



**ACME TOWNSHIP PLANNING COMMISSION MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
January 14th, 2019 7:00 p.m.**

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE at 7:01 pm

ROLL CALL: ROLL CALL: Members present: K. Wentzloff (Chair), S. Feringa (Vice Chair), D. Rosa, D. VanHouten, D. White

Members excused: B. Balentine, M. Timmins

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

A. LIMITED PUBLIC COMMENT: Open at 7:02 pm

Brian Kelly stated the complete survey summary report including comments, has not been provided to the community and should be released in their entirety on the township website. He noticed the Master Plan survey lacked page numbers and requested to have them added. (Submitted written comments to be added to packet)

Limited Public Comment closed at 7:05 pm

B. APPROVAL OF AGENDA:

Motion by Feringa to approve agenda with the addition to G. Correspondence, 3. Rick Saylor letter in regards to SUP 2018-04 Transfer of Development Rights, Engle Ridge Farm, supported by White. Motion carried unanimously.

C. INQUIRY AS TO CONFLICTS OF INTEREST:

White recused from SUP 2018-04 - Transfer of Development Rights, Engle Ridge Farm

D. SPECIAL PRESENTATIONS: None

E. CONSENT CALENDAR:

1. RECEIVE AND FILE

- a. Township Board Regular Meeting Minutes 12.04.18
- b. Parks & Trails Committee Draft Regular Meeting Minutes 12.21.18

2. ACTION:

- a. Approve Draft Planning Commission Meeting Minutes 12.10.18

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

F. ITEMS REMOVED FROM THE CONSENT CALENDAR: None

G. CORRESPONDENCE:

- 1. **November 2018 Results – Post-Construction Acme Creek Monitoring, Grand Traverse Town Center, Acme Michigan**
- 2. **John Haggard – SUP 2018-04 Transfer of Development Rights, Engle Ridge Farm**
- 3. **Letter received from Rick Saylor regarding the Engle Ridge Farm property**
Wentzloff read the letter aloud for public record.

H. PUBLIC HEARINGS:**1. SUP 2018-04 – Transfer of Development Rights, Engle Ridge Farm**

Winter gave a summary of the SUP 2018-04 submitted by Sarah Kever on behalf of Ken and Janet Engle to consider a density transfer as part of the Engle's proposed planned development. The only change since the application was submitted in October 2018, is to transfer three dwelling units from sending parcel on Bates Road to receiving parcel located at Saylor Road where seven dwelling units already exist. This would bring the plan to ten-unit residential site development consisting of detached single-family homes sitting on approximately one acre lots. The Bates Road property would go into conservation and the balance of the Saylor Road with the potential of a winery, would also be placed in conservation. Winter provided a memo addressing some of the public comments and outstanding issues, as well as points for the Planning Commission to consider during their deliberation. John Iacoangeli, planning consultant with Beckett & Raeder, submitted a peer review of the request and a staff report. His comments along with Winter's considerations, have been incorporated into the updated staff report.

Ken Engle stated if he went through the process of marketing the property for a winery, the feedback from interested parties has been they prefer not to have development there. He is not sure, if part of the 38-acre parcel on Saylor Road, could be used as potential farm land. He questioned if it is marketable for a winery or does it need to be part of a larger operation. The alternative if lacking the ability to market it any other way, would be to use it for 5-acre parcels which would still put houses next to farming operations.

Public Hearing opened at 7:24 pm, with 13 attendees present

Joe Kunciatas, 7905 Saylor Road, had concerns with the acreage of the parcel for the winery being in the zoning requirements. He is on the township zoning board of appeals and questioned if he would have to be recused from this issue even if he is a neighbor to the property.

Chuck Walters, 6584 Bates Road, said he thinks there could be legal problems with recusing people who are adjacent to the property, because it would have a direct effect on them.

John Russell, 8021 Bates Road, moved to this area because of the low density and felt this would open the door for more development and not preserve the existing farmland.

Brian Kelly felt with two planning commissioners and Rick Saylor not at this meeting it would be best to have the topic left open until everyone was present. He referred to past meetings where it had been decided agriculture properties would be protected from development. He is concerned with the wetlands on the property if developed and questions if the setbacks are enough for the carrying over of chemical orchard sprays.

Meg Russell, 8021 Bates Road, she thought the property was conservancy land when she moved to the area. She wanted to live in a tranquil setting and fears the development would change all of that.

Kris Mikowski, 7969 Bates Road, said her farm touches the Engle property on one corner. She thought their property was in farm conservancy when she purchased her land and would like to see it preserved.

The census after a discussion, was to move the public hearing to February to give those who did not attend the meeting a chance to speak their opinion and have all the commissioners present.

Motion by Feringa to continue the Public Hearing at the February meeting, supported by Rosa. Motion carried by 3 (Feringa, Wentzloff and Rosa), opposed by 1 (VanHouten), and White recused.

Public Hearing closed at 7:40 pm to continue at the February meeting

I. OLD BUSINESS:**1. SUP 2018-04 – Transfer of Development Rights, Engle Ridge Farm**

Winter stated the concern is the intent and purpose of the transfer component of the PD ordinance. He questioned if transferring from a sending zone to sending zone meets this. In this case both properties have conservation values. When you have a TDR program, the overall goal is to remove the development of the sending zone as a whole. This could set a precedence for future development rights.

Jocks stated when the ordinance was adopted by the Township Board on the recommendation of the planning commission to allow density transfer from a receiving zone to a receiving zone, or from a sending zone to a sending zone, the three standards listed on page 19.6 Density Transfer, 5. a, b & c. are to be considered. These standards have to be met before recommending to the township board.

Winter said looking at the staff report 19.6, 5. c., it states the density transfer is in accordance with the intent and purpose of this article. If you go back to the beginning of the PD ordinance and look at the intent and purpose, the first one gives the PD option to allow the township for approval of development which is consistent with the goals of the township master plan and the future land use map. He stated this could be a place to start to see if the descending to descending is consistence with this standard.

Commission will continue the deliberation at the February meeting.

2. Master Plan Update

Claire Karner of Beckett & Raeder reviewed with the planning commission possible changes to The future land use map. The map is instrumental in the zoning ordinance rewrite process and subsequent amendments. The map would show investment areas, and locations of future mixed-use developments for the next 15 to 20 years. Trust land should be considered when looking at future land uses for placement of growth and establishing a town center. Future land use could include the potential of changes for sidewalks, recreational areas and connections to businesses.

The Planning Commission will work on a future land map keeping in mind fragmented areas, industrial, commercial, recreational and housing development. Karner will bring edits of the land use map to the next board meeting for an action plan.

J. NEW BUSINESS: None**K. PUBLIC COMMENT & OTHER PC BUSINESS**

Public comment open at 9:01 pm

Brian Kelly said in determining the TBR results about density, it gives less room for a buffer on the site. He feels this should be studied and have a more rigorous scoring system.

Public comment closed at 9:04 pm

- 1. Zoning Administrator Report:** Winter reported the Parks and Recreation five-year plan was adopted at the township board meeting. Beckett & Raeder was elected to perform the engineering and design for the Acme Connector Trail. The January Parks & Trails Committee meeting for this Friday was cancelled.
- 2. Planning Consultant Report – John Iacoangeli:** No report
- 3. Township Board Report:** White reported the playground equipment for Bayside Park was approved and \$10,000 will be taken from the general fund to complete the project.
- 4. Parks & Trails Committee Report:** No report

ADJOURN: Motion to adjourn by Feringa, supported by VanHouten. Meeting adjourned at 9:07



ACME TOWNSHIP PLANNING COMMISSION MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
January 14th, 2019 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 Regular Meeting Minutes 12.04.18
 - b.** Parks & Trails Committee Draft Regular Meeting Minutes 12.21.18
 - 2. ACTION:**
 - a.** Approve Draft Planning Commission Meeting Minutes 12.10.18
- F. ITEMS REMOVED FROM THE CONSENT CALENDAR**
 - 1.** _____
 - 2.** _____
- G. CORRESPONDENCE:**
 - 1.** November 2018 Results – Post-Construction Acme Creek Monitoring, Grand Traverse Town Center, Acme Michigan
 - 2.** John Haggard – SUP 2018-04 Transfer of Development Rights, Engle Ridge Farm
- H. PUBLIC HEARINGS:**
 - 1.** SUP 2018-04 – Transfer of Development Rights, Engle Ridge Farm
- I. OLD BUSINESS:**
 - 1.** SUP 2018-04 – Transfer of Development Rights, Engle Ridge Farm
 - 2.** Master Plan Update
- J. NEW BUSINESS:**
- K. PUBLIC COMMENT & OTHER PC BUSINESS**
 - 1.** Zoning Administrator Report – Shawn Winter
 - 2.** Planning Consultant Report – John Iacoangeli
 - 3.** Township Board Report – Doug White
 - 4.** Parks & Trails Committee Report – Marcie Timmins

ADJOURN:

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



MEMORANDUM

Planning and Zoning

6042 Acme Road | Williamsburg, MI | 49690

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

To: Acme Township Planning Commission
From: Shawn Winter, Planning & Zoning Administrator
CC: Jeff Jocks, Counsel; John Iacoangeli, Planning Consultant; Claire Karner, Planning Consultant
Date: January 9, 2019
Re: January 14, 2019 Planning Commission Packet Summary

A. LIMITED PUBLIC COMMENT:

Open: _____ **Close:** _____

B. APPROVAL OF AGENDA:

Motion to approve: _____ **Support:** _____

C. INQUIRY AS TO CONFLICTS OF INTEREST:

Name: _____ **Item:** _____
Name: _____ **Item:** _____

D. SPECIAL PRESENTATIONS: none

E. CONSENT CALENDAR:

1. **RECEIVE AND FILE:**
 - a. Township Board Regular Meeting Minutes 12.04.18
 - b. Parks & Trails Committee Draft Regular Meeting Minutes 12.21.18
2. **ACTION:**
 - a. Approve Draft Planning Commission Meeting Minutes 12.10.18

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

F. ITEMS TO BE REMOVED FROM THE CONSENT CALENDAR:

1. _____
2. _____

G. CORRESPONDENCE:

1. **November 2018 Results** – Post-Construction Acme Creek Monitoring, Grand Traverse Town Center, Acme Michigan
2. **John Haggard** – SUP 2018-04 Transfer of Development Rights, Engle Ridge Farm
The Village and Township of Elk Rapids have submitted notice of their adopted collaborative plan.

H. PUBLIC HEARINGS: NONE

1. **SUP 2018-04 Transfer of Development Rights, Engle Ridge Farm**
Please see Item I.(1) under Old Business.

I. OLD BUSINESS: _____

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

A public hearing is scheduled for this month’s meeting to hear input on the proposed density transfer as part of the Engle Ridge Farm PD. I have continued researching the request since reviewed last month and have provided you with a memo addressing some of the outstanding issues, as well as some points for the PC to consider during their deliberation. Furthermore, I requested John Iacoangeli perform a peer review of the request and staff report. His comments along with my consideration have been incorporated into the updated staff report. Although previously presented, please read through the staff report in addition to the accompanying memo.

2. Master Plan Update

Claire Karner of Beckett & Raeder will be present and has included some edits to the draft master plan. She will be going through a series of slides with the PC to begin thinking about possible changes to the future land use map. This map is instrumental in the zoning ordinance rewrite process and subsequent amendments. Other topics to discuss include growth and investment areas, and locations of future mixed use developments.

J. NEW BUSINESS: none

K. PUBLIC COMMENT & OTHER PC BUSINESS:

1. Public Comment:

Open:

Close:

2. Zoning Administrator Report: Shawn Winter

• **Permits** (since December 10, 2018)

➤ Land Use Permits – 0

➤ Sign Permit – 1

• SIGN 2018-18 Permanent, Third Coast, 3502 Kirkland Ct

➤ Special Use Permit – 1

• SUP 2018-05 Insignificant Deviation, LochenVest Cottages

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:

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

Date: January 14, 2018
Subject: Master Plan Draft and Survey

Good Evening,

I have a fair bit of feedback on the Survey and the Draft Master plan I will be providing, but was unable to organize it for the meeting tonight.

1. Survey results availability

To date, it does not appear that the complete Survey summary report, including comments, has been provided to the Community. I obtained them via FOIA, in spreadsheet form. The 2013 Survey results were released in their entirety, and posted on the township website. The 2018 results should be released, as a stand-alone document, and are essential for draft master plan review.

2. Draft MP Survey references lack page numbers

The Survey results begin after page 35 in the draft MP, however those pages lack page numbers. Please add them.

The draft MP cites questions from the Survey, but it does not include the Survey question numbers. Please add them.

Thank you,

Brian Kelley



ACME TOWNSHIP REGULAR BOARD MEETING
ACME TOWNSHIP HALL
Tuesday, December 4, 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, J. Aukerman, A. Jenema

Members excused: D. White, P. Scott

Staff present: V. Donn, Recording Secretary

A. LIMITED PUBLIC COMMENT: None

B. APPROVAL OF AGENDA:

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

C. APPROVAL OF BOARD MINUTES:

The meeting minutes of 11/13/18 were approved as presented.

D. INQUIRY AS TO CONFLICTS OF INTEREST: None

E. REPORTS

a. Clerk: Dye reported across the state there were no recounts or petitions made for the November 6TH election.

Health Insurance is up for renewal in December there was an increase of less than 5% and this increase is covered in the budget.

b. Parks: Jenema requested the Parks & Trail minutes be added to the board packet and not just shown online. She informed currently the minutes for the Parks & Trails meeting have been handled by Marcie Timmins who is on the committee. The meetings have become more detailed making it difficult for her to do them while taking part in the discussion and completing them around her job. The committee is asking for the Board's approval to have Valerie Donn, the Recording Secretary, do the minutes for their monthly meetings.

There will be a meeting this Thursday to plan an opening ceremony at Bayside Park in May for Acme residents to attend. It was suggested to have a maker's type fair including business from the township and a craft show.

Jenema informed the design engineering bid went out for the connector trail starting at Bunker Hill Road by the railroad, behind Holiday Inn, down Hope Road then behind Samaritas into Dan Kelley's property and into Meijer area. She will bring the responses to the January board meeting. A draft of the Parks & Recreation Master Plan 2019-2023 can be viewed on the Acme Township website and is now open for public comment. At the Parks & Trails meeting the committee discussed plants to be put in at the basin area in Bayside Park. A few quotes were received for completing the landscaping by spring.

Motion by Nelson to approve having Valerie Donn be retained to do the monthly Parks & Trails meeting minutes supported by Aukerman. Motion carried unanimously.

Zollinger stated he was expecting one last bill for Bayside Park signs. The township paid for part of the bill up front and the rest will be when the project is completed. Once it is received by taking the bills that were paid but not reimbursed, the total comes to \$38,151.15. That amount along with the two other reimbursements that have already been received brings the balance to \$272,122.07. The State keeps a retainer of \$30,000 which doesn't get sent until the last payment

is made. Zollinger suggested paying the last bill when it does come and close out on the grant. He will let the board know when it arrives.

- c. **Legal Counsel - J. Jocks:** No report
- d. **Sheriff:** Deputy Nate Lentz reported there was an increase of service calls from the previous month of 171 to 197, mostly from traffic related incidents due to poor weather conditions and deer movement.
- e. **County:** Carol Crawford stated they now have a full staff with all positions filled. A 3% raise has been approved for non-contracted employees and will take effect in 2019. Every employee was switched to Health Savings Accounts and given a one-time front loading of \$1,000 for a single person and \$2,000 for families. This will help the county save money on health insurance costs and lower premiums for the employees. All but two of the open union contracts have been settled. A contract was signed with Northern Lakes Community Mental Health Authority, to have a full-time Mental Health Therapist and Peer Therapist for the jail to help rehabilitate inmates and prevent them from returning. Five new commissioners will take office in January, they are currently training for their new roles. At that point Crawford informed her term with the commission will end and she will no longer be the representative attending the Acme Board meetings.
- f. **Roads:** No report

E. **SPECIAL PRESENTATIONS:** None

G. **CONSENT CALENDAR:**

1. **RECEIVE AND FILE:**

- a. **Treasurer's Report**
- b. **Clerk's Revenue/Expenditure Report and Balance Sheet**
- c. **Draft Unapproved meeting minutes**
 - 1. **Planning Commission 11/12/18**

2. **APPROVAL:**

- 1. **Accounts Payable Prepaid of \$74,405.55 and Current to be approved of \$6,500.05 (Recommend approval: Clerk, C. Dye)**

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

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

I. **CORRESPONDENCE:**

- 1. **Letter dated 11/15/18 from Department of Natural Resources re: Off-Road vehicles**
Zollinger explained the letter doesn't pertain to Acme because off-road vehicles on public roads are not allowed in the township's ordinance.

J. **PUBLIC HEARING:** None

K. **NEW BUSINESS:**

- 1. **Approval of 2019 Board of Trustees meetings schedule**

Motion by Dye to approve the 2019 Board of Trustees meeting dates schedule as presented, supported by Aukerman. Motion carried unanimously.

- 2. **Discussion on a potential RFP Auditing – Dye**

Dye informed at the MTA training it was suggested that a township use a different accounting firm after three years of service to provide a new set of eyes when conducting year end audit. Currently Gabridge & Co conducts Acme's auditing and have done so for the last four years. Gabridge said they could send a different crew of accountants from their company to conduct next year's audit if we choose to continue their services. Dye noted Gabridge's fee was on the low end when they last bid out for an accounting firm. She will do some research and ask other

clerks for recommendations to discuss at the next Board meeting.

L. OLD BUSINESS:

1. Discussion Ordinance language for Short-Term rental/Tourist Home

Jeff Jocks the township's legal counsel, put together a draft memo with a possible change to the current short-term rental ordinance involving the Varga property. The board discussed how the ordinance has been working and changing it could create potential problems. The board voiced their concerns and decided the main objective is to keep the quality of the community neighborhoods intact and this change could hamper that goal.

George Varga, 7801 Woodward Rd., voiced he will use his property to rent on a longer-term basis at this time.

Motion by Nelson to accept the wording for the ordinance as presented by legal counsel. Motion was denied by lack of supported.

Motion by Aukerman to not change the ordinance as currently written, supported by Jenema. Motion carried by four ayes (Aukerman, Jenema, Dye and Zollinger) and one nay (Nelson).

2. Recreational Marihuana Proposal 1, Ordinance R2018- #50 discussion

Zollinger noted Jocks created an ordinance for prohibiting recreational marihuana establishments in Acme for the board to review. Jocks suggested it would be best to opt-out at this time. Zollinger explained by opting-out it would give time to understand and become more knowledgeable on the state's rules and regulations that will apply.

Motion by Jenema to Prohibit Marihuana Establishments Ordinance R2018-#50 until better guidelines on how Recreational Marihuana is to work in the jurisdiction and to be revisited at that time, supported by Aukerman. Motion carried unanimously.

3. Status on Metro Fire study session – Supervisor

Zollinger informed he and Trustee Nelson attended a meeting that morning with Metro and the townships (Garfield, East Bay and Acme) pertaining to Garfield's Resolution to leave Metro. Discussion was held on disagreements such as voting by each township, tax tribunals and building improvements. Each township will be presenting these issues to their boards to provide feedback and to continue discussion to resolve these issues at a meeting yet to be scheduled this month. Zollinger said the philosophy is to work together to serve the public and not just within the boundaries of the townships. The Board did discuss one suggestion that the annual voting for Metro Board Chair and Secretary could be a candidate with an affirmative vote from all townships. Zollinger will give an update at the next board meeting.

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

Zollinger commented the Acme Newsletter went out with the tax bill to the township's residents. Thank you Trustee Aukerman for leading the Acme Newsletter.

ADJOURN: Meeting adjourn at 9:17 pm



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

ROLL CALL:

Committee:

x	Feringa	x	Heflin	x	Heffner	excused	Jenema
excused	Smith	x	Timmins	x	Wentzloff		
x	Kushman	x	Klingelsmith				
x	Winter	x	Donn				

Advisory:

Staff:

A. PUBLIC COMMENT:

Evert Stewart, 5751 US 1 North, stated there has been a problem with people parking in the Bay Villa Condominiums lot and using their dock. He has concerns with the use of the concrete building and the parking lot at the south end noted in the Phase III plan. He also questioned the plan for a second set of restrooms when there are already bathrooms there.

Brian Kelly voiced his concerns with the park plan construction review. (Submitted written comments to be added to packet)

Public comment closed at 8:50 am

B. APPROVAL OF AGENDA: Motion by Timmins to approve the agenda with addition to D. Correspondence 1. Email sent from Blaine Wittkopp, seconded by Heffner. Motion carries.

C. INQUIRY AS TO CONFLICTS OF INTEREST: None

D. CORRESPONDENCE:

1. **Email sent from Blaine Wittkopp on 2019-2023 Parks and Recreation Plan**

E. ACTION:

1. **Approve Draft Parks & Trails Minutes 11.16.18. Motion by Timmins to approve the minutes from 11.16.18, seconded by Heffner. Motion carries.**
2. **Approve Draft Parks & Trails Minutes 11.26.18. Motion by Heflin to approve the minutes from 11.26.18, seconded by Timmins. Motion carries.**

F. OLD BUSINESS:

1. DRAFT Parks & Recreation Plan 2019-2023

- a. **Review draft plan and public comment-**Winter explained the draft needed to be reviewed and edits given to Carrie Klingelsmith to incorporate in a final draft. Next step will be to send the plan to the Township Board to hold a public hearing at their January 8, 2019 meeting. The committee went over the plan and discussed the changes.

Public Comment opened at 9:50 am - Brian Kelly felt the number of responses from the survey was not enough to rely on for valid results. He noted there was the possibility it could have been completed more than once by the same individual. (His written comments were submitted to be added to the packet)

Feringa suggested copies of public comments on this draft plan to be given to the board to review.

Motion by Timmins to approve the Draft Parks & Recreation Plan 2019-2023 with changes incorporated, to be sent to the Township Board to hold a public hearing at their January 8, 2019 meeting, seconded by Wentzloff. Motion carries.

2. Trail Updates

- a. **TVC 2 CHX (memo enclosed)**
- b. **Acme Connector Trail-** Kushman informed there is availability on January 22, 23 & 24, to hold at least two meetings for an adjacent property owner's outreach with the consultants, Networks Northwest, and TART Trails to go through the proposed routes between Acme and Elk Rapids. All the engineering, public feedback, and Stakeholders comments have been compiled for the meeting. They will be going back to adjacent land owners to have them voiced their concerns. There are 600 mailings going out right after the holidays to land owners, to notify them and get an assessment. The larger trail project north of Elk Rapids will begin the selection of a consultant by using an alternate method, more of an interview process rather than sending out bids. This will be for the engineering between Acme and Elk Rapids and to move the preliminary design to final. The timeline is to have a consultant hired and onboard by March.
 - i. **Engineering Bid Review and Recommendation**
Winter informed five bids have been submitted for the Acme connector trail engineering. The committee needs to review the bids and give a recommendation to the township board. Feringa created a reviewer cost sheet showing a breakdown on pricing from each company and his ranking for consideration.

Both Winter and Kushman felt Beckett & Raeder would be a good company to use because of their planning experience and familiarity with Acme.

The census was to go with Beckett & Raeder with OHM Advisors as an alternative. Their costs were both within the budget and they have the experience that is needed.

Motion by Wentzloff to recommend Beckett & Raeder with the alternative of OHM Advisors for the RFP engineering on the connector trail, seconded by Timmins. Motion carries.

Kushman informed Holiday Inn returned the signed license agreement for the trail.

3. Bayside Park

- a. **Bench Adoption Update-**Winter informed final two benches have been adopted, one was by CCat and it will have two plaques, one for Ron Harding and the other for Bob Carstens. They will be installed in the spring.
- b. **Garden Adoption Option-**Winter said there will be a garden in the park with a plaque for Eric Takayama. It was adopted by CCat and the board approved to move ahead with the plants.
- c. **Swing Adoption Prices and Color Options-** Winter spoke with Miracle Midwest the company who has the Wabash Valley Swing that Linda Kaleita had seen and recommended. They sent quotes for one swing and two. The pricing gave the choice of either a 4' or 6' bench, with the option of using square or round posts. The committee was interested in two 6' benches using the colors of grey posts with dark brown seats.

Heffner mentioned there is a park in Glen Arbor that was nicely done and has swings. He would like to postpone the decision until next month's meeting to make a trip to view their playground equipment. He will also contact the park to get the name of the company they ordered the swings from.

- d. **Playground Color Options-** Jean Aukerman showed color samples of playground equipment and provided a recap of the Gosling-Czubak recommendation list consisting of selected firms and color themes. The committee discussed the different combinations with the colors of dune and acorn as their first choices. The main piece of equipment the Eclipse Climber arch, was offered by the selling company in the color of limon (green shade) at a discount. The committee discussed going with the limon piece, a black net and the connectors in carbon grey. Heffner felt limon was not the right color to use and they should stay with neutrals. The committee decided the core piece in limon was not the choice color but saved the township money and it would work for the park.

Motion by Timmins to recommend to the board the discounted limon for the net climber with carbon for the connectors, a black net and using dune and acorn for the future color palette, seconded by Wentzloff. Motion carried by four (Timmins, Wentzloff, Feringa, Heflin), with one nay by Heffner.

4. **Park System Signage:** No report
5. **Art In The Park:** No report
6. **Bayside Park Dedication Ceremony:** Winter informed a special committee has been formed to help plan the event. A date has been set for Saturday, May 18, 2019 from noon to 4 pm. He is researching costs for a tent to have announcements, a PA system, and porta john rentals. He will give the board the costs for approval. Feringa will contact GTR to see if they will assist in shuttling people back and forth from an alternate parking location near the park.

G. NEW BUSINESS:

1. **Approve 2019 Meeting Calendar**

Motion by Wentzloff to approve 2019 Meeting Calendar as present, seconded by Timmins. Motion carries.

