



**ACME TOWNSHIP PLANNING COMMISSION MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
February 11th, 2019 7:00 p.m.**

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

ROLL CALL: Members present: S. Feringa (Vice Chair), D. Rosa, M. Timmins (Secretary), D. VanHouten, B. Balentine, D. White (joined the meeting at 8:51 pm)

Members excused: K. Wentzloff

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 Kelley, Acme Township, felt the Master Plan did not adequately reflect on the sentiment of the community. (Submitted written comments to be added to packet)

Limited Public Comment closed at 7:04 pm

B. APPROVAL OF AGENDA:

Motion by Timmins to approve the agenda with the addition to G. Correspondence, 3. Ken Engle SUP 2018-04 letter, 4. Ken Engle planning zoning report 2019-03, 5. Kris Mikowski SUP 2018-04 letter, 6. Brian Kelley SUP 2018-04 letter, supported by Balentine. Motion carried unanimously.

C. INQUIRY AS TO CONFLICTS OF INTEREST: None

D. SPECIAL PRESENTATIONS: None

E. CONSENT CALENDAR:

1. RECEIVE AND FILE

a. Township Board Regular Meeting Minutes 01.08.19

2. ACTION:

a. Approve Draft Planning Commission Meeting Minutes 01.14.19

Motion by Timmins to approve the Consent Calendar as presented with removal under 2. ACTION, a. Approve Draft Planning Commission Meeting Minutes 01.14.19, supported by Balentine. Motion carried unanimously.

F. ITEMS REMOVED FROM THE CONSENT CALENDAR

1. ACTION, a. Approve Draft Planning Commission Meeting Minutes 01.14.19

Motion made by Rosa to approve Draft Planning Commission Meeting Minutes 01.14.19, supported by White. Motion carried by 4 (Feringa, Rosa, VanHouten, White) with 2 abstentions (Balentine and Timmins). The motion was made at 10:22 pm when White was present at the meeting. Balentine and Timmins were an excused absent at the 01.14.19 meeting to make a motion.

G. CORRESPONDENCE:

- 1. Grand Traverse County Road Commission – Public Meeting Regarding County-Wide Transportation Solutions**
- 2. John & Meg Russell – Engle Ridge Farm Transfer of Development Rights**
- 3. Ken Engle SUP 2018-04 letter**

4. **Ken Engle Planning and Zoning Report 2019-03**
5. **Kris Mikowski SUP 2018-04 letter**
6. **Brian Kelley SUP 2018-04 letter**

H. PUBLIC HEARINGS:

1. SUP 2018-04 – Transfer of Development Rights, Engle Ridge Farm (continued from January)

Winter gave a brief overview on the request by applicants Ken and Jan Engle for a special use permit to transfer three dwelling units from sending parcel on Bates Rd to receiving parcel on Saylor road where seven dwelling units already exist. It would bring the total number of units from 7 to 10. The request is part of the Engle Ridge Farm Planned Development.

Open Public Hearing 7:09 pm

Janet Engle, 6754 Yuba Road, stated their situation in selling the property and the reasons for the transfer request.

John Russel, 8021 Bates Rd., stated he was against the transfer development rights and wants to protect the agricultural land.

Brian Kelley, Acme Township, voiced his concerns with nearby orchards spraying pesticides that drift if the development goes residential.

Kris Mikowski, 7969 Bates Rd., stated as a farmer bordering this project, she wants to see the farm protected and remain as agricultural property.

Bill White, Interwater Farms, his property is south of the Engle Farm and stated residential does not mix with agriculture. Pesticide sprays may travel across property lines.

Public Hearing Closed at 7:28 pm

I. OLD BUSINESS:

1. SUP 2018-04 – Transfer of Development Rights, Engle Ridge Farm (PZR 2019-03)

Winter explained before a motion is made, the Planning Commission will need to establish the findings of facts presented in the SUP 2018-04 Staff Report. There are items still listed as “To Be Determined” with considerations both for and against supporting the specific Zoning Ordinance standards is to be satisfied. Winter supplied Acme Township Zoning Ordinance Articles that pertain to the evidence standards for the committee to refer to with each item listed.

The Planning Commission reviewed 19.6 Density Transfer (a-c) and 9.1.3 Special Uses (a-c) and decided on which TBD is satisfied or unsatisfied.

Winter summarized the Planning Commission’s decision from the staff report on establishing satisfied or not satisfied with the standards.

- Page 1 - 19.6 (c) (5) a-c the standard has been determined to not be satisfied based specifically on item c.
- Page 2 - Item a.) was satisfied it is adjacent to another 20-acre parcel that is also primarily wooded, creating 40 contiguous acres of habitat
- Page 2- Item b) was satisfied there is no utility or infrastructures strains identified
- Page 3- Item c) is not satisfied due to item a. the intent and purpose not being consistent with the Future Land Use Map
- Page 3- Item e. the intent and purpose will not be compatible with existing land uses surrounding the property, is not satisfied.
- Page 4 - General Conditions, 2. not satisfied because of the evidence listed as standards not satisfied
- Page 4 - Item 5. refers back to 19.6 (c) (5) not satisfied because of item c.

- Page 4 & 5 - b. Conditions as discuss was satisfied with recommendation of 100 ft. setback and 1. & 3., satisfied with relate to setbacks and with standards were not met but could be considered as the PD moves forward.

Jocks informed all the items need to be voted as satisfied, if they are not all met the PC should not be voting in favor of the transfer.

Motion by Balentine recommending to deny the request the Transfer of Development Rights, Engle Ridge Farm SUP 2018-04 based on the finding facts of the staff report, supported by VanHouten. Motion carried by 5 (Balentine, VanHouten, Feringa, Rosa and Timmins), 2 absent (White, Wentzloff)

At 8:55 Feringa called for a five-minute recess. Meeting reconvened at 9:01 pm

2. **Master Plan Update**

Winter informed Claire Karner with Beckett & Raeder will present updates on the Cornerstones and Building Blocks and the Strategies and Land Use sections of the draft master plan. These sections include the Township Priorities, Community Framework, Existing Land Use Map, Future Land Use Map and Categories, Economic Zones, and Zoning Plan. Karner would like the Planning Commission's input and recommendations.

Karner went over the revisions and additions since the last meeting. The building blocks focused on maintaining the roads, public water, transportation, recreation, housing options and connecting neighborhoods/commercial districts.

She is in the process of updating the existing land use map and will have a draft at the next meeting. Changes have been made to add mixed use village, updated recreation/conservation and light industrial & warehousing. The Economic Development Zones map is being revised adding areas showing rural recreation & entertainment, growth & investments and material processing & warehouse, it is similar to the land use map.

Winter went over the existing zoning districts with proposed modifications and zoning districts. In reviewing the Agriculture, A-1 proposed modifications, White suggested the setbacks should be made for more footage between agricultural and residential use.

Karner stated the next step is to implement an action plan by taking the corner stones and putting them in a table. She will have a new plotted future land use map and revisions of the plan for the next meeting.

J. **NEW BUSINESS:**

1. **SPR 2019-01 – Acme Greenworks Site Plan Review (PZR 2019-02)**

Winter explained the submitted application is for the construction of an approximately 22,360 building on 6980 Bates Rd for a medical marihuana growing facility. The Planning & Zoning Report 2019-02 presents the staff report and findings of facts from the review of the application. The request is for a single building representing Phase I of what could potentially be a four-building facility in the future. The Applicant's client has secured the two-growing license in the A-1: Agriculture District. Both licenses are for Class C facilities that allow 1,500 plants each, for a total potential of 3,000 plants. The property owner is a member of Acme Greenworks LLC and has two licenses from Acme Township to operate a Class A medical marijuana growing facility in the A-1 Agricultural District.

David Drews with Northern Michigan Engineering, Gaylord, MI, gave an overview of the proposed use. He went over the stormwater retention, soil erosion, high level of security, permits, waste water, construction and future use.

Winter said when making a motion to include the conditions as discussed.

Motion by Timmins to approve Site Plan Review application SPR 2019-01, submitted by Northern Michigan Engineering on behalf of Thomas Baranowski and Acme Greenworks, to construct and operate an approximately 22,360 square foot licensed medical marihuana growing facility located at 6980 Bates Rd, Williamsburg, MI 49690, with the following conditions that must be met prior to issuing a land use permit:

1. **Submission of the soil erosion and sedimentation control permit by the Grand Traverse County Environmental Health Department;**
2. **Provide a bond, letter of credit, cash surety of certified check for the proposed landscape improvements in the amount determined by a qualified landscaper;**
3. **The parking lot, sign and wallpacks except for those used above doorways for security be turned off outside the hours of operation;**
4. **The reverse osmosis system shall not discharge into the groundwater aquifer without obtaining a valid wastewater discharge permit from the MDEQ.**
5. **The final set of site plan drawings be updated to reflect the applicable conditions, stamped by a licensed engineer, architect, or landscape architect, and signed by the Planning Commission Chair and Applicant.**
6. **Reduce the tree count to 16 trees and 79 scrubs accounting for the heavy wooded area that is already existing on the property.**

Supported by Ballentine. Motion carried unanimously.

K. PUBLIC COMMENT & OTHER PC BUSINESS

Pubic comment opened at 10:23 pm

Ken Engle thanked the planning commission for their time with the discussion on the transfer.

Rick Saylor, 8265 Saylor Rd, suggested for the future to change the transfer development rights to higher density.

Public comment closed at 10:25 pm

1. **Planning & Zoning Administrator Report:** Winter reported he renewed almost all tourist and vacation homes licenses from last year. There is an Acme to Elk Rapids Tart Trail Open House at the Williamsburg Event Center on Wednesday, February 27, from 5:30-7:30 pm. The Road Commission had consulted with an advisor originally called the east to west corridor study, but they realized it was not just east and west but overall transportation improvements needed in the area. They are having a meeting to discuss routes. It is not a bypass study. At next month's PC meeting there will be a site review of Phase #3 Traverse Bay RV Park.
2. **Township Board Report:** White reported the board is moving forward on reconstructing the township hall offices.
3. **Parks & Trails Committee Report:** Timmins reported the board moved forward with the Bayside playground equipment.

Feringa added there is a project in the works to replace the stream crossing structure on M-72 adding a culvert and widening the road. MDOT will be engineering the project. It will create a stream passage with natural creek bottom and shoreline on each side good for the wildlife.

ADJOURN: Motion to adjourn by Timmins, supported by Balentine. Meeting adjourned at 10:28 pm



ACME TOWNSHIP PLANNING COMMISSION MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
February 11th, 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 01.08.19
 - 2. ACTION:**
 - a.** Approve Draft Planning Commission Meeting Minutes 01.14.19
- F. ITEMS REMOVED FROM THE CONSENT CALENDAR**
 - 1.** _____
 - 2.** _____
- G. CORRESPONDENCE:**
 - 1.** Grand Traverse County Road Commission – Public Meeting Regarding County-Wide Transportation Solutions
 - 2.** John & Meg Russell – Engle Ridge Farm Transfer of Development Rights
- H. PUBLIC HEARINGS:**
 - 1.** SUP 2018-04 – Transfer of Development Rights, Engle Ridge Farm (continued from January)
- I. OLD BUSINESS:**
 - 1.** SUP 2018-04 – Transfer of Development Rights, Engle Ridge Farm (PZR 2019-03)
 - 2.** Master Plan Update
- J. NEW BUSINESS:**
 - 1.** SPR 2019-01 – Acme Greenworks Site Plan Review (PZR 2019-02)
- K. PUBLIC COMMENT & OTHER PC BUSINESS**
 - 1.** Planning & Zoning Administrator Report – Shawn Winter
 - 2.** Township Board Report – Doug White
 - 3.** Parks & Trails Committee Report – Marcie Timmins

ADJOURN:



MEMORANDUM

Planning and Zoning

6042 Acme Road | Williamsburg, MI | 49690

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

To: Acme Township Planning Commission
From: Shawn Winter, Planning & Zoning Administrator
CC: Jeff Jocks, Counsel; John Iacoangeli, Planning Consultant; Claire Karner, Planning Consultant
Date: February 4, 2019
Re: February 11, 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 01.08.19
- 2. **ACTION:**
 - a. Approve Draft Planning Commission Meeting Minutes 01.14.18

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

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

- 1. _____
- 2. _____

G. CORRESPONDENCE: _____

- 1. **Grand Traverse County Road Commission** – Public Meeting Regarding County-Wide Transportation Solutions
- 2. **John & Meg Russell** – Engle Ridge Farm Transfer of Development Rights

H. PUBLIC HEARINGS: NONE _____

- 1. **SUP 2018-04 Transfer of Development Rights, Engle Ridge Farm (continued)**
Please see Item I.(1) under Old Business. The Planning Commission left the public hearing open last month and will resume at this meeting. The public hearing will need to be closed prior to making a motion on the special use permit request.

I. OLD BUSINESS: _____

- 1. **SUP 2018-04 – Transfer of Development Rights, Engle Ridge Farm (PZR 2019-03)**

If the Planning Commission makes a motion to close the public hearing, the next step will be to review the findings of fact presented in Planning & Zoning Report 2019-03. These are the items that have been identified as “To Be Determined” in the original staff report, as amended. Additional items from past meetings have been included as useful references. Establishing these findings of fact will be necessary before making a motion that recommends the Board approves or denies the request.

2. Master Plan Update

Claire Karner of Beckett & Raeder will be presenting Cornerstones and Building Blocks and the Strategies and Land Use sections of the draft master plan update. These sections include the Township Priorities, Community Framework, Existing Land Use Map (more edits to be done with staff input), Future Land Use Map and Categories, Economic Zones, and Zoning Plan. This is a first swing at this iterative process and is presented to gather your input and recommendations.

J. NEW BUSINESS: none

1. SPR 2019-01 Acme Greenworks (PZR 2019-02)

An application has been submitted for the construction of an approximately 22,360 sq building on Bates Rd for medical marihuana growing facility. This is the first application to come before the Planning Commission for a medical marihuana facility since the adoption of the Medical Marihuana Facilities Licensing Ordinance and associated Zoning Ordinance amendment. Planning & Zoning Report 2019-02 presents the staff report and findings of facts from the review of the application. The request is for a single building representing Phase I of what could potentially be a four-building facility in the future. The Applicant’s client has secured the two (2) growing license in the A-1: Agriculture District. Both licenses are for Class C facilities that allow 1,500 plants each, for a total potential of 3,000 plants. Upon review of the application and report, if the Planning Commission is in agreement with the conclusion, then the following motion is presented for consideration:

Suggested Motion for Consideration:

Motion to approve Site Plan Review application SPR 2019-01, submitted by Northern Michigan Engineering on behalf of Thomas Baranowski and Acme Greenworks, to construct and operate an approximately 22,360 square foot licensed medical marihuana growing facility located at 6980 Bates Rd, Williamsburg, MI 49690, with the following conditions that must be met prior to issuing a land use permit:

1. Submission of the soil erosion and sedimentation control permit by the Grand Traverse County Environmental Health Department;
2. Provide a bond, letter of credit, cash surety or certified check for the proposed landscape improvements in the amount determined by a qualified landscaper;
3. The parking lot, sign and wallpacks except for those used above doorways for security be turned off outside the hours of operation;
4. The reverse osmosis system shall not discharge into the groundwater aquifer without obtaining a valid wastewater discharge permit from the MDEQ.
5. The final set of site plan drawings be updated to reflect the applicable conditions, stamped by a licensed engineer, architect, or landscape architect, and signed by the Planning Commission Chair and Applicant.

K. PUBLIC COMMENT & OTHER PC BUSINESS:

1. Public Comment:

Open: **Close:**

2. Planning & Zoning Administrator Report: Shawn Winter

- **Permits** (since January 14, 2019)

- Land Use Permits – 1
 - LUP 2019-01 Accessory, Ace Hardware, 3597 Bunker Hill Rd
- Tourist Home – 7
 - TH 2019-01 3907 Bay Valley Dr
 - TH 2019-02 2927 Sherwood Dr
 - TH 2019-03 4617 Bartlett Rd
 - TH 2019-04 5253 US-31 N
 - TH 2019-05 6527 Deepwater Point Rd
 - TH 2019-06 4810 Bartlett Rd
 - TH 2019-07 5665 Apple Valley Rd
- Vacation Home – 3
 - VH 2019-01 3590 Bunker Hill Rd
 - VH 2019-02 7677 Bates Rd
 - VH 2019-03 6240 Bracket Rd

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

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

L. **ADJOURN:**

Motion to adjourn:

Support:

To: Acme Township Planning Commission
From: Brian Kelley
Subject: Master Plan
February 11, 2019

Good evening,

I have commented to you many times about how I feel the Master Plan does not adequately reflect the sentiment of the community in regard to protecting Rural Character. That community sentiment is reflected in the Community Survey.

Shawn Winter's recent staff report makes mention of cluster housing on Ag.

"The Agricultural future land use category in the master plan calls for residential development to use conservation design such as cluster housing, open space preservation or planned unit development."

In light of the recent application, I feel those Master Plan objectives for High Density on Ag goals need to be revised to better reflect the sentiment of the community.

Thank you,

Brian Kelley

My wife and I moved to Acme Township in Sept, 2017. We moved from the crowded and busy west side of Traverse City to dedicated farmland and the quiet of country living.

We are against transferring development rights from the Bates Road parcel to the Sayler Road site.

Why would you put a conservation easement on the Bates Road site to protect it from development? It is not presently under an agricultural zoning designation. Changing the current agricultural protection from the Sayler Road site will open the flood gates for development.

The present owner of the Sayler Road property, in a letter dated March 28, 2005, to the Acme Township Planning Coordinator, stated "I wonder what determines what is a farm? I don't know the answer to that question, but I do know that as people change agricultural land to residential use eventually the farms go away".

We do not want the farms to go away.

There presently is a site prepared for development on Lautner and Brackett Roads, complete with underground electric, a paved road and open land. A great location for a winery and housing and close to main highways and traffic.

Please keep the valuable and unique character of Acme Township's protected agricultural unmolested.

John Russell
8021 Bates Road
Williamsburg, MI
231-883-1588



**ACME TOWNSHIP REGULAR BOARD MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
Tuesday, January 8, 7:00 p.m.**

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

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

Members excused: None

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

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

Evert Stewart, 5751 US 1 North, stated his concerns with adding parking lot C and the use of the concrete building as a restroom on the proposed Bayside park plan.

John Pulcifer, 7707 US 31 N., requested to add back on to a board meeting agenda discussing opting in to the Proposal 1 recreational marihuana licensing. He would like to have a discussion on the pros and cons of having Class A growers and testing facilities in the township.

Brian Kelly 4893 Ridge Crest, voiced his concerns with the parks master plan containing errors in citing the Community Survey to justify certain goals. (Submitted written comments to be added to packet)

Limited Public Comment closed at 7:07 pm

B. APPROVAL OF AGENDA:

Zollinger added under K. New Business, 3. Resolution #2019-02 TBAISD, Resolution #2019-03 Elk Rapids, and Resolution #2019-04 TCAPS tax collection for school districts

Motion by Nelson to approve the agenda as presented with the addition to K. New Business, 3. Resolution #2019-02 TBAISD, Resolution #2019-03 Elk Rapids, and Resolution #2019-04 TCAPS tax collection for school districts, supported by White. Motion carried unanimously.

C. APPROVAL OF BOARD MINUTES:

The meeting minutes of 12/04/18 were approved as presented.

D. INQUIRY AS TO CONFLICTS OF INTEREST: None

E. REPORTS

- a. Clerk:** Dye reported she is working on year-end payroll reports, new QVF program from the state and retention files.
- b. Parks:** No report
- c. Legal Counsel - J. Jocks:** No report
- d. Sheriff:** No report
- e. County:** Gordie LaPointe reported the county had an organization meeting and he has been assigned to the Pavilions, Health Department and Department of Veteran Affairs committees. Current issues being looked at are, the pension deficit and problems concerning the jail. He will be representing Acme, Whitewater and two precincts in East Bay and would like to hear any feedback from the community.

F. SPECIAL PRESENTATIONS: None

G. CONSENT CALENDAR:

1. RECEIVE AND FILE:

- a. **Treasurer's Report**
- b. **Clerk's Revenue/Expenditure Report and Balance Sheet**
- c. **North Flight November report**
- d. **Recycle Smart December 2018**
- c. **Draft Unapproved meeting minutes**
 - 1. **Planning Commission 12/10/18**
 - 2. **Parks & Trails 10/19/18, 11/16/18, 12/21/18 and Special meeting 11/26/18**

2. APPROVAL:

- 1. **Accounts Payable Prepaid of \$111,658.75 and Current to be approved of \$31,772.91 (Recommend approval: Clerk, C. Dye)**

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

H. ITEMS REMOVED FROM THE CONSENT CALENDAR: None

I. CORRESPONDENCE:

1. Charter Communications dated 12/12/18 re: Local Franchise Agreement

Zollinger explained Charter Communications has sold a part of their franchise and sent the amendment agreement to show the new name. There is no change with the existing service.

