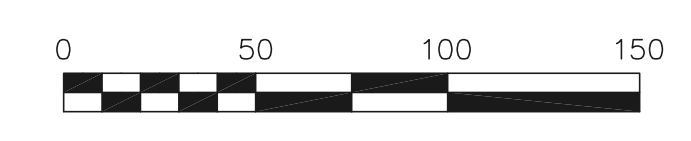


NOTES:

- BOUNDARY AND TOPOGRAPHIC SURVEY DATA PROVIDED BY THE WINDWARD GROUP.
- DRAWING SHOWN AS FEATURES WERE DRAWN FROM AERIAL PHOTOGRAPHY AND DIGITIZED SURVEY.



SCALE: 1" = 50'



VEHICULAR CIRCULATION PLAN
PLANNED DEVELOPMENT



SCALE: 1" = 50'

ISSUE DATE	DESCRIPTION
8-9-18	CLIENT REVIEW
8-17-18	CLIENT REVIEW
8-27-18	CLIENT REVIEW
8-29-18	PRE-APPLICATION PD SUBMITTAL

**PLANNED
DEVELOPMENT
PRE-APPLICATION**

CLIENT
WINDWARD GROUP LLC
404 HUGHES DR, SUITE A
TRAVERSE CITY, MI 49696

PRINCIPAL:	NGE
PROJECT MGR.:	
DESIGNED BY:	NGE
DRAWN BY:	
CHECKED BY:	
COMMISSION / JOB NO.:	2018107.01

DRAWING TITLE
CONCEPT PHASING PLAN

Pre-Phase 1

- REMOVALS AND DEMOLITION AS NEEDED TO EXISTING BUILDING (FORMER KMART)
- MODIFY STORMWATER INFRASTRUCTURE AS NEEDED.
- MODIFY UNDERGROUND INFRASTRUCTURE & UTILITIES AS NEEDED FOR THE EXISTING BUILDING.
- COMPLETE INTERIOR BUILDOUT OF THE EXISTING BUILDING WITH FACADE PRE-PHASE 1 FACADE IMPROVEMENTS INCLUDING NEW WINDOWS, DELIVERY RAMP MODIFICATION AND NEW OVERHEAD DOORS.

Phase 1

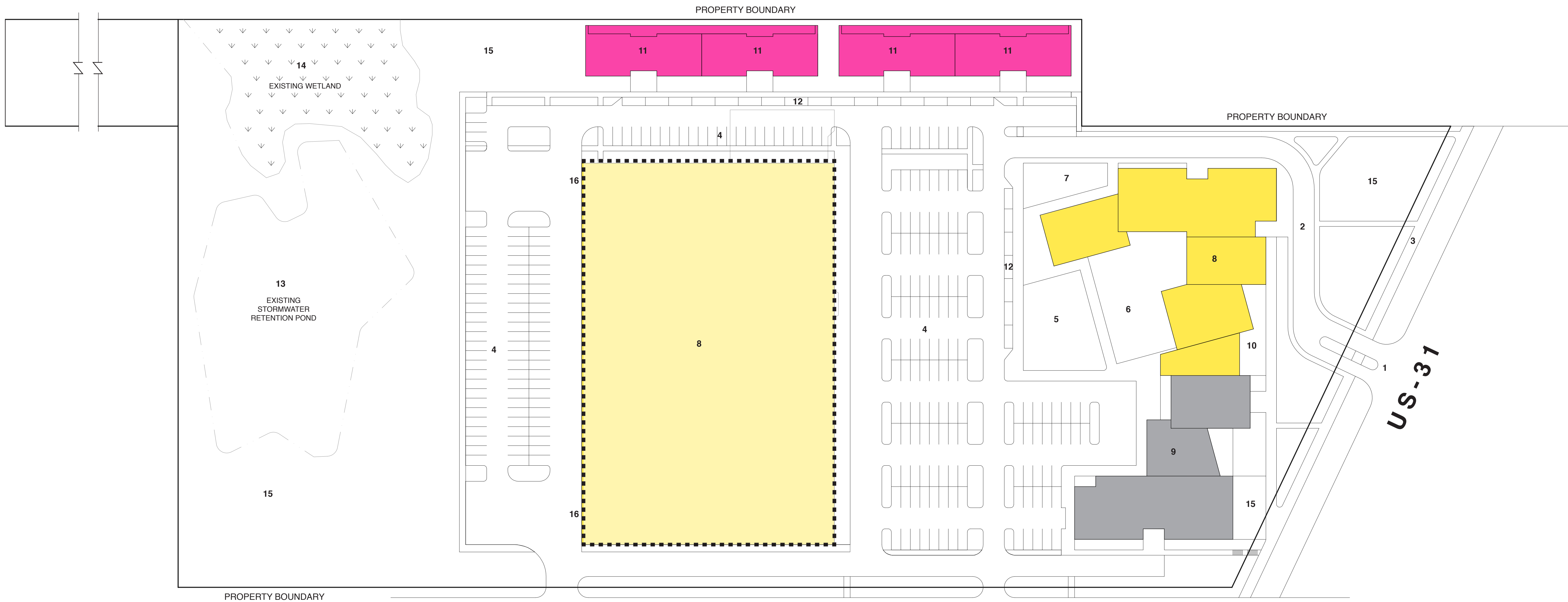
- REMOVALS AND DEMOLITION AS NEEDED.
- MODIFY & CONSTRUCT NEW STORMWATER INFRASTRUCTURE.
- MODIFY & INSTALL ALL NEW UNDERGROUND INFRASTRUCTURE & UTILITIES INCLUDING SEWER MAIN AND LEADS, WATER MAIN, GAS, & COMMUNICATIONS.
- CONSTRUCT STREETS, DRIVEWAYS, LIMITED PARKING LOTS AND SIDEWALKS.
- COMPLETE CONSTRUCTION OF BUILDINGS.
- COMPLETE FACADE IMPROVEMENTS TO THE EXISTING BUILDING (KMART BUILDING).
- COMPLETE RESTORATION AND INSTALL PHASE 1 LANDSCAPE.