H. PUBLIC COMMENT: None

ADJOURN: Motion by Timmins to adjourn, seconded by Wentzloff. Motion carries, meeting adjourned at 10:41 am



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

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

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

Members excused: None

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

A. LIMITED PUBLIC COMMENT: None

B. APPROVAL OF AGENDA:

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

C. INQUIRY AS TO CONFLICTS OF INTEREST:

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

D. SPECIAL PRESENTATIONS: None

E. CONSENT CALENDAR:

1. RECEIVE AND FILE

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

2. ACTION:

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

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

F. ITEMS REMOVED FROM THE CONSENT CALENDAR: None

G. CORRESPONDENCE:

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

H. PUBLIC HEARINGS: None

I. NEW BUSINESS:

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

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

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

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

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

2. 2019 Planning Commission Goals

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

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

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

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

J. OLD BUSINESS:

1. Master Plan Update

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

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

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

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

K. PUBLIC COMMENT & OTHER PC BUSINESS

Public Comment open at 8:42 pm

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

Public comment closed at 8:49 pm

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

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



December 20, 2018

VIA E-MAIL

Mr. John Iacoangeli, Principal
Beckett & Raeder, Inc.
535 West William, Suite 101
Ann Arbor, MI 48013

**RE: NOVEMBER 2018 RESULTS
POST-CONSTRUCTION ACME CREEK MONITORING
GRAND TRAVERSE TOWN CENTER, ACME, MICHIGAN**

Dear Mr. Iacoangeli:

The purpose of this letter is to transmit the results of post-construction surface water monitoring of Acme Creek completed by Barr Engineering (Barr) in November 2018 on behalf of the Village at Grand Traverse, LLC (VGT) at the Grand Traverse Town Center (GTTC) site in Acme Township, Grand Traverse County, Michigan. As you are aware, post-construction monitoring activities were initiated in September 2015. This report presents the results of the first quarter of the fourth year post-construction monitoring event (Year 4/Quarter 1).

Post-construction stream sampling recommendations were outlined in the site development plan for the GTTC (Site Plan Approval for Phase I of the SUP)¹ and later incorporated into a site inspection, monitoring, and maintenance plan submitted to the Township in September 2015 (Monitoring Plan).² The goal of the post-construction monitoring program is to evaluate water quality in Acme Creek over time. To facilitate the monitoring program, two fixed testing locations--one at the upstream point where Acme Creek enters the property and one at the downstream point where Acme Creek leaves the site--have been established (see Figure 1). Baseline (pre-construction) water quality samples were collected from both locations on July 26, 2011.

The Monitoring Plan calls for the receiving water for the GTTC site (Acme Creek) to be monitored for dissolved oxygen concentration, water temperature, specific conductivity, pH, volatile organic compounds (VOCs), total organic carbon (TOC), e. Coli, total dissolved solids (TDS), total suspended solids (TSS), water velocity and elevation. The monitoring was performed on a monthly basis for a period of one year following the completion of construction. Monitoring is scheduled to be performed on a quarterly basis during post-

¹ The Village at Grand Traverse Phase 1, Stormwater Management Recommendations, King & MacGregor Environmental, Inc., December 22, 2011

² Inspection, Monitoring and Maintenance Plan for the Storm Water Management System, Horizon Environmental Corporation, September 2015

construction years 2 through 4 and on a semi-annual basis for post-construction years 5 and beyond. This quarterly (Year 4, Quarter 1) post-construction monitoring event was completed on November 5, 2018. The results of this sampling event along with the results of the pre-construction (baseline) and prior post-construction sampling events are provided on Table 1.

DATA SUMMARY/EVALUATION

Dissolved oxygen, water temperature, specific conductivity and pH were measured at both of the stream gauges using an YSI 556 multi-parameter water quality meter. The data collected at each stream gauge were compared to available water quality standards in the Part 4 Water Quality Standards of Part 31, Water Resources Protection (MCL 324.3101) of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (Part 4). The following provides a summary of these results:

- The dissolved oxygen concentrations at both the upstream (11.2 mg/L) and downstream (11.0 mg/L) stream gauges were higher than the minimum standard of 7.0 mg/L specified under Part 4.
- The water temperature at both the upstream (46.2°F) and downstream (46.0°F) stream gauges were nearly identical. Both readings are below the maximum temperature in November specified under Part 4 for streams supporting cold water fish (48°F).
- The pH readings at both the upstream (7.49 S.U.) and downstream (7.47 S.U.) stream gauges were both within the pH range of 6.5 to 9.0 S.U specified under Part 4.

Stream samples were also collected for laboratory analyses of VOCs, TOC, TDS, TSS, e. Coli, and turbidity at both the upstream and downstream stream gauges. Laboratory data sheets are provided in Attachment I. A summary of the results compared to available water quality standards under Part 4 is provided as follows:

- VOCs were below laboratory detection limits at both the upstream and downstream gauges.
- The TDS concentrations at both the upstream (250 mg/L) and downstream (250 mg/L) stream gauges were significantly lower than the maximum TDS standard of 500 mg/L specified under Part 4.
- The upstream e. Coli concentration (39 colonies/100ml) and downstream e. Coli concentrations (53 colonies/100ml) were lower than maximum (300 colonies/100 ml) e.Coli concentration for total body contact.
- There was no significant difference in the TOC, TSS, and turbidity levels observed at the upstream and downstream locations.

Additional stream data, including water velocity and water elevation, were collected as part of this monitoring event. Stream velocities were measured using a Flo-Mate Model 2000 flowmeter. The results of the additional data collected are summarized on Table 1.

Mr. John Iacoangeli

December 20, 2018

Page 3

CONCLUSIONS

The results of this quarterly post-construction monitoring event (Year 4/Quarter 1) indicate that water quality in Acme Creek adjacent to the GTTC site meets or exceeds the Part 4 Water Quality Standards prescribed under Part 31 of the Water Resources Protection Section of NREPA (MCL 324.3101).

If you have questions or require additional information regarding this sampling event, please contact me at 616.554.3210.

Sincerely,

BARR ENGINEERING

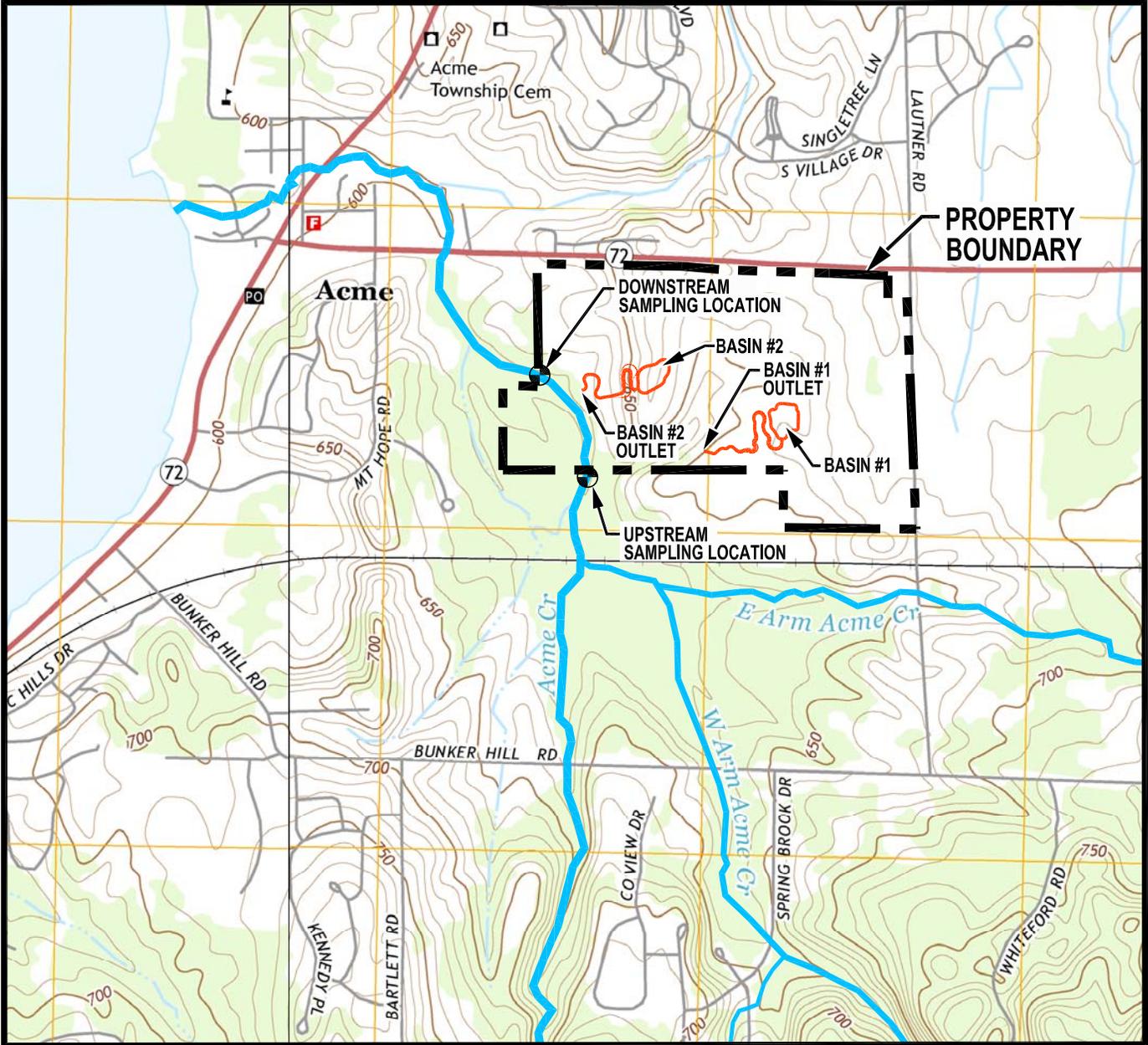
A handwritten signature in black ink on a light-colored background. The signature is cursive and appears to read "Allen J. Reilly, Jr.".

Allen J. Reilly, Jr.

Project Manager

cc: J. Zollinger, Acme Township
S. Schooler, VGT

enclosures



TAKEN FROM 7.5 MINUTE SERIES TOPOGRAPHIC MAP
 TRAVERSE CITY SE AND WILLIAMSBURG 2014 QUADRANGLES
 NORTH AMERICAN VERTICAL DATUM OF 1988
 SCALE APPROX. 1" = 1600'

LEGEND:

 - CREEK SAMPLING LOCATION

Figure 1

SITE LOCATION MAP
 Village at Grand Traverse
 Acme Township, Grand
 Traverse County, Michigan



4771 50th Street SE
 Grand Rapids, MI 49512

TABLE 1
ACME CREEK MONITORING RESULTS
GRAND TRAVERSE TOWN CENTER SITE
ACME TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN

Study Parameter	Part 4 Water Quality Standards	July 26, 2011 Baseline Pre-Construction		September 18, 2015 Post-Construction (Year 1/Month 1)		October 13, 2015 Post-Construction (Year 1/Month 2)		November 16, 2015 Post-Construction (Year 1/Month 3)		December 4, 2015 Post-Construction (Year 1/Month 4)		January 29, 2016 Post-Construction (Year 1/Month 5)		February 18, 2016 Post-Construction (Year 1/Month 6)	
		Upstream	Downstream	Upstream	Downstream	Upstream	Downstream	Upstream	Downstream	Upstream	Downstream	Upstream	Downstream	Upstream	Downstream
Macroinvertebrates	NA	-5													
e Coli (colonies/100 ml)	(1)	100	72	55	81	129	53	29	17	22	27	20	36	33	31
Dissolved Oxygen (mg/L)	7 (minimum)	11.4 ⁽²⁾	11.6 ⁽²⁾	12.4	12.4	11.0	11.2	10.9	11.3	11.5	11.5	13.8	13.7	13.4	14.3
Water Temperature (°F)	(3)	56.1	55.6	49.1	49.0	50.2	50.9	46.3	46.0	42.9	42.8	39.0	39.0	36.1	35.8
Specific Conductivity (µs/cm)	NA	334	334	294	293	343	432	345	358	339	341	346	346	338	330
pH (S.U.)	6.5 to 9.0	8.36	8.39	7.70	6.95	8.24	8.23	8.81	8.82	8.21	8.05	8.03	8.08	8.05	7.33
Volatile Organic Compounds	Various	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)
Total Organic Carbon (mg/L)	NA	1.3	1	<1.0	1.0	1.6	1.5	1.6	1.4	1.4	1.4	1.4	1.4	<1.0	<1.0
Total Dissolved Solids (mg/L)	500	204	180	250	260	240	230	240	240	240	240	210	240	240	230
Total Suspended Solids (mg/L)	Visual Standard	11.2	4.4	<5.0	<5.0	8	7	4	5	5	6	5	4	6	9
Turbidity (NTU)	Visual Standard			1.99	1.48	3.06	3.10	2.3	1.7	3.0	2.4	0.93	0.98	1.52	1.61
Water Velocity (ft/sec)	NA	1.3	1.2	0.9	1.6	1.4	3.2	3.1	2.8	1.9	2.0	1.7	1.8	1.8	1.6
Water Elevation (NAVD 88)	NA	609.97	606.04	610.01	606.11	610.12	606.17	610.09	606.22	610.10	606.23	610.08	606.23	610.04	606.13

- Notes:
- 1) Partial body contact maximum value 1,000 colonies per 100 ml (November 1 through April 30) and total body contact maximum value 300 colonies per 100 ml (May 1 through October 31)
 - 2) Baseline sample reported as percent saturation. Value converted to mg/L utilizing reported temperature, specific conductivity and standard barometric pressure
 - 3) Temperature varies seasonally
 - 4) EPA 8260 scan. All compounds below laboratory detection limits

TABLE 1
ACME CREEK MONITORING RESULTS
GRAND TRAVERSE TOWN CENTER SITE
ACME TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN

Study Parameter	Part 4 Water Quality Standards	July 26, 2011 Baseline Pre-Construction		March 16, 2016 Post-Construction (Year 1/Month 7)		April 21, 2016 Post-Construction (Year 1/Month 8)		May 26, 2016 Post-Construction (Year 1/Month 9)		June 22, 2016 Post-Construction (Year 1/Month 10)		July 20, 2016 Post-Construction (Year 1/Month 11)		August 24, 2016 Post-Construction (Year 1/Month 12)	
		Upstream	Downstream	Upstream	Downstream	Upstream	Downstream	Upstream	Downstream	Upstream	Downstream	Upstream	Downstream	Upstream	Downstream
Macroinvertebrates	NA	-5													
e Coli (colonies/100 ml)	(1)	100	72	86	126	43	21	16	243	19	30 ⁽⁵⁾	57	60 ⁽⁵⁾	66	75 ⁽⁵⁾
Dissolved Oxygen (mg/L)	7 (minimum)	11.4 ⁽²⁾	11.6 ⁽²⁾	11.4	11.7	11.3	11.3	11.8	12.1	10.9	10.8	10.1	9.7	11.2	11.3
Water Temperature (°F)	(3)	56.1	55.6	44.2	44.0	47.6	47.5	54	53.6	56.5	55.5	57.8	59.4	56.8	57.9
Specific Conductivity (µs/cm)	NA	334	334	482	534	345	324	234	326	422	433	219	220	284	287
pH (S.U.)	6.5 to 9.0	8.36	8.39	7.69	7.69	7.64	7.89	8.55	8.42	8.42	8.15	8.18	8.01	8.48	8.37
Volatile Organic Compounds	Various	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)
Total Organic Carbon (mg/L)	NA	1.3	1	3.5	3.6	1.2	1.3	0.8	0.7	1.0	1.6	1.3	1.2	0.9	1.0
Total Dissolved Solids (mg/L)	500	204	180	220	220	240	240	240	240	240	230	250	250	260	260
Total Suspended Solids (mg/L)	Visual Standard	11.2	4.4	20	33	7	4	2	4	4	6	4	5	9	8
Turbidity (NTU)	Visual Standard			10.4	12.9	2.0	2.9	1.0	3.0	2.8	2.6	2.6	2.2	2.2	2.0
Water Velocity (ft/sec)	NA	1.3	1.2	3.67	3.04	3.3	3.1	2.4	2.0	2.5	2.2	2.5	2.1	2.2	2.3
Water Elevation (NAVD 88)	NA	609.97	606.04	610.30	606.44	610.09	606.17	610.05	606.11	610.01	605.65	610	605.67	610.01	605.69

- Notes:
- 1) Partial body contact maximum value 1,000 colonies per 100 ml (November 1 through April 30) and total body contact maximum value 300 colonies per 100 ml (May 1 through October 31)
 - 2) Baseline sample reported as percent saturation. Value converted to mg/L utilizing reported temperature, specific conductivity and standard barometric pressure
 - 3) Temperature varies seasonally
 - 4) EPA 8260 scan. All compounds below laboratory detection limits
 - 5) E coli. value reports the geometric mean of three samples collected at the downstream location (left, center, and right)

TABLE 1
ACME CREEK MONITORING RESULTS
GRAND TRAVERSE TOWN CENTER SITE
ACME TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN

Study Parameter	Part 4 Water Quality Standards	July 26, 2011 Baseline Pre-Construction		November 1, 2016 Post-Construction (Year 2/Quarter 1)		February 23, 2017 Post-Construction (Year 2/Quarter 2)		May 31, 2017 Post-Construction (Year 2/Quarter 3)		August 30, 2017 Post-Construction (Year 2/Quarter 4)		November 13, 2017 Post-Construction (Year 3/Quarter 1)		February 13, 2018 Post-Construction (Year 3/Quarter 2)	
		Upstream	Downstream	Upstream	Downstream	Upstream	Downstream	Upstream	Downstream	Upstream	Downstream	Upstream	Downstream	Upstream	Downstream
Macroinvertebrates	NA	-5													
e Coli (colonies/100 ml)	(1)	100	72	39	18 ⁽⁵⁾	23	31	45	53	31	38	41	73	10	6
Dissolved Oxygen (mg/L)	7 (minimum)	11.4 ⁽²⁾	11.6 ⁽²⁾	10.5	10.5	9.9	9.7	9.4	10.1	9.6	9.7	11.8	11.7	13.8	14.1
Water Temperature (°F)	(3)	56.1	55.6	51.4	50.5	43.8	44.0	50.2	50.0	53.8	54.1	43.5	44.2	36.8	36.8
Specific Conductivity (µs/cm)	NA	334	334	740	740	330	353	474	497	209	208	306	359	355	324
pH (S.U.)	6.5 to 9.0	8.36	8.39	8.10	8.13	8.79	8.58	7.98	7.96	8.47	8.46	7.92	7.27	7.76	7.88
Volatile Organic Compounds	Various	(4)	(4)	Toluene 2 ⁽⁴⁾	Toulene 3 ⁽⁴⁾	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)
Total Organic Carbon (mg/L)	NA	1.3	1	1.4	1.5	1.8	1.8	1.6	1.7	0.6	0.5	0.9	1.3	18	25
Total Dissolved Solids (mg/L)	500	204	180	240	240	240	250	240	250	240	240	250	240	240	250
Total Suspended Solids (mg/L)	Visual Standard	11.2	4.4	5	5	6	4	4	7	4	4	8	7	5	6
Turbidity (NTU)	Visual Standard			0.3	1.2	2.0	2.0	1.7	1.8	2.6	3.0	3.3	3.2	5.4	8.5
Water Velocity (ft/sec)	NA	1.3	1.2	2.11	1.91	2.31	2.01	1.78	2.28	2.4	2.3	0.87	0.48	0.86	0.42
Water Elevation (NAVD 88)	NA	609.97	606.04	610.11	605.81	610.08	605.77	610.00	605.69	609.96	605.65	610.08	606.24	610.00	606.10

- Notes:
- 1) Parial body contact maximum value 1,000 colonies per 100 ml (November 1 through April 30) and total body contact maximum value 300 colonies per 100 ml (May 1 through October 31)
 - 2) Baseline sample reported as percent saturation. Value converted to mg/L utilizing reported temperature, specific conductivity and standard barometric pressure
 - 3) Temperature varies seasonally
 - 4) EPA 8260 scan. All compounds below laboratory detection limits except as noted.
 - 5) E coli. value reports the geometric mean of three samples collected at the downstream location (left, center, and right)

TABLE 1
ACME CREEK MONITORING RESULTS
GRAND TRAVERSE TOWN CENTER SITE
ACME TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN

Study Parameter	Part 4 Water Quality Standards	July 26, 2011 Baseline Pre-Construction		May 1, 2018 Post-Construction (Year 3/Quarter 3)		August 20, 2018 Post-Construction (Year 3/Quarter 4)		November 5, 2018 Post-Construction (Year 4/Quarter 1)							
		Upstream	Downstream	Upstream	Downstream	Upstream	Downstream	Upstream	Downstream						
Macroinvertebrates	NA	-5													
e Coli (colonies/100 ml)	(1)	100	72	43	58	40	36	39	53						
Dissolved Oxygen (mg/L)	7 (minimum)	11.4 ⁽²⁾	11.6 ⁽²⁾	21.7	23.7	13.4	13.4	11.2	11.0						
Water Temperature (°F)	48 ⁽³⁾	56.1	55.6	47.0	46.9	53.8	53.6	46.2	46.0						
Specific Conductivity (µs/cm)	NA	334	334	334	341	285	285	338	343						
pH (S.U.)	6.5 to 9.0	8.36	8.39	8.10	7.89	8.72	8.70	7.49	7.47						
Volatile Organic Compounds	Various	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)						
Total Organic Carbon (mg/L)	NA	1.3	1	1.5	1.7	0.96	0.82	1.9	1.5						
Total Dissolved Solids (mg/L)	500	204	180	240	250	250	250	250	250						
Total Suspended Solids (mg/L)	Visual Standard	11.2	4.4	4	4	6	5	2	3						
Turbidity (NTU)	Visual Standard			1.5	1.0	1.2	2.1	0.8	0.4						
Water Velocity (ft/sec)	NA	1.3	1.2	0.68	0.74	0.81	0.53	1.2	1.2						
Water Elevation (NAVD 88)	NA	609.97	606.04	610.01	606.13	609.92	605.96	610.11	606.23						

- Notes:
- 1) Partial body contact maximum value 1,000 colonies per 100 ml (November 1 through April 30) and total body contact maximum value 300 colonies per 100 ml (May 1 through October 31)
 - 2) Baseline sample reported as percent saturation. Value converted to mg/L utilizing reported temperature, specific conductivity and standard barometric pressure
 - 3) Temperature varies seasonally (November Value Shown)
 - 4) EPA 8260 scan. All compounds below laboratory detection limits except as noted.

ATTACHMENT I

LABORATORY DATA SHEETS



4125 Cedar Run Rd., Suite B
 Traverse City, MI 49684
 Phone 231-946-6767
 Fax 231-946-8741
 www.sosanalytical.com

COMPANY: BARR ENGINEERING

SOS PROJECT NO: 186150

NAME:
 PROJECT NO:
 WSSN:
 WELL PERMIT:
 TAX ID:
 LOCATION: 4771 50TH ST SE

SAMPLED BY: MIKE POLTER

DATE SAMPLED: 11/5/2018
 TIME SAMPLED: 10:25 AM

GRAND RAPIDS
 MI

SAMPLE MATRIX: SURFACE WATER
 DATE RECEIVED: 11/5/2018
 TIME RECEIVED: 12:20 PM

COUNTY:

TWP:

WET CHEMISTRY/BACTERIA

No:	Analysis	Concentration	LOD	Units	Analyst	Date Completed	Drinking Water Reg Limit(MCL)
SAMPLE ID: ACME DOWNSTREAM							
1	E.COLI SM9223-B MPN	53		Colonies/100 mL	CG	11/6/2018	
1	RESIDUE, FILTERABLE(TDS)/SM2540C	250	10	mg/L (PPM)	KMJ	11/9/2018	
1	RESIDUE, NON-FILTERABLE(TSS)/SM2540D	3	1	mg/L (PPM)	KMJ	11/9/2018	
1	TOTAL ORGANIC CARBON SM5310B	1.5	0.5	mg/L (PPM)	FT	11/15/2018	
SAMPLE ID: ACME UPSTREAM							
2	E.COLI SM9223-B MPN	39		Colonies/100 mL	CG	11/6/2018	
2	RESIDUE, FILTERABLE(TDS)/SM2540C	250	10	mg/L (PPM)	KMJ	11/9/2018	
2	RESIDUE, NON-FILTERABLE(TSS)/SM2540D	2	1	mg/L (PPM)	KMJ	11/9/2018	
2	TOTAL ORGANIC CARBON SM5310B	1.9	0.5	mg/L (PPM)	FT	11/15/2018	

ND = NOT DETECTED
 LOD = LIMIT OF DETECTION
 SMCL = FEDERAL NON-ENFORCEABLE LIMIT
 MCL = MAXIMUM CONTAMINANT LEVEL
 s.u. = STANDARD pH UNITS REPORTED AT 25 C
 DISS = DISSOLVED

APPROVED BY: Shanna Shea
 SHANNA SHEA
 LAB MANAGER



4125 Cedar Run Rd., Suite B
 Traverse City, MI 49684
 Phone 231-946-6767
 Fax 231-946-8741
 www.sosanalytical.com

COMPANY: BARR ENGINEERING
 NAME:
 PROJECT NO:
 WSSN:
 LOCATION: 4771 50TH ST SE

SOS PROJECT NO: 186150 - 1
 DATE SAMPLED: 11/5/2018
 TIME SAMPLED: 10:25 AM
 SAMPLE MATRIX: SURFACE WATER
 SAMPLE ID: ACME DOWNSTREAM

SAMPLED BY: GRAND RAPIDS
 MIKE POLTER

DATE RECEIVED: 11/5/2018
 TIME RECEIVED: 12:20 PM

EPA 8260 VOLATILE ORGANICS

Units= ug/L (PPB) Analyst= SW/MM Date Extracted= Date Completed=11/11/2018 Prep Method= EPA 5030B