J. PUBLIC HEARING: Acme Township Parks and Recreation Update of Parks Five-year Plan

Winter informed the Parks & Trails Committee worked with Carrie Klingelsmith, Project Manager with Beckett & Raeder, on a new five-year parks and recreation plan. The process included a public input survey, reviewing the past plan, identifying projects the Committee worked on over the last few years, and creating new goals and objectives. The Committee reviewed and edited a draft for a mandatory 30-day public comment period between December 1-31. There was a final discussion at the last meeting, for additional edits to have Carrie incorporate them into the draft for the board meeting. Winter pointed out some of the highlights in the plan on population density areas, age groups living in the township and survey results.

Public Hearing opened at 7:31 pm with 13 attendees present

Brian Kelley questioned the percentage used for those in favor of the public art installations was not the amount as earlier stated in the survey. (Submitted document for packet)

Public Hearing closed at 7:35 pm

Aukerman submitted additional edits and the board agreed to add them to the plan.

Winter addressed the public comment concerns on the Bayside park plan. He said the concrete building and parking lot was put in the Phase III as a future reference. There is no funding or plan to finalized Phase III at this time. Moving forward with it will depended on how the park is utilized. They were included in the 2015 conceptional design plan for the DNR Trust Fund Grant. If it does get to the point where developing Phase III is being proposed, discussions and public hearings would be held first.

Jenema added it has been discussed at the Parks & Trails meetings to utilizing the concrete building for the rental of non-motorized kayaks to help supplement the cost of maintenance for the park.

Motion by Jenema to approve the 2019-2023 Acme Township Parks and Recreation Plan Adoption Resolution #2019-01 with modifications as presented, supported by Aukerman. Roll Call motion carried unanimously.

K. NEW BUSINESS:

1. Acme Sewer Fees Potential Increase

Zollinger wanted the board to be aware he is looking into seeing if the current sewer fees are covering all the expenses needed for updates done by the township and developers as they put new construction in. The engineers have looked at ten years out and will project the expense and if revenues held are enough for updates to pump stations. He will get back to the board when there is accurate data.

2. Acme Connector Trail-Engineering Firm Selection Approval-Winter

Winter informed five bids were received for the design and construction engineering of the Acme Connector Trail. The bids were reviewed and scored by the Parks and Trails Committee and their conclusion was to use Beckett & Raeder because they came in under the \$45,000 budget, have had a close relationship for over ten years with the township and are familiar with the community.

Motion by Dye to approve the selection of Beckett & Raeder to perform the engineering of the Acme Connector Trail as prescribed in the request for proposal and presented in their submitted bid for a fee of \$40,620, based upon a percentage of the preliminary construction budget. Should the budget increase by a factor greater than 10%, Beckett & Raeder reserves the right to discuss additional contract fees, supported by Scott. Roll Call motion carried unanimously.

3. Resolution #2019-02 TBAISD, Resolution #2019-03 Elk Rapids, and Resolution #2019-04 TCAPS tax collection for school districts

Motion by Scott to approve Resolution #2019-02 TBAISD, Resolution #2019-03 Elk Rapids, and Resolution #2019-04 TCAPS tax collection for school district, supported by White. Motion carried unanimously.

L. OLD BUSINESS:

1. Discussion on a potential RFP for Auditing – Dye

Dye informed that Gabridge & Co. has been handling the township's auditing from 2014-2018, and for the five years prior 2009-2013, it was done by Dennis, Gartland & Niegarth. When she was in MTA training sessions, they recommended to use a different auditor every 3-5 year for the purpose of having another set of eyes looking at the records. The board discussed at the November meeting, to either use for 2019 another audit firm or continue using Gabridge & Co. with different representatives from their company. Dye was asked to contact some of the other local clerks to see who they used for their yearend audit. She received auditing firm names and costs from five different townships. The townships varied in size, so it was hard to do a cost comparison.

Jenema motioned to go with Gabridge & Co. for 2019 using different auditors and next year send out an RFP to other audit companies for consideration, supported by Scott. Roll Call motion carried unanimously.

2. Metro Fire Discussion- Nelson/Zollinger

Zollinger informed Garfield is having a meeting tonight with their board to discuss the topics from the December meeting.

Nelson reported there were concerns in having equal representation in decision-making on GT Metro's board. It was discussed when making decisions involving high-level spending or multi-year contracts to have an affirmative vote from each township to pass. He said they needed to define the leases and who will pay for their own capital improvement expenses at their respective fire stations.

Chief Patrick Parker said East Bay Township rejected the idea of changing GT Metro's articles of

APPROVED

incorporation, which would allow the voting system of the board to be restructured. They wanted to just change the procedures.

Scott suggested regarding funding issues it would be best to go with a percentage instead of putting a dollar amount on them.

Zollinger suggested they might consider a mediator to help work out funding formulas for future spending.

3. Bayside Playground Status

Zollinger noted because there was not enough money in the park's budget for the playground, funding received from grants, the community foundation and donations will cover most of the cost for equipment. The only costs not covered would be for preparing the site.

He requested to move money out of the general fund to finish the project and if additional donations are received it would be replaced.

Motion by Jenema to take from the contingency in the general fund \$10,000 to complete the project, supported by Scott. Roll Call motion carried unanimously.

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

ADJOURN: Motion by Scott to adjourn meeting, motion carried unanimously. Adjourned at 9:45 pm



**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



*"Our mission is to upgrade and maintain
a safe and efficient road system"*

TO: News Media
FROM: Grand Traverse County Road Commission
DATE: February 1, 2019
RE: **ROAD COMMISSION INVITES PUBLIC TO REVIEW AND
SHARE IDEAS REGARDING COUNTY-WIDE TRANSPORTATION SOLUTIONS**
CONTACT: Wayne Schoonover, PE, Grand Traverse County Road Commission, 231-922-4848
wschoonover@gtrc.org
Megan Olds, Parallel Solutions LLC, Public and Stakeholder Engagement Lead, 231-409-7885,
megan@parallelmi.com

FOR IMMEDIATE RELEASE

Traverse City. The Grand Traverse County Road Commission invites community members to participate in a public meeting on Monday, February 18 from 5:00 – 8:00 p.m. at East Middle School, 1776 N Three Mile Rd, Traverse City. The purpose of the meeting is to share and get community members' feedback on potential solutions to address county-wide transportation needs.

The public meeting will have an open house format. Maps and summary information about each potential solution will be available for review. Community members can come and spend as much time as they like between 5:00 – 8:00 reviewing maps and information and providing feedback and completing comment forms. Team members working on the project will be present to share information, listen and answer questions. Individuals who are not able to attend the meeting may access information and maps on the Road Commission's website, along with a link to an online comment form. Public comments on the potential solutions will be accepted until March 1 via the website. Maps and information will also be available for review from February 18 – March 1 at Road Commission's office.

In December, a study team hired by the Road Commission and led by OHM Advisors presented an initial round of nine conceptual solutions to representatives from local government agencies and stakeholder groups. At this meeting, participants suggested that some concepts be combined into four or five corridor-based solutions. The engineering team combined some solutions and also changed some design features based on additional data gathered about safety and environmental considerations. The combined "Practical Solutions" are being evaluated for their potential impacts to traffic volumes, congestion and safety. Maps of each of these Practical Solutions will be shared with the public at the February 18 meeting.

Wayne Schoonover, County Road Commission Engineer helping to guide the study process said, "The purpose of this study process is to identify a range of solutions to address mobility needs. There may be 50 small solutions, or five big projects or a combination. We want actionable solutions to come out of this study, including projects we can implement as early as next year, as well as longer-term projects. We do not yet know what those solutions will be. We are going into this process with an open mind and while listening to stakeholder and public feedback. We will be referencing all available information from past studies, including past corridor and regional studies. We want to hear people's impressions, comments and questions about the potential solutions that will be presented for review at the public meeting."

More information about the study process and project can be found on the Road Commission's website at www.gtrc.org.



*"Our mission is to upgrade and maintain
a safe and efficient road system"*

STEPS IN THE STUDY PROCESS

- February 18: Public Meeting at East Middle School, 5:00 – 8:00 p.m.
- February 18 – March 1: Public can review maps and information regarding “Practical Solutions” and share comments on the County Road Commission’s website – www.gtcrc.org
- March 1: Final day for public comments on Practical Solutions
- Early March: Planning and engineering team led by OHM Advisors refines Practical Solutions based on public feedback and conducts traffic modeling for each solution. Draft Preferred Solutions will then be the outcome of this process.
- Mid-March: Preferred Solutions and outcomes of traffic modeling presented to local agency groups, stakeholders groups, and public for review and feedback. Public meeting late March/early April. Maps and information and comment forms will also be available at the Road Commission office and on their website.
- Early April: Further refinements to potential solutions based on feedback from local agency groups, stakeholders, and the public. Planning and engineering team prepares final report.
- Late April: Planning and engineering team presents final study report to the Grand Traverse County Road Commission at a public meeting.

ADDITIONAL BACKGROUND

The purpose of the Transportation Study is to recommend alternatives and actions that address safety, improve mobility and efficiency, improve transportation mode options and improve connectivity with a focus on east-west travel for all users of the Road Commission’s network in the study area. The alternatives and actions should consider the natural environment and enhance positive benefits for adjoining properties, neighborhoods, parks and businesses.

The need is demonstrated by the high levels of congestion and excessive delay for motorists traveling east and west along the five key road corridors during peak and non-peak seasonal hours within the study area which extends from Grandview Parkway south to Beitner Road and from US-31 east to 4-Mile Road. There are limited east-west routes in the Traverse City area due to the natural geography of the city, bay and river. Within the study area there are intersections that have higher than average crashes. Due to lack of infrastructure, non-motorized mobility is also limited within the urbanized study area.

The outcomes of the study are intended to:

- Support the Road Commission’s mission: “To upgrade and maintain a safe and efficient road system.”
- Reflect the participation and input from local agencies, stakeholders and the public.
- Identify improvements to safety and efficiency for all modes of travel within the County road system.
- Create a plan that responds, to the extent possible, to the needs of various interests for enhancements and accessibility benefits. These interests include commuters, businesses, neighborhoods, parks, goods movement, tourists, transit, pedestrians and bicyclists.
- Provide solutions that consider the character and context of the study area.
- Improve system resiliency for peak seasonal events or incident management.
- Provide solutions that consider the potential implications of existing and future land use patterns related to alternatives.
- Improve accessibility, routing and connectivity for modes of travel.
- Evaluate and incorporate natural and cultural resource conservation best practices into designs and solutions.
- Maintain or improve air quality.
- Evaluate a package of solutions that can be adopted based on agency budgets and planned or projected financial resources.



*"Our mission is to upgrade and maintain
a safe and efficient road system"*

Although the study area was limited to the scope defined above, other areas and routes that influence transportation and traffic patterns in the study area will also be evaluated. The study process will include information about transportation assets under the City and MDOT's jurisdiction. However, due to the scope of the Road Commission's authority, the potential solutions presented by OHM Advisors will be limited to areas outside the City limits and will not include recommendations for City streets or City bike or pedestrian infrastructure or MDOT roads.

The study process is being led by the Grand Traverse County Road Commission. The Road Commission wants to engage effectively with other agencies and stakeholders as it focuses on its mission, while recognizing that its own implementation of the study's preferred alternatives may be constrained by the availability of funding, the width of existing right-of ways, and/or other factors. The Road Commission is committed to continuing to communicate and jointly plan with other agencies and entities as it implements future projects.

###

To: Mr. Shawn Winter
Acme Township Zoning Administrator

January 30, 2019

From: John, Meg Russell
8021 Bates Road
Williamsburg, MI. 49690

Mr. Winter -

The news of developing existing farm land to allow both clustering and mix of land use in Acme Township recently came to our attention.

We wish to ask the Board to not allow the requested PUD permit requested by Mr. Ken Engle on Saylor Road. The thought of developing and changing forever the beauty and solitude of Acme Township's farming land along Saylor Road should not be allowed.

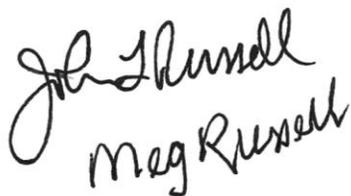
If a PUD is approved, or a special land use permit is allowed, we feel the PUD would change the face of Acme Township forever and open the door for future misuse of our beloved township properties.

Upon reading the Farmland and Open Space Development Rights Ordinance for the township, we strongly agree that "the Ordinance should be enforced as a permanent option to protect farmland in the township."

Preserving the rural character and scenic attributes of the community would continue to enhance the quality of life for Acme Township residents. The noise and traffic would be increased significantly by any development. If a winery is part of this development, where would the auxiliary buildings for processing, producing and selling of wine be located? Would there be more requests for more special use permits in the future? How much traffic would be created? Would such a rural location even be fit for a winery?

In a letter to the Board in 2005, Mr. Engle stated he purchased the land in 2002 to "keep it from residential development." He also stated the cost of starting a winery at \$12,000- \$15,000 an acre, and "wineries with Bed and Breakfast do better economically." Is that the next phase for the PUD? He stated he was aware "that changing agricultural land to residential use, eventually the farms go away."

We would request that this development not be issued permits and not be built.


John Russell
Meg Russell

To: Acme Township Planning Commission
From: Kenneth L. Engle
February 8, 2018

RE: SUP 2018-04 - Engle Ridge Farm Transfer of Development Rights

Jan and I have two goals; retire from farming and protect Acme Township's farming community by either selling or transferring development rights. A vibrant, self-sustaining agricultural economy will keep farmland in agriculture, but in reality, the highest and best use of agricultural land in Acme Township is residential development. This is why many communities including Acme Township have adopted Farmland Protection Programs. In fact, we have already protected 275 acres of farmland donating a portion of the development value, like other Acme Township farmers, so more acres could be protected. Farming is what I have been doing for the past sixty plus years. Jan and I are most likely the last owners of the two parcels in question who willingly want to preserve these parcels. I still believe that agricultural and residential uses do not make appropriate neighbors.

Unfortunately, the difference in value between farmland and residential development is an amount we are unable to donate. Funds from round two of the Acme PDR program are not available to protect these two parcels. Application and scoring for the second round actually took place before the millage was renewed. There is another way to preserve this farmland by having a conservation buyer purchase the property at its development value and transfer or extinguish the development rights for a tax credit. For this to happen, a residential development property value either by right or Special Use Permit has to be established. This is the avenue which Jan and I are actively pursuing. Just selling at farmland value and not transferring or extinguishing the development rights would mean a future owner could sell this land for residential development. This would not protect adjacent farmland, farmland which has applied for round two of the PDR program and our own protected farmland, from residential development.

Jan and I are going to sell these parcels. There are about sixty acres of unprotected land in the A-1 district in both parcels combined. Transferring three development rights from the woodlot on Bates Road and placing a permanent conservation easement on that parcel will mean that present and future generations will benefit. A managed woodlot is often not appreciated as a community asset providing recreational opportunities, wildlife habitat, and open space while sequestering carbon. If it is not protected, the parcel can be split into four parcels each with a residence. Rarely is timber managed on a five acre parcel, and traffic on Bates Road will increase.

The parcel on Sayler Road has an established vineyard and cider apple orchard. It is viable for us because it has been part of a larger farming operation. A perfect way to keep this parcel in agriculture is a winery which is a use by right in the A-1 district. We have people who are interested who have said that being permitted to serve food is an essential part of a sustainable business model. If a sale is done in coordination with a conservation buyer who will donate or transfer the residential development rights, then another sixty acres in the Acme Township Farmland Preservation Zone will be protected never to have any houses built. The alternative on this parcel is to have seven five acre residential parcels by right. Very few five acre parcels in Acme Township are actively used in agriculture.

If we cannot find a conservation buyer, then using Acme Township's Planned Development Ordinance to preserve as much open space in the A-1 district as possible is a better alternative. Acme Township is fortunate to have this forward thinking alternative in its zoning ordinance. It is apparent from comments made at last month's public hearing that farmland protection is appreciated by neighboring land owners. I have to agree with the Zoning Administrators comments that a homeowner's association may not do a good job of managing a vineyard and orchard. The best hope is they enter into a long term lease and get out of the way of the person managing the agricultural operation. At the least, about thirty or fifty more acres of land in the Farmland Preservation Zone will become open space permanently protected by a conservation easement and a buffer between agricultural and residential use.

To: Acme Township Planning Commission

RE: Planning & Zoning Report No. 2019-03
SUP 2018-04 - Engle Ridge Farm Transfer of Development Rights

§19.6(c)(5)

The property owners clearly stated they prefer to keep the parcels on Bates and Sayler Roads as they are today, but that is not something they can financially do on their own. Therefore, the transfer of all three development rights from the Bates Road woodlot is a step in the process of protecting it from being divided by right into four residential parcels and limiting the impact to this parcel. The transfer is not final until the Planned Development is approved and a conservation easement is placed on the parcel. This transfer meets the requirements of the ordinance. Also, while transfer of development rights is part of the zoning ordinance, Acme Township does not have a formal process to facilitate the transfer of development rights between unrelated land owners.

a) The benefits that twenty acres of undeveloped managed woodlot provides for recreational opportunities, wildlife habitat, and open space while sequestering carbon are often not fully appreciated.

b) Allowing this transfer will actually mean one less residence by right. By right, the Sayler Road parcel has 7 divisions and the Bates Road parcel has 4, a total of eleven. But using the Density Transfer method, only a total of 10 divisions are allowed. The parallel stretch of Bates Road already has twenty-two homes. The Grand Traverse County Health Department will make determinations regarding well and septic.

This precedent is an opportunity to reduce sprawl in the Farmland Preservation Zone. Five acre lots are seldom actively farmed or managed. Any farmland or open space protected by a conservation easement is an opportunity for economic innovation. This is consistent with Section 6.12 A-1: Agriculture District: which has the intent and purpose to preserve, enhance and stabilize areas which are used for farming purposes.

c) The transferred development rights would create three additional one acre lots on the receiving parcel on Sayler Road instead of developing the Bates Road parcel. This satisfies the intent of the township to reduce sprawl. Forty-eight acres out of the sixty acres of the two parcels combined would be permanently protected with a conservation easement.

The vineyard and cider apple orchard on Sayler Road have been viable because they have been part of a larger farming operation. The owners have increased the cropland acres, but they are still less than half of the entire parcel. There is an opportunity for a winery on this parcel because of the vineyard and cider apples. A best case scenario would be a conservation buyer purchasing the parcel for a winery and donating the development rights for a tax credit. Another scenario would be for a HOA to have a long term lease with a winery. Any open space will be preserved open space in a Planned Development creating a buffer with adjoining parcels.

§ 9.1.3

a. 2. While there is an increase of three dwelling units on Sayler Road there are four less dwelling units on Bates Road only half a mile away. The net effect is one less dwelling unit in the Agriculture District.

The IRS recognizes that when protected by a permanent conservation easement farmland and open space are of equal value. Conservation easements in the PDR program do not require farmland to be farmed. The value to active farming operations is the restriction of residential use.

b. The property owners agree with the minimum 100-foot setback. The required 100 foot setback will be memorialized in the development agreement. The broader question being raised is what the appropriate setback is for all residences in the Agriculture District so they do not create a nuisance for farming operations.

1. *The Agriculture District is intended to preserve, enhance, and stabilize areas within the Township which are presently used predominantly for farming purposes or areas which, because of their soil, drainage, or natural flora characteristics, should be preserved for low intensity land uses. It is the further purpose of this District to promote the protection of the existing natural environment, preserve the essential characteristics and economical value of these areas as agricultural lands, provide increased market opportunities for local and regional producers by clustering supporting operations such as processing, packaging, distributing, buying, and, research and development that complement and add value to the agricultural sector, and provide opportunities for agricultural-related entrepreneurial ventures. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act. It is explicitly the purpose of this zone to preserve a suitable long term working environment for farming operations while minimizing conflicts between land uses. It is the further purpose of this District to promote the protection of the existing natural environment, and to preserve the essential characteristics and economical value of these areas as agricultural lands.*

Acme Township is forward thinking by having Article XIX: Planned Development. *It allows flexibility in the control of land development by encouraging innovation through an overall, comprehensive development plan to provide variety in design and layout; to achieve economy and efficiency in the use of land, natural resources, energy and in the provision of public services and utilities; to encourage useful open spaces suited to the needs of the parcel in question.*

The owners of these two parcels have a passion to protect agriculture. They have already protected 275 acres of Acme Township farmland where no new dwellings will be built. The easy thing to do is that which is allowed by right. In the Agriculture District it is dividing the land into five acre lots which consume potentially productive farmland and open space such as a managed woodlot. By approving the transfer of these three development rights, there is a potential that at least forty-eight acres more will be protected in the Farmland Preservation Zone. If the owners find the right buyer or individuals come forward to purchase or transfer the development rights out of the A-I district, then their goal of protecting their land from any development will be achieved.