Phase 2

- COMPLETE CONSTRUCTION OF BUILDINGS.
- CONSTRUCT ADDITIONAL PARKING LOTS AND SIDEWALKS.
- COMPLETE RESTORATION AND INSTALL PHASE 2 LANDSCAPE.

Phase 3

- COMPLETE CONSTRUCTION OF BUILDINGS.
- CONSTRUCT ALL REMAINING PARKING LOTS AND SIDEWALKS.
- COMPLETE RESTORATION AND INSTALL PHASE 3 LANDSCAPE.

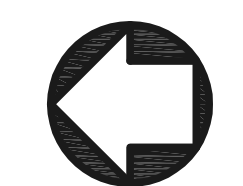


- 1 ENTRANCE
- 2 DRIVEWAY
- 3 SIDEWALK
- 4 PARKING LOT
- 5 LAWN AREA
- 6 PLAZA
- 7 PLAYSCAPE ELEMENTS
- 8 MIXED-USE BUILDING
- 9 MULTI-FAMILY BUILDING
- 10 PATIO
- 11 ROW HOUSE/ TOWNHOUSE
- 12 PARALLEL PARKING
- 13 EXISTING RETENTION POND
- 14 EXISTING WETLAND
- 15 EXISTING WOODED AREA
- 16 OVERHEAD DOOR



CONCEPT PHASING PLAN

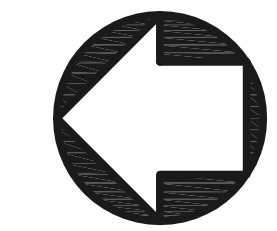
PLANNED DEVELOPMENT



SCALE: 1" = 50'

NOTES:

1. BOUNDARY AND TOPOGRAPHIC SURVEY DATA PROVIDED BY THE WINDWARD GROUP.
2. DRAWING SHOWN AS FEATURES WERE DRAWN FROM AERIAL PHOTOGRAPHY AND DIGITIZED SURVEY.



SCALE: 1" = 50'





To: Acme Township

From: Inphastos

Date: August 20, 2018

Re: Business use for former Kmart property

Inphastos is a construction technology company developing a leading edge, highly automated, franchise-ready platform to manufacture residential and light commercial structural building components. Our vision is to transform industry standards of efficiency, quality, and cost by enabling rapid deployment of our platform at new, geographically-dispersed production facilities.

Inphastos plans to use the former Kmart site to execute on this vision. The site would serve as the company's research & development and data center facility.

At this site our engineers would develop and test a proprietary, fully integrated software and manufacturing system (that will be installed at the geographically-dispersed production facilities). We would install and run prototype testing, including component assembly lines and material handling. We would plan to use some shielded area for temporary storage of materials outside, and anticipate that most materials will be loaded into containers and stored at a separate facility offsite. We anticipate truck traffic at the site to be generally less than the former Kmart operation.

Critical to our plan is the development of highly automated production processes. At the R&D center our engineers would develop and test robots in the assembly lines, to be integrated into our platform. We plan to continually iterate our system to optimize production efficiencies and capabilities.

Also critical to our plan is timely feedback from the offsite production facilities. The former Kmart site would house our data center, where we would capture and analyze data to assist our iterative R&D process.

We believe the technology-driven integrated system we would develop at the former Kmart site will be innovative to the construction industry and provide attractive, sustainable high technology jobs.

**FIRST AMENDMENT TO
PURCHASE AND SALE AGREEMENT**

This FIRST AMENDMENT TO PURCHASE AND SALE AGREEMENT (this "**First Amendment**") is dated as of the 31th day of August, 2018, by SR ACME, LLC, a Michigan limited liability company (the "**Seller**"), and Southtown Property Management LLC (the "**Purchaser**"). Seller and Purchaser are sometimes referred to together as the "**Parties**" and each, individually, as a "**Party**."