Analyte	Concentration	LOD	Analyte	Concentration	LOD
ACETONE	ND	5	cis-1,3-DICHLOROPROPENE	ND	1
BENZENE	ND	1	trans-1,3-DICHLOROPROPENE	ND	1
BROMOBENZENE	ND	1	DIETHYL ETHER	ND	5
BROMOCHLOROMETHANE	ND	1	ETHYLBENZENE	ND	1
BROMODICHLOROMETHANE	ND	1	IODOMETHANE	ND	1
BROMOFORM	ND	1	ISOPROPYLBENZENE	ND	1
BROMOMETHANE	ND	1	ISOPROPYLTOLUENE	ND	1
n-BUTYLBENZENE	ND	1	METHYL ETHYL KETONE	ND	5
s-BUTYLBENZENE	ND	1	METHYL-t-BUTYL ETHER	ND	5
t-BUTYLBENZENE	ND	1	METHYLENE CHLORIDE	ND	5
CARBON DISULFIDE	ND	1	MIBK	ND	5
CARBON TETRACHLORIDE	ND	1	2-METHYLNAPHTHALENE	ND	5
CHLOROBENZENE	ND	1	NAPHTHALENE	ND	5
CHLOROFORM	ND	1	n-PROPYLBENZENE	ND	1
CHLOROETHANE	ND	1	STYRENE	ND	1
CHLOROMETHANE	ND	1	1,1,1,2-TETRACHLOROETHANE	ND	1
DIBROMOCHLOROMETHANE	ND	1	1,1,2,2-TETRACHLOROETHANE	ND	1
DIBROMOMETHANE	ND	1	TETRACHLOROETHENE	ND	1
1,2-DIBROMO3CHLOROPROPANE	ND	5	TOLUENE	ND	1
1,2-DIBROMOETHANE	ND	1	1,2,3-TRICHLOROBENZENE	ND	1
1,2-DICHLOROBENZENE	ND	1	1,2,4-TRICHLOROBENZENE	ND	1
1,3-DICHLOROBENZENE	ND	1	1,1,1-TRICHLOROETHANE	ND	1
1,4-DICHLOROBENZENE	ND	1	1,1,2-TRICHLOROETHANE	ND	1
DICHLORODIFLUOROMETHANE	ND	1	TRICHLOROETHENE	ND	1
1,1-DICHLOROETHANE	ND	1	TRICHLORFLUOROMETHANE	ND	1
1,2-DICHLOROETHANE	ND	1	1,2,3-TRICHLOROPROPANE	ND	1
1,1-DICHLOROETHENE	ND	1	1,2,4-TRIMETHYLBENZENE	ND	1
cis-1,2-DICHLOROETHENE	ND	1	1,3,5-TRIMETHYLBENZENE	ND	1
trans-1,2-DICHLOROETHENE	ND	1	VINYL CHLORIDE	ND	1
1,2-DICHLOROPROPANE	ND	1	XYLENE (TOTAL)	ND	3

ND = NOT DETECTED
 LOD = LIMIT OF DETECTION

APPROVED BY:

Shanna Shea
 SHANNA SHEA / LAB MANAGER



4125 Cedar Run Rd., Suite B
 Traverse City, MI 49684
 Phone 231-946-6767
 Fax 231-946-8741
 www.sosanalytical.com

COMPANY: BARR ENGINEERING
 NAME:
 PROJECT NO:
 WSSN:
 LOCATION: 4771 50TH ST SE

SOS PROJECT NO: 186150 - 2
 DATE SAMPLED: 11/5/2018
 TIME SAMPLED: 11:05 AM
 SAMPLE MATRIX: SURFACE WATER
 SAMPLE ID: ACME UPSTREAM

SAMPLED BY: GRAND RAPIDS
 MIKE POLTER

DATE RECEIVED: 11/5/2018
 TIME RECEIVED: 12:20 PM

EPA 8260 VOLATILE ORGANICS

Units= ug/L (PPB) Analyst= SW/MM Date Extracted= Date Completed=11/11/2018 Prep Method= EPA 5030B

Analyte	Concentration	LOD	Analyte	Concentration	LOD
ACETONE	ND	5	cis-1,3-DICHLOROPROPENE	ND	1
BENZENE	ND	1	trans-1,3-DICHLOROPROPENE	ND	1
BROMOBENZENE	ND	1	DIETHYL ETHER	ND	5
BROMOCHLOROMETHANE	ND	1	ETHYLBENZENE	ND	1
BROMODICHLOROMETHANE	ND	1	IODOMETHANE	ND	1
BROMOFORM	ND	1	ISOPROPYLBENZENE	ND	1
BROMOMETHANE	ND	1	ISOPROPYLTOLUENE	ND	1
n-BUTYLBENZENE	ND	1	METHYL ETHYL KETONE	ND	5
s-BUTYLBENZENE	ND	1	METHYL-t-BUTYL ETHER	ND	5
t-BUTYLBENZENE	ND	1	METHYLENE CHLORIDE	ND	5
CARBON DISULFIDE	ND	1	MIBK	ND	5
CARBON TETRACHLORIDE	ND	1	2-METHYLNAPHTHALENE	ND	5
CHLOROBENZENE	ND	1	NAPHTHALENE	ND	5
CHLOROFORM	ND	1	n-PROPYLBENZENE	ND	1
CHLOROETHANE	ND	1	STYRENE	ND	1
CHLOROMETHANE	ND	1	1,1,1,2-TETRACHLOROETHANE	ND	1
DIBROMOCHLOROMETHANE	ND	1	1,1,2,2-TETRACHLOROETHANE	ND	1
DIBROMOMETHANE	ND	1	TETRACHLOROETHENE	ND	1
1,2-DIBROMO3CHLOROPROPANE	ND	5	TOLUENE	ND	1
1,2-DIBROMOETHANE	ND	1	1,2,3-TRICHLOROENZENE	ND	1
1,2-DICHLOROENZENE	ND	1	1,2,4-TRICHLOROENZENE	ND	1
1,3-DICHLOROENZENE	ND	1	1,1,1-TRICHLOROETHANE	ND	1
1,4-DICHLOROENZENE	ND	1	1,1,2-TRICHLOROETHANE	ND	1
DICHLORODIFLUOROMETHANE	ND	1	TRICHLOROETHENE	ND	1
1,1-DICHLOROETHANE	ND	1	TRICHLORFLUOROMETHANE	ND	1
1,2-DICHLOROETHANE	ND	1	1,2,3-TRICHLOROPROPANE	ND	1
1,1-DICHLOROETHENE	ND	1	1,2,4-TRIMETHYLBENZENE	ND	1
cis-1,2-DICHLOROETHENE	ND	1	1,3,5-TRIMETHYLBENZENE	ND	1
trans-1,2-DICHLOROETHENE	ND	1	VINYL CHLORIDE	ND	1
1,2-DICHLOROPROPANE	ND	1	XYLENE (TOTAL)	ND	3

ND = NOT DETECTED
 LOD = LIMIT OF DETECTION

APPROVED BY:

Shanna Shea
 SHANNA SHEA / LAB MANAGER

Haggard's

PLUMBING and HEATING

"Business of Quality and Service"

"Charlevoix-the-Beautiful"

haggardsinc@hotmail.com

Date: January 2, 2019

To: Shawn Winter, Planning & Zoning Administrator
Acme Township
6042 Acme Road
Williamsburg, mi 49690

RE: Northview 22 LLC, Ken and Janet Engle, 10 Unit Detach Condominium Development and
Winery Parcel Number : 28-01-010-011-11 8114 Syler Road

To Whom it May Concern,

Upon reviewing the above Notice, I would like to express my view with the above case's requests. Haggard's Plumbing & Heating is not at all opposed to the changes of the property and/or the request to the Zoning Board. If a property owner is fortunate enough to have the ability and the resources in this time of economical struggles to either build and/or improve their existing property, we would like to see their request granted. It would prove positive for the local, county, state and county to do all we can to improve and promote growth in any way possible.

Sincerely,

JOHN HAGGARD

Acme Township Board Members,

January 14, 2019

This letter is being supplied to address concerns regarding, SUP 2018-04, the transfer of Development Rights by the Engles and the resulting higher density planned residential development.

Enclosed is an abbreviated text of the Acme Township and Open Space Development Rights Ordinance. As with any contract between two parties, there are defined conditions for each. Take special note of section E, which describes the township's responsibilities.

Currently, there are 14 homes on the two mile stretch of Sayler Road. Half of them are positioned on land parcels larger than 5 acres, two are on less than 5 acres (which were sold prior to current zoning regulations), the rest follow current 5 acre requirements. In addition to the existing homes, there are several large vacant parcels that would best be described as open space, but, with the potential for development.

If Acme Township allows higher density residential development in our designated Farmland Preservation area today, how does the Township plan to stop sprawl later when future larger parcels go on the market?

People have a vision of living in an uncongested quiet rural setting, where in reality, the surrounding farmlands that provides the scenic views, are businesses bursting with activities that are loud, dusty, stinky and often at all hours of the day and night. Acme Township farm land is not open for public recreation. Farming is also a living, changing business. What is there now, may become something completely different, ie, solar or wind generation farms, hog farms, or enterprises seemingly not as compatible as fruit trees.

The original intent of Transfer of Development Rights was to allow higher density development to occur in areas that were better equipped to handle it. Typically, areas that are closer to commercial amenities, such as, public sewer, water and public transportation. We have none of those attributes in our farmland zoned areas, heck, we don't even have natural gas or cable TV.

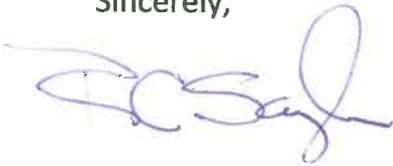
One of our selling points back in 2004, when we were making our first millage request, was not just preserving our township's farming heritage, or our scenic viewsheds, but, because of our lower density, the township residents would not be burdened by the higher infrastructure costs of expanding public sewer and water to this rural area.

In closing, it is important to note that the Farmland Preservation Program was established to protect farm land permanently. Just as farms will change hands in the future, Township officials will come and go. The farms are expected to follow the guidelines of the ordinance forever. So too, is the township's responsibility to protect the farms from encroaching high density development.

So, as an active fruit grower in the area, the 5 acres minimum lot size is working. My recommendation would be to change the setback requirement for new construction to 100 feet. This will go a long way in alleviating future disputes with our non-farm neighbors.

Thank you for your consideration,

Sincerely,

A handwritten signature in blue ink, appearing to read "Richard C Saylor". The signature is fluid and cursive, with a large loop at the end.

Richard C Saylor

Acme Township Farmland and
Open Space Development Rights Ordinance
Grand Traverse County, Michigan

Adopted by the Acme Township Board of Trustees
August 10, 2004

THIS ORDINANCE creates a farmland and open space protection program in cooperation with other local units of government, designed to protect farmland and open spaces by acquiring development rights voluntarily offered by landowners creating agricultural conservation easements.

*THE TOWNSHIP OF ACME, COUNTY OF GRAND TRAVERSE, STATE OF MICHIGAN,
ORDAINS:*

Section 1: Declaration of Purpose

- A. *Purpose of the program.* It is the primary purpose of the Acme Township Farmland and Open Space Preservation Program and this Ordinance to implement a permanent option to protect farmland; to maintain a long-term positive business environment for agriculture; preserve the rural character and scenic attributes; enhance tourism and other important environmental benefits and to maintain the quality of life of Acme Township residents.
- B. *Mechanism to achieve purpose.* The purchase of development rights and the placement of an agricultural conservation easement on farmland through the Grand Traverse County Farmland and Open Space Preservation Program as provided for in this Ordinance is a public purpose of Acme Township. Financing of such purchases requires that Acme Township enter into agreements with property owners to obtain such development rights. Properties of which Acme Township has purchased development rights and entered into an agricultural conservation easements should remain substantially undeveloped in order to remain viable for agricultural use.
- C. *Economic importance of farmland and agriculture.* Acme Township's agricultural lands are an economically important resource. These lands support a locally important and globally unique agricultural industry, which includes excellent fruit production and processing, dairy, livestock, food from grains, and vegetables, as well as nursery and greenhouse crops. The climate, micro-climate, topography and accessibility of the area makes Acme Township uniquely suited for the production, processing, and distribution of agricultural products on a regional, national, and international level.

- D. *Importance of other non-agricultural attributes of farmland.* In addition to its economic benefits, Acme Township's farmland contributes significantly to open space and natural resources that are important to the region's tourism industries. Preserving the rural character, scenic beauty, and cultural heritage of the area, as well as other recreational opportunities such as hunting, will help maintain the quality of life and continue to make Acme Township an attractive place to live, work and visit.
- E. *The impact of farmland loss.* Land suitable for farming is a non-renewable natural resource with soil and topographic characteristics that have been enhanced by generations of agricultural use. When such land is converted and fragmented, a critical community resource is permanently lost to the citizens of Acme Township. Residential development in agricultural areas also makes farming more difficult by increasing conflict over farming practices, increased trespass, liability exposure and property damage. Because agricultural land is an invaluable economic, natural and aesthetic resource, Acme Township should make an effort to maintain agricultural land in a substantially undeveloped state to ensure the long-term viability of agriculture and to create a long-term business environment for agriculture within Acme Township.
- F. *State and local policies.* It is the policy of the State of Michigan, Grand Traverse County and Acme Township to protect, preserve and enhance farmland and open spaces. This is evidenced by the Acme Township Master Plan, the Farmland and Open Space Preservation Act, the Grand Traverse County Farmland and Open Space Development Rights Ordinance, the State Agricultural Preservation Fund, the Conservation and Historic Preservation Easement Act, portions of the County Zoning Act, Township Zoning Act and other state and local statutes and policies. These measures alone have failed to effectively provide the sufficient long-term protection of farmland in Acme Township from the pressure of increasing residential and commercial development.
- G. *Value of development rights.* Certain features of good farmland in Acme Township have a greater market value for future residential development than market value for farming. Agriculture and residential development share the demand for well-drained soils, slope, proximity to water, elevation and open spaces. This fact encourages the speculative purchase of farmland at high prices for future residential development, regardless of the current zoning. Farmland which has a greater development potential and market value than its agricultural value does not attract sustained agricultural investment and eventually is sold to non-farmers and removed from agricultural use.



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
Date: January 8, 2019
Re: SUP 2018-04 Transfer of Development Rights – Engle Ridge Farm

This month's meeting includes a public hearing in consideration of the special use permit (SUP) for the transfer of development rights as part of the proposed Engle Ridge Farm planned development (PD). The application for the SUP request was reviewed at the December 10, 2018 planning commission meeting. The staff report from that meeting has been updated and included in your packet, along with the proposed site plan. Some items to consider at this month's meeting are included below.

Road Commission

The Grand Traverse County Road Commission received a copy of the application and was asked if they had any feedback regarding the proposal. They responded saying that they have no feedback at this time until they receive a plan set for review. This will be forthcoming as part of the PD and/or site plan application review.

Setbacks

The required side yard setback for the A-1 district is 25 feet. The two lots along the south property line indicate a 30-foot setback from the building lot line, and an additional thirty feet to the lot's buildable envelope for a total of 60 feet. I recognize this exceeds the minimum requirement for the district, however, I was able to tour some agricultural properties last month including one orchard with houses set 60 feet back from the adjacent property line. Although 60 feet may seem like a significant distance I was surprised by how close that actually is while on site. The issue of spray drift aside, the noise and activities associated with an active agricultural operation at that close proximity has the strong potential to create conflict and nuisance issues between the two uses. Since the applicant is requesting an increase in the number of allowable dwelling units on the property, I feel it is within reason to request an increased setback from adjacent properties with a suggested minimum distance of at least 100 feet, with the exception along the Saylor Rd ROW.

Air Drainage

Although this request is being considered under the Special Use Permit standards in Article IX and the Planned Development standards in Article XIX, some standards under Site Plan Review in Article VIII are worth considering now since they may come into play at some point, should this request be approved. Specifically, the effect the proposed residential development may have on existing airsheds as identified in §8.1.4(d)(14). The importance of airsheds to our region's fruit production

has been a topic of conversation recently at Planning Commission and is referenced in the master plan. As part of his 2004 application to build a winery and bed and breakfast, the Applicant asked to have the parking lot landscaping requirements waived, in part due to their effect on the airshed. The PD pre-application for which this SUP is part of stated the residential subdivision will preserve and maintain the existing vineyard and orchard on site. It is worth considering the impact ten residential structures may have on the airshed as it relates to successfully preserving and maintaining the existing fruit production if the Applicant, a farmer himself, has determined parking lot landscaping to be detrimental to that goal. Furthermore, disruptions to airsheds may extend beyond the subject property line and negatively affect the agricultural operations on adjacent properties.

Conservation Tool

It will not be necessary to determine the exact method for land conservation at this time, should the density transfer SUP be recommended for approval. Since this request is part of an overall PD, the tool for conservation can be determined and outlined in the development agreement. One thing to think about in the future is how the existing agricultural operations on the Saylor Rd property would be preserved and maintained as proposed in the PD. One suggestion made is to have the Home Owner's Association (HOA) manage this aspect. This may be a tough sell for most HOA's since through my experience they often struggle to maintain their basic infrastructure, let alone an agricultural operation. Plus, with the presence of residential dwelling units within the vineyard and orchard, there may be little appeal to an established farmer in leasing the property. Again, this is not something that needs to be determined at this month's meeting but may require additional thought moving forward.

Wetlands

A wetland delineation was performed on the Bates Rd property (sending parcel) and included in the application. The wetlands for the Saylor Rd property (receiving parcel) came from the point data that was part of the 2004 request for a winery. The Applicant's consultant has incorporated the topographic lines onto the site plan to aid in determining the validity of the data as requested at the last meeting.

Intent and Purpose

Article XIX Planned Development includes a Dwelling Unit Density Transfer Map for reference. The Sending Zone is composed of the land zoned A-1: Agricultural, whereas the Receiving Zone is essentially the balance of the Township. The original draft of the PD ordinance only allowed transfers to occur from the Sending Zone to the Receiving Zone. During deliberations of the ordinance amendment, Andy Andres requested the Planning Commission consider allowing transfers from Receiving to Receiving Zones in unique situations. His family owns a piece of property off Bunker Hill Rd informally known as "The Gorge" that contains steep ravines, high elevations with panoramic views, and serves as the headwaters to Acme Creek. Similarly, Commissioner White brought up for consideration the ability to transfer from Sending to Sending Zones since some land in the Sending Zone really has no agricultural value due to poor drainage, air circulation, soil composition, etc. The Planning Commission included language in the amendment to allow flexibility in the direction of density transfers under certain conditions as outlined in §19.6(c)(5). This presents a number of points for the Planning Commission to consider in determining whether the standards have been met.

Planned Development Ordinance

Both of the subject properties appear to have conservation value by containing unique natural features: the proposed sending parcel meets this requirement per the staff report enclosed in your

packet, however, the proposed receiving parcel also meets this requirement in that it is an active agricultural operation, is designated as PDR eligible, and contains prime farmland of local importance per the Prime Farmland Map in the Draft Master Plan Update. Is it the intent and purpose of the ordinance to allow the transfer of dwelling units from one property of conservation value to another property of conservation value?

A-1: Agricultural Zoning District

The A-1 district states the intent and purpose is to preserve, enhance and stabilize lands predominantly used for farming; preserve for low intensity uses on lands with unique soil, drainage or natural flora characteristics; protect the existing natural environment; and preserve the essential characteristics and economic value of these areas as agricultural lands. Given this, the majority of uses allowed in the district protect and enhance agricultural activities. The Applicant himself in a letter to the Township dated March 28, 2005 regarding his winery application stated they purchased the property from Ann Riley in 2002 to protect it from residential development since they owned the farm parcel next door and noted that as people change agricultural land to residential use eventually farms go away. I believe most members of the agricultural community will tell you that agriculture and residential uses do not make appropriate neighbors. To that end, would allowing a residential subdivision in a prime agricultural area be consistent with intent and purpose of this district?

Community Desire

It is worth pointing out the community's desire to preserve farmland. Twice, in 2004 and 2014, the citizens of Acme passed a millage to tax themselves for the farmland preservation program. This indicates the majority of residents value the protection and operation of the agricultural activities that make up the historical identity of the Township. Moreover, the Zoning Ordinance allows for value-added agricultural uses such as wineries, breweries, ag-tourism, etc., as a way of providing flexibility in the way a farmer may derive income from their property and to promote the economic vitality of agricultural operations. To that end, does the proposed residential development align with the community's vision, the future prescribed in the master plan, and the uses allowed by the Zoning Ordinance?

None of the items presented in this memo are intended to be a dead end to the request that has been submitted and is being considered. Rather, they are meant to serve as points for your consideration that have been compiled through an objective review. A key point here is to identify if the goal of the density transfer option is to preserve land zoned agricultural, land that is most suitable for agricultural operations, or land that is actively being farmed – these are distinctively different ways to view what should and shouldn't be protected. Additionally, since this is the first application before the Planning Commission utilizing this land development option, the way it is reviewed will set a precedence for future applications.

Public Hearing

The Planning Commission may decide to close the public hearing at the meeting, or keep it open for any and all additional Planning Commission meetings. If the public hearing is closed, the Planning Commission may continue to deliberate and review the application. If the Planning Commission determines an adequate review has been performed, then a motion may be made to recommend a decision to the Township Board. That decision and findings will be forwarded to the Board for their review and final determination. A key component to this is the findings as presented in the accompanying staff report. Before a motion can be approved to approve or deny the request, the Planning Commission will need to agree upon the statements in the findings, and if not agree upon findings that are to the Planning Commission's satisfaction.



Planning and Zoning Staff Report

To: Acme Township Planning Commission
From: Shawn Winter
Cc: Jeff Jocks, John Iacoangeli
Date: December 4, 2018 [UPDATED January 8, 2019]
Re: SUP 2018-04 Transfer of Development Rights – As Applicable to PD 2018-02

Permit Number: SUP 2018-04

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

Applicant: Sarah Keever, Northview 22

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

Owner: Ken & Janet Engle

Owner Address: 6754 Yuba Rd
Williamsburg, MI 49690

SENDING PARCEL

Address: No Address Assigned, Bates Rd

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

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

Area: 19.77 acres (net)

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

Available DU's: Three (3)
Existing Land Use: Undeveloped parcel

Natural Features: Managed forest upland, no wetlands present
Adjacent Land Uses: North – residential development (wooded), Terry & Karen Larsen
Northeast – residential development (Tobeco Creek), Brad & Jennifer Dearment

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

Aerial Location:



RECEIVING PARCEL

Address: 8114 Sayler Rd

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

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

Area: 37.83 acres (net)

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

Available DU's: Seven (7)

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

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

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

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

Aerial Location:



Submitted Documents:

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

External Reviews:

None

Zoning Ordinance Review and Findings:

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

§ 19.6 Density Transfer	
Standard	Finding
1. The number of allowable dwelling units permitted on the receiving parcel(s) based on the current zoning classification.	<p>Satisfied: A-1: Agricultural District allows one (1) du per five (5) acres. The receiving parcel consists of 37.83 net acres for a total of seven (7) allowable dwelling units.</p> <ul style="list-style-type: none"> - ZO defines density as “the number of dwelling units developed or to be developed per net acre of land.” Net acreage excludes road ROW, etc. - Gross acreage for the Receiving parcel is 39.840 acres. - Subtracting ROW area of approximately 0.93 acres and identified wetlands of 1.08 acres yields a net acreage of 37.83 acres.
2. The number of eligible dwelling units allowed to be transferred to the receiving parcel(s). The transferred dwelling units shall not increase the allowable density by more than 50%.	<p>Satisfied: The number of eligible dwelling units to be transferred to the receiving parcel is three (3), after applying fifty percent (50%) to the seven (7) allowable dwelling units.</p>
3. The number of allowable dwelling units permitted on the sending parcel(s) based on the current zoning classification.	<p>Satisfied: A-1: Agricultural District allows one (1) du per five (5) acres. The sending parcel consists of 19.77 net acres for a total of three (3) allowable dwelling units.</p> <ul style="list-style-type: none"> - Gross acreage for the sending parcel is 20.268 acres. - Subtracting ROW of approximately 0.503 acres yields a net acreage of 19.77 acres.
4. The number of eligible dwelling units allowed to be transferred from the sending parcel(s).	<p>Satisfied: Total number of eligible dwelling units to be transferred from sending parcel equals three (3). The applicant wishes to transfer all three (3) dwelling units to the receiving parcel, leaving no remaining development rights on the sending parcel.</p>
c. The Township Board, upon recommendation from the Planning Commission, may grant a Special Use Permit allowing the transfer to the receiving parcel(s) of some or all of the allowable residential dwelling units from the sending parcel(s) only if it finds that all of the following have been satisfied:	<p>Satisfied: Per subitems c.(1-4) below.</p>
1. The sending parcels dwelling unit transfers are actual available dwelling units considering all limitations, including wetlands, and those units are documented.	<p>Satisfied: The three (3) dwelling units from the sending parcel represent real development potential based on the district’s minimum lot size, net density, and are unencumbered by the presence of wetlands.</p>
2. The addition of the transferred dwelling units to the receiving parcel will not increase the maximum allowable density by more than 50%.	<p>Satisfied: The three (3) dwelling units proposed for transfer will increase the receiving parcel’s allowable density by forty three percent (43%).</p>

§ 19.6 Density Transfer	
Standard	Finding
<p>3. The addition of transferred dwelling units and will not adversely affect the area surrounding the receiving parcel.</p>	<p>Satisfied: Through the Land Divisions Act and Ordinance the applicant would be allowed six (6) lots on the receiving parcel with a minimum size of five (5) acres by right. Although the proposed ten (10) lots in this request represent a sixty six (66%) increase from what is allowed, their smaller lot sizes and siting exceed the required setbacks for the district, providing additional buffers to adjacent agricultural operations. However, because this Application is requesting a density transfer from a “Sending” Zone to a “Sending” Zone the impact of the transfer and subsequent development may have an impact on adjacent properties, particularly the impairment of the air shed. The Community Master Plan noted, “these circulation patterns, known as “airsheds,” can be significantly affected by the built environment, as when a structure at one end of a valley blocks the flow of warmer daytime air and thus traps the frost (Figure 6).”(reference: Page 18, Acme Township Community Master Plan, August 11, 2014)</p>
<p>4. The density transfer will benefit the Township by protecting developable land with conservation value on the sending parcel(s).</p>	<p>Satisfied: The density transfer will result in a permanent conservation interest or other legal means approved by the Township for the sending parcel, preserving the forested upland parcel on Bates Rd.</p>
<p>5. The density transfer will be consistent with the sending and receiving zones designated on the Dwelling Unit Density Transfer Map. Exception may be granted by Township Board, upon the recommendation of the Planning Commission, to allow a density transfer FROM a receiving zone TO a receiving zone, or FROM a sending zone TO a sending zone if:</p>	<p>To Be Determined: Per subitems c.(5)(a)-c)) below. The Master Plan and intent of the PD zoning ordinance, specifically the Density Transfer provision, was to allow property owners within the “Sending” Zone to sell their development rights to a property owner in the “Receiving” Zone through the use of a PD. Further, the intent was to maintain sustainable farming, orchard and vineyard operations in the “Sending” Zone while allowing for increased density development in the “Receiving” Zone where infrastructure was in place to accommodate development. This application merely sends the density transfer to another “Sending” Zone parcel which isn’t consistent with the Dwelling Unit Density Transfer Map.</p>
<p>a) The sending parcel(s) is deemed to contain unique natural, cultural, or historical features which should be preserved</p>	<p>To Be Determined: The sending parcel consists of an upland forest that provides wildlife habitat in an area that is surrounded with active agricultural operations and residential development. Furthermore, the parcel creates a natural buffer for properties located in the Tobeco Creek subdivision. However, because this Application is requesting a density transfer from a “Sending” Zone to a “Sending” Zone the impact of the transfer and subsequent development may have an impact on adjacent properties, particularly the impairment of the air shed.</p>