A cluster development of ten 1-acre parcels on a 38-acre parcel achieves many objectives of the Acme Township Ordinance and Master Plan.

To: Acme Township Board Members:

February 11, 2019

My name is Kris Mikowski and I reside at 7969 Bates Road with my husband, Mark. I am writing in reference to SUP 2018-04, the transfer of development rights by the Engle's, from property on Bates Road, to the property on Saylor Road, which in turn, if approved would allow for a higher density development, in a rural A-1 Agricultural District. In laymen terms, a "sub-division" with cluster/high density housing would be created in the middle of prime agricultural land.

Along with my husband, we are proud to be called "Farmers." The Farmland Preservation Program made it possible for us to obtain our dream farm. We started with our 2 ½ acres and quickly out-grew our acreage. After many denied attempts to purchase land bordering our property, we contemplated moving from the area to obtain our goal of raising our horses and beef cattle. We eventually were able to purchase 37 ½ acres of farmland that had been placed in the Farmland Preservation Program, by the Engles. I am proud to say that our forty acre farm is completely surrounded by area farms. Mr. Doug White to the west, the Send Farms to the south, Dave Hoxie to the east and the Engles' to the north. We currently have approximately thirty five beef cattle and three horses and every inch of our property is farmed. My understanding at the time of purchase of our property, was that all of the Engle Property was in the Farmland Preservation Program.

Our property will touch the southeast corner of the Engle project on Saylor Road. I appreciate and respect the five(5) acre rule that has been adopted by the township. The Engle's twenty(20) acres on Bates Road is highly wooded acreage and bordered by Tobacco Creek on the south and east sides of the property. Tobacco Creek is a nicely done 5 (+) acre development, which fits in nicely with the Township's implementation of the five(+) acre rule and I believe the Township's Master Plan. I do not see where this transfer would benefit the Township. Building three(3) or four(4) homes on this twenty(20) acres is a right as a landowner in the Acme Township. These home(s), depending if the acreage is broken into the 5(+) acres, would fit in nicely with the Tobacco Creek Development,

Allowing this transfer would permanently take away prime agricultural land, contribute to sprawl with ten(10) homes and a possible winery in a rural A-1 Agricultural District and will set a precedent or open the door to transfer of building rights to all open land, large and small acreage, within the township that is currently not protected.

Transferring the building rights to the Saylor Road project will allow for ten(10) homes and a possible winery to be built on probably the most scenic road in Acme Township. A PD(Planned Development) in Acme Township and in this case, the Saylor Road Project, should remain at the five acre rule adopted by the Township, years ago. Acme Township is known for its Farmland Preservation Program and the farmer's in this program are proud that their property will be forever protected. Once this prime agricultural property becomes cluster/high density housing, in essence, a sub-division, the farmland will be forever, gone.

I, as a farmer, that borders this project, do not want to see the transfer of building rights from Bates Road to Sayler Road. I feel that the ability to transfer building rights has its place in the Township and that this specific transfer does not comply with Acme Township's Master Plan.

Sincerely,

A handwritten signature in cursive script that reads "Kris A. Mikowski".

Kris A. Mikowski

To: Acme Township Planning Commission

From: Brian Kelley

Subject: Public hearing - SUP 2018-04 Transfer of Development Rights, Applicable to PD 2018-02

February 11, 2019

What follows are just a few of many issues with this project, and the potential Transfer of Development Rights. It is contrary to our Master Plan, does not comport with our ordinances, and it ignores the priority for protecting Rural Character and Atmosphere that the community has repeatedly re-affirmed.

Compatibility, Health, and Welfare issues

Invasive fly requires aggressive spraying

The Spotted Wing Drosophila is a recent invasive fruit fly that plagues farmers by infesting ALL local fruit types, at ALL stages of fruit development (ref attached). It breeds incredibly quickly, going from egg, to egg laying fly, in just over 7 days, requiring ideal spray intervals every 5 days. Farmers can't wait for ideal wind and weather. Every part of the tree or vine must be covered, and they are fogged with powerful "Air Blast" sprayers. Without that spraying, those crops are merely an expensive breeding ground for an invasive fly.

That spray drifts, the droplets and the evaporated vapor. Our summer winds are average from the south and south west 33% of time (ref attached), making the project location north of the orchard the worst possible.

Spray Drift Harms and Distance

A June 5, 2018 article in the Des Moines Register wrote "Nine of every 10 public school districts in Iowa have buildings within 2,000 feet of a farm field, making students and teachers susceptible to being exposed to pesticides that drift from the fields when pesticides are sprayed. .. The distance of 2,000 feet is based on a 2006 study by researchers led by M. H. Ward of the National Institutes of Health, who found an increased risk of potentially harmful pesticide spray drift from croplands at that proximity."

<https://www.desmoinesregister.com/story/news/education/2018/06/05/pesticide-spray-drift-iowa-public-schools/673190002/>

A peer reviewed article in the December 21, 2017 Public Library of Science, published by the NIH, wrote "Several epidemiologic studies conducted in California have also used PUR data and found that higher nearby agricultural pesticide use was associated with poorer health outcomes of children. For example, children of mothers living within 1640 feet (0.5 km) of higher agricultural use of the organochlorine pesticides dicofol and endosulfan during pregnancy had increased odds of developing autism [24], while in another study, greater odds of autism were seen among children whose mothers lived within 4920 feet (1.5km) of any agricultural use of OP or pyrethroid pesticides during pregnancy [25]. Finally, studies of childhood cancer have observed associations between leukemia and agricultural use of metam sodium and dicofol within 2624 feet (0.8 km) of maternal residences during pregnancy [29]."

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5739348/>

'Early symptoms of acute pesticide poisoning after a single pesticide dose include "headache, fatigue, weakness, dizziness, restlessness, nervousness, perspiration, nausea, diarrhea, loss of appetite, loss of weight, thirst, moodiness, soreness in joints, skin irritation, eye irritation, irritation of the nose and throat," according to the Pesticide Safety Education Program of Cornell University.'

Spray drift will also potentially contaminate the surface water in the storm water basins, which will accumulate due the substantial impervious surfaces on the high density development.

Approval Threatens Health, Safety and Welfare

Approval would put the health, safety and welfare of residential occupants, especially children and the unborn, at risk. 60 feet is 20 steps. 100 feet is 33 steps.

Increased density, via Transfer of Development Rights, leaves less room for more buffer space - the smallest proposed parcel is only 0.76 acre.

New residents would likely try and stop the adjacent farmer from spraying. *Right To Farm* is not what it sounds like - it does nothing to protect the farmer. If the farmer cannot spray, his substantial historical family investment has zero farming value and he will be unable to support his family from his land, leading to a different land use for that Ag property and potentially more density transfers and

residential development, in a domino-effect.

That is exactly what the applicant Mr. Engle warned about in his 2005 letter (ref attached), "I do know that as people change agricultural land to residential use eventually the farms go away."

I do agree with Mr. Engle - that his proposed project, and the increase in density, are not compatible. Nothing can possibly refute the applicant's own words - HIS PROJECT IS NOT COMPATIBLE.

The smallest proposed lot size is only 0.76 acre. The five acre residential parcel size has always been the minimum ante for living in this zoning district. The minimum setbacks for traditional 5 acre residential lots are smaller than the PUD setbacks. However, no new construction is at the minimum setback on a 5 acre parcel. Instead, homes are located more centrally, resulting more buffer, and greater health and safety.

Vines and orchards on residential are potential Ag hazard

It is extremely unlikely that the home owners association can afford the expensive labor to maintain those on-site vines and orchards. In addition to crop maintenance, they will need to spray with the same intensity and consistent frequency (rotating chemicals in use), as the adjacent farmer. The MSU Extension Service considers wild fruits near commercial ag as a source of Drosophila infestation and recommends their removal.

Airshed

Significant Airshed concerns remain unresolved.

Sending vs. Receiving parcels - Scoring merits

In regard to the Sending parcel, the ordinance requires a determination of fact that:

c.(5)(a)

a) The sending parcel(s) is deemed to contain unique natural, cultural, or historical features which should be preserved

The Sending parcel has no cultural or historical features. It has no wetlands. It has trees, and many have been clear cut for timber harvest. It is difficult to make an argument that the requirement of c.(5)(a) is met.

While the Sending parcel would be Conserved from future development, nothing would prevent the property from being clear cut and completely covered with solar panels. Any other assumption is just conjecture, and not a finding of fact.

In contrast, the Receiving parcel, contains active agriculture in the form of vineyards and orchards, wetlands, and is adjacent to active agricultural. Additionally, it feeds an adjacent natural spring. It is exactly the sort of property that the TDR was intended to preserve, and transfer density away from.

Cluster housing development is not appropriate near actively farmed orchards. In such locations traditional 5 acre lot minimums are more appropriate.

Thank you,

Brian Kelley

Spotted Wing Drosophila

A new invasive pest of Michigan fruit crops

Rufus Isaacs and Noel Hahn, Department of Entomology | MSU Extension Bulletin E-3140
Bob Tritten and Carlos Garcia, MSU Extension | New • October 2010

Introduction

The Spotted Wing Drosophila (SWD) is a small vinegar fly with the potential to damage many fruit crops. It was first detected in Michigan in late September 2010. Unlike most other vinegar flies that require damaged fruit to attack, SWD causes damage when the female flies cut a slit and lay eggs in healthy fruit. This insect is a pest of most berry crops, cherries, grapes and other tree fruits, with a preference for softer-fleshed fruit. Given the propensity for this insect to spread and its potential to infest fruit, it is important to learn about monitoring and management of SWD to minimize the risk of larvae developing in fruit and affecting fruit marketability.

SWD, or *Drosophila suzukii*, was first discovered in the western United States in 2008 and moved quickly through the Pacific Northwest into Canada. In the spring of 2010, SWD was discovered in Florida on strawberries and detected later in the summer in the Carolinas. It has also been detected in Europe. Because the flies are only a few millimeters long and cannot fly very far, human-assisted transportation rather than natural dispersion is the most likely cause of the recent rapid spread.

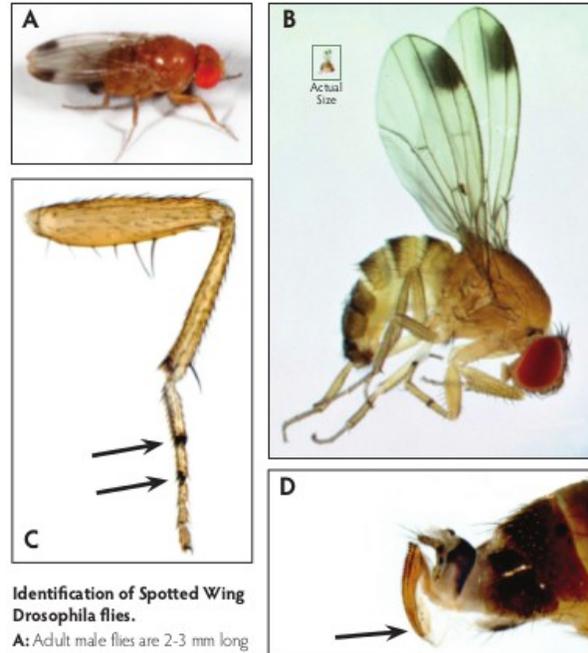
Damage

Female SWD can cut into intact fruit using their serrated ovipositor to inject eggs under the skin. By being able to insert eggs into intact fruit, the larvae of SWD can be present during ripening, leading to a risk of detection in ripe fruit after harvest. During egg-laying, sour rot and fungal diseases can also be introduced, further affecting fruit quality. There is a greater risk of fruit contamination at harvest from SWD compared with native species that lay eggs only in already-damaged and rotting fruit.

The adult SWD lives for about two weeks, and can lay more than 100 eggs in a day. This demonstrates their high potential for fruit infestation and spreading through a field if not controlled. Infested fruit do not show obvious symptoms of infestation at first, with only a small pin-prick visible from egg-laying. Within a few days, the fruit flesh will start to break down, leading to discolored regions and eventual collapse of the tissues. By this point, the white larvae can be relatively easy to detect.

SWD Management

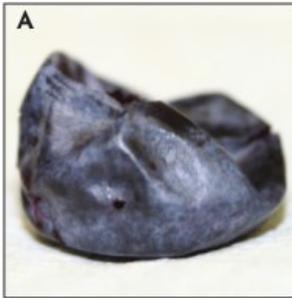
There are three important components to effective SWD management: Monitoring, Identification, and Control.



Identification of Spotted Wing Drosophila flies.

A: Adult male flies are 2-3 mm long and may be seen on the outside of fruit. **B:** The male SWD has two distinctive dots on the wings (females do not have the wing spots). **C:** Male flies also have two dark bands on the forelegs. **D:** On the female SWD, the serrated ovipositor is a distinctive morphological feature, longer than other vinegar fly species and with two rows of serration. Photos by Martin Hauser (A, C, D) and Gorak Arakelian (B).

Monitoring: The first and most important step is to determine whether SWD are present. This can be done using a simple monitoring trap, consisting of a plastic 32 oz. cup with several 3/16" -3/8" holes around the sides of the cup, leaving a 3" to 4" section without holes to facilitate pouring out liquid. The holes can be drilled in sturdy containers or burned with a hot wire or wood burner in the thinner plastic cups. Pour 1" to 2" of pure apple cider vinegar into the trap as bait. To help attract flies and ensure that trapped flies do not escape, a small yellow sticky trap is placed inside the trap. Traps are hung in the shade in the fruit zone using a stake or a wire attached to the sides of the trap, and fastened to a branch or trellis



Fruit infestation symptoms: **A:** Collapsed blueberry one week after infestation. **B:** Diseased cherry tissue associated with SWD infestation. **C:** SWD larvae are white and visible against the darker fruit. Photos by Vaughn Walton (A), Peter Shearer (B) and Tracy Hueppelsheuser (C).

wire. Check traps at least weekly for SWD flies, and change the vinegar. Pour the old vinegar into a bottle or away from the trap location, and place traps back near the crop with fresh vinegar. Continue monitoring through harvest and post-harvest.

Identification: Some native species of vinegar flies and other insects will be attracted to the traps. These need to be distinguished from SWD flies. Vinegar flies are small (2 - 3 mm) with rounded abdomens. Examine the wings of trapped vinegar flies using a hand lens. Some small native flies have dark patches on the wings, but will not have the distinctive dark dot that is present on both wings of SWD males. Female SWD are harder to identify, but this can be done by using a hand lens to examine the ovipositor (see photo on previous page). Keep a clear record of the number of SWD detected at each check. Given the importance of early detection, it is imperative that possible detections in new areas are clearly identified by sending them to the address below. If SWD are found in traps, start management activities immediately.



Monitoring trap for SWD. A plastic container with holes, containing apple cider vinegar as a bait, and a sticky trap to catch flies. Photo: Rufus Isaacs.

Control: There are some important cultural controls that growers can adopt to minimize the buildup of populations. These include removing overripe fruit, wild host plants such as wild grape, raspberry, blackberry, etc. from nearby fields, and ensuring timely crop harvest. If SWD are detected in fruit farms, active management programs should be implemented immediately, including the cultural controls described above, coupled with monitoring and control of adult flies using insecticides with knock-down activity (see below). Additional monitoring should be done to determine the approximate distribution of SWD across various fields.

Michigan fruit growers already use IPM programs to manage fruit flies (blueberry maggot, cherry fruit fly, and apple maggot) during the summer months, and these programs will provide some

protection against SWD. However, these fruit flies have only one generation a year, and a week between emergence and egg-laying. SWD lays eggs soon after emergence and will complete multiple generations under Michigan conditions. For these reasons, spray intervals should be tightened if SWD is detected to prevent infestation before harvest.

A number of registered insecticides have shown high activity on SWD in recent trials conducted in western states. These include organophosphate and synthetic pyrethroid insecticides, with lower activity and residual control from spinosyn and organic pyrethrum class insecticides. Many of these trials have been in laboratory trials or field trials with different conditions than the humid Midwest. Selection of insecticides for SWD control should take into account the other pests present, harvest date, re-entry restrictions, as well as potential impacts on existing IPM programs, beneficial insects, and the environment. Refer to MSU Fruit CAT Alerts and Extension publication E-154 for the latest insecticide recommendations, and follow IPM newsletters for timely updates during the season. Remember to follow the label restrictions and rotate chemical classes to avoid resistance development. If this pest is present, the level of control will depend on the size of the SWD population, timeliness of application, coverage of fruit, and product effectiveness.

Follow Future Developments

There is active research and monitoring underway to minimize the impact of SWD on fruit production. As new information is available, it will be posted online at www.ipm.msu.edu/SWD.htm and will be distributed to fruit growers via MSU Extension programs.

Flies suspected of being SWD can be placed in a plastic zippered bag or small vial and sent for identification to:

Howard Russell, SWD Monitoring Program
Diagnostic Services
101 CIPS, MSU, East Lansing, MI 48824.

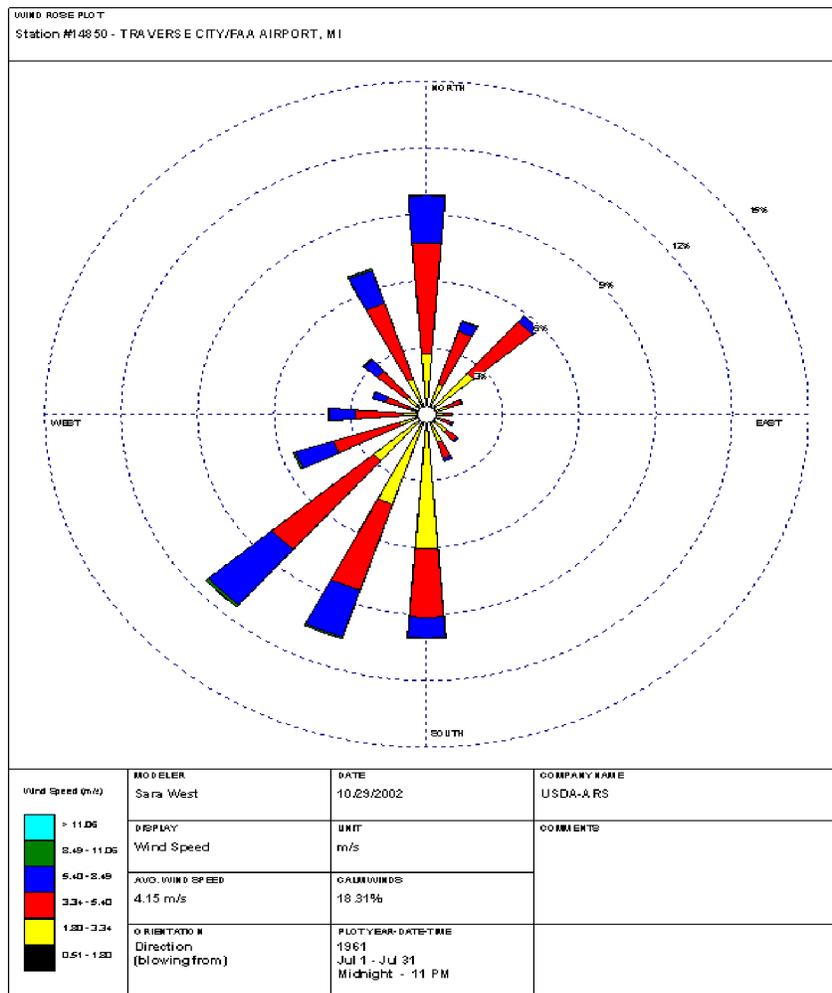
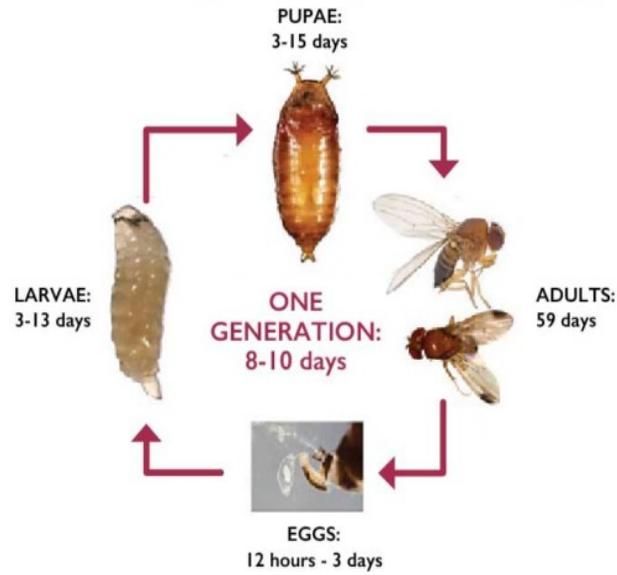
Include location/date collected and your contact information.