WITNESSETH:

WHEREAS, Purchaser and Seller entered into a Purchase and Sale Agreement dated June 21, 2018 (the "**PSA**") whereby Purchaser agreed to buy, and Seller agreed to sell, property commonly known as 6455 US #31, North Acme, MI 49690 (the "**Property**");

WHEREAS, the Parties desire to amend the PSA to provide for Seller's approval and circulation of a letter stating approval of Windward Group, LLC, to submit their planned development pre-application submittal (SITE PLAN APPROVAL DOCUMENTS); to provide that the Property is being sold to the Purchaser on an "AS-IS" basis; and provide for specific performance in the event of default by Purchaser; as more particularly described below; and

WHEREAS, capitalized terms used herein and not otherwise defined herein shall have the meanings given to them in the PSA, as amended.

NOW, THEREFORE, in consideration of the foregoing, of the covenants, promises and undertakings set forth herein and in the PSA, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties covenant and agree as follows:

1. **Waiver of Inspection Contingencies.** In exchange for Seller's agreement to notify Shawn Winter, the Zoning Administrator for Township of Acme, that Buyer's agent, Windward Group, LLC's, can submit to Acme Township their planned development pre-application submittal (SITE PLAN APPROVAL DOCUMENTS), Purchaser acknowledges that it is satisfied with its inspection of the Property as set forth in Section 5.2 of the Purchase Agreement and it agrees to accept the Property in its as-is, where-is condition and in the event that SITE PLAN APPROVAL DOCUMENTS are approved the Purchaser will close this sale in a timely manner as provided in the PSA. In the event that Purchaser secures approval of the SITE PLAN APPROVAL DOCUMENTS, and fails to timely close, Seller shall be entitled to demand and receive

AC

specific performance, in addition to all other remedies in law and equity and to that extent Section 10.1 of the PSA is modified.

2. Release of Deposit to Seller. Within one (1) business day following the full execution of this Amendment, and site plan approval of SITE PLAN APPROVAL DOCUMENTS, Purchaser will direct that the Title Company release the entire Deposit (i.e. \$25,000.00) to the Seller. The Deposit shall be non-refundable to the Purchaser (except in the event Purchaser does not secure approval of SITE PLAN APPROVAL DOCUMENTS), and shall be applied to the Purchase Price at Closing.

3. "AS-IS" Purchase. The Purchaser acknowledges and agrees that Purchaser is buying the Property from the Seller in its "AS-IS, WHERE-IS, WITH ALL FAULTS" condition.

4. Limitation on Amendment. Except as specifically modified hereby, all of the terms and provisions of the PSA, are ratified and reaffirmed by the Parties hereto.

5. Execution/Counterparts. This Amendment may be executed in counterparts and, when counterparts of this Amendment have been executed and delivered by the Parties as provided in this Amendment, shall be fully binding and effective, just as if the Parties had executed and delivered a single counterpart of this Amendment. Without limiting the manner in which execution of this Amendment may be accomplished, execution by the Parties may be effected by facsimile or electronic transmission (via PDF or other means) of a signature page of this Amendment executed by such Party.

IN WITNESS WHEREOF, the Parties have duly executed this Amendment as of the day and year first above written.

SELLER:

SR ACME, LLC,
a Michigan limited liability company

By: 

Howard Rosenberg

Its: Member

PURCHASER:

Southtown Property Management, LLC

By: 

Andrew S. Goldwell

As: Representative

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-Area 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. Due to the Headlee Amendment, 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? (EXAMPLE: For a property with a taxable value of \$100,000, the millage increase would raise the property taxes \$26.93 per year.)

12. 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

13. 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

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

	Not a Priority	Low Priority	Medium Priority	High 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				

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

	Not a Priority	Low Priority	Medium Priority	High 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				

16. 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					

17. 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

18. 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					

19. 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

20. ~~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 Not A Priority	Right Amount Low Priority	Too Much Medium Priority	Don't Know High Priority
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				
"Mother-in-law" apartments and/or accessory dwelling units as long-term rentals				

21. Rate each of the following zoning issues as a priority for the township: Please indicate your level of agreement with the following statement: Acme Township should allow short-term rentals (non-owner occupied) in residential districts.

- Strongly agree
- Somewhat agree
- Neutral
- Somewhat disagree
- Strongly disagree

22. 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					
Yuba Park Road Sayler Park Boat Launch					
Shores Beach Boat Launch					
TART Trail					
VASA Trail / Bartlett Park					
Yuba Creek Natural Area					

23. 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, points of interest, and the existing TART Trail network.					
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 and cultural events in township parks					

24. 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	Fourth Choice	Fifth 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)					
Non-motorized watersports rentals					
Outdoor movies-in-the-park					
Outdoor performance amphitheater					
Parks with wireless capabilities					
Passive (leisure) parks					
Pickle Ball Courts					
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					

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

ACME TOWNSHIP PROPOSED MASTER PLAN SCHEDULE