§ 19.6 Density Transfer	
Standard	Finding
<p>b) The density transfer to the receiving parcel will not place an undue hardship or strain on the Township infrastructure</p>	<p>To Be Determined: Residential units will be on their own well and septic systems. GTCRC will review the engineered site plans as part of the PD and/or site plan review process. This development may not place an undue hardship or strain on the Township but approval will likely establish a precedent that will allow other “Sending” zone property owners the same venue for development. This precedent may create the hardships the Community Master Plan and PD provisions were hoping to mitigate.</p>
<p>c) The density transfer is in accordance with the Intent and Purpose of this Article</p>	<p>To Be Determined: The request (a) maintains some agricultural operations on the receiving parcel and preserves the sending parcel; (b) the final PD if approved will be on terms agreeable to the Township; (c) allows efficient use of land that preserves open space; (d) provides flexibility in density and lot size to reduce sprawl, maintain agricultural operations, and preserve land; (e) additional setback distances and conservation easements will provide increased separation from surrounding agricultural operations; (f) the density requested in this application is allowable under the Zoning Ordinance.</p>
<p>6. The parcel(s) receiving the density transfer will not exceed the land development build out (buildings, parking, setbacks, open space, etc.) prescribed by the Zoning District of the property unless waived by the Planning Commission and Township Board.</p>	<p>Satisfied: There is no maximum lot coverage percentage for the district, and the proposed developed will not encroach into the district’s required setbacks.</p>
<p>7. Sending parcel(s) satisfying the requirements this section shall be executed and recorded in the office of the Grand Traverse County Register of Deeds, reducing the number of dwelling units allowed to be constructed on the sending parcel(s) by the number of dwelling units transferred. This reduction in density shall not prevent the owner(s) of the sending parcel(s) from developing the remaining allowable dwelling units under either an open space or conventional development plan, provided that all open space requirements are satisfied. The land area subject to the land transfer will remain perpetually in an undeveloped state by means of a conservation easement, plat dedication, or other legal means that runs with the land, as prescribed by the Township Zoning Ordinance, and approved by the Township.</p>	<p>Satisfied: The reduction in dwelling units through the proposed transfer will result in the loss of all development opportunities on the sending parcel. The execution of a document at the Register of Deeds memorializing the removal of development rights will not occur until after Township approval of the complete PD application. The means to which this land will be placed in conservation would be determined in the development agreement.</p>

§ 9.1.3 Special Uses – Basis For Determination (General Standards)	
Standard	Finding
a. General Standards:	
1. Be designed, constructed, operated and maintained so as to insure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity to protect the natural environment and conserve natural resources and energy to insure compatibility with adjacent uses of land, and to promote the use of land in a socially and economically desirable manner.	Satisfied: Residential units will be on their own well and septic systems. GTCRC will review the engineered site plans as part of the PD and/or site plan review process.
2. Be designed to protect natural resources, the health, safety, and welfare and the social and economic well-being of those who will use the land use or activity under consideration, residents and landowners immediately adjacent to the proposed land use or activity, and the community as a whole.	Satisfied: The density transfer will protect twenty (20) acres of upland on forest on sending parcel in perpetuity. In addition, the density transfer is part of a PD that proposes smaller lot sizes in order to preserve agricultural land on the receiving parcel, which in turn will provide greater separation between the proposed residential uses and adjacent agricultural operations.
3. Be related to the valid exercise of the police power, and purposes which are affected by the proposed use or activity.	Satisfied: Requirements of §19.6 and §9.1.3 are a valid exercise of the police power.
4. Be necessary to meet the intent and purpose of the zoning ordinance, be related to the standards established in the ordinance for the land use or activity under consideration, and be necessary to insure compliance with those standards.	Satisfied: The density transfer request in this application is consistent with the Intent and Purpose of the Planned Development article in the Acme Township Zoning Ordinance.
5. Meet the standards of other governmental agencies where applicable, and that the approval of these agencies has been obtained or is assured. The applicant shall have the plan reviewed and approved by the Grand Traverse Metro Fire Department prior to the review by the Planning Commission.	Satisfied: The review by other governmental agencies will occur as part of the PD and/or site plan review process.
b. Conditions: The Planning Commission may recommend, and the Township Board may impose, reasonable conditions on any special use permit. The Township Board may choose to delete any condition recommended by the Planning Commission, and also may choose to impose a condition regardless of whether the Planning Commission recommended it. The conditions may include conditions necessary to insure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity, to protect the natural environment and conserve natural resources and energy, to insure compatibility with adjacent uses of land, and to promote the use of land in a socially and economically desirable manner. Conditions imposed shall:	To Be Determined: It is recommended that a minimum setback of one hundred (100) feet be established along all property lines with the exception of the Saylor Rd ROW.
1. Be designed to protect natural resources, the health, safety, and welfare, as well as the social and economic well-being, of those who will use the land use or activity under consideration, residents and landowners immediately adjacent to the proposed land use or activity, and the community as a whole.	To Be Determined: see item b. above and accompanying memo dated January 8, 2019.

§ 9.1.3 Special Uses – Basis For Determination (General Standards)	
Standard	Finding
2. Be related to the valid exercise of the police power and purposes which are affected by the proposed use or activity.	Satisfied: The condition(s) proposed area valid exercise of the police power
3. Be necessary to meet the intent and purpose of the zoning requirements, be related to the standards established in the zoning ordinance for the land use or activity under consideration, and be necessary to ensure compliance with those standards. The breach of any condition shall be grounds for revoking the special use permit.	To Be Determined: see item b. above and accompanying memo dated January 8, 2019.
<p>c. <u>Performance Guarantee:</u> To ensure compliance with the ordinance and any conditions imposed, the Township Board may require that a cash deposit, certified check, irrevocable letter of credit, or surety bond acceptable to the Township covering the estimated cost of improvements be deposited with the Township Clerk to ensure faithful completion of the improvements. The performance guarantee shall be deposited at the time of the issuance of the special use permit. The Township shall not require the deposit of the performance guarantee until it is prepared to issue the permit. If requested by the holder of the special use permit, the Township shall rebate any cash deposits in reasonable proportion to the ratio of work completed on the required improvements as work progresses. This paragraph shall not apply to improvements for which a performance guarantee has been deposited under the Land Division Act.</p>	Satisfied: No performance guarantee recommended at this time.

Staff Review:

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

Part 1 – PD Pre-Application Submission and Review

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

Part 2 – Density Transfer Approval

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

Part 3 – PD Plan and Application Submission

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

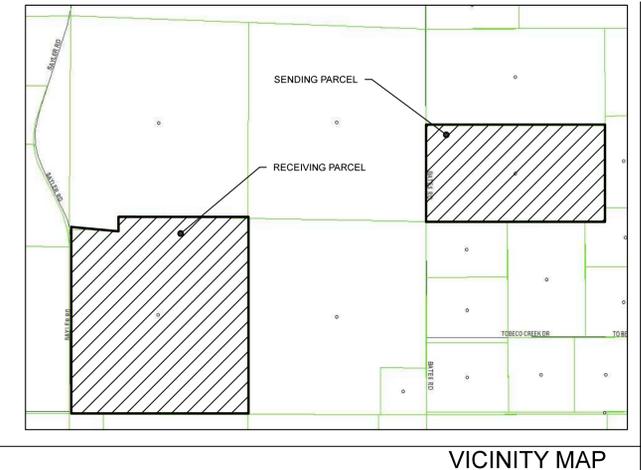
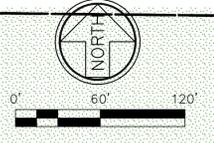
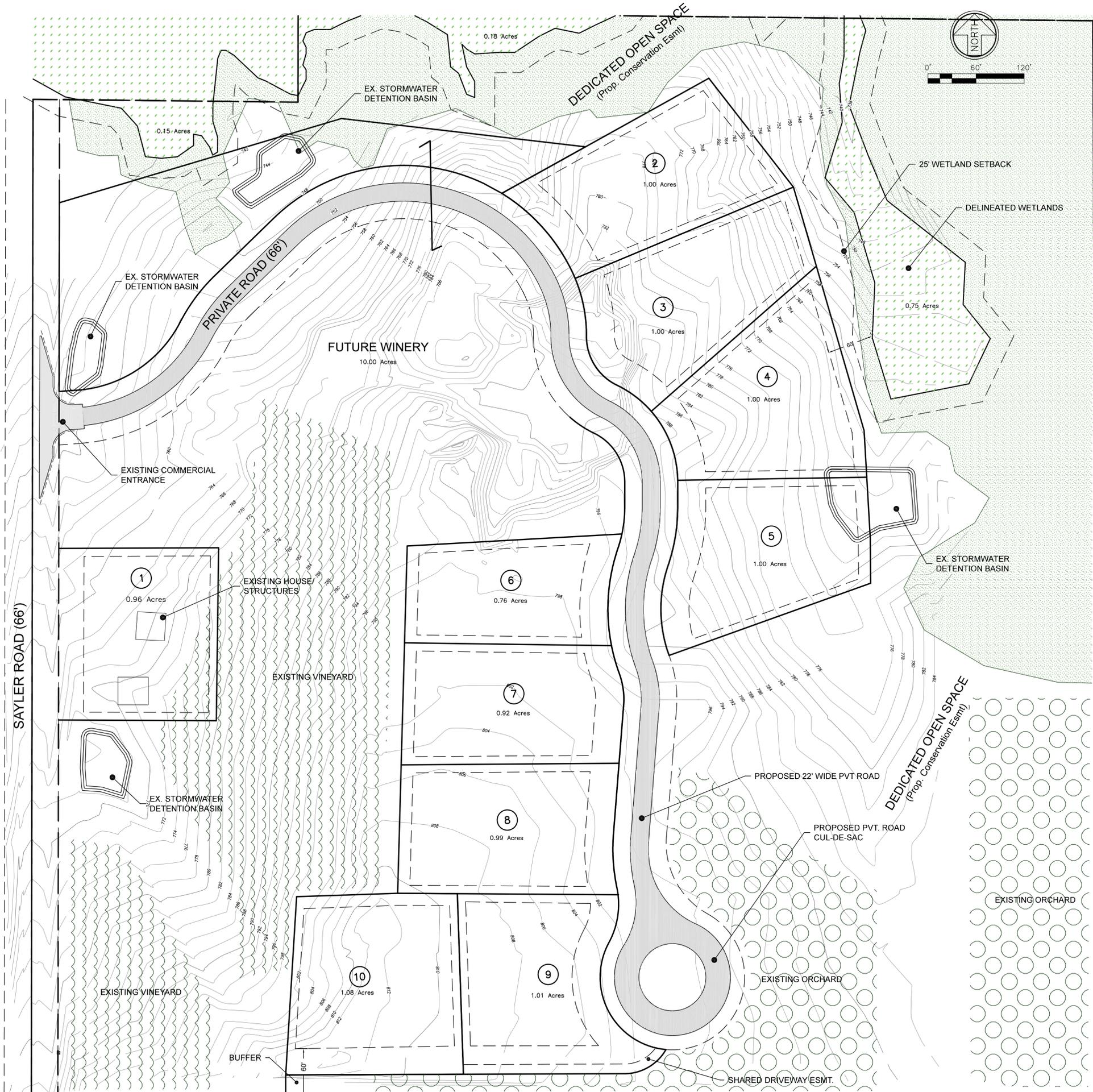
Part 4 – PD Application Preliminary Review

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

One of objectives of the TDR is to preserve natural resources and agricultural land through flexibility in the location and layout of development within the density standards of the zoning districts. The PD article of the Ordinance has a map indicating sending zones and receiving zones for such transactions, however, the Ordinance does allow the transfer from sending to sending zones, or receiving to receiving zones upon approval by the Township if the allowance is determined to protect land of unique natural, cultural or historical features; will not place undue hardship on infrastructure, and is in accordance with the Intent and Purpose of the PD article. Through this request the Applicant will be permanently conserving approximately twenty (20) acres of upland forest on Bates Rd that will serve as a transition buffer between the Tobeco Creek subdivision to the south and east, and the active agricultural operations to the north and west. The preserved parcel will provide permanent wildlife habitat and the potential continuation of an outdoor learning classroom previously utilized by the Applicant when she was a teacher. The receiving parcel is proposed to still maintain some of its agricultural operations even with the addition of the residential units and would allow for a future winery consistent with the agricultural and farm operations allowed by the Ordinance. There is a note for caution. Zoning Ordinance provisions sometimes have unintended consequences. Later amendments to the PD ordinance to include intra-density transfers, especially in the “Sending” Zone can result in encouraging development in areas with farming, orchard and vineyard operations. This is contrary to adopted public policy outlined in the Community Master Plan and contrary to community initiatives, through the preservation millage, to encourage and protect Acme Township’s agricultural legacy.

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

A memo has been included in your packet to accompany this staff report. The memo contains a number of points that were outstanding from the December 10, 2018 meeting, along with some additional points to consider. Also, the findings of facts presented in this report are those of staff. Adopting the findings by the PC as part of a motion to recommend approval or denial provides the justification for the decision that was made. If the PC disagrees with any of the staff's findings, then new findings for a specific item or standard should be established before a motion is presented. Undetermined standards will need to be clarified based on the Planning Commissions consensus.



VICINITY MAP

PROJECT:
 ENGLE RIDGE FARMS

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

LOCATION:
 ACME TOWNSHIP, GRAND TRAVERSE
 COUNTY, MICHIGAN

PLAN DATE:
 1-8-19

PROJECT NO.:
 2018-109

AREAS:

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

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

10 RESIDENTIAL UNITS:

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

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

DENSITY TRANSFER:

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

PARCEL INFORMATION

SITE PLAN

2018-109

SITE PLAN

C1.1

DRAFT 2019



Acme Township

community master plan 2019

Reserved for Signed Adoption

ACKNOWLEDGEMENTS

Acme Township Board of Trustees

Jay B. Zollinger, Supervisor

Cathy Dye, Clerk

Amy Jenema, Treasurer

Jean Aukerman, Trustee

Darryl Nelson, Trustee

Paul Scott, Trustee

Doug White, Trustee

Acme Township Planning Commission

Karly Wentzloff, Chairperson

Steve Feringa, Vice-Chairperson

Marcie Timmins, Secretary

Beth Balentine

Daniel VanHouten

Dan Rosa

Doug White, Trustee

Acme Township Planning & Zoning

Shawn Winter, Administrator

DRAFT 2019

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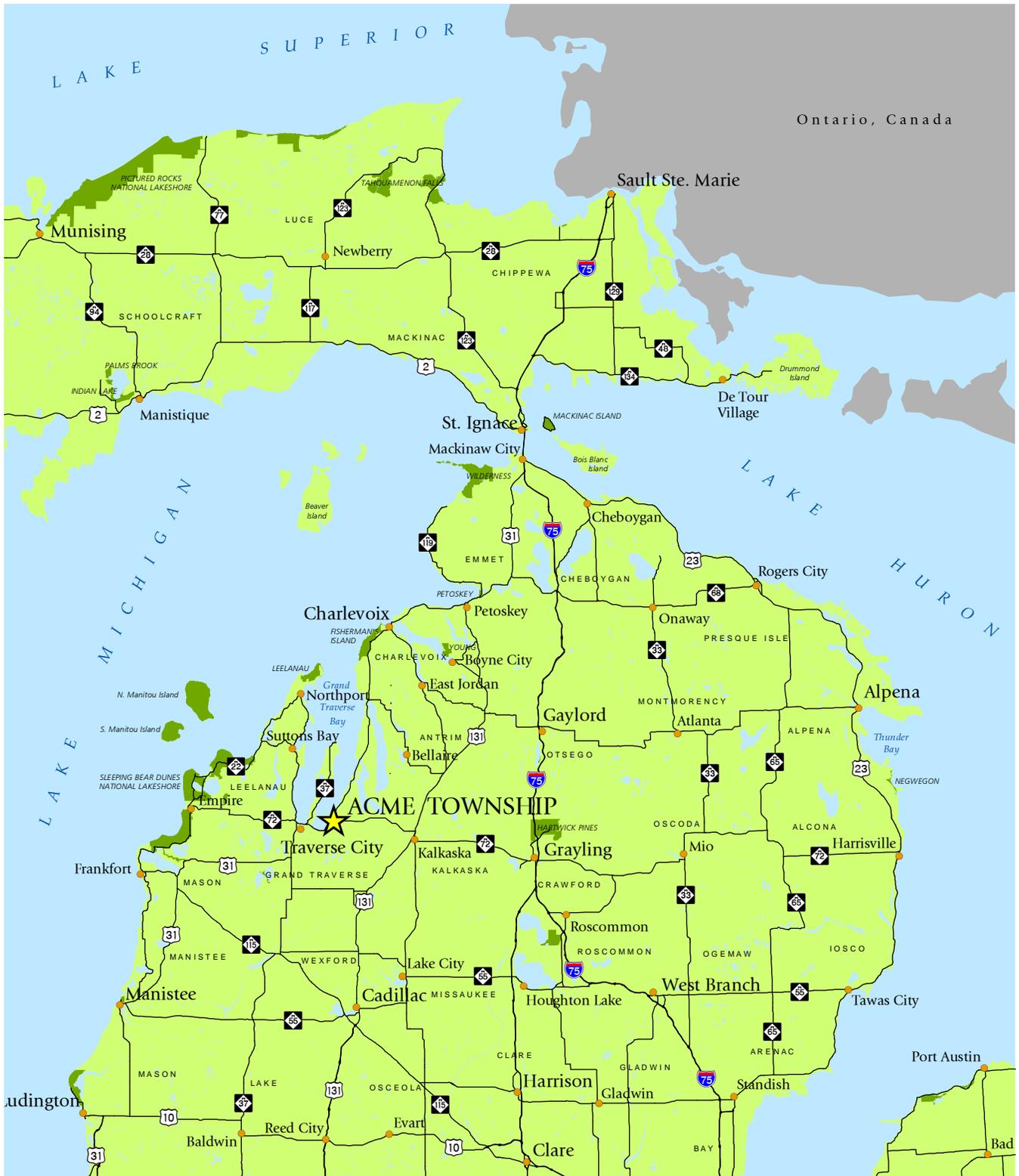
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INTRODUCTION



Photo: Karly Wentzloff

Figure 1. Regional location map



REGIONAL CONTEXT

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

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

Grand Vision Principles

Transportation

A regional multi-modal transportation system that supports energy conservation

Energy

Sustainable-energy uses in construction, transportation and economic development

Natural Resources

Protected and preserved water, forests, natural and scenic areas

Growth and Investment

Unique and vibrant communities that strengthen the local economy

Food and Farming

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

Housing

A diverse mix of regional housing choices with affordable options

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

— A Master Plan for Grand Traverse County, 2013

PLAN SNAPSHOT

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

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

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

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

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CONTEXT



COMMUNITY CHARACTER

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

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

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

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

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

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

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

DEMOGRAPHICS

Statistics can be overwhelming. As interesting as any individual fact may be, poring over pages of charts and percentages can rapidly descend into confusion. Figure 2 presents a "demographic dashboard" to illustrate key Acme Township facts and place them in

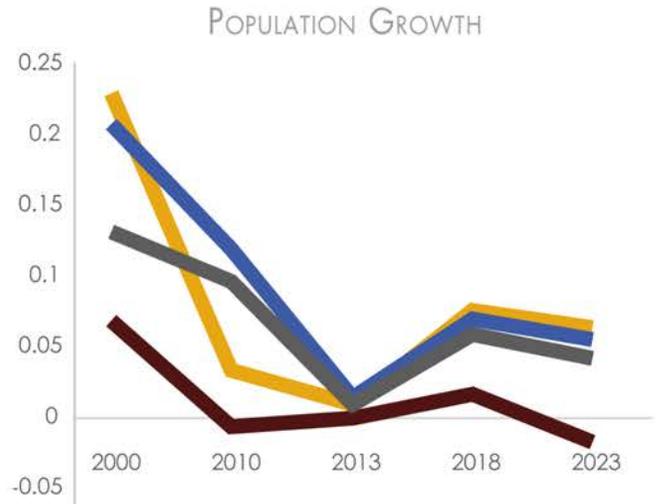
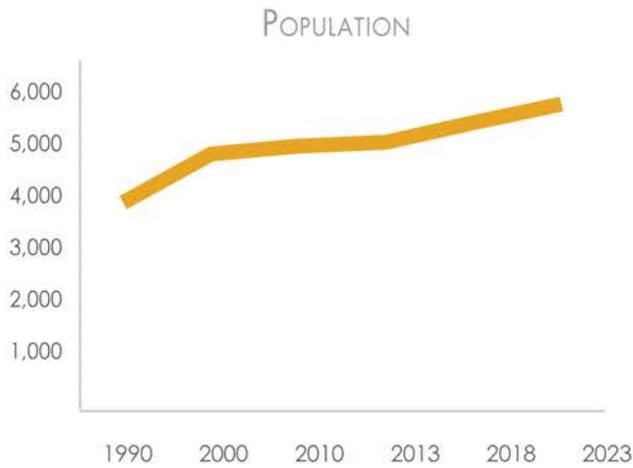


Photos: top, Grand Traverse Resort; bottom, Karly Wentzloff; right, www.saugatuck.com

Acme Township Dashboard

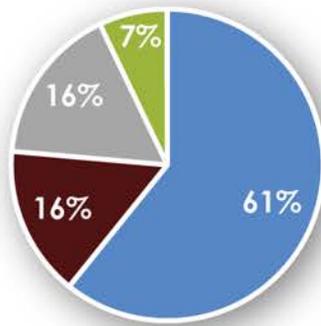
Figure 2. Demographic dashboard

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



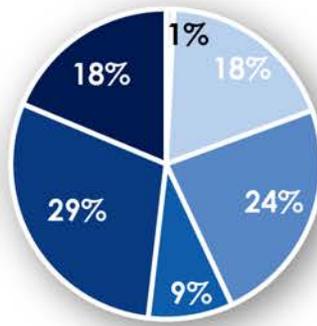
HOUSING

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



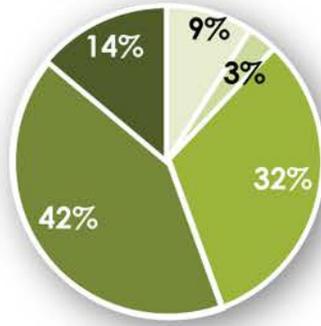
EDUCATION

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



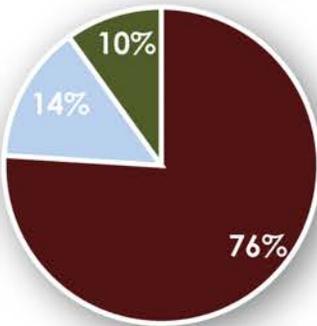
HOUSEHOLD INCOME

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

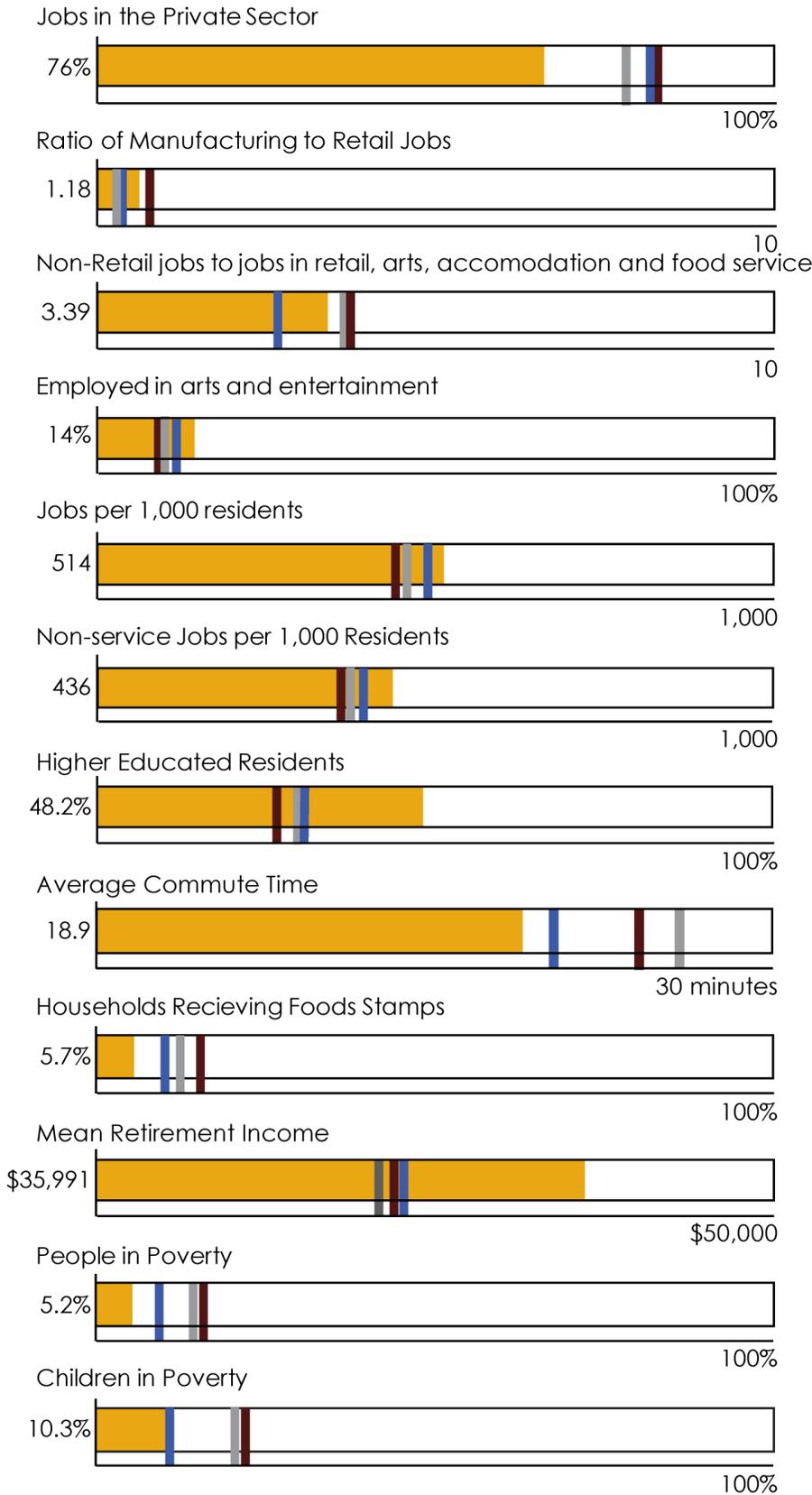


WORK

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



PROSPERITY INDEX



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

HOUSEHOLDS

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

EDUCATION

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

COMMUTING

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

EMPLOYMENT

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

INCOME

(+/- \$7,073) -\$11,827 \$65,043
median household income
(+/- \$4,451) +\$4,761 \$36,684
median earnings for workers
(+/- \$10,422) -\$9,309 \$53,315
male full-time, year-round earnings
(+/- \$11,557) -\$1,157 \$41,221
female full-time, year-round earnings
(+/-3.3%) -1.3% 5.2%
population in poverty
(+/-10.1%) +3% 10.3%
children in poverty

TOP INDUSTRIAL SECTORS

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

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

Population

According to the 2016 American Community Survey estimates, Acme Township had about 4,612 residents, a 237-resident gain over the 2000 count. This 5% rate of growth was a comparable to Grand Traverse County as a whole (5.4% growth rate) and a relatively rapid rate of growth compared to the United States (3.1% growth rate). Acme Township avoided becoming part of Michigan’s notorious population loss during this timeframe (-0.4%). The township’s residents make up 1,999 households with an average household size of 2.29 persons, slightly smaller than in Grand Traverse

County (2.46), the rest of Michigan (2.51), and the United States (2.64). The percentage of households made up of families is similar to Grand Traverse County and the State of Michigan (64.5% vs. 64.2-66.7%), but the number of husband-wife families is slightly higher when compared with these aggregate populations (50.9% vs. 47.5-51.2%), though fewer households have children in them (13.6% vs. 16.6-17.7%).