This fact sheet was produced with support from Project GREEN and the Michigan Agricultural Experiment Station. For more information, check the Michigan State University SWD Page online at www.ipm.msu.edu/SWD.htm or at the Oregon State University SWD website at swd.hort.oregonstate.edu

MICHIGAN STATE UNIVERSITY | Extension

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Spotted wing drosophila life cycle



6754 Yuba Road
Williamsburg, MI 49690
March 28, 2005

Sharon Corpe, Planning Coordinator
Acme Township
6042 Acme Road
Williamsburg, MI 49690

Dear Ms. Corpe:

On Thursday, March 24, 2005, I attended a workshop presented by the Michigan State University Product Center for Agriculture and Natural Resources. As a result of the training workshop and our conversation the next day at the township offices regarding the Engle Ridge Farm Winery Special Use Permit application, I feel it is important to communicate the current status of our project. In discussing the details of our project with Dr. Christopher Peterson, Director of the MSU Product Center, his assessment of our plan to develop this business is that we have followed the proper course and that we are ready to work with the Product Center to further develop our business idea.

Here is background on our project to this point. In 2002, Jan and I purchased a parcel from Ann Riley. It adjoins our existing farming operation and much of our motivation to purchase the property was to keep it from residential development. 2002 was a disastrous cherry year and the success of wineries in northwest Michigan led us to think about the possibility of a winery on this property. From January through March 2003, Jan and I attended a business plan writing workshop by NxLevel through MSU Extension. This is when we wrote our first business plan and determined some actions necessary to make our vision a reality. Some of our first actions were accessing the suitability of our land for grape production, researching the wine industry in Michigan, and working with Acme Township to develop a Winery Ordinance which has just been recently amended. After the approval of the Winery Ordinance, we began working with Clark Walter Serrine Architects and EC&S Engineers on the concept phase of our business plan to submit to the township as our application for a SUP. During this time, we have continued to attend workshops and meetings and research our idea.

The MSU Product Center leads clients from an initial business concept to a start-up decision through a three phase process. Phase 1 is capturing our complete idea on paper. This is what Jan and I did as a result of the NxLevel class we completed. Phase 2 is to develop our first plan. This is the phase we are now in as we present our concept to the township in order to obtain a Special Use Permit. After we have been granted a SUP, we can complete Phase 3 which is to prepare a feasibility study and a working plan based on our SUP and obtain necessary permits. Based on those results, we will decide if this is a viable business venture and if we should start our winery business.

I feel that we are fortunate to have the resources of the MSU Product Center, Michigan State University Extension, and the Michigan Department of Agriculture Grape and Wine Industry Council. The plan we have submitted to the township is based on sound research and some innovative ideas to make this business successful. Our research has shown us that vineyards and wineries are expensive to start and take at least ten years to become profitable. The current cost of establishing a vineyard is twelve to fifteen thousand dollars per acre and we cannot borrow money on our wine inventory. Wineries with Bed and Breakfasts do better economically. Since our winery would be the first on this side of the Bay, we are not part of a wine trail and directional signs are not allowed. With the exception of weddings, Special Events are not aimed to produce revenue as much as they are activities which lead people to our winery where they can buy our wine. Retail wine sales make us successful.

There are a couple facts which I took away from the MSU Product Center meeting; one of the keys to success is uniqueness of product offering, which for us is the location of our winery, and the overall startup failure rate of businesses in the last five years, which is over forty percent. Jan and I have attended the Small Farm Conference for the last two years seeing and hearing about innovative ideas other farmers have to make money and stay in business. Most are considered value added with more emphasis on the customer. We have heard many good ideas, but the one which we feel makes the most sense for us and our community, the one which has the best chance of success, is the Engle Ridge Farm Winery.

It's often impossible now days to tell which ones of us are farmers. But I often wonder what stereotypes still exist. In the same way, I wonder what determines what is a farm, what is a farm based business, and when does a farm become a commercial business. I don't know the answer to that question, but I do know that as people change agricultural land to residential use eventually the farms go away. I do know that for farms to remain in business, like any business, they must be profitable. For them to be profitable, they must have a reasonable chance to sell their products to the consumer. And if they have a reasonable chance to be successful, there will be entrepreneurs who are excited to operate a business in the community.

Sincerely,

A handwritten signature in black ink, appearing to read "K. Engle", written in a cursive style.

Kenneth L. Engle

To: Acme Township Planning Commission

From: Brian Kelley

Subject: Public hearing - SUP 2018-04 Transfer of Development Rights, Applicable to PD 2018-02

February 11, 2019

Good evening,

I would like to touch upon some points made in my more detailed correspondence.

Compatibility, Health, and Welfare issues

Living in an Ag area means exposure to spray from crops. In recent years this has gotten worse due to invasive species.

Drosophila

The invasive Spotted Wing Dorsophila fly attacks all fruit and requires aggressive spraying of all plant surfaces every 5-7 days, commonly with an AIR BLAST sprayer. Prevailing Summer winds are from the South and will carry that spray to the proposed residential development to the north, and beyond.

A June 5, 2018 article in the Des Moines Register wrote about the increased risk to school children 2000 feet away from crop spraying, as reported in a National Institute of Health study. Another scholarly NIH study wrote of serious health effects on children and unborn children at 1/4 mile, and 1/2 mile.

<https://www.desmoinesregister.com/story/news/education/2018/06/05/pesticide-spray-drift-iowa-public-schools/673190002/>

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5739348/>

Approval Threatens Health, Safety and Welfare

Approval would put the health, safety and welfare of residential occupants, especially children and the unborn, at risk. 60 feet is 20 steps. 100 feet is 33 steps.

Increased density, via Transfer of Development Rights, leaves less room for more buffer space - the smallest proposed parcel is only 0.76 acre.

New residents would likely try and stop the adjacent farmer from spraying. *Right To Farm* is not what it sounds like - it does not protect the farmer. If the farmer cannot spray, his substantial historical family investment has zero farming value and he will be unable to support his family from his land, leading to a different land use for that Ag property, and potentially more density transfers and residential development, in a domino-effect.

That is exactly what the applicant Mr. Engle warned about in his 2005 letter (ref attached), "I do know that as people change agricultural land to residential use eventually the farms go away."

I do agree with Mr. Engle - that his proposed project, and the increase in density, are not compatible. Nothing can possibly refute the applicant's own words - HIS PROJECT IS NOT COMPATIBLE.

The five acre residential parcel size has always been the minimum ante for living in this zoning district. The minimum setbacks for traditional 5 acre residential lots are smaller than the PUD setbacks. However, no new construction occurs at the minimum setback on a 5 acre parcel. Instead, homes are located more centrally, resulting more buffer, and greater health and safety.

Cluster housing development is not appropriate near actively farmed orchards. In such locations traditional 5 acre lot minimums are more appropriate.

I urge you to reject this request.

Thank you,

Brian Kelley



Acme Township			
Planning & Zoning Report No. 2019-03			
Prepared:	February 4, 2019	Pages:	5
Meeting:	February 11, 2019	Attachments:	Yes
Subject:	SUP 2018-04 Engle Ridge Farm TDR		

Application No.: SUP 2018-04

Project: Engle Ridge Farm Transfer of Development Rights

Request: To transfer three dwelling units from the Applicants’ Bates Rd property to their Saylor Rd property, for a total of ten dwelling units as part of their Planned Development application.

Applicant: Sarah Keever, Northview 22 LLC

Owner: Ken & Janet Engle

Last month’s public hearing in consideration of the Engle’s transfer of development rights (TDR) request was left open until this month’s Planning Commission meeting. As a result no motion to recommend approval or denial of the request to the Board was made. This month’s meeting will resume allowing any and all interested parties to make public comment to the Planning Commission and/or Applicant. As before, 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. Only after the public hearing is closed can a motion be made. Documents have been included in this report for reference: the original SUP 2018-04 Staff Report, as amended, which contains an overview of the project as well as the findings of fact, and a staff memo (now titled PZR 2019-01) on the project dated January 8, 2019 presenting some concerns and considerations related to the request; Article XIX of the Zoning Ordinance; and the proposed site plan.

Before a motion is made the Planning Commission will need to finish establishing the findings of fact presented in SUP 2018-04 Staff Report. The items still listed as “To Be Determined” are presented within this report along with considerations both for and against supporting the specific Zoning Ordinance standard is satisfied. This is not to say the standards already identified as satisfied in SUP 2018-04 Staff Report are not open for additional consideration. Moreover, the points provided for consideration are not an exhaustive list and can be supplemented. Prior to a motion, the findings of fact as a whole should be established and in agreement by the majority of the Planning Commission.

FINDINGS TO BE ESTABLISHED

§19.6(c)(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:

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.

Evidence Standard is Satisfied

1. Although this request is from a sending zone to a sending zone, the Ordinance does allow such a transfer by satisfying subitems a) – c) below.

Evidence Standard is NOT Satisfied

1. Although the Ordinance does allow transfers from sending zones to sending zones if specific standards are met, this request fails satisfy all of subitems a) – c) below.

a) The sending parcel(s) is deemed to contain unique natural, cultural, or historical features which should be preserved.

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.

Evidence Standard is Satisfied

1. Contains managed upland forests for habitat
2. It is adjacent to another 20-acre parcel that is also primarily wooded, creating 40 contiguous acres of habitat.

Evidence Standard is NOT Satisfied

1. No conservation analysis has been performed on the parcel
2. The 20 additional acres of woodland to north are not protected and the east and south sides are surrounded with residential uses, meaning it could be cleared leaving only the 20-acre sending parcel preserved as habitat.
3. No cultural or historical features have been identified

b) The density transfer to the receiving parcel will not place an undue hardship or strain on the Township infrastructure.

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.

Evidence Standard is Satisfied

1. As

Evidence Standard is NOT Satisfied

1. Will generate a significant increase in traffic along Saylor Rd
2. The concentration of 10 individual septic systems over an approximate will create a

c) **The density transfer is in accordance with the Intent and Purpose of this Article.**

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.

Evidence Standard is Satisfied

1. (a) Will allow for portions of preserved open space on the receiving parcel as well as the whole of the sending parcel.
2. (b) The development pattern on the sending parcel will be determined through the development agreement.
3. (c) Cluster housing, smaller lots situated together with preserved open space surrounding them, provides a more efficient use of land when turning developing a greenfield into a residential development.
4. (d) Would permit a density greater than the receiving parcel's base zoning would allow, along with smaller lot sizes. The Agricultural future land use category in the master plan calls for residential development to use conservation design such as cluster housing, open space preservation or planned unit development.
5. (e) The approximately one-acre lots would create building envelopes that will allow for similar building bulk, laid out along an interior road that limits the curb cuts on Saylor Rd to a single point of ingress and egress, except for the existing house accessed directly off Saylor Rd.
6. (f) The number of dwelling units achieved through the proposed density transfer is within the limits of the base zoning and density transfer limits established in the Zoning Ordinance.

Evidence Standard is NOT Satisfied

1. (a) Would result in the receiving parcel no longer viable as an agricultural operation on what is now prime farmland.
2. (c) Would create open space for the use of the property owners of the HOA, but will not preserve useful agricultural land
3. (d) The increase in number of dwelling units on the receiving parcel would contribute to sprawl in rural A-1: Agriculture District. Would also be inconsistent with the Agricultural future land use category in the master plan that calls for creating a long-term business environment for agriculture through the conflicting nature of residential and agricultural land uses. The cluster housing development pattern could still be utilized through a planned development with the additional dwelling units through a density transfer.
4. (e) Would be inconsistent with the existing agricultural uses surrounding the receiving parcel, with an adverse impact on these operations.

§ 9.1.3 Basis for Determination (SUP's)

a. General Conditions

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.**

To Be Determined: 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.

Evidence Standard is Satisfied

1. The density transfer would protect the 20-acre wooded sending parcel as well as approximately 28 acres of open space within the development on the receiving parcel.

Evidence Standard is NOT Satisfied

1. The increase in dwelling units through the density transfer would create potential for greater conflict between the proposed residential uses and the existing agricultural uses immediately adjacent to the receiving parcel.
2. The land preserved as open space on the receiving parcel would have little useful agricultural value after the addition of the ten residential units.

5. **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.**

To Be Determined: Based on the findings of §19.6(c)(5).

Evidence Standard is Satisfied

1. Supported by the findings of §19.6(c)(5), subitems a) – c).

Evidence Standard is NOT Satisfied

1. Not supported by the findings of §19.6(c)(5), subitems a) – c).

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.

Evidence Standard is Satisfied

1. The proposed 60-foot setback between the side property line and building envelopes already exceeds the 25-foot side setback for the district.

Evidence Standard is NOT Satisfied

1. Residential and agricultural land uses in close proximity have the potential to create conflict due to the incompatible nature of the uses that is commonly recognized.

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.

Evidence Standard is Satisfied

1. The condition to create a minimum 100-foot setback from property lines, excluding the Saylor Rd ROW, would protect the property owners and active agricultural operations immediately adjacent to the receiving parcel, while protecting the proposed residential uses from any nuisance issues that may arise from those operations.

Evidence Standard is NOT Satisfied

1. The 60-foot proposed setback between the building envelopes property lines exceed those already allowed by right in the district and is therefore not applicable.

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.

Evidence Standard is Satisfied

1. The condition requiring a minimum setback of 100 feet will be memorialized in the development agreement in the event the associated planned development is approved.

Evidence Standard is NOT Satisfied

1. Not applicable since no additional conditions are required.

Enc: SUP 2018-04 Staff Report (dated 12.04.18, updated 01.08.19 and 02.04.19)
PZR 2019-01 Engle Ridge Farm TDR
Zoning Ordinance Article XIX – Planned Development
SUP 2018-04 Site Plan



Acme Township			
Planning & Zoning Report No. 2019-01			
Prepared:	January 08, 2019	Pages:	4
Meeting:	January 14, 2019	Attachments:	Yes
Subject:	SUP 2018-04 Engle Ridge Farm TDR		

Application No.: SUP 2018-04

Project: Engle Ridge Farm Transfer of Development Rights

Request: To transfer three dwelling units from the Applicants’ Bates Rd property to their Saylor Rd property, for a total of ten dwelling units as part of their Planned Development application.

Applicant: Sarah Keever, Northview 22 LLC

Owner: Ken & Janet Engle

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; February 4, 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 Kunciat

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.	To Be Determined: The density transfer would preserve the sending parcel as a whole, and the open space portion of the receiving parcel, however, has the potential to create conflict between the proposed residential uses and the existing agricultural uses immediately surrounding the receiving parcel.
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.	To Be Determined: Based on the findings of §19.6(c)(5), subitems a) – c).
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.

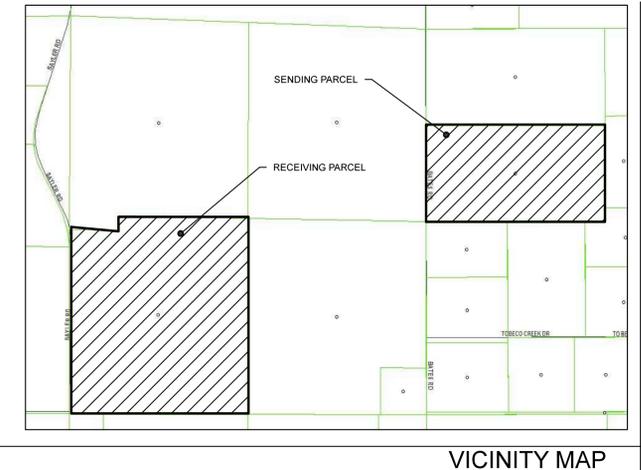
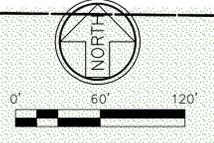
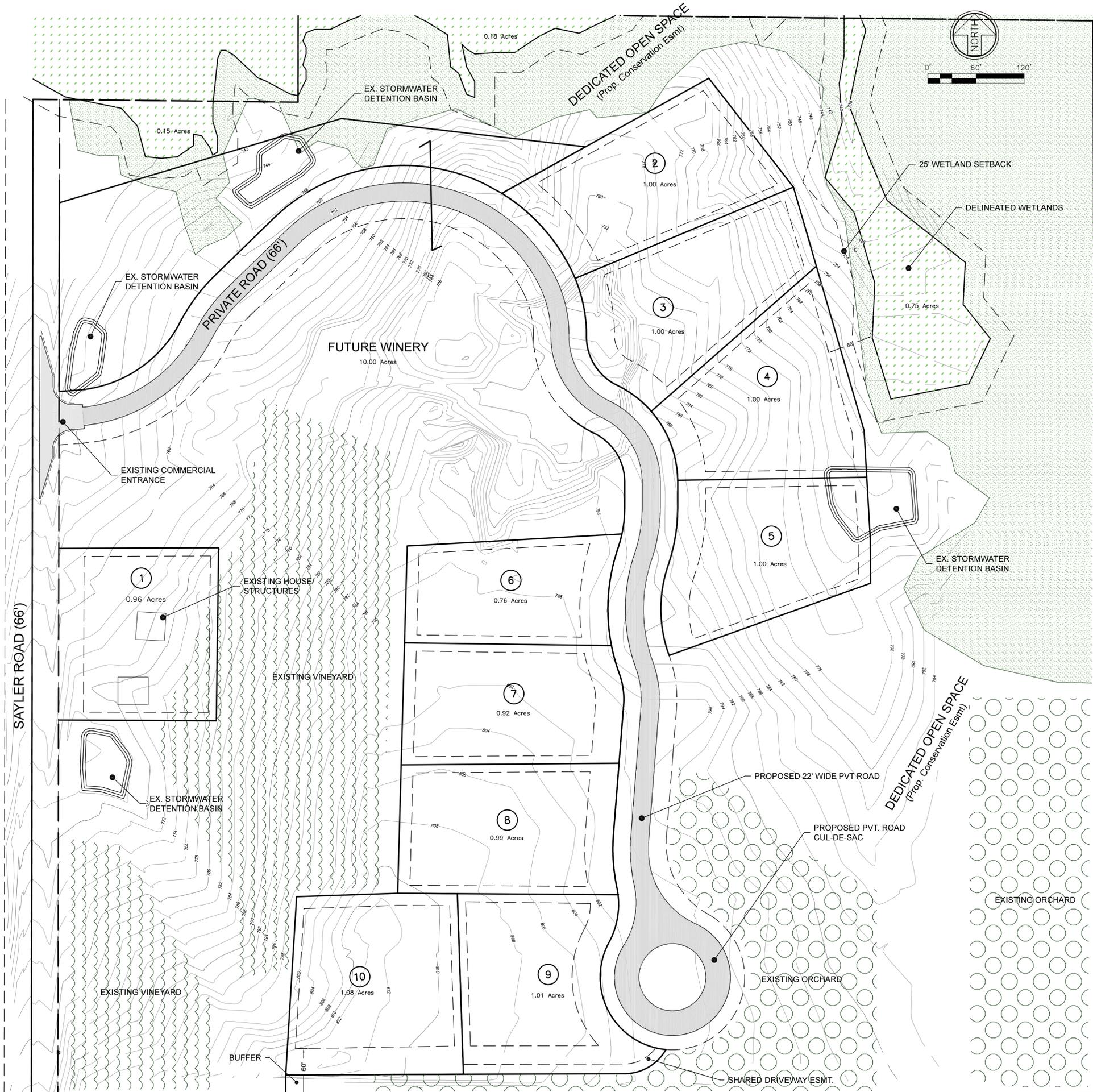
Part 4 – PD Application Preliminary Review

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

PLAN DATE:
 1-8-19

LOCATION:
 ACME TOWNSHIP, GRAND TRAVERSE
 COUNTY, MICHIGAN

PROJECT NO.:
 2018-109

SITE PLAN

C1.1

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: 6114 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

**ACME TOWNSHIP ZONING ORDINANCE
AMENDMENT 037
ARTICLE XIX – PLANNED DEVELOPMENT**

ARTICLE XIX: PLANNED DEVELOPMENT

19.1 INTENT AND PURPOSE

- a. The Planned Development (PD) option is intended to allow, with Township approval, private or public development which is consistent with the goals and objectives of the Township Master Plan and Future Land Use Map.
- b. The development allowed under this Article shall be considered as an optional means of development only on terms agreeable to the Township.
- c. Use of the PD option will allow flexibility in the control of land development by encouraging innovation through an overall, comprehensive development plan to provide variety in design and layout; to achieve economy and efficiency in the use of land, natural resources, energy and in the provision of public services and utilities; to encourage useful open spaces suited to the needs of the parcel in question; to provide proper housing including workforce housing; and to provide employment, service and shopping opportunities suited to the needs of the residents of the Township.
- d. It is further intended the PD may be used to allow nonresidential uses of residentially zoned areas; to allow residential uses of nonresidential zoned areas; to permit densities or lot sizes which are different from the applicable district and to allow the mixing of land uses that would otherwise not be allowed; provided other community objectives are met and the resulting development would promote the public health, safety and welfare, reduce sprawl, and be consistent with the Acme Township Community Master Plan and Future Land Use Plan Map.
- e. It is further intended the development will be laid out so the various land uses and building bulk will relate to one another and to adjoining existing and planned uses in such a way that they will be compatible, with no material adverse impact of one use on another.
- f. The number of dwelling units for the PD development shall not exceed the number of dwelling units allowed under the underlying Zoning District, unless there is a density transfer approved by the Township.