The median age of 48.3 years is older than the County or State, and more households have at least one individual aged 65 or older than in the larger populations (37.6% vs. 23.2%-27.4%). Figure 3 shows that on closer inspection, there is a particular dearth of

Figure 3: Population by age (right)

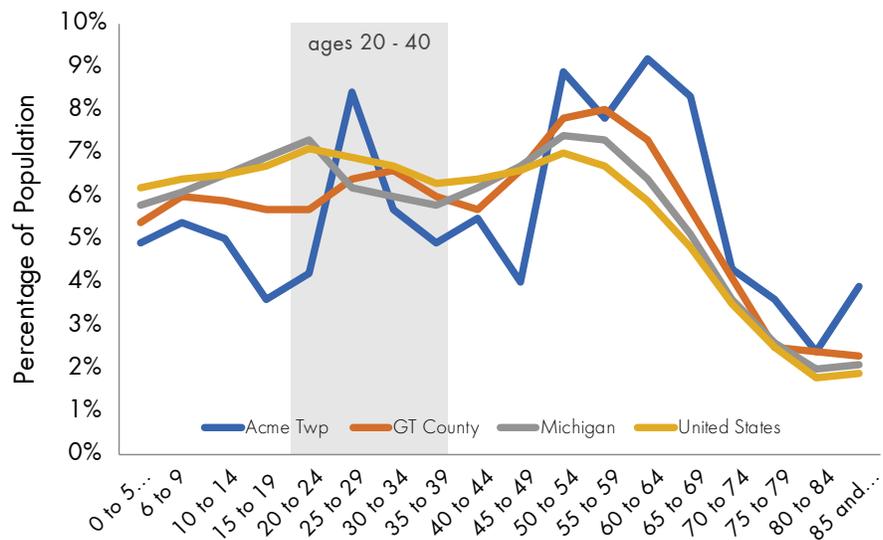


Table 1: Disposable income by age of householder

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

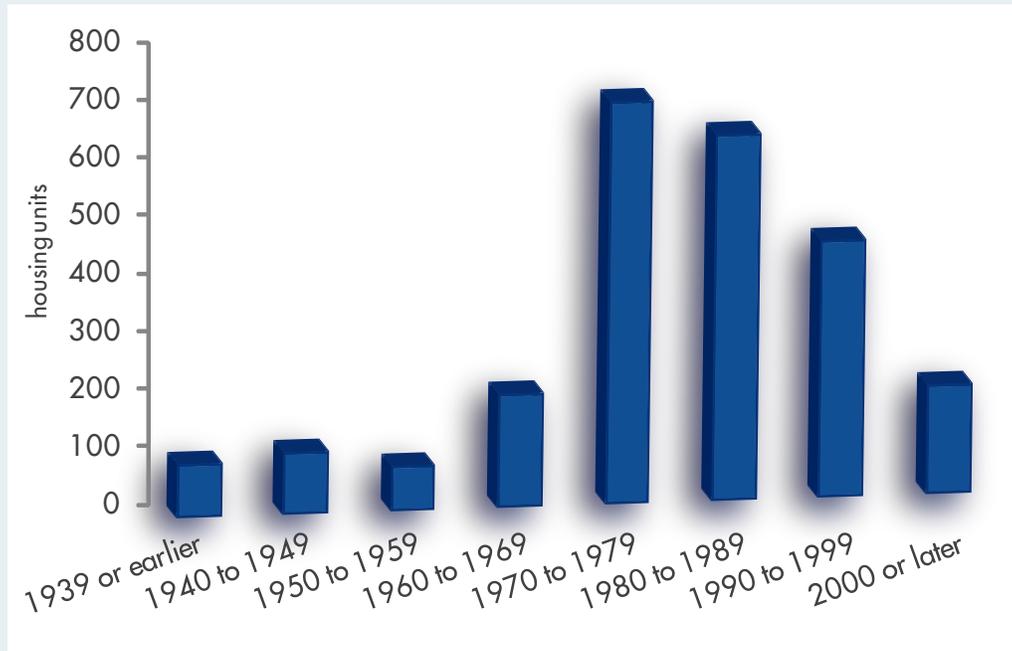
Acme residents between about 20 and 40 years old. This situation merits attention because this age group is among the most productive. They are one of the two age brackets which contribute a greater share of Acme Township’s total disposable income than the share of households it represents. Input gathered from previous public engagement sessions in 2012 indicated that community stakeholders and business owners saw a need to attract younger families to the community.

Housing

Housing construction history paints a vivid picture of Acme Township’s explosion in popularity circa 1970. Before that year, the township had a total of 473 homes. Nearly twice as many were built in the following

decade alone, followed by two more decades of frantic development before the housing crisis returned the pace back to the level of the 1960s. According to the 2016 American Community Survey, there are 2,612 dwelling units in the Township, 1,999 of which are occupied. Sixty-five percent of the unoccupied units, or 15.2% of all housing structures, are for seasonal or recreational use, a number that is significantly higher than in other populations and provides hard evidence of the Township’s appeal to those looking for a getaway. Most homes (76.5%) are heated by utility gas, with a few using bottled, tank, or liquid petroleum gas (6.5%), electricity (12.5%), or fuel oil (2.3%), or wood (1.5%).

Figure 4: Housing unit construction over time



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

Education

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

Income

The strong link between education and income is demonstrated in Acme Township, where the median household income of \$65,043 is 117% of the national median. About 12% of households earn more than \$150,000 per year, nearly twice the rate of Grand Traverse County (6.8%) and about two-thirds the rate within the State of Michigan (8.1%).

Due to Acme's higher median age, slightly more people have Social Security or retirement incomes than in the State of Michigan and United States (34.5% vs. 34% and 30.2%, respectively).

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

Just under 12% of all workers are employed in the arts, entertainment, recreation, and accommodation fields, a figure that is similar to Grand Traverse County as a whole (10%), but considerably larger than in Michigan, or the US (5.4% and 6.5%, respectively). These fields consistently rank among the lowest-paid. Among all workers in the US, the median income in this sector (\$15,968) is 46% of the overall median income (\$34,557), and among year-round, full-time workers, it is 60%. In Acme Township, the ratio of all workers' earnings in art, entertainment, recreation, and accommodation to overall median earnings is similarly small at 53%. However, this pay gap is significantly smaller among full-time, year-round workers in

those fields, where median earnings in this sector comprise 74% of the overall median. This is primarily due to the Grand Traverse Resort and its workforce. According to the Traverse City Area Chamber of Commerce, the Grand Traverse Resort is the third largest employer in the Grand Traverse County with 943 employees. The median earnings for all female workers in Acme Township are about 65% of the median earnings for all male workers. This wage gap is slightly greater than in Grand Traverse County (68%), and the United States (71%), but slightly lower than in Michigan overall (64%). It is considerably smaller among full-time, year-round workers at 77.4%, which is a similar ratio compared to the aggregated populations (range: 76 – 79.5%). These numbers offer a somewhat homogenized view of what turns out to be a quite varied landscape. Educational services, health care, and social assistance had by far the greatest number of workers, and there the females' median earnings are also outweighed by males' (34,464\$ vs. 47,891\$) despite making up over three quarters of the workforce. Additionally, womens' earnings comprise only 68% of mens' in the manufacturing industry.

Poverty is low in Acme Township at 5.2%, as compared with 9.8% for Grand Traverse County, 16.3% for Michigan, and 15.1% for the

Table 2. Income by industry and gender

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

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

Businesses

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

Almost half of Acme Township jobs (46.3%, or 2,270 workers) are in the 27 businesses with the North American Industrial Classification System (NAICS) code

of "Accommodation and Food Services," and nearly another fifth (17.6%) provide "other services, except public administration." "Retail trade" has the highest number of businesses at 38 (17.7% of all businesses) and the third highest number of employees at 631 (12.9% of the workforce). "Construction" and "Professional, scientific, and technical services" each occupy just under 10% of the share of total businesses (19 and 16, respectively) and about 2% of the share of employees (89 and 99, respectively).



Photo: Grand Traverse Resort

NATURAL AND CULTURAL RESOURCES

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

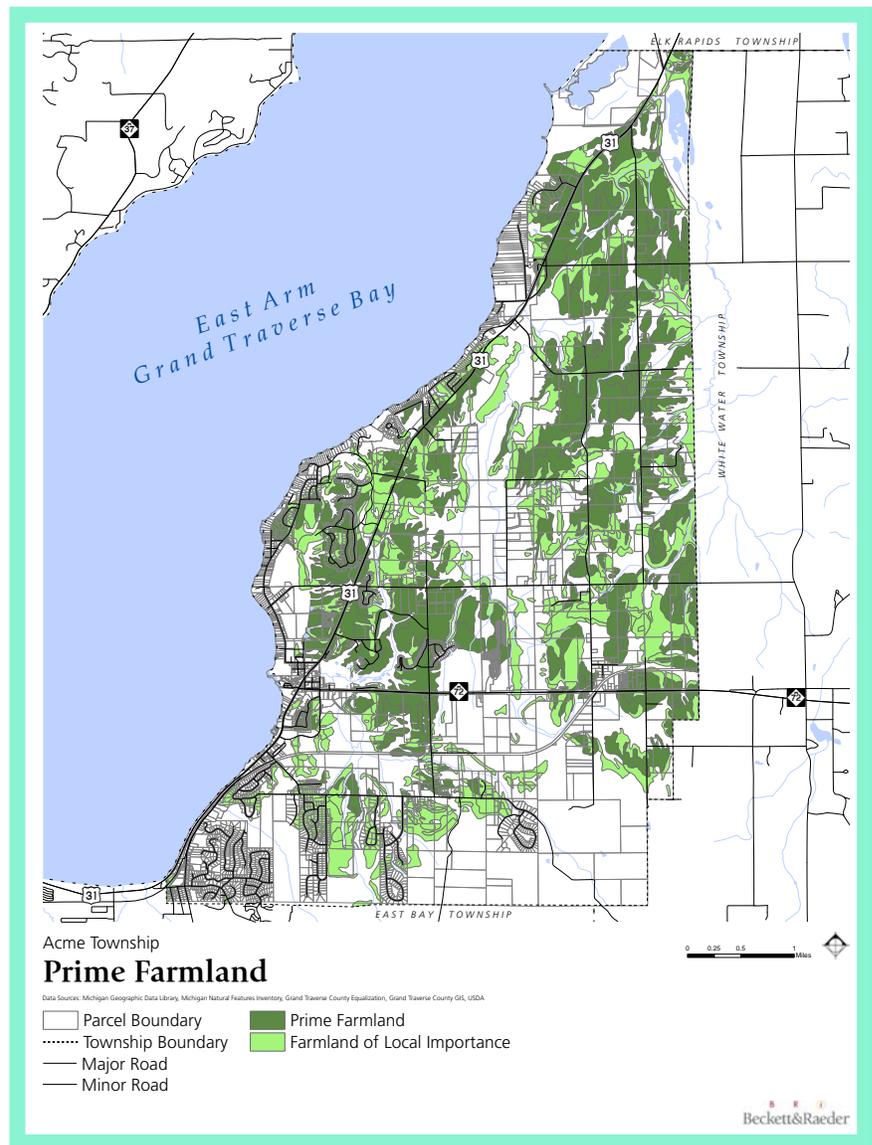
Another of Acme’s important resources is its fertile soil. According to the Natural Resources Conservation Service of the United States Department of Agriculture, parts of Acme Township are classified as “prime farmland,” meaning the land has the best combination of physical and chemical characteristics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

program or eligible to receive such protection.

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

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

Figure 5. Prime farmland map

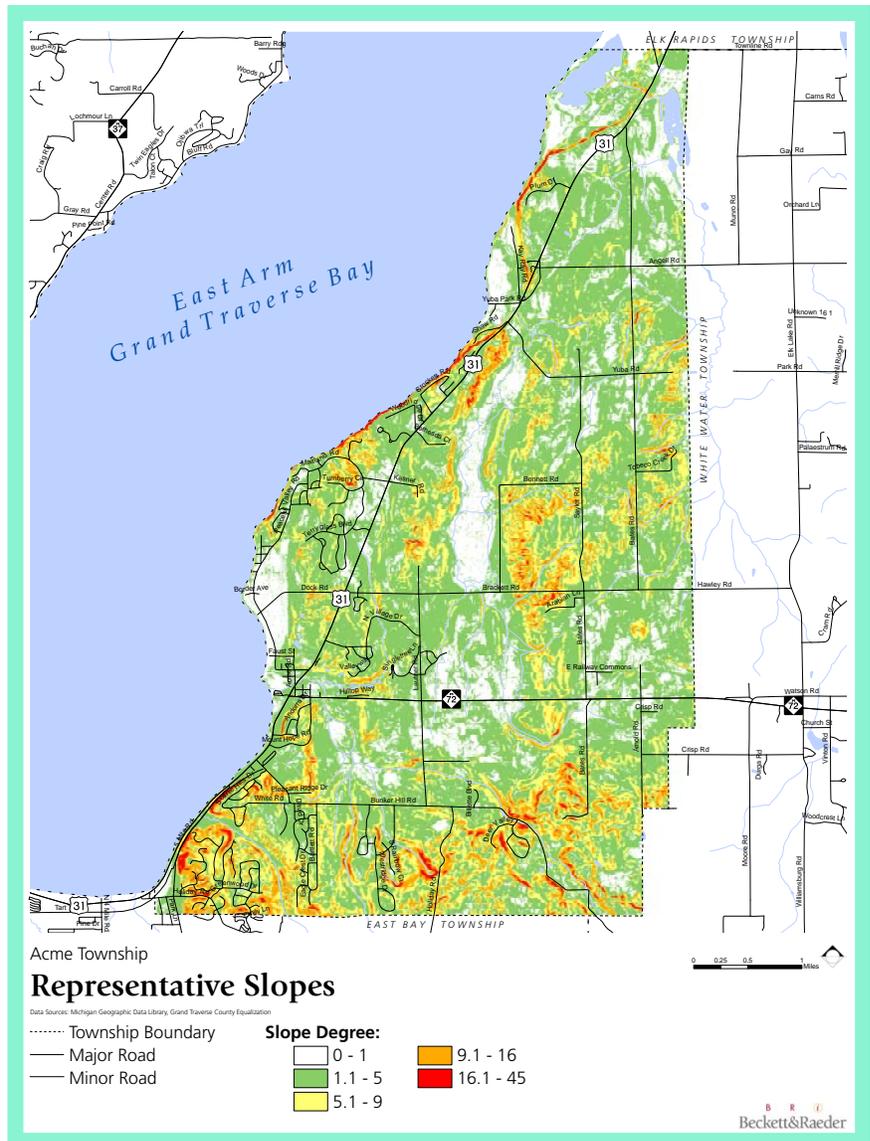


750 meter radius to produce cold air drainage.

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

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

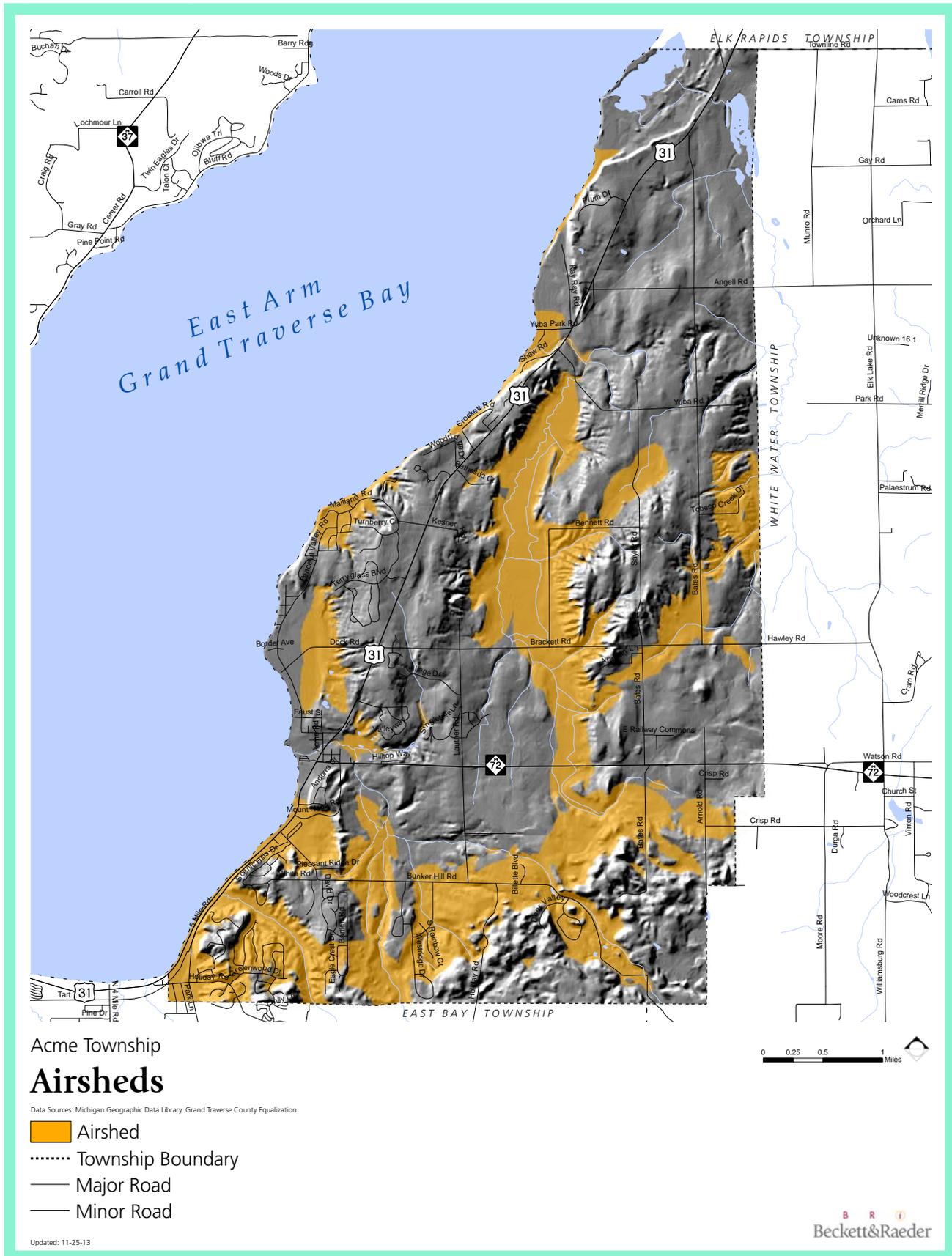
Figure 6. Representative slopes map



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

— The Chicago Tribune, 2013⁸

Figure 7. Airshed map



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



Figure 8. John Pulcipher House

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



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

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

OPEN SPACE AND RECREATION

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

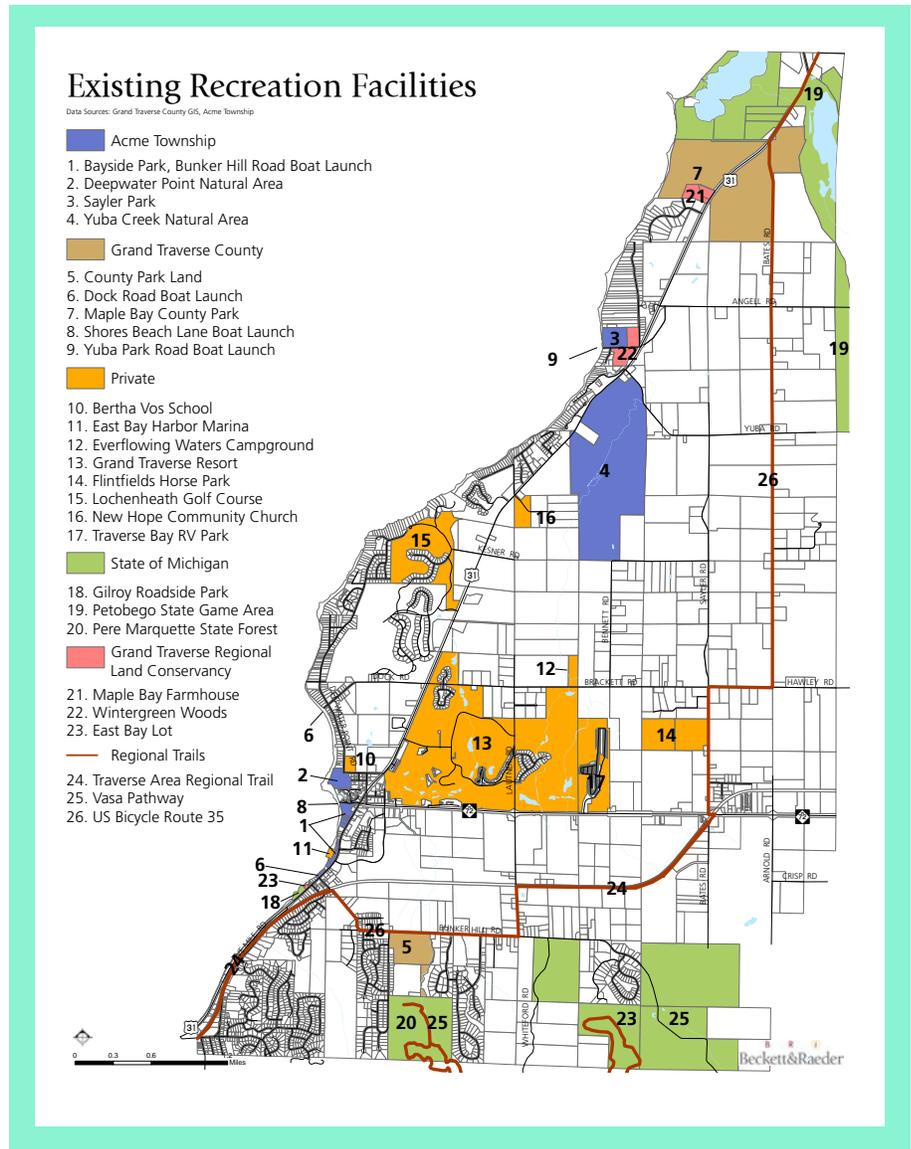
The 14.7-acre Bayside Park is Acme’s smallest park, but it is the most centrally located at the intersection of US-31 and M-72. The site and its surrounding area are presently at the center of the “Acme Shores Placemaking Plan,” which began as a citizen-driven strategy to acquire and preserve shoreline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

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

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

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

Figure 10. Recreation facilities map



Park Road, and Shores Beach. It also owns the Bartlett Park Vasa Trailhead, which is part of the Traverse Area Recreation and Transportation (TART) trail system, and provides restroom facilities to serve them.. The State of Michigan offers 612 acres of natural open space at the Petobego State Game Area and 2.2 acres of beach access, picnic tables, grills, and restrooms at MDOT Gilroy Roadside Park. The Grand Traverse Regional Land Conservancy owns the Maple Bay Farmhouse, Wintergreen Woods Preserve, and the East Bay Lot, all

offering vital access to preservation lands or East Bay.

Private recreation facilities provide a greater diversity of uses. The largest is the 1,400-acre Grand Traverse Resort, with 54 holes of golf, indoor and outdoor tennis and pools, and beach frontage. Equestrian amenities including stables and competition fields are available at Bates Horse Park. New Hope Community Church’s 20-acre grounds have softball, soccer, and all-purpose fields, two tennis courts, playground equipment, and

restrooms, while the International School at Bertha Vos has playground equipment and a winter ice skating rink and hut. Boat access is obtainable at East Bay Marina, and rustic camping is available at Everflowing Water Campground.

COMMUNITY FACILITIES

In addition to the four Township-owned parks previously mentioned, two other community facility systems warrant Acme’s attention: water and sewer, and the Township Hall/Fire Department site (Figure 10).

Figure 11. Marina and Bayside Park master plans



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

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

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

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

Figure 11, continued



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

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

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

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

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

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

Figure 12. Community facilities map



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

— Former Michigan Governor Rick Snyder, 2011¹²

ECONOMIC DEVELOPMENT

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

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

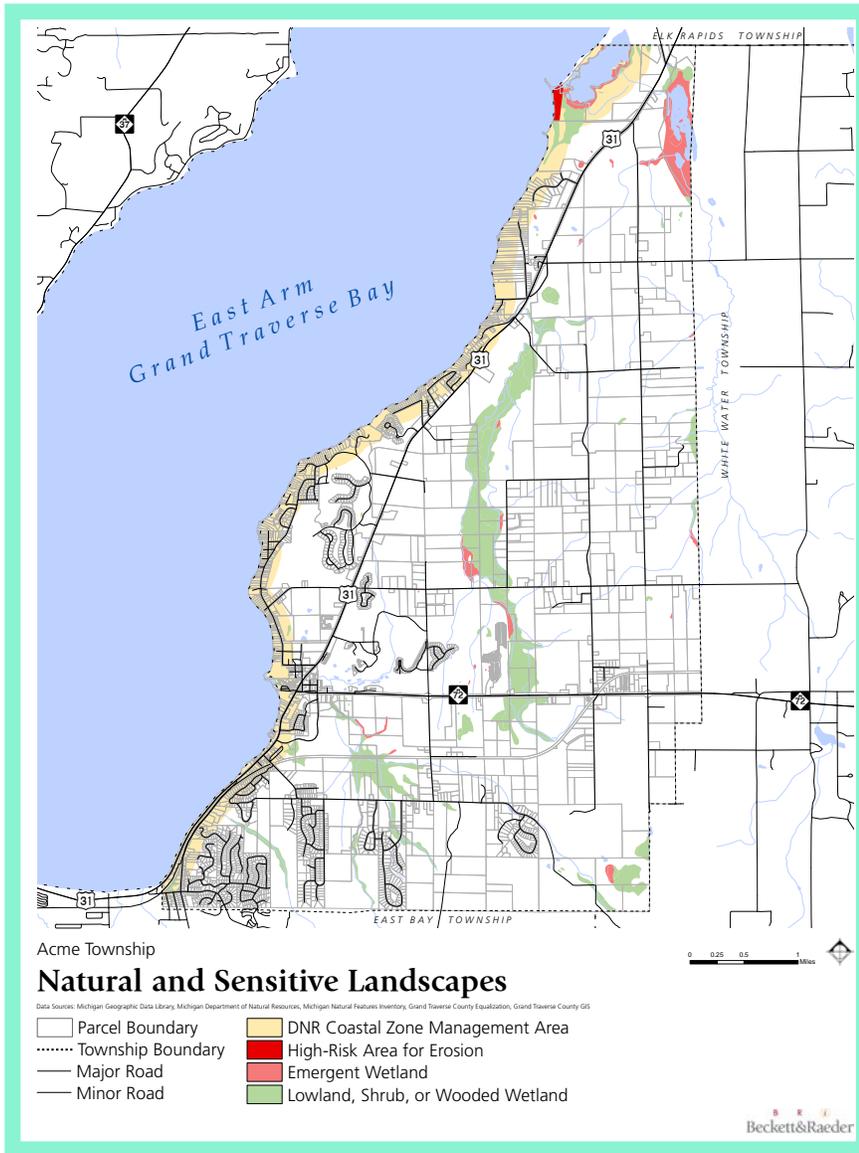
T1 – Natural and Open Space

The consequences of Acme Township’s Growth and Investment Center designation may be just as profound for its pristine areas as for its built ones. As land use intensifies at the US-31 and M-72 intersection, the tendency for that intensity to diffuse itself by “sprawling” onto adjacent land is well-known and will almost certainly occur if no preventive action is taken. Currently, nearly

all of the land north of M-72 is agricultural, vacant, forested, rural residential, or conserved—and citizens like it that way. When they were asked about protecting natural features, a majority of residents named rural character, wildlife habitat, farmlands and orchards, water quality, and the East Bay shoreline as “high priority.”

Given the economic and environmental importance of the East Bay shoreline, it is crucial to note the existence of a high risk erosion area (HREA) located southwest of Petobego Pond, in the Petobego State Game Area, which is legally defined by the Shorelands Protection and Management Act, 1970 P.A. 245, as amended. HREAs are areas that have been documented and are expected to recede by an average of one foot or more per year. Although Acme Township only has one HREA, it is

Figure 13. Natural and sensitive landscapes map



projected to recede fairly quickly at a rate of 1.8 feet per year, and development here is therefore subject to a strict permitting and approval process. Development is unlikely currently as the land is owned by the State and constitutes some significant wetland area, but any potential future development would be highly limited and regulated. Compounding this with the Coastal Zone Management Area (as seen in the map to the right), there is a considerable need to protect and monitor this shoreline, particularly in the T1 transect.

Our understanding of the economic value of undeveloped land is changing along with the global paradigm. Since the industrial revolution, cheap land and access to resources for exploitation have been the chief business input considerations. With the advent of the knowledge economy, good talent has become a more valuable resource than cheap land in many cases. Therefore, communities wishing to attract business must begin aiming to change what they offer. Understanding why people

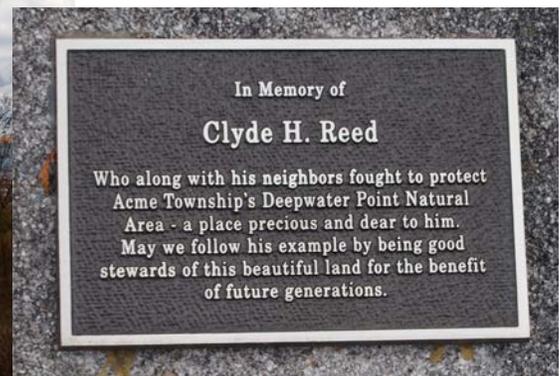


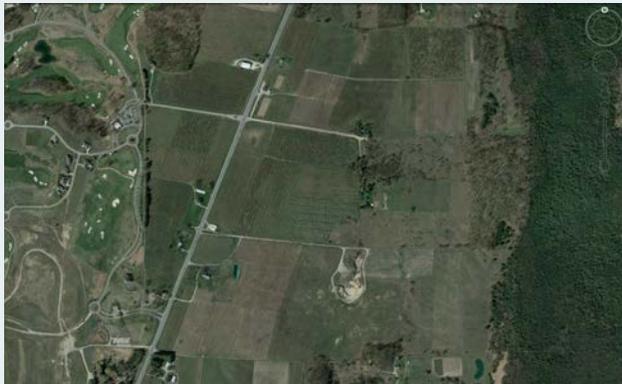
Figure 14: Transect images



THE ACME TOWNSHIP TRANSECT

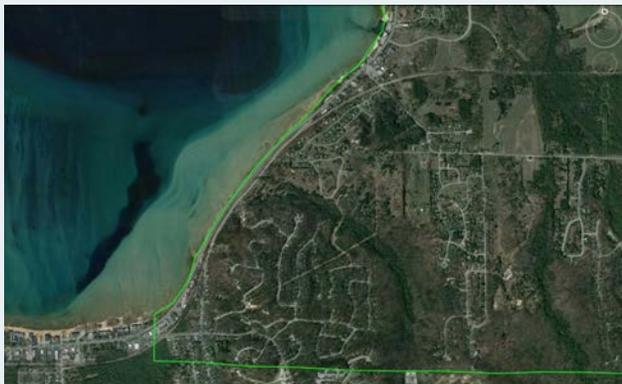
T1 - Natural and Open Space

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



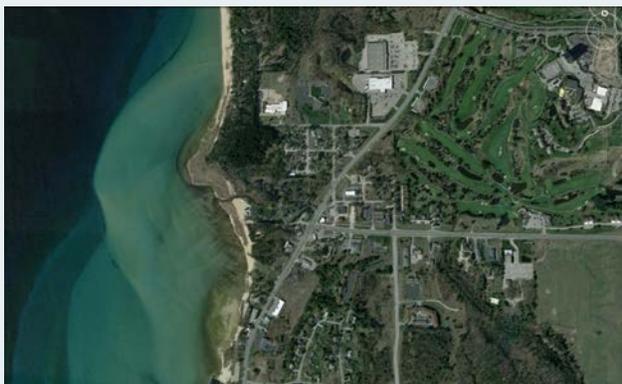
T2 - Agricultural

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



T3 - Residential (Suburban)

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



T4 - Urban Corridor

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

Photos: Google Earth

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

— Michigan Grape and Wine Industry Council, 2010¹³

choose to live where they do is a paramount concern to the issue of economic development. Acme Township residents have articulated clearly their appreciation for the juxtaposition of the largest commercial center in northern Michigan, Traverse City, with the open vistas provided by the operating farms, orchards, and resorts.

T2 – Agricultural

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

Perhaps the most overt combination of agricultural activity with placemaking for economic benefit comes in the form of agricultural tourism. Often shortened to “agritourism,” the word refers to the practice of visiting working agricultural establishments for the purpose of entertainment or education. The concept is far from new to the region—Traverse City’s famed cherries were joined by grapes in the 1970s, and no less than four wine tasting rooms opened their doors by the end of that decade¹⁴—but it has grown so rapidly as a practice

that the United States Census of Agriculture included it in its study of “agricultural diversification” for the first time in 2002, and the activities so classified offered the highest average income during 2007.¹⁵ Combining as it does Michigan’s second and third largest industries, this is a uniquely local economic opportunity to be supported and encouraged.

Northwest Michigan is at the forefront of a new and growing movement to do just that by linking food production, distribution, and consumption through regional “Food Innovation Districts.” A food innovation district is “a geographic concentration of food-oriented businesses, services, and community activities that local governments support through planning and economic development initiatives in order to promote a positive business environment, spur regional food system development, and increase access to local food.”¹⁶ Such districts do away with a narrow, produce-and-ship focus to extend the benefits of agricultural production through the business community (clusters, retail opportunities, supply chain management, skilled workforce development) and the public at large (healthier food, stronger job market, development of a food-based cultural component). They are considered a tool for “economic gardening,” the practice of spending a

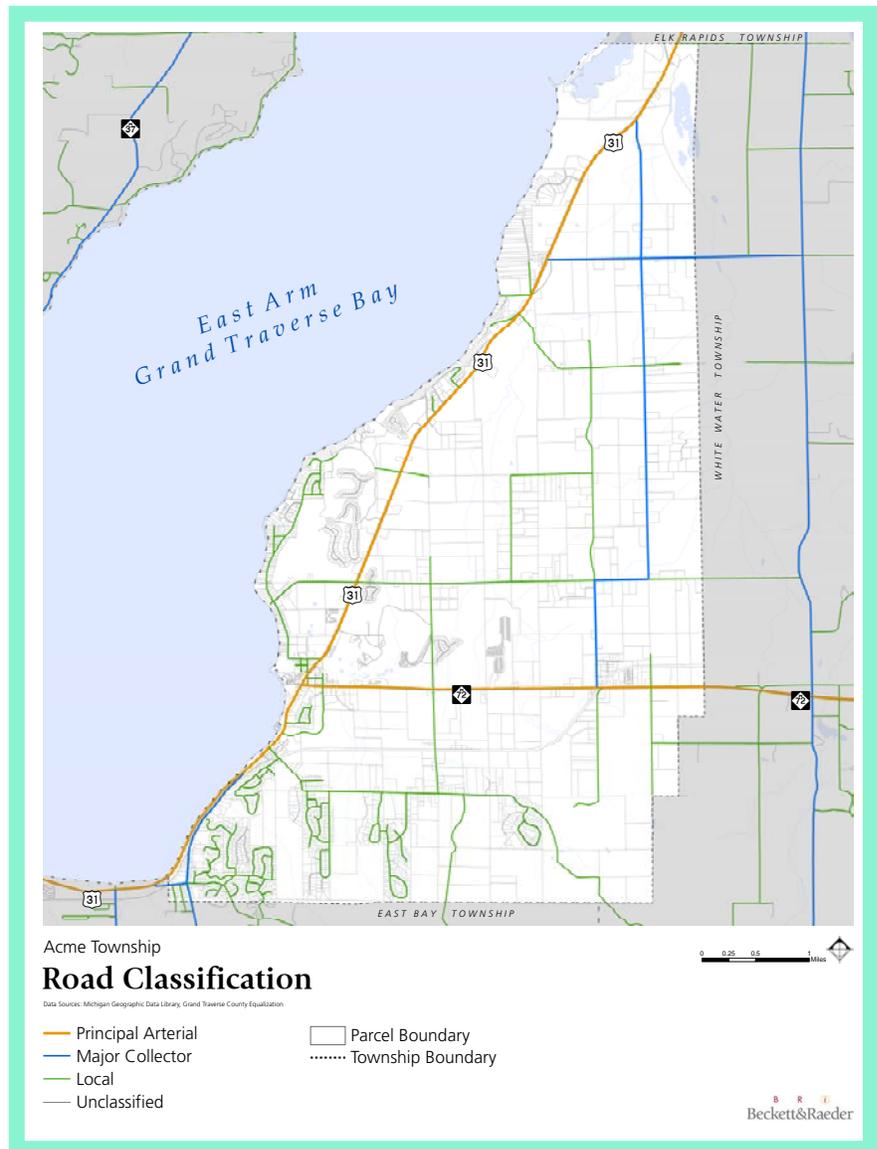
community’s resources to help native businesses grow and expand rather than offering incentives to established businesses to relocate within the community (“economic hunting”).¹⁷

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

T3 – Residential

Residential zones are not always considered as part of the creation of an economic development strategy, but they are a critical part of a community’s economic system. They are the places that workers, shoppers, and customers must travel to and from, and thus their location and accessibility can either fuel or choke the activity. Traditional suburbs in the southern portion of the Township offer a medium-density setting attractive to many, and the fact that most travel is necessarily done by car widens

Figure 15. Road classification map



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

residents' comfortable reach. In addition to these traditional single-family developments, the Township intends to cultivate a "mixed housing" neighborhood type close to the new developments, to include clustered residential and open space subdivisions, small-lot residences, and apartments. These slightly more dense, diverse, and close housing options change the market base of the community by creating an expanded pool of workers and customers with an incentive to work and play nearby. As the neighborhoods, Acme Village, and Grand Traverse Town Center mature, they are envisioned to join the Grand Traverse Resort to build a cohesive, interconnected, mixed-use core in the Township.

T4 – General Urban Corridor

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

In the case of US-31 and M-72, the Grand Traverse Resort and Spa anchors the corner. Its contributions to the local economy are twofold: it draws tourist dollars from outside

the community, and the Grand Traverse Band of Ottawa and Chippewa Indians is the largest employer within the community.

US-31 and M-72 are both considered "principal arterials" by the Federal Highway Administration's National Functional Classification System. These roads provide the highest degree of mobility available without limiting access through the use of on- and off-ramps or grade-separated intersections. Traditionally, this has meant a road design that is fully auto-centric, with wide rights-of-way and turning radii, high speed limits, and few if any accommodations for other modes of transportation. The Acme community is an excellent example of the limitations of this single-focus approach. As settlements take shape around heavily-traveled nodes in order to benefit from the activity generated there, the character of the area undergoes a shift from a place that is simply passed through to a place with its own set of diverse needs and users which are not accommodated by the principal arterial.

The Institute of Transportation Engineers has taken a bold step in recognizing these shifts by partnering with the Congress for the New Urbanism to author "Designing Walkable Urban Thoroughfares: A Context Sensitive Approach."¹⁹

This publication expands current thinking about roadway systems beyond basic engineering for

vehicular speed and volume to consider network linkages, community character, adjacent land uses, multimodal travel choices, and environmental concerns. By making these design choices carefully, communities like Acme can continue to enjoy the benefits of their heavily-traveled location while simultaneously creating an attractive and multi-functional "place" that fosters its own economic activity.

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

- Acme Village: This is a late-1990s planned development which focused on professional offices and health-care related businesses. Based on recent market demands, this concept may be re-visited by the owner and modified accordingly.
- Grand Traverse Town Center (formerly known as Village at Grand Traverse) is a planned mixed-use development. Components of the planned development include retail, restaurant and entertainment uses, as well as, single family and multiple family residential.

The shoreline urban parks system along US-31, far from being an accessory or "extra" feature, plays

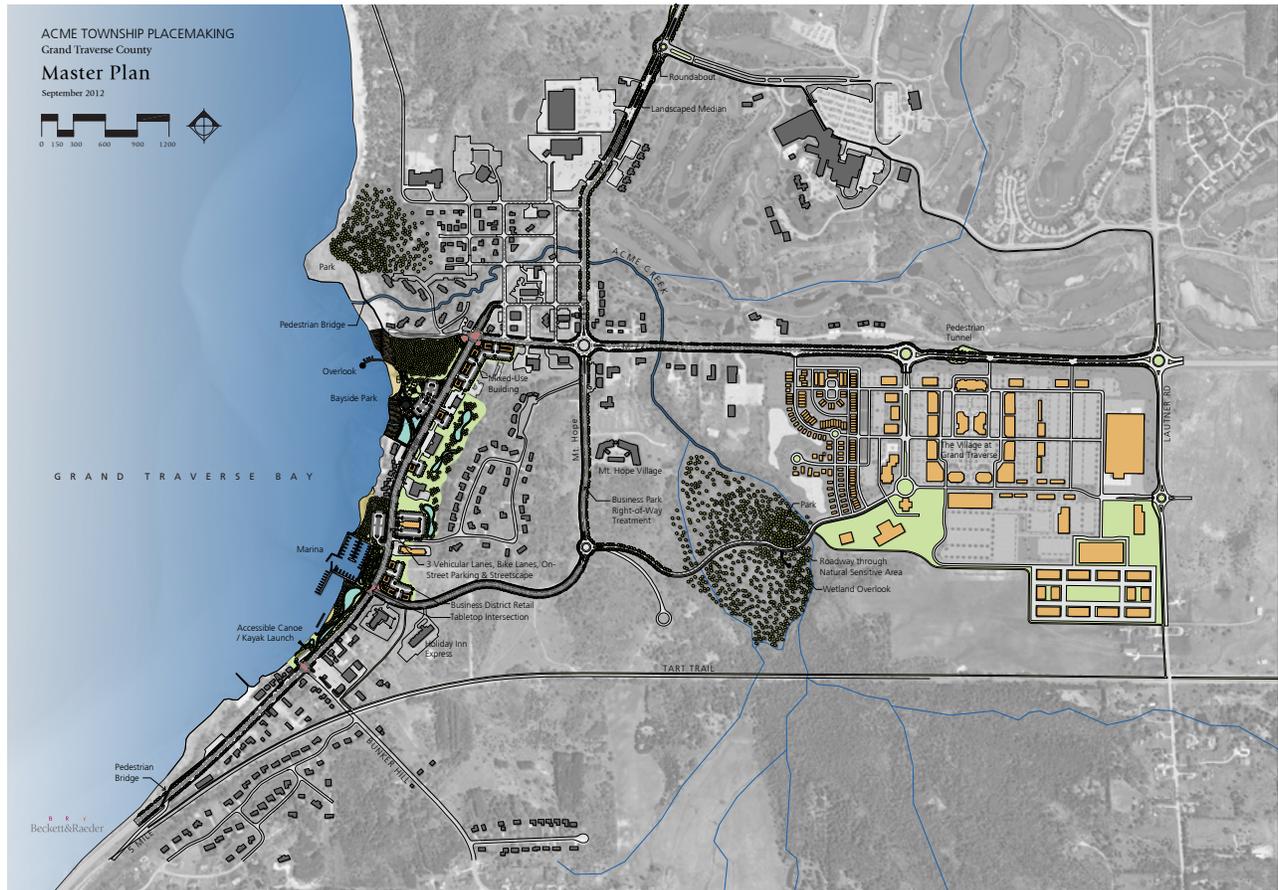
a defining role in Acme’s use of placemaking as an economic development strategy. Placemaking proceeds from the premise that human-scaled, well-designed spaces influence the behavior of people by attracting them, and that a critical mass of human activity yields economic benefit. The new Bayside/Marina Parks System enjoys an enormous advantage in that its creation was citizen-driven—its importance to the public was indicated even before its existence—and it has been designed with clear

linkages to the adjacent business and mixed-use districts. This parks system can serve as the “face” of Acme Township, a unique and memorable feature that enforces a brand for the overall community.

Acme Township residents cited recreation/tourism as their top priority for development (55.1%). Because the economic benefits of parkland are not represented in a single transaction, they can be easy to overlook or misunderstand, but a growing body of research

has consistently documented such benefits. The Trust for Public Land’s 2003 publication “The Benefits of Parks: Why America Needs More City Parks and Open Space” offers an overview. “Numerous studies have shown that parks and open space increase the value of neighboring residential property. Growing evidence points to a similar benefit on commercial property value. The availability of park and recreation facilities is an important quality-of-life factor for corporations choosing where to locate facilities

Figure 15. Acme Township Placemaking Project master plan



and for well-educated individuals choosing a place to live. City parks such as San Antonio's Riverwalk Park often become important tourism draws, contributing heavily to local businesses."²⁰ The paper's text and bibliography go on to quantify parks' further contributions to a community's health, environment, infrastructure, and social fabric.

Redevelopment Ready Communities

Part of what drives a successful placemaking initiative is a supportive base of local businesses and establishments, particularly in areas of higher-density and nodes of commercial activity.

With some existing vacancies and opportunities along US-31 for infill development, Acme Township can benefit from becoming engaged in the Redevelopment Ready Communities® (RRC) program through MEDC.