19.2 DEFINITIONS

Planned Development (PD): means a specific parcel of land or several contiguous parcels of land, for which a comprehensive physical plan meeting the requirements of this Article, establishing functional use areas, density patterns, a fixed network of streets (where necessary) provisions for

public utilities, drainage and other essential services has been approved by the Township Board which has been, is being, or will be developed under the approved plan.

19.3 CRITERIA FOR QUALIFICATIONS

To qualify for the Planned Development option, it must be demonstrated that all of the following criteria will be met:

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

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

19.4 USES PERMITTED

- a. A land use plan shall be proposed for the area to be included within the PD. The land use plan shall be defined primarily by the Township Zoning Ordinance Districts that are most applicable to the various land use areas of the PD.
- b. Uses permitted and uses permitted subject to Special Use Permit approval in this Ordinance may be allowed within the districts identified on the PD plan, except that some uses may be specifically prohibited from districts designated on the PD plan. Alternatively, the Township may allow uses not permitted in the district if specifically noted on the PD plan. Conditions applicable to uses permitted subject to Special Use Permit approval shall be used as guidelines for design and layout but may be varied by the Planning Commission provided such conditions are indicated on the PD plan.

19.5 HEIGHT, BULK, DENSITY AND AREA STANDARDS

The standards about height, bulk, density, and setbacks of each district shall be applicable within each district area designated on the plan except as specifically modified and noted on the PD plan.

19.6 DENSITY TRANSFER

Acme Township encourages flexibility in the location and layout of development, within the overall density standards of this Ordinance. The Township therefore will permit residential density to be transferred from one parcel (the "sending parcel") to another (the "receiving parcel"), as provided below. For purposes of this Section, all sending parcel(s) and receiving parcel(s) shall be considered together as one PD parcel.

- 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:
 1. Signatures by the owners (or their authorized representatives) of the sending and receiving parcels.

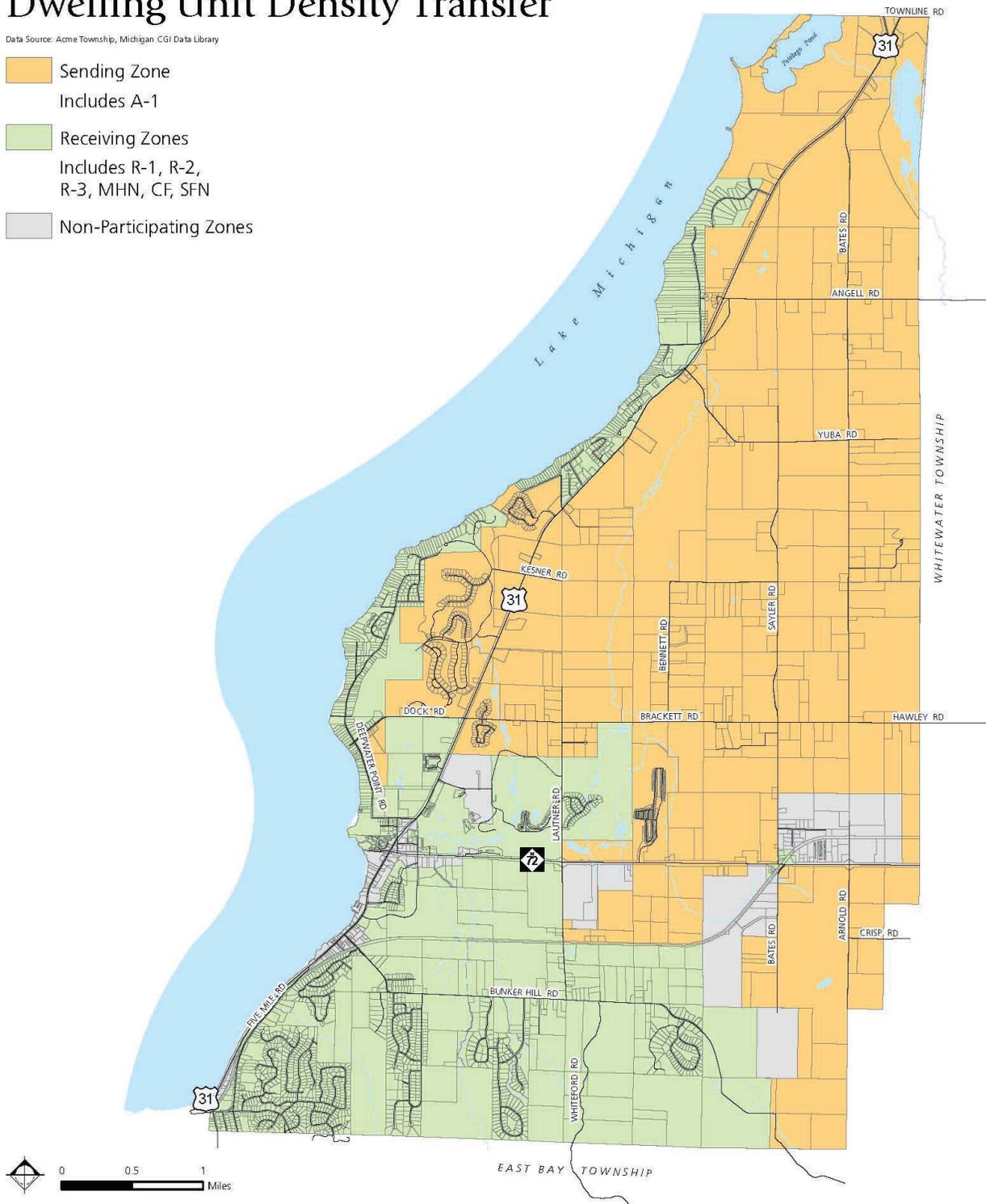
2. A proposed development plan (subdivision and/or site plan) for the receiving parcel.
 3. Density calculations for both the sending and receiving parcels.
- b.** Upon receipt of a Special Use Permit application for a density transfer the Township shall determine:
1. The number of allowable dwelling units permitted on the receiving parcel(s) based on the current zoning classification.
 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%.
 3. The number of allowable dwelling units permitted on the sending parcel(s) based on the current zoning classification.
 4. The number of eligible dwelling units allowed to be transferred from the sending parcel(s).
- 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:
1. The sending parcels dwelling unit transfers are actual available dwelling units considering all limitations, including wetlands, and those units are documented.
 2. The addition of the transferred dwelling units to the receiving parcel will not increase the maximum allowable density by more than 50%.
 3. The addition of transferred dwelling units and will not adversely affect the area surrounding the receiving parcel.
 4. The density transfer will benefit the Township by protecting developable land with conservation value on the sending parcel(s).
 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:
 - a) The sending parcel(s) is deemed to contain unique natural, cultural, or historical features which should be preserved

- b) The density transfer to the receiving parcel will not place an undue hardship or strain on the Township infrastructure
 - c) The density transfer is in accordance with the Intent and Purpose of this Article
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.
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.

ACME TOWNSHIP Dwelling Unit Density Transfer

Data Source: Acme Township, Michigan CGI Data Library

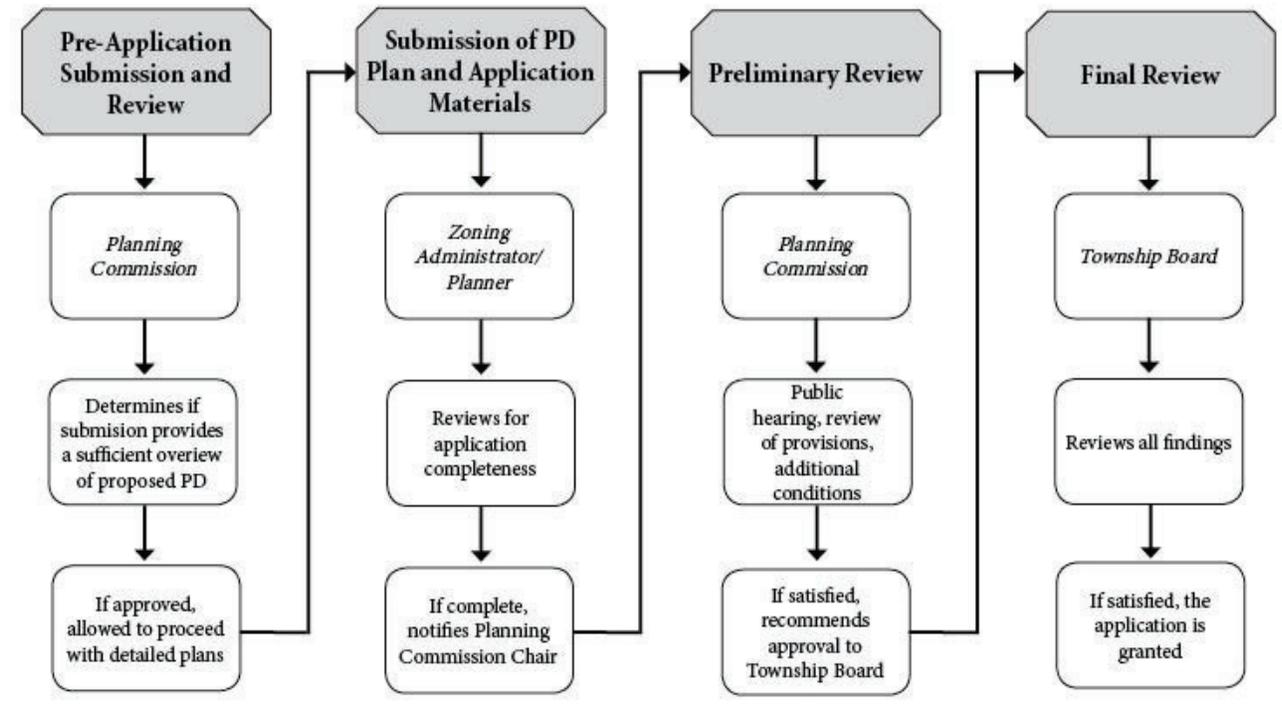
- Sending Zone
Includes A-1
- Receiving Zones
Includes R-1, R-2,
R-3, MHN, CF, SFN
- Non-Participating Zones



19.7 PLANNED DEVELOPMENT APPLICATION SUBMISSION AND REVIEW PROCEDURES

The PD application submission and review procedures follow four (4) primary steps: 1) pre-application submission and review, 2) submission of PD plan and application materials, 3) preliminary review and approval of the PD, and 4) final review and approval of the PD. This procedure is illustrated in the Figure 19.1 and elaborated upon in the following subsections. A PD plan involving a density transfer shall have the transfer approved through a Special Use Permit as outlined in Section 19.6 after the pre-application submission and review step.

Figure 19.2: Planned Development Application Submission and Review Process



19.7.1 PRE-APPLICATION SUBMISSION AND REVIEW

- a. Any person owning or controlling land in the Township may make application for consideration of a PD. Such application shall be made by presenting a request for a preliminary determination to whether a parcel qualifies for the PD option.
- b. The request shall be submitted to the Township and the submission shall include the information required below.
 1. Proof the criteria set forth in the Criteria for Qualification section above, are or will be met.
 2. A schematic land use plan containing enough detail to explain the role of open space; location of land use areas, streets providing access to the site, pedestrian and vehicular circulation within the site; dwelling unit density and types; and buildings or floor areas contemplated, as applicable.

3. A plan to protect natural features or preservation of open space or greenbelts.
 4. A storm water management plan incorporating low impact development (LID) water quality technologies, such as, but not limited to, rain gardens, rooftop gardens, vegetated swales, cisterns, permeable pavers, porous pavement, and filtered storm water structures.
 5. The Planning Commission shall review the applicant's request for qualification. If approved, the applicant may then continue to prepare a PD Plan on which a final determination will be determined. An approved request for qualification is not a guarantee for final PD approval.
- c. Based on the documentation presented, the Planning Commission shall make a preliminary determination about whether a parcel(s) qualifies for the PD option under the Criteria for Qualification in Section 19. 3. If approved, the applicant may then continue to prepare a PD plan on which a final determination will be made. An approved request for qualification is not a guarantee for final PD approval.

19.7.2 SUBMISSION OF PLANNED DEVELOPMENT PLAN AND APPLICATION MATERIALS

The application, reports, and drawings shall be filed in paper and digital format. All drawings shall be provided to the Township in AutoCad™, MicroStation, or similar site civil / architectural drawing format requested by the Planning Commission. Other graphics and exhibits, text and tabular information shall be provided in Adobe Acrobat™ "pdf" format. All drawings shall be created at a scale not smaller than one (1) inch equals one hundred (100) feet, unless otherwise approved by the Township.

- a. A proposed PD plan application shall be submitted to the Township for review that contains the following:
1. A boundary survey of the exact acreage prepared by a registered land surveyor or civil engineer.
 2. A topographic map of the entire area at a contour interval of not more than two feet. This map shall show all major stands of trees, bodies of water, wetlands and unbuildable areas
 3. A proposed development plan showing the following, but not limited to:
 - a) Land use areas represented by the Zoning Districts listed as A-1, R-1, R-2, R-3, MHN, C, CF, or B-4 of this Ordinance.
 - b) Vehicular circulation including major drives and location of vehicular access including cross sections of public streets or private places.
 - c) Transition treatment, including minimum building setbacks to land adjoining the PD and between different land use areas within the PD.

- d) The general location of nonresidential buildings and parking areas, estimated floor areas, building coverage and number of stories or height.
 - e) The general location of residential unit types and densities and lot sizes by area.
 - f) The general location and type of all Low Impact Development (LID) storm water management technologies.
 - g) Location of all wetlands, water and watercourses, proposed water detention areas and depth to groundwater.
 - h) The boundaries of open space areas that are to be preserved or reserved and an indication of the proposed ownership.
 - i) A schematic landscape treatment plan for open space areas, streets and border/transition areas to adjoining properties.
 - j) A preliminary grading plan, showing the extent of grading and delineating any areas, which are not to be graded or disturbed.
 - k) A public or private water distribution, storm and sanitary sewer plan.
 - l) Elevations of the proposed buildings using durable and traditional building materials shall be used. Materials such as exterior insulation finish system (EIFS), fluted concrete masonry units, concrete panels, panel brick, and scored concrete masonry unit block are not considered durable and traditional building materials.
 - m) A written statement explaining in detail the full intent of the applicant, showing dwelling units types or uses contemplated and resultant population, floor area, parking and supporting documentation, including the intended schedule of development.
4. A market study, traffic impact study, and /or environmental impact assessment, if requested by the Planning Commission or Board of Trustees.
 5. A pattern book or design guidelines manual if requested by the Planning Commission or Board of Trustees.
- b.** The Township Zoning Administrator and/or Planner will review the PD plan application for completeness. Once deemed complete, the Township Zoning Administrator and/or Planner shall notify the Planning Commission Chair who will place the application on the agenda for a preliminary review by the Planning Commission.

19.7.3 PRELIMINARY REVIEW AND APPROVAL OF PLANNED DEVELOPMENT

Planning Commission Review of Proposed PD Plan:

- a. Upon notification from the Township Zoning Administrator and/or Planner of a complete PD plan application, the Planning Commission shall review the proposed PD plan and make a determination about the proposal's qualification for the PD option and for adherence to the following objectives and requirements:
 - 1. The proposed PD adheres to the conditions for qualification of the PD option and promotes the land use goals and objectives of the Township.
 - 2. All applicable provisions of this Article shall be met. If any provision of this Article shall be in conflict with the provisions of any other section of this Article, the provisions of this Section shall apply to the lands embraced within a PD area.
 - 3. There will be at the time of development, an acceptable means of disposing of sanitary sewage and of supplying the development with water and the road network, storm water drainage system, and other public infrastructure and services are satisfactory.
- b. The Planning Commission shall hold a public hearing on the PD plan and shall give notice as provided in Section 9.1.2(c).
- c. After the public hearing and review, the Planning Commission shall report its findings and recommendations to the Township Board.

19.7.4 FINAL REVIEW AND APPROVAL OF PLANNED DEVELOPMENT

- a. On receiving the report and recommendation of the Planning Commission, the Board shall review all findings. If the Board shall decide to grant the application, it shall direct the Township attorney to prepare a contract setting forth the conditions on which such approval is based. Once the contract is prepared it shall be signed by the Township and the applicant.
- b. The agreement shall become effective on execution after its approval. The agreement shall be recorded at the Grand Traverse County Register of Deeds' office.
- c. Once an area has been included with a plan for PD and the Township Board has approved such plan, no development may take place in such area nor may any use of it be made except under such plan or under a Board-approved amendment, unless the plan is terminated.
- d. An approved plan may be terminated by the applicant or the applicant's successors or assigns, before any development within the area involved, by filing with the Township and recording in the Grand Traverse County Register of Deeds an affidavit so stating. The approval of the plan shall terminate on such recording.
- e. No approved plan shall be terminated after development begins except with the approval of the Board and of all parties in interest in the land.

- f. Within one year following execution of the PD contract by the Township Board, final plats or site plans for an area embraced within the PD must be filed as provided. If such plats or plans have not been filed within the one-year period, the right to develop under the approved plan shall be automatically terminated unless an extension is requested in writing by the applicant and authorized by the Township Board. The Township Board may authorize an extension of up to one (1) year.
- g. The termination of a PD contract involving a density transfer shall nullify the transaction and all transferred densities shall return to the original sending parcel(s). The return of the transferred densities shall be recorded at the Grand Traverse County Register of Deeds' office.

19.8 SUBMISSION OF FINAL PLAT, SITE PLANS; SCHEDULE FOR COMPLETION OF PLANNED DEVELOPMENT

Before any permits are issued for the PD, final plats or site plans and open space plans for a project area shall be submitted to the Township for review and approval by the Planning Commission, and where applicable the Township Board, of the following:

- a. Review and approval of site plans shall comply with Article VIII: Site Plans, as well as this Section except as otherwise modified in the approved plan. Review and approval of plats shall comply with Section 5.7 of Article V: Zoning Board of Appeals of the Township Zoning Ordinance as well as the requirements of this Section.
- b. Before approving of any final plat or plan, the Planning Commission shall decide that:
 1. All portions of the project area shown on the approved plan for the PD for use by the public or the residents of lands within the PD have been committed to such uses under the PD contract;
 2. The final plats or site plans are in conformity with the approved contract and plan for the PD;
 3. Provisions have been made under the PD contract to provide for the financing of any improvements shown on the project area plan for open spaces and common areas which are to be provided by the applicant and that maintenance of such improvements is assured under the PD contract.
 4. If development of approved final plats or site plans is not substantially completed in three years after approval, further final submittals under the PD shall stop until the part in question is completed or cause can be shown for not completing same.
- c. The applicant shall be required, as the PD is built, to provide the Township with "as built" drawings in both paper and digital format following the same provisions outlined in Section 19.7.

19.9 FEES

Fees for review of PD plans under this Section shall be established by resolution of the Township Board.

19.10 INTERPRETATION OF APPROVAL

Approval of a PD under this Section shall be considered an optional method of development and improvement of property subject to the mutual agreement of the Township and the applicant.

19.11 AMENDMENTS TO PLANNED DEVELOPMENT PLAN

Proposed amendments or changes to an approved PD plan shall be presented to the Planning Commission following the same procedures for amending a Special Use Permit outlined in Section 9.1.4. The Planning Commission shall decide whether the proposed modification is of such minor nature as not to violate the area and density requirements or to affect the overall character of the plan, and in such event may approve or deny the proposed amendment. If the Planning Commission decides the proposed amendment is material in nature, the Planning Commission and Township Board shall review the amendment under the provisions and procedures of this Article as they relate to final approval of the PD.

The cornerstone...is derived from the first stone set in the construction of a masonry foundation, important since all other stones will be set in reference to this stone, thus determining the position of the entire structure.

- Wikipedia

COMMUNITY CORNERSTONES

As defined by its name, “cornerstone,” the Acme Township cornerstones are the key components of the community building process. When the foundation, cornerstones, and building blocks lock together, they construct a well-defined community which is supported by county and regional initiatives.

The cornerstones presented on the following pages are derived from the community input process and shaped by Acme Township’s planning commission and elected officials. They represent the overarching goals of the community and are supported by specific objectives and strategies, here called “building blocks,” that the community will take to achieve its goals.

DRAFT

CORNERSTONE: FOCUS ON PUBLIC INFRASTRUCTURE IMPROVEMENT

There is a growing need for public water to serve the business district. Discussions regarding the need for a public water system reference back to the Acme Township Infrastructure Citizens Advisory Committee Township/Tribal Bulk Water Agreement Task Force in 2005. The lack of public water and the inability to meet building and fire codes is a particularly pressing issue for the redevelopment of the US-31 and M-72 corridors. The Grand Traverse Band of Ottawa and Chippewa Indians has partnered with the Grand Traverse Town Center for water, a critical element of development for that property, and a potential partnership with the Township may be a reasonable and cost effective solution. Similarly, Dan Kelly's planned resort condominium single-unit "microflats" on nearly 20 acres with 156 housing units off M-72 would benefit from public water and the developer plans to coordinate with nearby infrastructure and explore a collaborative agreement for service provision.

In addition to water, there is also a need to expand the number of homes and businesses connected to sanitary sewer services within the sanitary district. The sanitary district is the preferred area where with Township plans to concentrate future growth and investment, including public water and new commercial and residential development.

About 90 miles of road run through Acme Township. While road maintenance will always be a high priority, over the past five years, the Township has made considerable progress in upgrading and improving roads in need of repair. These improvements were evident in the survey responses regarding the quality of roads in the Township. Fifty-three percent (53%) of survey respondents rated the roads as either average or above average. Additionally, 60% of respondents said they would be willing to pay for continued regular road maintenance, even if it resulted in higher taxes.

Building Blocks

1. Continue collaboration with the Grand Traverse Band of Ottawa and Chippewa Indians on infrastructure projects, especially public water.
2. Incorporate into Township projects, properties, and Ordinances specific practices and provisions to improve the quantity and quality of stormwater treatment and handling, especially low event storm flows.
3. Update the capital improvements program for the Township to include detailed cost estimates and time-frames for water, sanitary sewer, stormwater, and road improvements.
4. Concentrate future sanitary sewer and water expansion in the sanitary district.
5. Collaborate with Metro Fire on the location of new Fire / EMS station and Township Hall.
6. Work with MDOT when road improvements are made on US-31 to implement the recommendations in the Acme Township Placemaking Plan.

CORNERSTONE: DEVELOP WALKING AND BIKING FACILITIES THAT CONNECT NEIGHBORHOODS, COMMERCIAL DISTRICTS, AND RECREATIONAL AMENITIES.

The Traverse Area Recreation and Transportation (TART) trail begins its journey toward Traverse City from the intersection of M-72 and Bates Road in Acme Township. From there, a bike route provides a connection to the VASA pathway into the Pere Marquette State Forest. The planned Traverse City to Charlevoix Trail and the Acme Connector Trail (ACT) will further connections within the Township. Acme Township residents would like to see these non-motorized options extended through more of their community. In addition to trails, the Township in partnership with businesses and property owners plans to expand its sidewalk network to make walking and biking a more viable transportation option for residents, employees, and visitors. To the greatest extent possible, the Township promotes the use of Michigan’s Complete Streets legislation as a strategy for expanding access to the street network for all users.

Survey results indicate an acknowledgment of need as well as support for improved facilities. Only 5% of survey respondents rated biking and walking opportunities as excellent or above average. The remaining 95% did not view biking and walking as a viable option for accessing job opportunities. Over half of respondents (54%) were supportive of a Township-wide TART Trail system even if it raises taxes.

Building Blocks

1. Establish a formal agreement with the Grand Traverse County Road Commission regarding Complete Street standards in the Township. Priority should be placed on areas within the Growth & Investment district of the Township.
2. Collaborate with MDOT, TART, land owners, and other local governments on implementation of the Traverse City to Charlevoix Trail.
3. Establish public and private road standards for community streets in residential neighborhoods with densities exceeding 3.5 dwelling units per acre, coordinating with Metro Fire Department on appropriate standards.
4. Develop a comprehensive non-motorized plan that can inform implementation of new development projects.
5. Evaluate the creation of a direct connection between the TART Trail and the VASA Trailhead.
6. Develop standards in the zoning ordinance to require sidewalks with new development in commercial areas.
7. Collaborate with the business community to install an 8-foot sidewalk on the east side of U.S. 31 to improve access to those businesses.
8. Implement the Action Plan in the Acme Township 5-Year Parks and Recreation Master Plan.
9. Work with other agencies to establish a water trail along West Bay, East Bay, and Lake Michigan for canoing and kayaking with appropriate facilities and wayfinding.





CORNERSTONE: CREATE A VIBRANT, HIGH-QUALITY, COMMERCIAL AND MIXED USE DISTRICT.

The Acme Township Placemaking study consolidates and connects the US-31 corridor between M-72 and 5 Mile Road with Acme Village and the Grand Traverse Town Center. The vision for this area is to establish a planned mixed use district which extends from Bayside Park along the East Bay shoreline to Lautner Road. This area is planned to include more dense and compact residential and commercial development achieved through vertical mixed uses and the integration of amenities for walking and bicycling. Building on the Placemaking plan, the Township hopes to concentrate traditional mixed-use neighborhood development in the area of the Township that was once the historic Acme Village.

Residents felt it was a “medium” or “high” priority to attract new restaurants and entertainment businesses (81%), and they also had definite preferences related to its form: 73% of residents found strip commercial development either “somewhat” or “very undesirable,” while 66% found compact commercial development either “somewhat” or “very desirable.” Public entities can set the stage for desirable development by investing in public infrastructure supportive of compact, walkable commercial design.

Building Blocks

1. Collaborate with other US-31 communities to reduce the speed to 35 mph along certain portions of US-31 especially where pedestrian crossings would be appropriate.
2. Work with MDOT when road improvements are made on US-31 to implement the recommendations in the Acme Township Placemaking Plan. The recommendations include raised intersections at US-31 and M-72, US-31 and Mount Hope Road, and US-31 and Bunker Hill Road, a traffic signal at the Mount Hope Road intersection, sidewalks and other pedestrian improvements.
3. Collaborate with BATA and the business community to install transit stops along US-31 and M-72. Work with MDOT to secure a signalized intersection at US-31 and Mount Hope Road to meet the needs of local pedestrian traffic and provide a safe crossing to Bayside Park
4. Ensure that off-street parking lots are inter-connected and properties have sidewalks wide enough to encourage outdoor dining, displays, and pedestrian activity.



CORNERSTONE: MAINTAIN AND IMPROVE THE QUALITY OF SURFACE AND GROUNDWATER THROUGHOUT THE TOWNSHIP, REGION AND THE GRAND TRAVERSE BAY WATERSHED.

Much of the success and desirability of Acme Township can be attributed to its freshwater resources. Eighty-one percent (81%) of survey respondents say protection of water quality for streams, watersheds, and East Bay is a high priority. Protection of the East Bay shoreline is a high priority for 83% of survey respondents. The Watershed Center monitors the quality of the water in East Bay; the Watershed Center also encourages the use of low impact development stormwater practices in Acme Township.

Building Blocks

1. Adopt a new stormwater ordinance which includes an emphasis on low impact development and other techniques to manage the quantity and quality of storm water in new and redevelopment projects.
2. Continue to collaborate with the Watershed Center and the Grand Traverse Band of Ottawa and Chippewa Indians on E. coli and other water quality monitoring in East Bay and the Acme and Yuba Creek tributaries, and at nearby stormwater outflows.
3. Reinforce in the zoning and stormwater ordinances the use of riparian buffers adjacent to tributaries, shorelines, and wetlands and provisions to protect environmentally sensitive areas.
4. Consult with the Grand Traverse Bay Watershed Protection Plan as it relates to Acme Township and those strategies focused on East Bay.



Photo, bottom: Karly Wentzloff

CORNERSTONE: SUPPORT THE CONTINUATION OF AGRICULTURAL OPERATIONS AND PRESERVATION OF FARMLAND.

The community recognizes the value of farmland as an economic component of the local economy and also its intrinsic value as a rural landscape. Through the purchase of development rights (PDR) program supported by a dedicated Acme Township millage, 220 acres of land is permanently protected. Approximately 66% of survey respondents rated agricultural operations and processing as either a “high” or “medium” priority. Likewise, 67% rated agricultural tourism as a “high” or “medium” priority.

Agricultural community members expressed a desire for zoning that allows them maximum flexibility in the use of their land for economic viability. Examples included zoning for related uses within an agricultural operation (e.g., farm markets, wine tastings, food service, agriculture-based tourism), allowing an “enterprise within an enterprise” such as leasing accessory buildings for non-farm operations, and building an additional family homestead on a property without subdividing a separate parcel. They were concerned about their relations with the inhabitants of residential development, noting that encroachment into active farmland raises issues related to spraying, equipment use, noise, and hours of operation. Successful implementation of the Transfer of Development Rights (TDR) program as a farmland preservation tool is directly dependent on a municipal water source.

Building Blocks

1. Continue the Purchase of Development Rights (PDR) and Transfer of Development Rights (TDR) programs.
2. In concert with the agricultural community, determine and map the location of airsheds within the Township. Further, incorporate provisions in the zoning ordinance to minimize their disturbance in areas zoned for agriculture.
3. Work with other Grand Traverse communities to promote and encourage other agricultural opportunities that are based on local food and fruit production.
4. Support regional food processing, production and distribution initiatives that provide added job growth and economic development for the Township and region.



Middle left and bottom photos: Karly Wentzloff

CORNERSTONE: CREATE A COMMUNITY WITH HOUSING OPTIONS ATTRACTIVE TO ALL.

Housing options are increasingly at the forefront of community conversations about issues ranging from social equity to economic development, employee retention, and school enrollment. Like many suburban townships, Acme has developed with a large inventory of low-density single-family homes. Increasingly, young professionals, empty nesters, and others are looking for smaller housing formats in a more walkable, connected setting. The goal of the Mixed Use Village in Acme is to facilitate housing options that meet the needs of these changing desires and shifting demographics. By promoting traditional neighborhood development patterns, Acme Township can facilitate better variety in housing sizes, limited commercial services within the neighborhood to allow for walkability.

The need for a diverse mix of rental and ownership housing options for residents in Acme Township was evident in the survey responses. Approximately 78% of respondents identified housing for local workforce and/or young families as a “high” or “medium” priority. Additionally, 63% rated ADU’s, or mother-in-law flats, with long-term rental agreements as a high” or “medium” priority. Moreover, 68% of respondents rated housing for seniors as a “high” or “medium” priority.

Building Blocks

1. Developing zoning provisions for higher density mixed use development that attracts younger professionals and families and older “empty-nester” households.
2. Ensuring affordable, accessible housing in the Township through partnerships with Homestretch, the newly formed Housing North non-profit, the Tribe, and others.
3. Creating opportunities for intergenerational interaction through neighborhood gathering spaces, cultural events and activities.
4. Explore the adoption of a PILOT (payment in lieu of taxes) ordinance to facilitate the development of workforce housing.

TOWNSHIP PRIORITIES

Park System Along US-31

Acme Township, in partnership with the Grand Traverse Regional Land Conservancy and the Michigan Department of Natural Resources, has expended \$3.5 million dollars and hundreds of hours of personnel and volunteer effort to acquire obsolete commercial properties along East Bay for waterfront parks. Once the demolition of these buildings was completed in the summer of 2013, the waterfront along East Bay, long inaccessible to the community, was open. Plans are underway by the Parks and Trails Committee to develop a system of connected parks which extend along US-31 from M-72 to Bunker Hill Road.²³ Once completed, this waterfront park system will provide a variety of outdoor recreation facilities for the community and serve as a destination of regional residents and tourists. This new “place” will also create opportunities for adjacent businesses and provide a platform for other mixed uses seeking to locate on an active urban waterfront.

Public Water for Growth

Without a reliable source of potable water, growth will not occur as planned. For an area to develop as a compact, mixed use district, it needs a sufficient source of public water to satisfy the needs

of consumers and residents, and to meet the requirements and standards of fire safety codes. The US-31 and M-72 corridors and the planned Mixed Use Village district require public water. The Grand Traverse Town Center has an agreement with GTBO&C to provide water to the 165 acre mixed-use development. Similarly, Dan Kelly’s planned resort condominium with 156 housing units will explore a collaborative agreement for service provision.

The Township will need to leverage this investment with a connection to a larger water network. Regardless of ownership or management, public water is a necessity to appropriately plan for and leverage development in this growth and investment corridor.

Public Facilities

Both the Fire Department and Township Hall are in need of replacement. The current Township Hall facility is functionally obsolete for both operations and is not an efficient or private workspace for Township administration. One potential area is undeveloped portions of the Mixed-Use Village district on the Future Land Use Map. The township hall should provide modern, technologically outfitted office space with defined

offices, conference rooms, and a large assembly room for Board and Committee meetings. The Township Hall serves as a gathering space for more than just government operations-it is also serves as a community center for social and civic-oriented organizations. If practical, a district library branch would be appropriate to serve all age groups residing within the Township.

Agricultural Preservation and Expansion

As discussed previously, the Township has Purchase of Development Rights (PDR) and Transfer of Development Rights (TDR) programs that are being used by some agricultural property owners. During the meeting with the agricultural community, it was noted that the interest in the PDR program exceeds the funding for it. In addition to the PDR and TDR, the Township has adopted an Agricultural Tourism ordinance to provide property owners with other revenue opportunities. Another outcome of the meeting advanced the point that agriculture today is different than ten years ago and the need to review Township ordinances to lower the barriers which prevent ag-related activities.

Revitalization of the Business District

Traditional zoning ordinances have done a wonderful job of segregating land uses to an extent where vehicular transportation is the only practical way of getting from point A to point B. Unfortunately, this form of land development has resulted in some stark and extremely pedestrian-unfriendly environments where little activity outside of the car occurs. Subdivisions are developed without sidewalks, commercial buildings are surrounded by asphalt, and there is an absence of connectivity between uses. Another outcome of traditional zoning is that private property bears little relationship to the public space. Coupled together, these factors create wide streets void of pedestrian traffic, set buildings 50 to 100 feet back from the property line, and result in an expanse of asphalt (road and parking lots) sometimes two-thirds the width of a football field. A solution to this condition is planning and regulating the private and public space together, and the most effective tool is a Form Based Code. The results are private development that is conducive to pedestrian activity and mixed uses, and public spaces that are designed for both pedestrians and cars. Future Growth and Investment in Acme Township should

be concentrated in the sewer district, specifically the area designated on the Future Land Use Map as Mixed Use Village.

Connectivity

Nonmotorized infrastructure is a high priority for Acme Township and is gaining considerable momentum. There is a strong desire to complete the sidewalk network to better connect businesses with residential properties, recreational facilities, and nearby commercial areas. A planned provision in the zoning ordinance to require that new developments include sidewalks will go a long way in making this a reality. The soon-to-be constructed Acme Connector Trail will serve as an important trail connection for tourists and residents alike. Additionally, the planned Traverse City to Charlevoix Trail will further provide north-south connectivity for cyclists throughout the Township. These added trails will connect communities and provide additional transportation and recreation options.

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STRATEGIES AND LAND USE



Photo: Karly Wentzloff

COMMUNITY FRAMEWORK

Since the adoption of the previous Acme Township Master Plan in 2014, the Township has done an admirable job of implementing the recommendations that have guided the development of the Township (Figure 17). Specifically, commercial development has been concentrated along the US-31 corridor and within the area designated as the “Town Center,” farmland has been retained, and parkland has been acquired and improved along East Bay.

Agricultural land uses are often considered part of a strategy to retain rural character and open space. However, agricultural land uses in Acme Township are considered a significant part of the local and regional economies.

Residential development, designated south of M-72 and along the west side of the US-31 corridor, faltered between 2007 and 2012, resulting in the Township seeing a minimal amount of housing product added to its inventory. In 2013, housing construction began to increase as available market supply declined.

Although sometimes viewed as an anti-growth strategy, the current development pattern is tremendously advantageous because it has prevented commercial sprawl and fragmented development along the M-72 corridor. In addition,

the agricultural resources of the Township have remained intact, and some of the farms and orchards have opted to participate in the Acme Township PDR (purchase of development rights) program. The combination of concentrating commercial development in districts and nodes and working with the agricultural community to preserve productive farmland has positioned the Township well as a future growth and investment area.

The contextual framework of the Township can be divided into six broad land development patterns: Agricultural & Sensitive Lands, Residential–Shoreline, Residential–Neighborhood, Mixed Use Neighborhood, Resort and Tourism Related, and Trade and Warehouse (Figure 18).

1

Agricultural & Sensitive Lands

Agricultural lands are one of the primary land development patterns in Acme Township. The general geography extends north of Brackett Road and east of US-31 to Whitewater Township. A smaller unit of agricultural land is located south of M-72 bounded by M-72, Crisp Road, Lautner Road and Moore Road. Most of the eligible PDR agricultural properties are located north of M-72.

Also located within this zone are the Yuba Creek Natural Area, Petobego State Game Area, Maple Bay

County Park, and properties owned by the State of Michigan in the southeast corner of the Township.

2

Residential - Shoreline

This zone occurs west of US-31 and north of M-72. Within this zone are different patterns of residential land development, including individual properties, condominiums, and planned subdivisions. For example, properties along Deepwater Point Road consist primarily of individual parcels with waterfront access to East Bay. As Deepwater Point Road converges into Peaceful Valley Road, there are several small developments grouped around Clearwater, Windale, and Haven Hill Lane. Lastly, there are planned developments which include LochenHeath, Ridge Top, Bayridge, and Windward Ridge.