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

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



CERTIFICATION PROCESS

STEP ONE
ENGAGEMENT



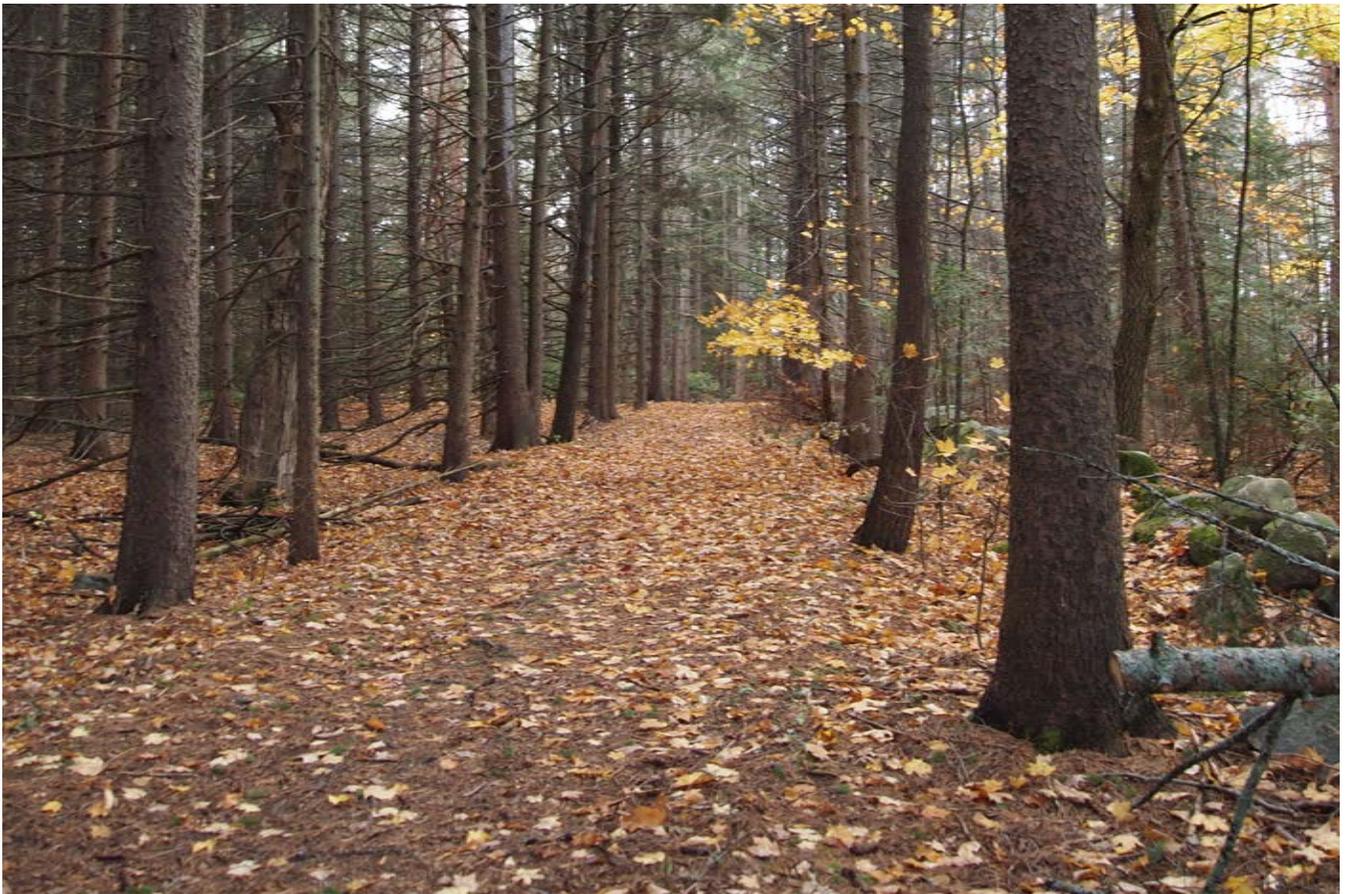
STEP TWO
EVALUATION

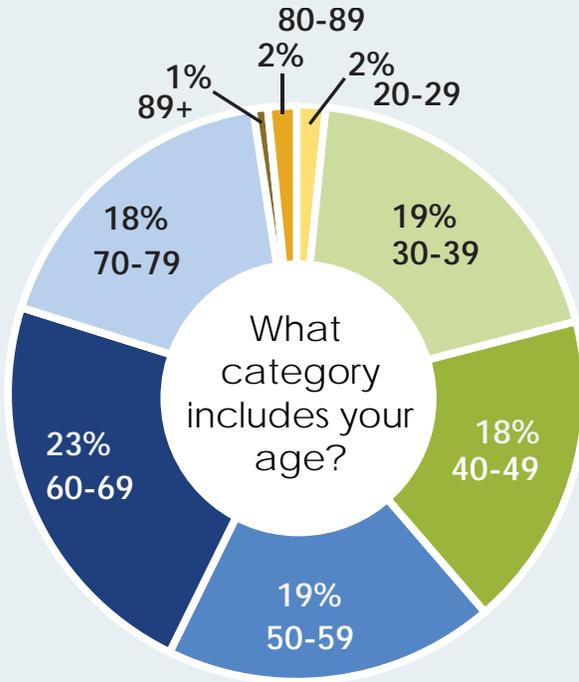


STEP THREE
CERTIFICATION

MICHIGAN ECONOMIC
DEVELOPMENT CORPORATION

PREFERRED FUTURE





COMMUNITY VISIONING AND EXPECTATIONS

Community Survey

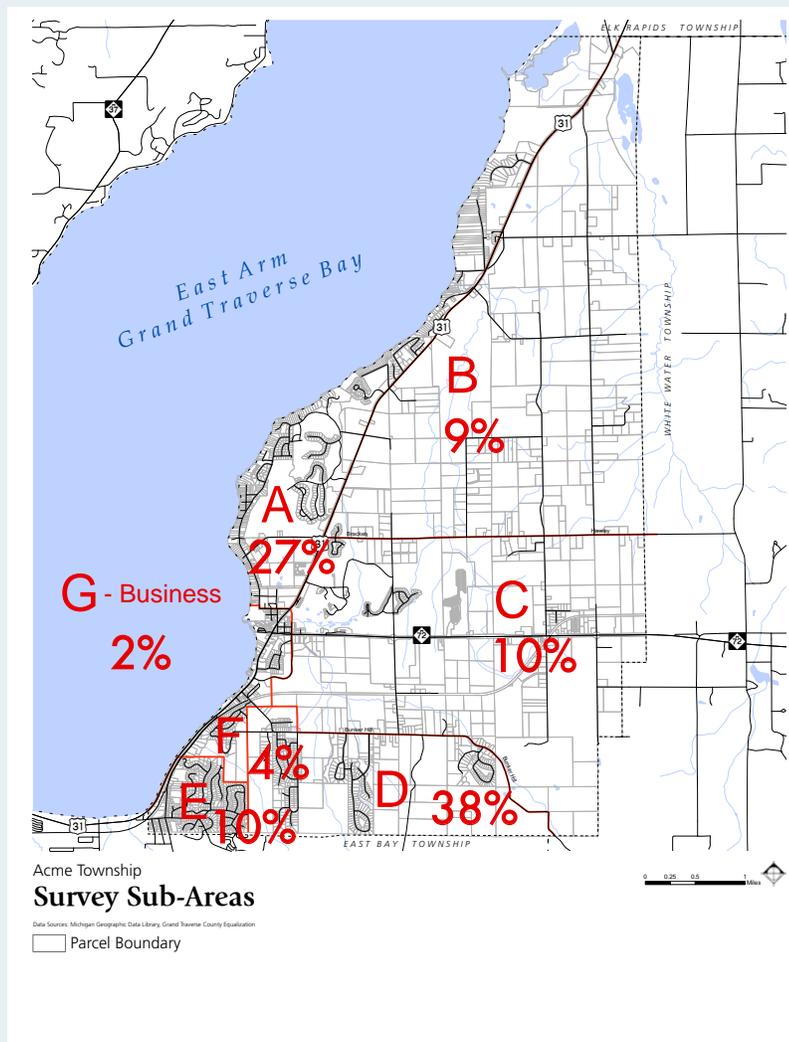
Community engagement is a valuable part of the planning process in soliciting public input. An online survey was made available to the public between September 13 and October 19, 2018. The survey was advertised on the Township’s website and social media outlets. Hard copies of the survey were also made available at the Township offices during business hours. A total of 125 surveys were completed. A similar survey was done for the last Community Master Plan and Parks and Recreation Plan. Online surveys are designed to gather honest feedback from the citizens to help guide the planning process for the future. The results of the survey are summarized below.

Residence

The majority (33%) of respondents said that they have lived in Acme Township for more than 20 years. 26% of respondents have lived in the Township for 11-20 years. Only 5 people said that they lived in the Township less than 2 years.

Location

The survey asked the respondents to indicate in which area of the Township they lived according to a map that was enclosed. 38% of the people recorded that they lived in the Cranberry Woods, Springbrook Hills and Wellington



Farms subdivisions. Just over 27% of people live near the shoreline north of M-72 and west of US-31. The rest of the respondents were evenly dispersed throughout the Township.

Property Owners

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

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

Occupation

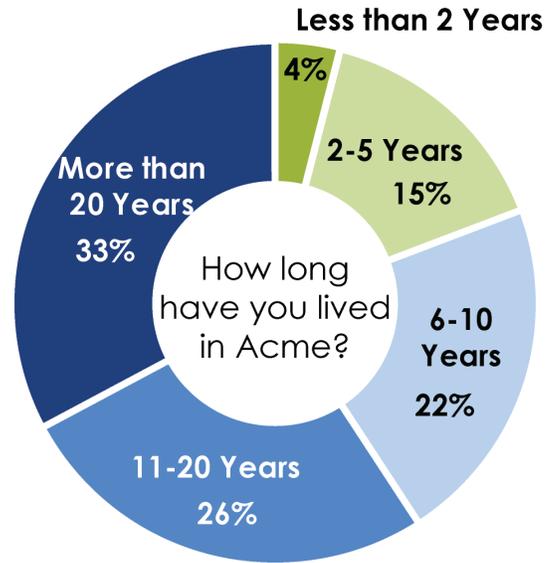
There was a wide range of occupations listed, but the majority of people (24%) are retired. 19% of the people indicated they work in the education, health and social services professions. Another 15% of people recorded that they worked in the scientific and management professions.

Age

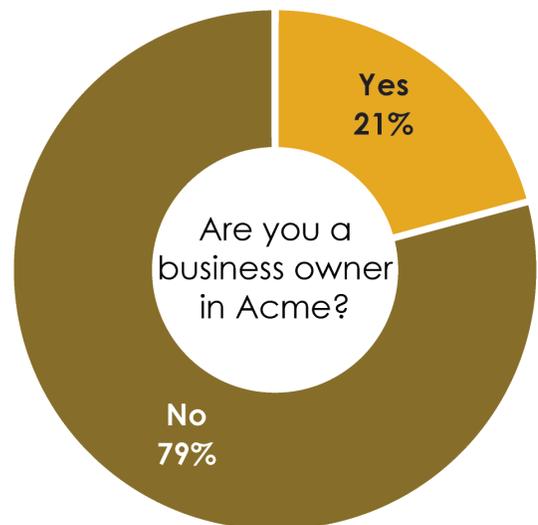
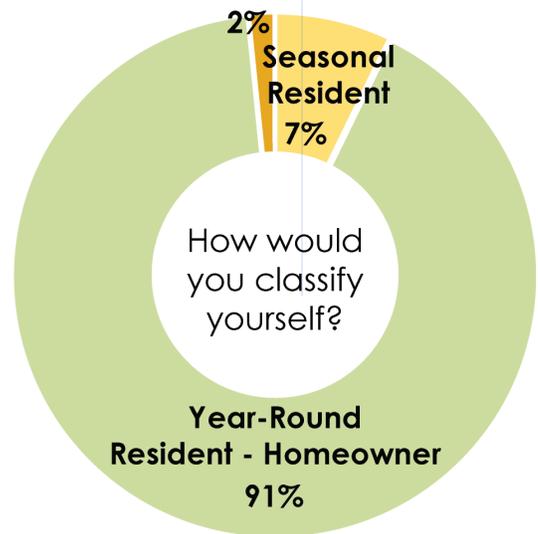
The age of the survey respondents was distributed relatively even across the board, with people aged 60 to 69 years old representing the highest group of survey respondents.

Long Range Planning

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

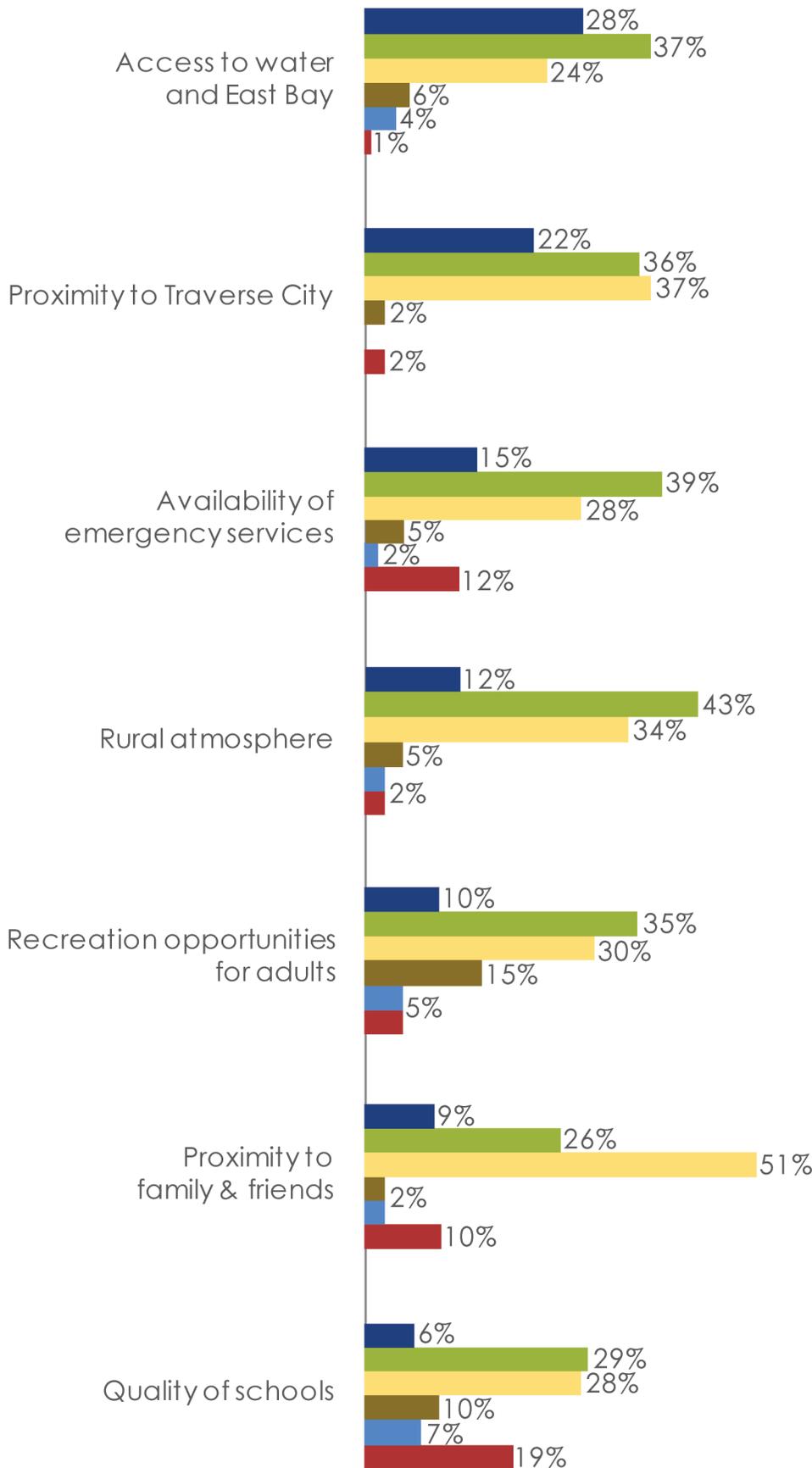


Year-Round Resident - Renter



How would you rate Acme Township with regard to this issue?

■ Excellent
 ■ Above Average
 ■ Average
■ Below Average
 ■ Poor
 ■ Don't know



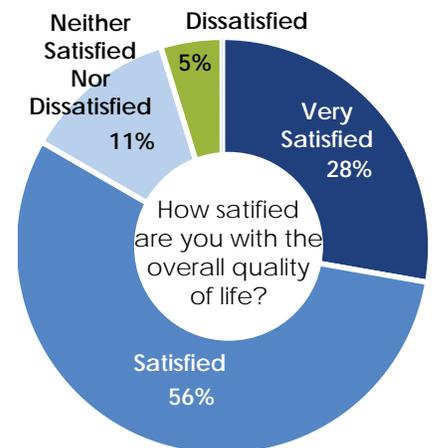
The top five very important items were:

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

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

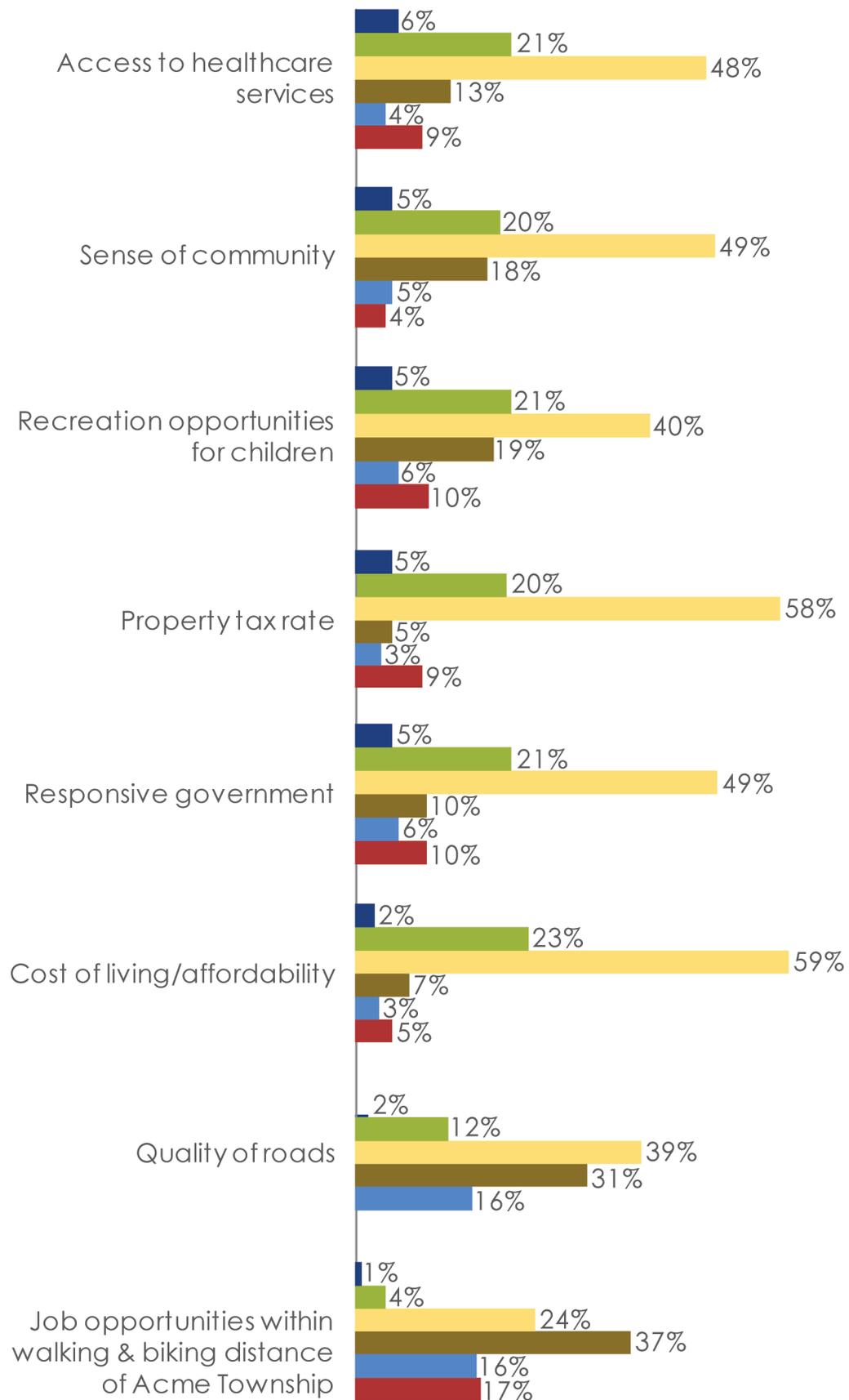
Quality of Life

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



How would you rate Acme Township with regard to this issue?

■ Excellent
 ■ Above Average
 ■ Average
■ Below Average
 ■ Poor
 ■ Don't know



Services Provided

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

Funding

Survey-takers were asked which funding initiatives the Township

should be pursued for future planning. As expected “road maintenance and reconstruction” received the top vote for proposed projects. The following initiatives were supported even if it raised the taxes.

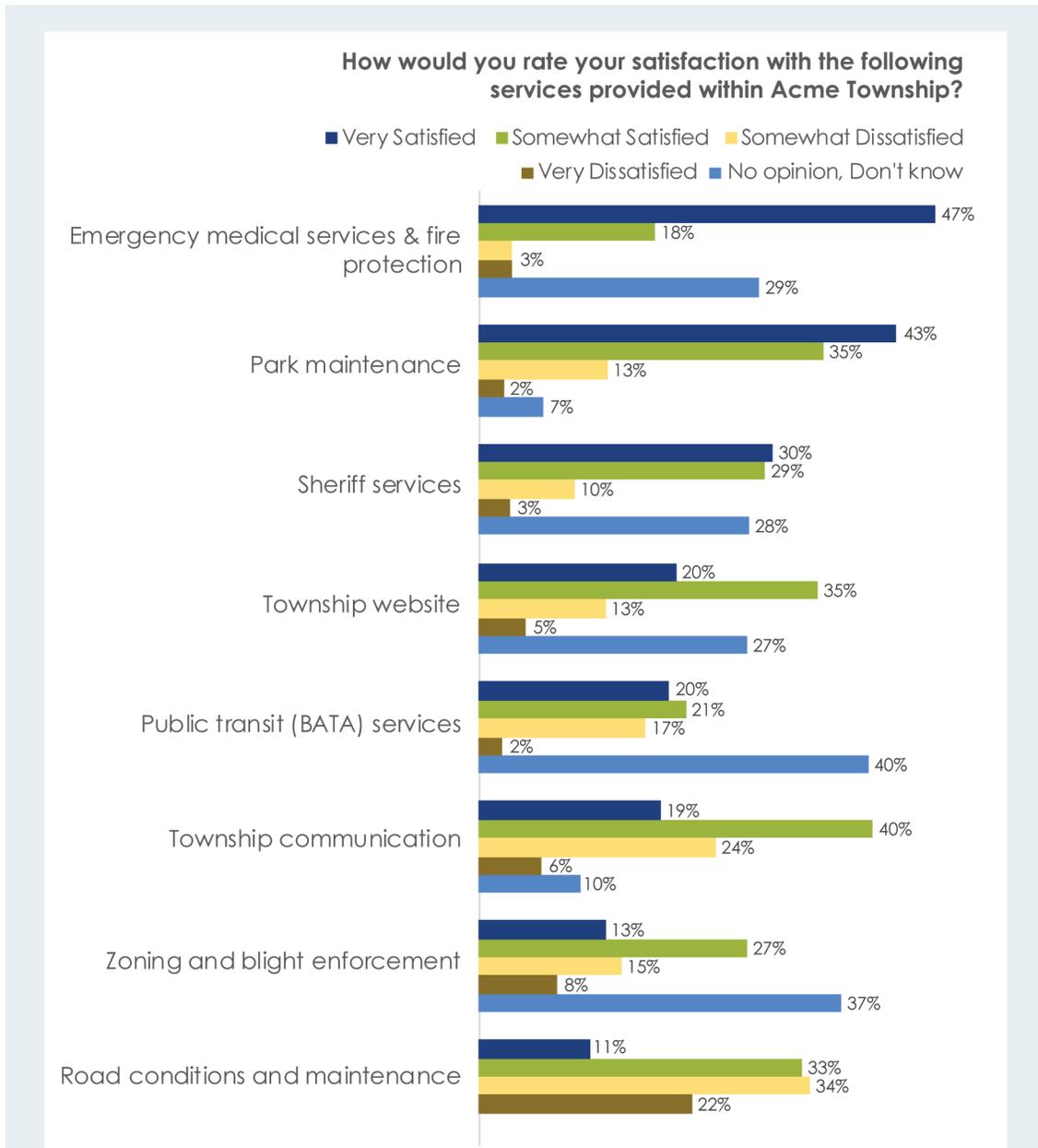
1. Road maintenance and reconstruction (60%)
2. TART Trail system (54%)
3. Sidewalks along US-31 and shoreline parks (51%)

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

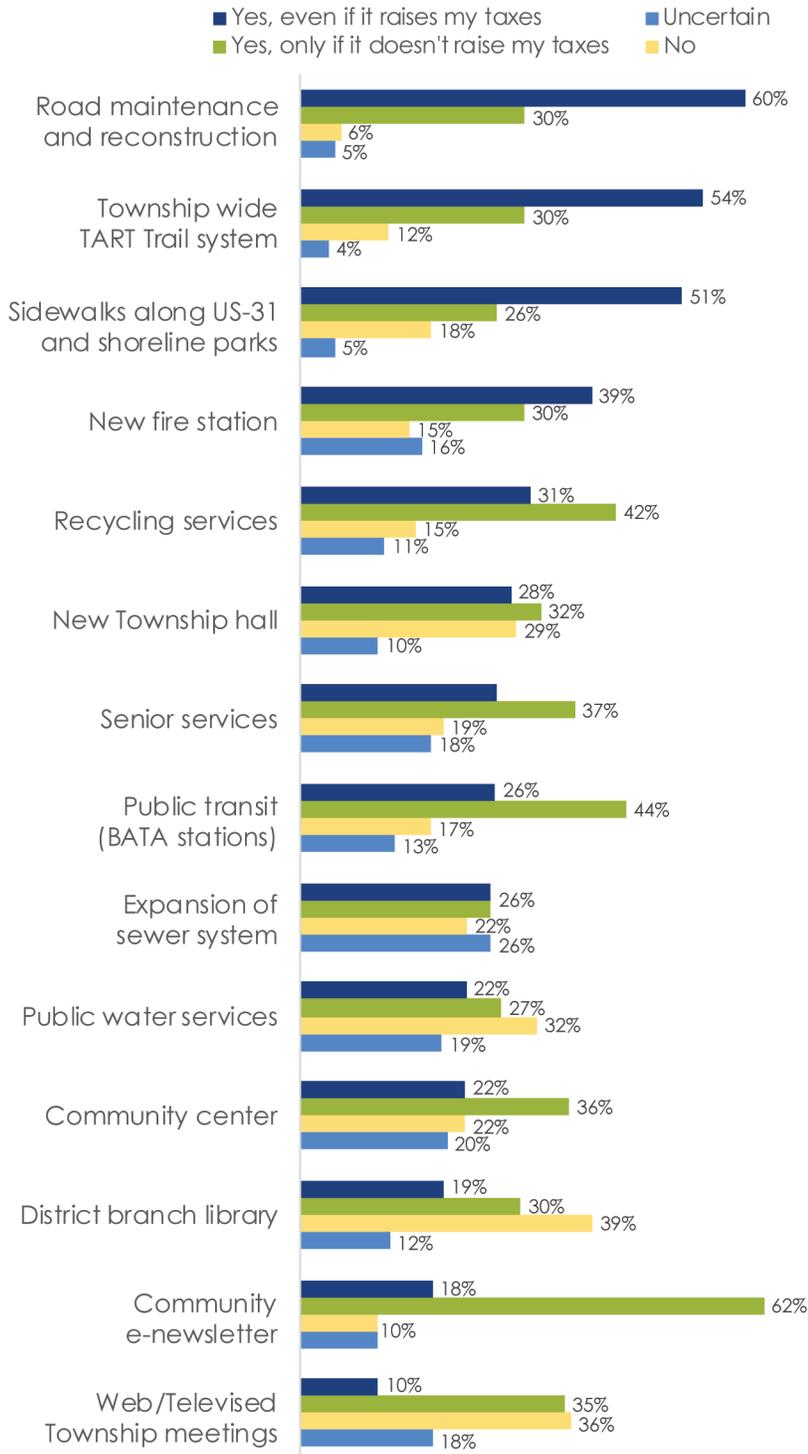
1. Community E-Newsletter (62%)
2. Public Transit (BATA stations) (44%)
3. Recycling services (42%)

The following initiatives were not supported.

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

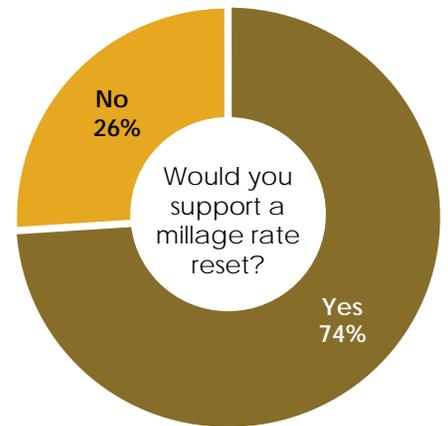


With regard to funding, do you believe the following initiatives should be pursued over the next 10 years?



Headlee Amendment

Due to the Headlee Amendment, the millage rate that Acme Township is allowed to assess has decreased year over year to 0.7307. The survey asked if people would support a reset in the millage rate to 1.00 in order to improve Township services. 74% of the people responded “yes” to the increase.