3

Residential – Neighborhood

This land development pattern occurs exclusively south of Bunker Hill Road to the township’s border with East Bay Township. Within this area, there are forty-one (41) suburban-style subdivisions and/or condo developments including Cranberry Woods, Springbrook Hills, Wellington Farms, Holiday Pines, and Sherwood Estate, to name a few. Many of these homes are situated on lots of ½ acre or less along curvilinear streets which rely on a collector road, such as Holiday Road or Bunker

Figure 17. Existing land use map

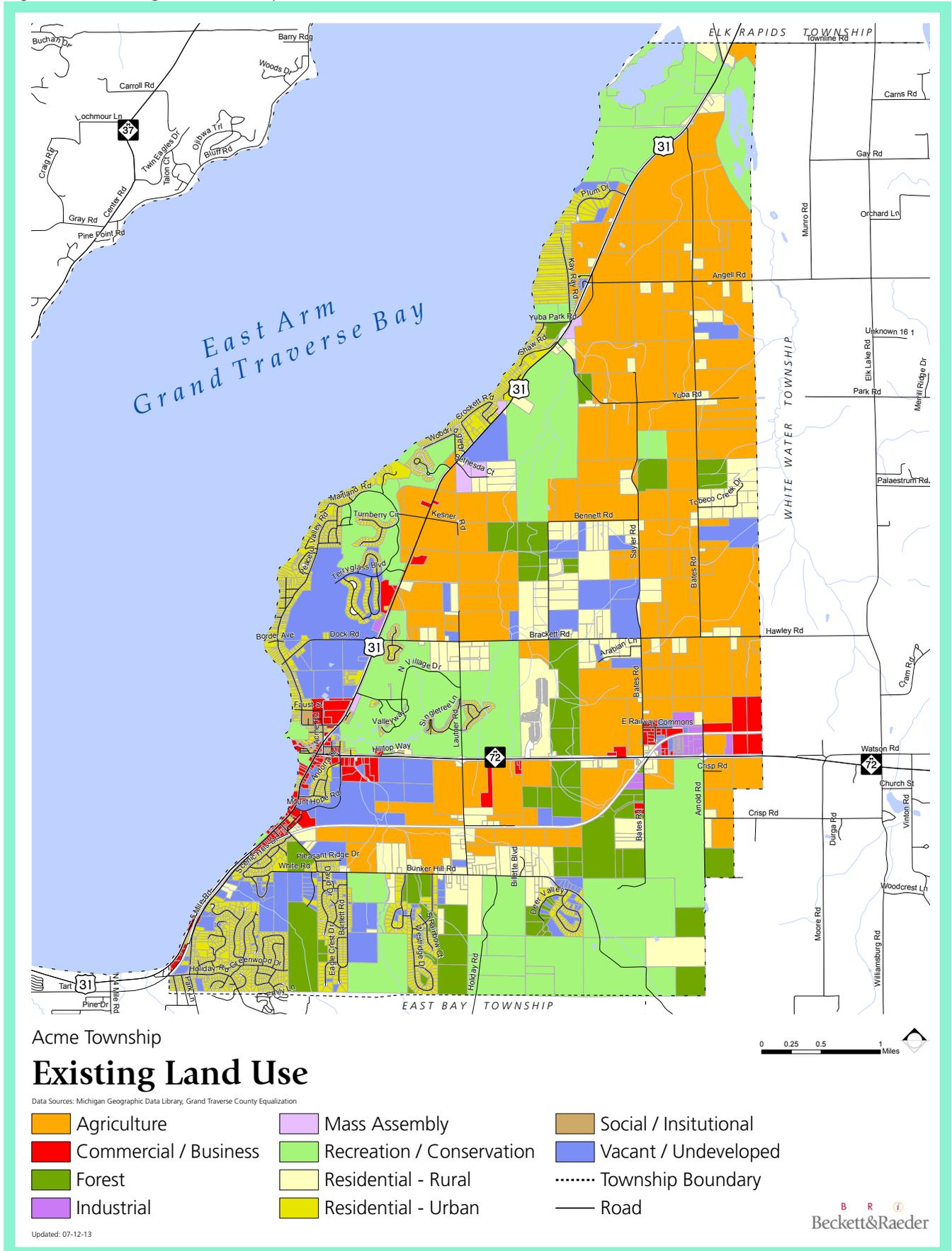
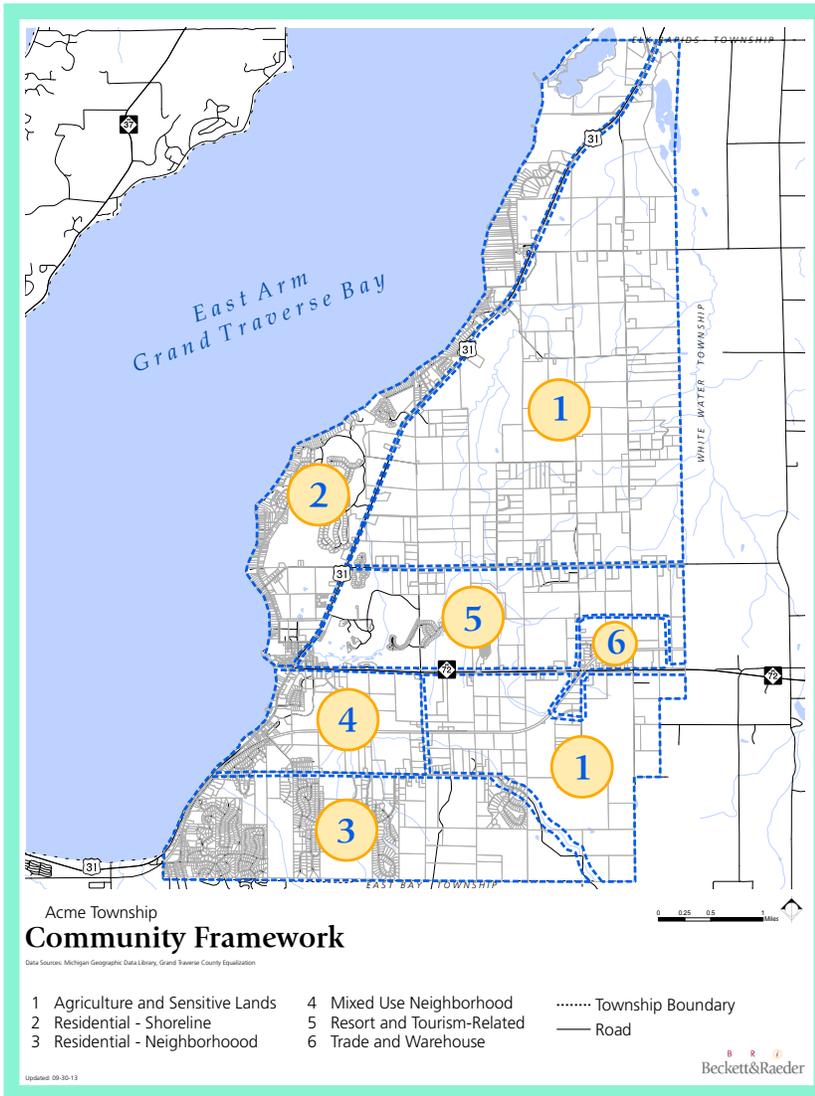


Figure 18. Community framework map



these neighborhoods with nearby commercial and recreational amenities.

4

Mixed Use Neighborhood

This is an emerging land development pattern in the Township. Generally bounded by M-72, US-31, Bunker Hill Road and Lautner Road, it includes planned developments known as the Grand Traverse Town Center, Acme Village along Mount Hope Road, and the KOTI development off M-72. These developments include a variety of mixed land uses including residential, retail, professional offices, and institutional. Residential development includes a mix of single family and multiple family residential. This zone was included in the Acme Shores Placemaking Plan and based on current vested development approvals will develop into a mixed use district and business district for Acme Township. The 2014 Community Master Plan established this zone as the Town Center for the Township, focusing commercial and mixed development within a district rather than along M-72 in the form of commercial sprawl. Moving forward, Acme plans to focus mixed use and mixed housing development in the Mixed Use Village district.

Hill Road, for primary access. Void of sidewalks and lacking an integrated street network, these subdivisions are primarily vehicular oriented, lack connectivity between neighborhoods, and are not walkable. Because the neighborhoods rely on Holiday Road and Bunker Hill Road for access, these roads accommodate more daily traffic than a similar subdivision with a more connected

street network would experience.

Street connectivity works when there are few dead-end streets and cul-de-sacs, and many points of access into and out of a residential neighborhood. Frequent intersections (nodes) create block lengths (segments or links) that are amenable to walking, bicycling, and transit. Future effort should be concentrated on connecting

5

Resort and Tourism Related

This is a unique area of the Township which extends east of US-31 between Brackett Road and M-72 to Whitewater Township. Within this area are the Grand Traverse Resort and Spa, the Bear and Wolverine Golf Courses accessed from US-31, the Traverse Bay RV Park on M-72 and Flintfields Horse Park which is home to the Great Lakes Equestrian Festival, Acme Fall Festival, and other community events. Just over the Township border with Whitewater Township is the Turtle Creek Casino and Hotel. The largest property owner within this zone is the Grand Traverse Band of Ottawa and Chippewa Indians.

6

Trade and Warehouse

The Trade and Warehouse area is a limited geographic area, approximately 130 acres, located in the eastern portion of the Township. The primary area is bounded by E. Railway Commons Road, Bates Road, Arnold Road and M-72. In addition, there is a portion of the zone that extends along South Bates Road adjacent to the Great Lakes Central Railroad. The Great Lakes Central Railroad (GLCR) which provides freight service to Traverse City, runs through this area.

FUTURE LAND USE CATEGORIES

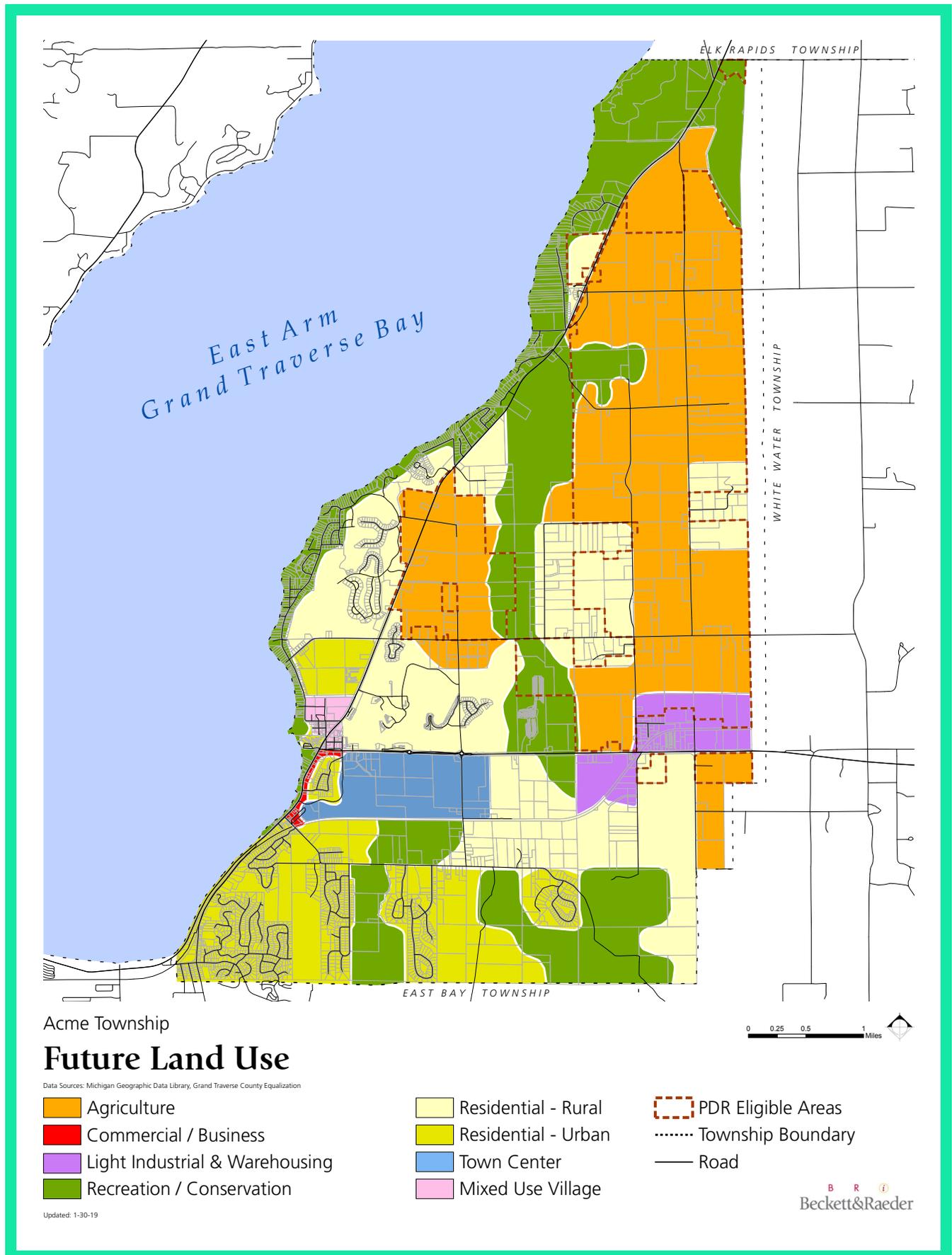
Conservation and Recreation

The Conservation and Recreation category encompasses land use for a large variety of recreation activities, and also land areas designated for conservation that have important natural resources and sensitive ecosystems. Some of the major existing areas with highly sensitive ecosystems in the Township include Acme Creek in the south, Yuba Creek and its extensive greenways and wetlands in the middle region, and the Petobego wetlands and pond in the far north. Other areas with important natural resources are the easterly shoreline of East Grand Traverse Bay, much of which is already privately owned and developed as residential, and the forested lands in the south of Acme Township with some of the oldest red oak and quaking aspen trees in Grand Traverse County. Additionally, there is an important network of greenways and wildlife corridors surrounding many of the creeks and streams that protect the stream habitat, including local and itinerant fauna and many kinds of local flora. Many existing parks, campgrounds, and water-access areas are found throughout the Township for the use and enjoyment of all residents, and these are noted in detail in the Recreation Inventory of the Township's Parks and Recreation Master Plan.²⁶

The main objectives of this Conservation and Recreation category are to 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 good quality, safe public recreation sites, such as beaches and water access points, camping sites, hiking trails, ball fields, and other sports facilities. Given the importance placed on the lands in this category, Acme Township aims to work with other township, county, state, and federal authorities to maintain and conserve natural resources, including groundwater, within and adjoining the Township's lands. In connection with conserving the Township's natural resources, this land use category also provides for the establishment of wildlife habitat corridors.

The intended uses in this category include, but are not limited to: parks; campgrounds; other recreation uses such as fishing, hunting, hiking, trails, and sports fields; and the preservation of natural resources and wildlife habitat. In addition, development that is not intended for conservation or recreation must be carefully tuned to the needs of the natural environment and Acme Township's goal of preserving open space. Residential development on conservation land is encouraged to use cluster housing, open-

Figure 20. Future land use map



space development, or planned-unit development. Land uses in the Conservation and Recreation areas should comport with the policies and actions outlined in the Cornerstone entitled, "Maintain and Improve the Quality of Surface and Groundwater throughout the Township and in East Bay."

Agricultural

The Agricultural category comprises land that is under active agricultural use and that is resistant to demographic and economic pressures that make other agricultural land likely for future development. Agricultural land is usually not served by public sewer or water supply and is generally distant from the high-density areas of the Township which is planned for and accommodated south of M-72. The terrain of existing agricultural lands consists of gently rolling hills and level fields interspersed occasionally with small forest areas. Land uses adjacent to the streams and wetlands of Yuba Creek should use sound environmental stewardship and ecological practices in order to conserve natural resources and protect highly sensitive ecosystems as well as ground- and surface-water. Acme Township's farmlands contribute substantially to the local and regional economy, open space, and natural resource base of the community, and so this category also encourages the establishment of linkages and corridors for wildlife habitat.

A major objective of this land use category is to create a long-term business environment for agriculture in Acme Township. This category also aims to 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; and prevents the loss of agricultural lands by encouraging the use of PDR and TDR programs and other means.

The intended uses in this category include, but are not limited to: farms under active cultivation; farmsteads and accessory structures; agriculture-related industries; agriculture-based enterprises; nurseries and green houses; and other agriculture-friendly forms of development. Land uses in the Agricultural areas should comport with the policies and actions outlined in the Cornerstone entitled, "Support the Continuation of Agricultural Operations and Preservation of Farmland." Residential development should use conservation designs through cluster housing, open-space development, or planned unit development. The Township contemplates that residential developments must work around extant agricultural uses, and in some circumstances the current density of 1 dwelling unit per 5 acres should be lowered to 1 dwelling unit per 1 acre if cluster and/or open space (farmland) subdivisions are used.

The PDR-eligibility map is overlain on the Future Land Use Map (Figure 20) in order to qualify for state funding.

Rural Residential

The rural residential category encompasses areas in Acme Township with special natural features that shall be preserved in the environmentally significant areas as identified on the Future Land Use Map. This category also encompasses those areas of rolling hills and open spaces that were formerly agricultural or are in a transitional state from agriculture to residential and complementary uses. The density is generally low to medium, with single-family houses built on large-scale parcels. The land features in this category include level fields, gently rolling hills, steep slopes, thick woodlands, wetlands, creeks, and streams. In all new residential construction, conservation-development designs shall be used to retain the vegetation, natural features, and open space existing on the developed sites. Land uses adjacent to the streams and wetlands of Yuba Creek should use sound environmental stewardship and ecological practices in order to conserve natural resources and protect highly sensitive ecosystems as well as ground- and surface-water.

The objectives of this category are to 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. However, conservation-development designs will be strongly encouraged to prevent sprawling development that undermines the integrity of open space and agricultural uses, and appropriate buffers should be planned to minimize the impact on existing agricultural uses. Another important objective is to encourage responsible stewardship among landowners in the development of the land so that the natural features are preserved to the fullest extent, especially in the areas with highly sensitive ecosystems and where special natural features abound, through the use of cluster housing, open-space development, and planned-unit development.

In the areas with highly sensitive natural features and ecosystems, the Township shall insist on conservation development in order to protect the most sensitive land by clustering housing on the least sensitive land. Land uses in the Rural Residential areas should comport with the policies and actions of the Cornerstones.

Urban Residential

The Urban Residential designation comprises high-density areas, including established residential neighborhoods in the southwest region of the Township as well as established and future

development on land suitable for high-density single- or multiple-family development. This category contemplates small lots in order to absorb population growth and check sprawling development, and includes affordable housing. Although the Urban Residential designation does not contemplate mixed commercial and residential uses, developments in Urban Residential would be supportive of mixed use development and would benefit from being placed adjacent to mixed use districts.

Objectives of this category include encouraging development of good quality, high-density residential living, and affordable living that will minimize the encroachment of such development on farms, forests, and environmentally sensitive areas. This category is also intended to encourage a walking community with good neighborhood sidewalk systems and promote connections within and between housing developments in general as a means to increase the connectivity index.

Primary uses within this category are single-family detached homes, attached single-family structures such as townhouses and duplexes, and multiple-family residences such as stacked ranches, apartment buildings, group living quarters, manufactured homes and mobile home parks. Other complementary uses such as churches, schools, and parks would be permitted. The Urban Residential section

contemplates the existence, and continued existence, of the GT Resort & Spa and its ability to develop as a resort, with commercial uses as part of the Resort's core business.

Commercial

The Commercial category is characterized by land use for retail stores and service-oriented businesses that provide daily shopping, convenience and comparison shopping, and professional offices that service Acme Township residents and others in the region. The existing commercial lands lie mainly along M-72 and a short strip of Highway US-31 N, the major federal and state roadways running through Acme Township, with motor vehicle transportation needed to reach most business venues along these trunk lines. An existing shopping area on Highway US-31 N, which is also a vehicle-oriented complex, provides a large grocery store and a recently closed discount store; many small office complexes are also located off the two major trunk lines in the Township. There is a small commercial district on the northeast corner of US-31 and Bunker Hill Road.

The intended uses in this category include, but are not limited to: grocery stores, bakeries, garden supply stores, banks, laundries, pharmacies, hardware stores, gas stations and automotive service business including supermarkets,

general merchandise stores, restaurants (fast and non-fast food types), coffee shops, professional offices of various kinds, and personal service businesses (hair salons, spas and so on).

Mixed Use Village

This category of land use encourages the development of an integrated, walkable, mixed-use and mixed housing area located within the former historic Acme Village. This condensed district is intended to be walkable and connected via non-motorized trails and thoughtful sidewalk networks. It will allow residents to live in a variety of housing types, including types that match existing conditions and provide greater density, such as townhouses, apartments, and rowhouses, while being close to essential services and a mix of land uses.

Public infrastructure, water, sanitary sewer, roads, and non-motorized pathways will be required to fully develop and link properties into this cohesive community mixed use district. Sanitary sewer currently serves the district's existing capacity, but with proposed higher density in this area, additional capacity should be considered. Some sidewalks are found along the major corridors but are largely missing along most roads and evidence of informal sidewalk paths can be seen along residential streets. By increasing mixed housing options, this district can serve the changing needs of

Acme residents. Encouraging new residential growth with densities of 10-14 units per acre can help foster housing for a growing workforce and aging population. Limited neighborhood commercial services are located on the corners in established neighborhoods.

Town Center

This category of land use encourages the development of an integrated, walkable, mixed-use, high density area located in the core of the Township as envisioned in the Acme Shores Placemaking Plan. The hallmark of this future land use will be the seamless connection between public and private properties with well-designed buildings and public spaces, streetscapes, landscapes, signage, access and circulation for both motor & non-motorized traffic and pedestrians, facilities for public transportation, low impact storm water control, dark sky sensitive lighting, and other elements that reflect and add to a vibrant business district.

The intended uses in this category include, but are not limited to: general merchandise stores, restaurants (non-fast food types), coffee shops, professional offices of various kinds, motels, furniture stores, and personal service businesses (hair salons, spas and so on). This category also contemplates the possibility of mixed-use with residential dwellings above the first floor. Land uses in the Commercial areas should comport

with the policies and actions of the Cornerstone entitled, "Create a Vibrant, High-Quality, Compact Commercial and Mixed Use District," "Focus on Infrastructure Improvement," and "Encourage Recreation-based Tourism."