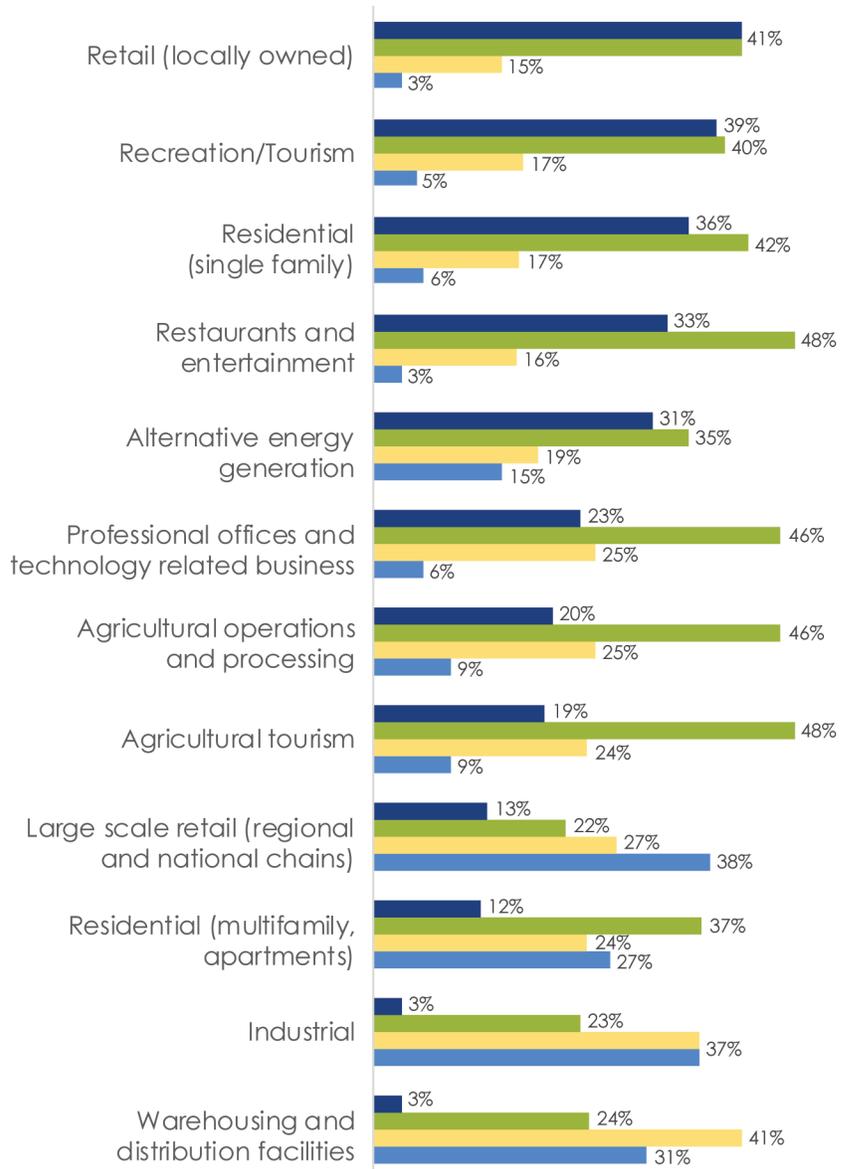


Economic Growth Opportunities

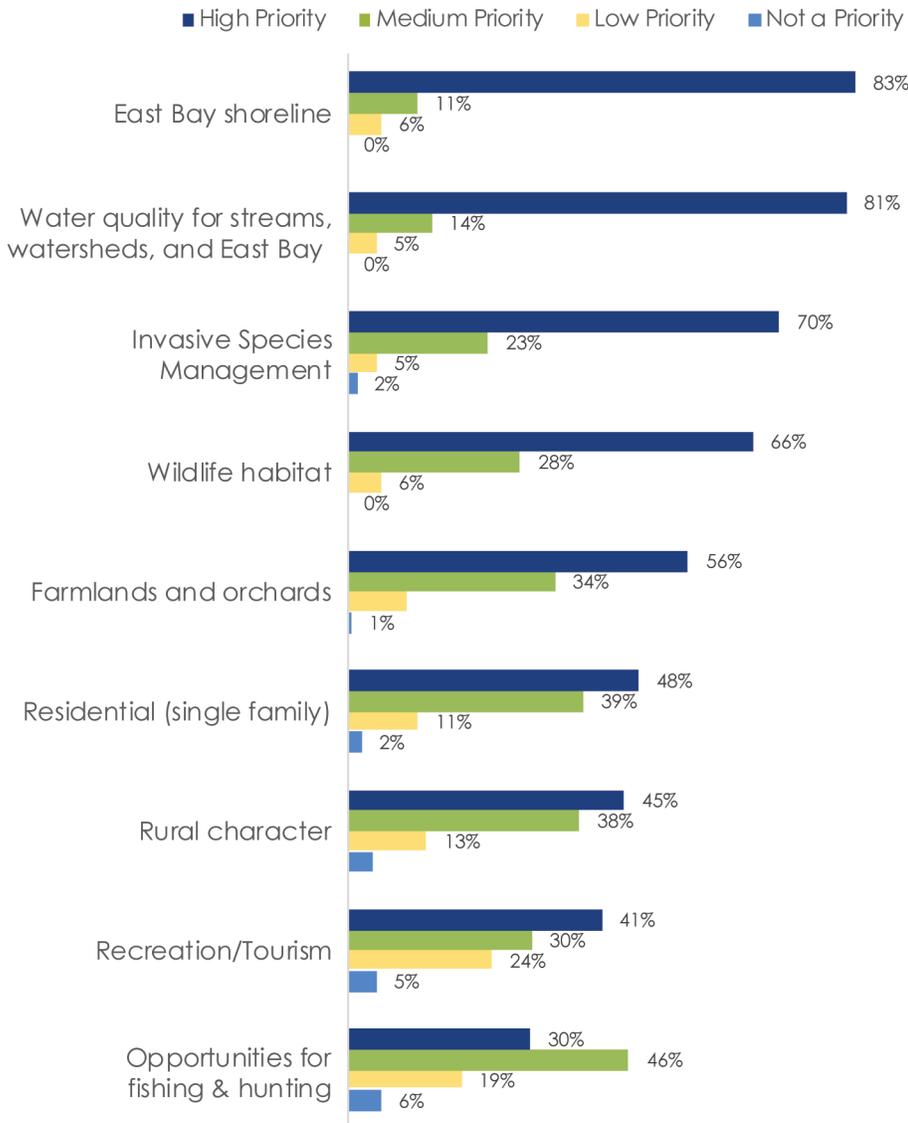
The survey asked participants to rate several economic growth opportunities. They were asked to rate the opportunities from “not a priority” to “high priority.” The top priorities for the respondents was Retail (41%), Recreation/Tourism (39%) and Residential (single family) at 36%. The medium priorities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

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

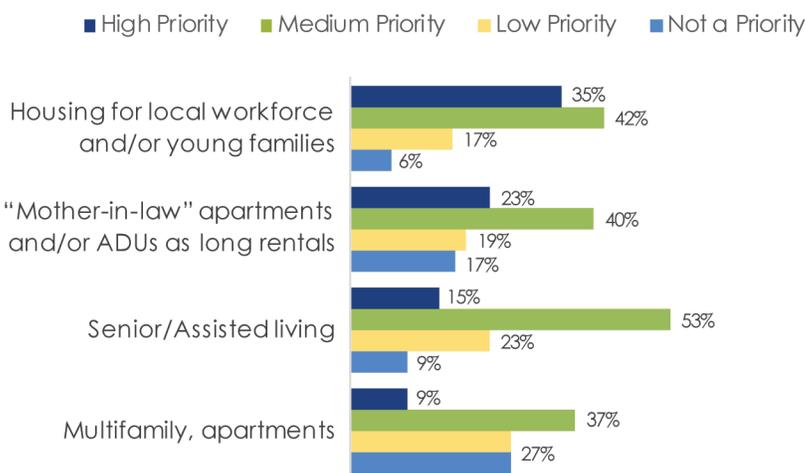
■ high priority ■ medium priority ■ Low priority ■ Not a priority



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



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



Priorities for Protection

The survey takers rated several items for protection within the Township. Of high priority were the water quality (81%) and the East Bay shoreline (83%), while other related items garnered similar support, including invasive species management (71%), wildlife habitat (64%), and items related to the rural character of the Township (45%).

Housing

Housing was a key question to ask during the survey, as the housing density and type is of great importance to current residents and future residents. Many respondents considered housing for the local workforce and/or for young families to be the highest priority (35%), with options for senior/assisted living and "mother in law" units as the next priority (23%), which would allow older generations to remain in the community as their housing needs change.

Park Use

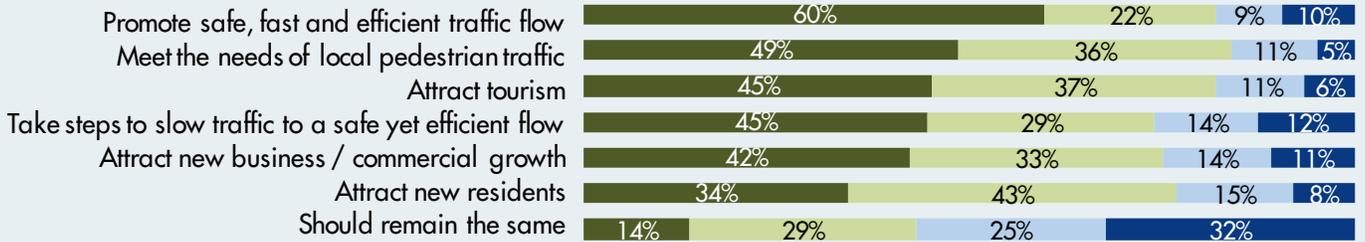
This question listed all the parks and facilities that are in Acme Township and asked survey participants to record, on average, how often they use the facilities. Just over 30% of people that took the survey visit the TART Trail and the VASA Trail at least once a week. People visit Bayside Park (19%) and Saylor Park (14%) several times a month. 13% of the people said they visit Deepwater Point Natural Area at least once a month. Saylor Park is used by 40% of the survey respondents several times a year. 35% people also use Yuba Creek Natural area several times a year.

Figure 16. Findings from the 2013 Visual Preference Survey

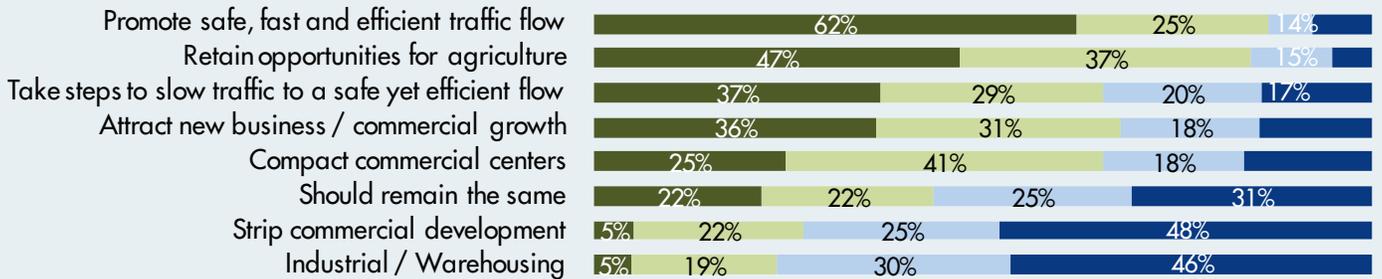
Please rate each of the following in terms of desirability when planning for...

Very Desirable Somewhat Desirable Somewhat Undesirable Very Undesirable

US-31 between M-72 and 5 Mile



M-72 between Lautner Road and Arnold Road



M-72 Visual Preference Survey



Existing condition with sidewalks 37%



Landscaped right-of-way with shared pathway 31%



Landscaped median with shared pathway 37%

US-31

Existing conditions 22%



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



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



Parks and Recreation Services

The survey asked participants to rate their level of agreement with the following statements. 71% of residents strongly agreed that parks and recreation facilities are important to the community and worthy of taxpayer support, and another 67% strongly agreed that the Township should support the development of trails that connect with adjacent park facilities and the

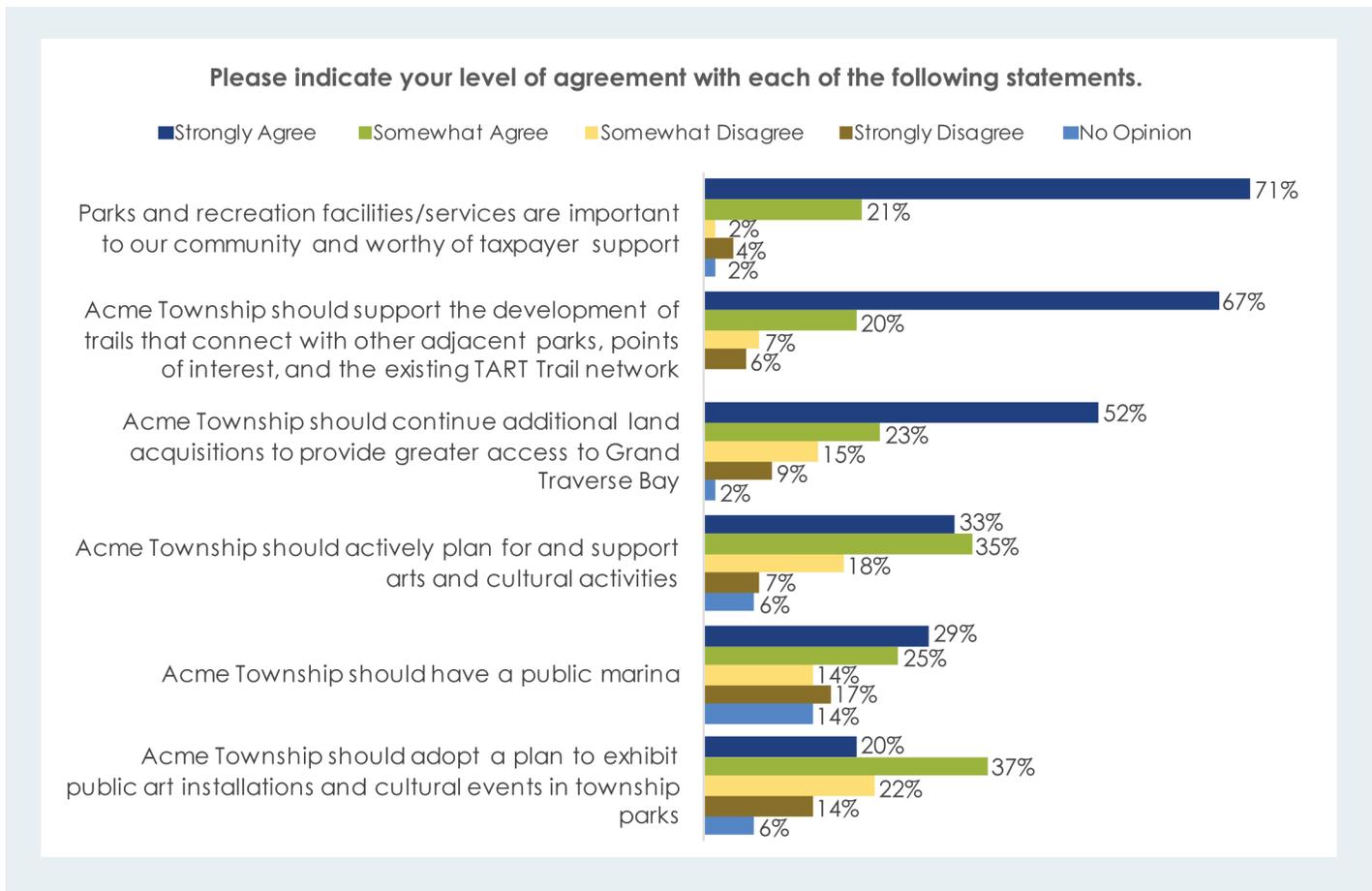
existing TART network. The majority of survey respondents agree to some extent that continuing to acquire land along Grand Traverse Bay for the purpose of waterfront access was important as well.

Parks and Recreation Facilities

The survey asked the participants to rate their top five favorite Park and Recreation Facilities they feel Acme Township should plan for and

develop. The scores were analyzed and then weighted based on the responses. Below is a list of the top five answers.

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

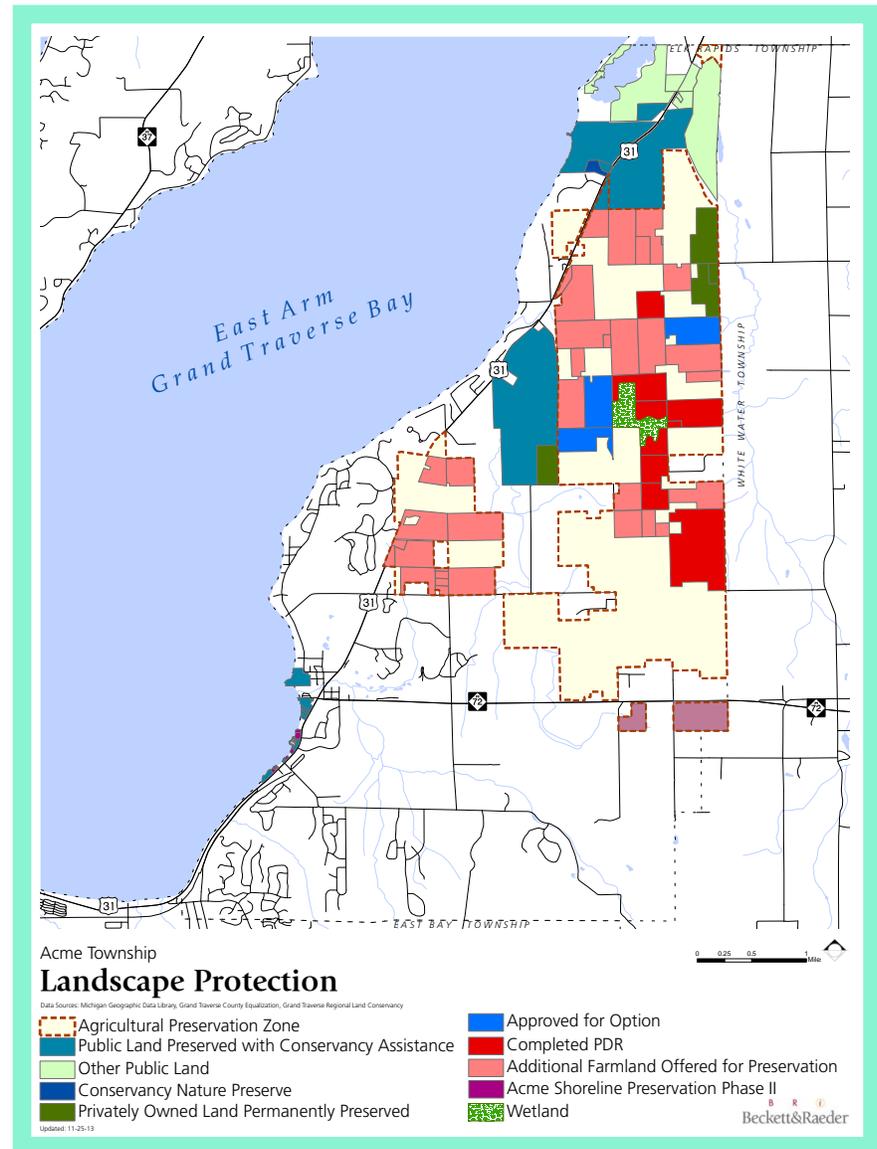


Regional Agency Meeting

In the interest of collaboration, shared resources, and good communication, 39 representatives from adjacent and inclusive jurisdictions and area agencies were asked to join Acme Township representatives for a discussion of mutual goals and concerns back in 2013. A short survey was distributed along with the invitation. The work session, held on February 5, 2013 at the Bayview Inn Bar and Grill, was attended by 17 of the invitees.

A large portion of the conversation focused on motorized and nonmotorized transportation. The Michigan Department of Transportation provided an update on planned projects, including construction along US-31 between Three Mile and Holiday Roads and potential pedestrian improvements at two locations. East Bay Township and the Grand Traverse Band of Ottawa and Chippewa Indians (GTBO&C) both mentioned an interest in pedestrian safety and access management along US-31. Whitewater Township joined as the discussion turned to M-72; a signal or roundabout at the entrance to the Turtle Creek casino was suggested twice. The Traverse City Area Transportation and Land Use Study, currently working on a long-range transportation plan (2015), offered to review the future land use plan and make any needed changes to the regional traffic demand model.

Figure 16: Landscape protection map



“Acme Township’s agricultural lands are an economically important resource. These lands support a locally important and globally unique agricultural industry, which includes excellent fruit production and processing, dairy, livestock, food from grains, and vegetables, as well as nursery and greenhouse crops. The climate, micro-climate, topography, and accessibility of the area make Acme Township uniquely suited for the production, processing, and distribution of agricultural products on a regional, national, and international level.”

— Acme Township Protection of Development Rights Ordinance ²¹

Traverse Area Recreation and Transportation Trails encouraged the use of Complete Streets as a strategy for expanding road access to a broader range of users. The agency's stated priority was completion of the linkage between Bunker Hill and Lautner Roads, and working with the Grand Traverse Regional Land Conservancy to use existing County roads to connect Acme Township with Elk Rapids. The Bay Area Transportation Authority expressed a desire to collaborate on bus and transit stops, suggesting a regional wayfinding system including Acme, East Bay, and Elmwood Townships as well as Traverse City. It also noted the potential for an Acme Township transfer station. The Disability Network advocated projects that are walkable, bikeable, and/or connected to public transit, and offered to review the master plan and site plan for issues related to accessibility.

The Grand Traverse County Planning and Development department reiterated its identification of Acme Township, specifically at the US-31 and M-72 interchange, as a "Growth and Investment Area," adding that these are "priority areas for implementation of [the Grand Vision's] land use, economic development, and housing programs" and that the County "is also interested in the expansion and development of the Grand Traverse Band of Ottawa and Chippewa Counties trust lands and the impact on tax revenues." However, the Grand Traverse Metro Fire Department cited the availability

of public water as a priority for new development, and the GTBO&C mentioned water as a "critical element" in the development of the Grand Traverse Town Center. The GTBO&C partnered with the GTTC for water services, and stated that while it has no immediate plans for its 168 acres, it is in master planning discussions and intends to provide its own infrastructure.

Other issues included water quality, which was a primary concern of both The Watershed Center and the Grand Traverse County Health Department. Low impact development stormwater practices, e-coli monitoring in the East Bay, and particular attention to septic systems in residential development were recommended. The Northwest Michigan Council of Governments reported that it is working on a regional energy policy that will include the Township, and the Grand Traverse Metro Fire Department said it was looking for a new fire station building.

Business Owner Meeting

All members of the Acme Township business community were invited by mail to an input meeting on February 6, 2013; a small questionnaire and relevant sections of the previous master plan accompanied the invitations. Approximately 40 business owners attended the meeting, which was held in the conference room at Hope Village.

When asked what services they required from the Township, the business owners cited water, sewer,

underground utilities along the shoreline parks, road improvements, traffic control such as a left-turn arrow from US-31 onto M-72 and a signal light at the Grand Traverse Resort, signage, expanded or improved recreation facilities (specifically, a new soccer field and repaired volleyball court), and a more professional Township website to attract new business. Planning and zoning recommendations included reduced building setbacks along US-31 and M-72, expanded uses in the industrial district, use of incentives to attract business, and an expedited permitting process. Participants repeatedly emphasized cooperation between government and the business community, as exemplified by the statement that "government and businesses need to work together to create an atmosphere where commerce drives capital, creates jobs, spurs growth in housing sales, preserves land, etc." Finally, attendees expressed a "need to attract Millennials [people born between 1980 and 2000] and younger families" who could become business owners themselves and thus increase economic activity. They recommended an active social media presence and a peer-conducted marketing campaign.

Agriculture Community Meeting

Several members of Acme Township's farming community gathered at Acme Township Hall on January 30, 2013 to discuss master planning issues relevant to agriculture. A primary concern was the desire for more flexibility with

regard to the use of their property. They recommended zoning changes which would encourage related uses within an existing agricultural operation, such as a farm market, wine tasting room, restaurant serving locally produced fare, and other agricultural tourism uses. They also wished to expand that flexibility to include other commercial uses, such as the ability to lease out available accessory buildings regardless of whether the incoming tenant intended to conduct farming activities in them. Permitting the construction of additional family homesteads on the property without subdividing the parcel was another suggestion.

With regard to residential development in general, participants overall favored a clear delineation between agricultural and residential uses. Concerns about encroachment of residential development into active agricultural areas included issues related to spraying, equipment use, noise, and hours of operation. They recommended maintaining a 1 unit per 5 acre density for rural development, with the possibility of reviewing clustered development at 1 unit per 2.5 or 2 acres. Defined development, as in a hamlet or small settlement, was preferred. Other issues cited were management of deer and other invasive species and traffic speeds on US-31, particularly north of M-72, which present a safety issue when moving machinery across the road or traversing the highway between parcels.

Farmers in attendance viewed Acme Township's purchase of development right (PDR) program as the single most useful resource available to protect existing farms from future encroachment, though they expressed a preference for a less restrictive program. In 2004, Acme Township became one of only two communities to pass an ordinance participating in the Grand Traverse County Farmland and Open Space Preservation Program (Figure 16). Under the agreement, the County establishes criteria for eligible lands, determines whether PDR applications should be accepted, approves the restrictions on the subsequent easement, establishes the prices, and oversees compliance monitoring. For its part, the Township establishes the amount of matching funds to be available on an annual basis (voters approved a 10-year, 1-mill levy that is expected to raise \$3.1 million through 2014), decides the allocation to be awarded to each application, and coordinates its efforts with the County.

Acme Shores (Placemaking) Visioning

In keeping with the concept of "placemaking" as a way to form lasting connections between people and spaces, the Acme Shores Coastal Redevelopment Project relied heavily on community engagement. A website was launched at www.acmeshores.org to host general information, a calendar of events, a photo gallery, project documents, and a communication link between the public and the

Leadership Team members. To gather input about the priorities of the redeveloped shoreline's potential users, a meeting was held with noncommercial property owners along US-31 in addition to a community-wide public meeting. Leadership Team members also hosted a public "Meet Your Beach" day on the redevelopment site, at which they spoke one-on-one with attendees and collected comment cards. About 72 citizens came to the public meeting, and about 80 shared their opinions at the beach. The top priorities from each session are summarized in Table 3.

After the plans and drawings for a revitalized Acme Township were completed, the public was again invited via postcard to a community meeting and offered the opportunity to provide feedback. This time, over 100 citizens came to view the drawings in person, and 223 unique visits were made to webpage hosting digital versions. Comment cards were distributed which gave an overview of the project, listed the public priorities incorporated in the plan, and presented small versions of the overall and park plan drawings. In addition to providing their positive and negative preferences, respondents also offered some additional ideas, presented in Table 4.