Light Industrial & Warehousing

The light Industrial and warehousing category encompasses land use for light industrial, trade-related business and warehousing enterprises in the Township. The existing uses currently are located along state highway M72 and Bates Road (an area comprising some existing development of higher density industrial and business uses).

The main objectives of the Industrial land use category are to provide for non-intrusive industrial operations in high density areas that stimulate the economic vitality of the Township without negatively impacting the surrounding area, and to provide employment opportunities for residents of the Township and surrounding region. Sound access management planning should be included in any new industrial developments.

The intended uses in this category include, but are not limited to: enclosed wholesale facilities, warehouses, high technology industries, light manufacturing, telecommunications industry, and other non-intrusive industrial enterprises. Land uses in the

Industrial area should comport with the policies and actions of the Master Plan.

ECONOMIC DEVELOPMENT ZONES

This plan delineates four economic development zones for the Township, shown in Figure 21. These include the agricultural properties north of M-72, the rural recreation and entertainment area north of M-72, the growth and investment area near the intersection of US-31 and M-72 within the sewer district, and the industrial district on M-72 at the east end of the Township. The agricultural, resort, and commercial areas are primarily focused on private development, and the rural recreation area is focused on a mix of private and public investment.

Distinguishing economic development areas helps to strategically focus limited resources in zones to maximize the greatest potential gain. This is an advantage when partnering with other agencies which need reassurance that their funds will be expended toward a defined community priority. In some communities this is called “strategic doing,” where alignment of community priorities and recognition of these priorities by other network collaborators results in funding and implementation.

At the local level, infrastructure and regulatory requirements should be

evaluated to ensure that they do not inhibit investment and development.

ZONING PLAN

The Michigan Planning Enabling Act of 2008 requires the inclusion of a zoning plan in the master plan.²⁷ The zoning plan calls attention to changes that needs to be made to the current zoning ordinance

in order to bring it into alignment with the new master plan (Figure 22). Specifically, the zoning plan looks to show the relationship between the future land use map and the zoning map, and to suggest ordinance revisions to strengthen that relationship. The changes suggested are necessary in order to help implement specific aspects of the master plan (Table 6).

Figure 21. Economic Development Zones map

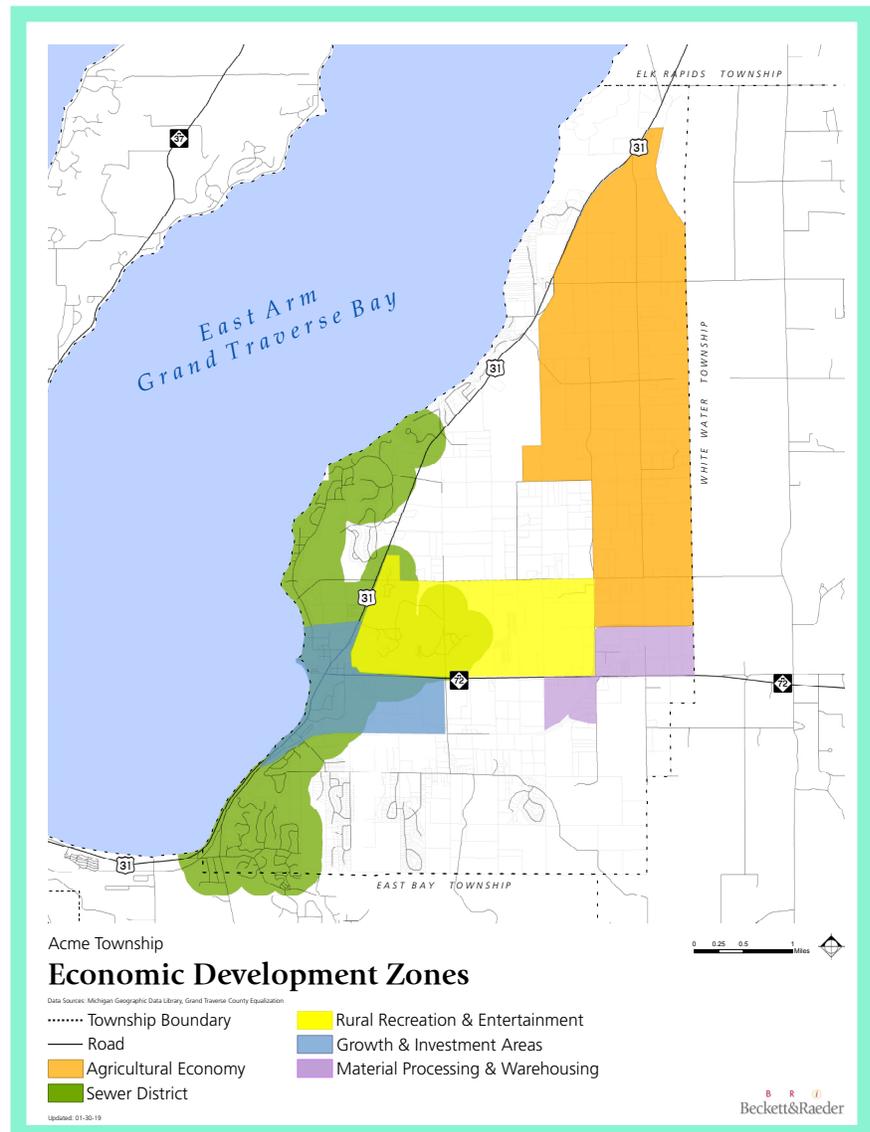


Table 6. Zoning chart

SPECIFIC DISTRICT REVISIONS						
EXISTING ZONING DISTRICTS		USES (GENERAL)	SETBACKS	LOT SIZE (MINIMUM)	PROPOSED MODIFICATIONS	PROPOSED ZONING DISTRICTS
AGRICULTURE A-1		Various agricultural and related enterprises including crop, fruit, and livestock production and processing, agri-tourism, and single-family detached dwellings	FRONT 50' REAR 40' SIDE 25'	5 Acre	Limit conflicts between agricultural and residential uses through additional setbacks, eliminating the option of density transfer receiving zone, and the continued support of the Purchase of Development Rights program.	AGRICULTURAL AG
R-1: ONE FAMILY FOREST & COASTAL		Single-family detached dwellings on larger lots	FRONT 30' REAR 35' SIDE 20'	1 Acre	Change name of zoning classification to SFR: Single-Family Rural	SFR: Single-Family Rural
R-2: ONE FAMILY URBAN RESIDENTIAL	With Sewer	Single-family detached dwellings	FRONT 30' REAR 20' SIDE 10'	15,000 Sq. Ft.	Combine with R-3 and rezone to SFN without the form-based code requirements	SFN: Single-Family Neighborhood
	Without Sewer		FRONT 30' REAR 30' SIDE 10'	20,000 Sq. Ft.		
R-3: Urban Residential	With Sewer	Single-family detached dwellings by right. Duplex and multi-family dwellings through SUP	Front - 30' Rear - 30' Side - 10'	15,000 Sq. Ft.	Combine with R-2 and rezone to SFN without the form-based code requirements	SFN: Single-Family Neighborhood
	Without Sewer			20,000 Sq. Ft.		
R-1MH: Manufactured Home Residential		Mobile home residential units and communities	Same as R-3 except as outlined in Article XII		Rezone parcel at southern terminus of Bates Rd to AG: Agricultural	AG: Agricultural

Table 6. Zoning chart (Continued)

SPECIFIC DISTRICT REVISIONS (CONTINUED)						
EXISTING ZONING DISTRICTS		USES (GENERAL)	SETBACKS	LOT SIZE (MINIMUM)	PROPOSED MODIFICATIONS	PROPOSED ZONING DISTRICTS
US-31 / M-72 Business District	SFN: Single-Family Neighborhood	Detached single-family homes	Front* - 30' Rear - 30' Side - 10'	Lot Width Min - 100'	Rezone area indicated as Mixed Use Village on the FLUM to MHN.	MHN: Mixed Housing Neighborhood
	MHN: Mixed Housing Neighborhood	Single- and multi-family housing with a max density of 12 du/acre	Front* - 30' Rear - 30' Side - 10'	Lot Width Min - n/a	Allow limited residential-based commercial uses	MHN: Mixed Housing Neighborhood
	CS: Corridor Shoreline	Public access to Grand Traverse Bay, single- & multifamily residential	Front* - 30' Rear - 35' Side - 10'	Lot Width Min - 100'	Establish uses consistent with outdoor recreation/conservation, limiting residential and commercial uses.	CS: Corridor Shoreline
	C: Corridor Commercial	Traditional mixed use district with a max density of 14 du/acre	Front* - 20' Rear - 25' Side - 3'	Lot Width Min - 20'	More clearly define allowed uses and circulation standards (vehicle and non-motorized)	C: Corridor Flexible
	CF: Corridor Flexible	Traditional mixed use district with a max density of 18 du/acre	Front* - 20' Rear - 5' Side - 5'	Lot Width Min - 20'	More clearly define allowed uses and circulation standards (vehicle and non-motorized)	CF: Corridor Flexible
B-3: Planned Shopping Center	Primarily retail planned developments, with limited recreational, civic and automobile services	Front - 20% lot depth (40' - 60')	5 acres	Delete District. Development pattern can be accomplished by C and CF districts and through the Planned Development option.	Rezone parcel on M-72 to LIW: Light Industrial & Warehousing. Rezone GT Resort & Spa CF: Corridor Flex	
B-4: Material Processing & Warehousing	Light industrial, storage, warehousing, distribution, wholesale, contractor services, research and development	Side & Rear - 10% lot width (10' - 50')	n/a	Expand district boundaries to include parcel accessed off M-72, north of the railroad tracks that is currently zoned B-3: Planned Shopping Center.	LIW: Light Industrial & Warehousing	

* US-31 / M-72 Business District utilizes a front built-to-line as opposed to a traditional setback



Acme Township			
Planning & Zoning Report No. 2019-02			
Prepared:	January 22, 2019	Pages:	14
Meeting:	February 11, 2019	Attachments:	Yes
Subject:	SPR 2019-01 Acme Greenworks		

Application No.: SPR 2019-01

Project: Acme Greenworks LLC – Medical Marihuana Growing Facility
6980 Bates Rd, Williamsburg, MI 49690

Request: Site Plan Review to construct and operate a licensed medical marijuana growing facility.

Applicant: David Drews, Northern Michigan Engineering
114 N Court Ave, Ste 203, Gaylord, MI 49735

Owner: Thomas Baranowski
6105 Bracket Rd, Williamsburg, MI 49690

I. OVERVIEW

General Description and Recommendation

The Applicant is proposing to build a 22,360 sq ft medical marijuana growing facility. The proposed use is allowed by right in the A-1: Agricultural District. The property is located on the southwest corner of the Bates Rd and Hawley Rd intersection. The property is currently unoccupied with a deteriorating empty house and collapsed barn on site. The majority of the land is cleared meadows with some existing trees and shrubs.

The property owner is a member of Acme Greenworks LLC that received two licenses from Acme Township to operate a Class A medical marijuana growing facility in the A-1: Agricultural District.

The proposed use is consistent with the intent and purpose of the zoning district as well as the future land use category. Staff recommends approval of the site plan with consideration of the conditions mentioned in the suggested motion at the end of this report.

Subject Property Location	
Address	Parcel Number
6980 Bates Rd	28-01-014-001-04
Legal Description	
E 1/2 N 1/2 NE 1/4 SEC 31 T28N R10W EXCEPT THE W 30' THEREOF ALSO EXCEPT COM AT NE CNR SEC 31 TH S 89 DEG 18'51" W 639.75" TO POB OF EXC TH S 89 DEG 18'51" W 660' TH S 00 DEG 57'35" E 693' TH N 89 DEG 18'51" E 660' TH N 00 DEG 57'35" W 693' TO POB OF EXC SPLIT ON 04/30/2001 FROM 014-001-01	



Existing Conditions of Subject Property	
Zoning	Existing Uses
A-1: Agricultural	Unoccupied house and collapsed barn, primarily meadow grasses (approx. 75%) and trees/shrubs (approx. 25%)
Area	Existing Permits / Prior Approvals
28.54 acres	n/a

Adjacent Zoning and Land Uses		
Location	Zoning	Land Use
North:	A-1	Agriculture, Send Brothers Properties
Northeast:	A-1	Residential, Thomas & Janice Meyers
East:	A-1	Agriculture w/ Residential Structure, Marie Bak Trust
South:	A-1	Agriculture, Carol Walter Trust
Southwest:	A-1	Agriculture w/ Residential Structure, Carol Walter Trust
West:	A-1	Agriculture, Carol Walter Trust
Northwest:	A-1	Residential, Anthony Benak Residential, Kristina Hendrickson

Relationship to Master Plan

Future Land Use Category – Agricultural

The Agricultural category comprises land that is under active agricultural use and that is resistant to demographic and economic pressures that make other agricultural land likely for future development. Agricultural land is usually not served by public sewer or water supply and is generally distant from the high-density areas of the Township which is planned for and accommodated south of M-72. The terrain of existing agricultural lands consists of gently rolling hills and level fields interspersed occasionally with small forest areas. Land uses adjacent to the streams and wetlands of Yuba Creek should use sound environmental stewardship and ecological practices in order to conserve natural resources and protect highly sensitive ecosystems as well as ground- and surface water. Acme Township’s farmlands contribute substantially to the

local and regional economy, open space, and natural resource base of the community, and so this category also encourages the establishment of linkages and corridors for wildlife habitat.

A major objective of this land use category is to create a long-term business environment for agriculture in Acme Township. This category also aims to 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; and prevents the loss of agricultural lands by encouraging the use of PDR and TDR programs and other means.

The intended uses in this category include, but are not limited to: farms under active cultivation; farmsteads and accessory structures; agriculture-related industries; agriculture-based enterprises; nurseries and green houses; and other agriculture-friendly forms of development. Land uses in the Agricultural areas should comport with the policies and actions outlined in the Cornerstone entitled, “Support the Continuation of Agricultural Operations and Preservation of Farmland.” Residential development should use conservation designs through cluster housing, open-space development, or planned unit development. The Township contemplates that residential developments must work around extant agricultural uses, and in some circumstances the current density of 1 dwelling unit per 5 acres should be lowered to 1 dwelling unit per 2 or 2.5 units if cluster and/or open space (farmland) subdivisions are used. The PDR-eligibility map is overlain on the Future Land Use Map (Figure 20) in order to qualify for state funding.

(p. 69-70, Acme Township Community Master Plan, adopted August 11, 2014)

II. SUBMITTED APPLICATION MATERIALS

The tables below present the items submitted with the application for the proposed project. These items have been reviewed in accordance with the processes set forth in the Zoning Ordinance

Drawings		
Sheet	Title	Date (revised)
SP.0	Cover Sheet	12.14.18
SP.1	Existing Conditions Plan	12.14.18
SP.2	Demolition and Clearing Plan	12.14.18
SP.3	Site Plan	11.28.18 (01.19.19, 01.30.19)
SP.4	Site Plan Notes and Details	12.14.18
SP.5	Sanitary Plan and Details	12.14.18
SP.6	Landscape Plan	12.14.18 (02.04.19)
SP.A2	Floor Plan	11.05.18
SP.A3	Exterior Elevations	11.05.18
SP.A4	Security Plan	11.08.18
	Photometric Plan	12.18.18

Agency Reviews		
Agency	Status	Permit No. (Date)
Grand Traverse County Environmental Health Department	Well and sanitary septic permit issued	38722
Michigan Department of Environmental Quality	Not Submitted – agency needs to develop permitting process	n/a at this time
Grand Traverse Metro Fire Department	Satisfactory review	P-1213-5934-M6558 (01.14.19)

Grand Traverse County Sheriff's Department	Referred to State Police	n/a
Michigan State Police	Comments emailed	n/a
Grand Traverse County Soil Erosion & Sedimentation Control	Permit not submitted – email confirming review	Determined upon submission
Grand Traverse County Road Commission	Driveway Permit Issued	2018-000564 (10.30.18)
Gosling-Czubak Storm Water Plan Review	Favorable	n/a

Additional Documentation	
Submitted With Application Packet	
<ul style="list-style-type: none"> - Site Plan Review Application Form - Project Narrative - Escrow Policy Acknowledgement Form - Owner Authorization - Percolation Test Results - Stormwater Calculations 	

III. ZONING ORDINANCE REVIEW

Listed below are the applicable sections of the Zoning Ordinance that pertain to the proposed project. Items that do not satisfy the standards required by the Zoning Ordinance have been indicated with **bold, red text**.

Zoning District	
§ 6.12	A-1: Agricultural District
§ 6.12.1	<p>Intent and Purpose</p> <p>This District is intended to preserve, enhance, and stabilize areas within the Township which are presently used predominantly for farming purposes or areas which, because of their soil, drainage, or natural flora characteristics, should be preserved for low intensity land uses. It is the further purpose of this District to promote the protection of the existing natural environment, preserve the essential characteristics and economical value of these areas as agricultural lands, provide increased market opportunities for local and regional producers by clustering supporting operations such as processing, packaging, distributing, buying, and, research and development that complement and add value to the agricultural sector, and provide opportunities for agricultural-related entrepreneurial ventures. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act. It is explicitly the purpose of this zone to preserve a suitable long term working environment for farming operations while minimizing conflicts between land uses. It is the further purpose of this District to promote the protection of the existing natural environment, and to preserve the essential characteristics and economical value of these areas as agricultural lands.</p>
§ 6.12.2	<p>Uses Permitted By Right</p> <p>a. Agricultural and Farm Related Operations Listed Below</p> <p>16. Medical Marihuana Grower. By right, but that no more than two (2) may be licensed and operating at a given time, and no more than two (2) licenses may be issued.</p>

Note: The proposed use meets the intent and purpose of the district and is use allowed by right. Acme Greenworks currently holds the two growing facility licenses in the A-1 District (MM-2018-02-A1-G-C and MM-2018-03-A1-G-C). Their licenses are Class C which allows 1,500 plants each.

§ 6.13.1 Schedule Limiting Height, Bulk, Density and Area by Zoning District

Standard	Requirement	Site Plan
Minimum Lot Size	5 acres	28.54 acres
Minimum Parcel Width	330 ft	635 ft
Maximum Height	2.5 stories / 35 ft	1 story / 21.8 ft
Front Setback	50 ft	131 ft
Side Setback	25 ft	165 ft
Rear Setback	40 ft	346 ft
Maximum Lot Coverage	n/a	39,700 sf

§ 7.1.1 Sanitation Requirements

Standard	Requirement	Site Plan
Meet GT County Environmental Health Department Ordinance [§7.1.1(a)]	Permit issued for sanitary waste only. Process effluent not be included in waste stream. Engineer will oversee construction to ensure compliance.	Existing well will be abandoned and capped, new well indicated on south side of building, septic system outside of 75 ft well isolation area.

§ 7.4 Signs

Standard	Requirement	Site Plan
Regulations By Zone – Agricultural District [§7.4.6(d)]	Various – will be reviewed separately	Elevations show a wall sign on the north façade. Sign standards will be reviewed upon receipt of a sign permit application.

§ 7.5 Off-Street Parking and Loading Regulations

Standard	Requirement	Site Plan
Parking Required [§7.5.1(b)]	On the same lot or within 300 ft	Parking provided on site
Parking Space Requirements [§7.5.3(f)(1)]	Min. – 11 spaces Max. – 56 spaces	12 total spaces – 11 regular spaces; 1 ADA space
Off-Street Parking Location [§7.5.4(a)]	Located in rear and/or side yard	Existing parking located in the side yard adjacent to building
Maneuvering Lane & Space Dimensions [§7.5.4(b)(1)]	Lane Width (min.) – 20 ft Space Width (min.) – 9 ft Space Length (min.) – 20 ft	Lane Width – 22 ft Space Width – 9 ft Space Length – 20 ft
Parking Access Means [§7.5.4(b)(2)]	Maneuvering lanes, no backing up onto streets	Access provided through maneuvering lanes
Driveways [§7.5.4(b)(3)]	Clearly defined driveways that do not cross residentially zoned land	Driveway permitted by GTCRC, does not cross other zoning districts
Driveway Spacing [§7.5.4(b)(4)]	25 ft from parcel zoned for single-family	Surrounding properties zoned A-1, which would allow a single-family home, but driveway is 250+ ft from side property line

§ 7.5 Off-Street Parking and Loading Regulations		
Standard	Requirement	Site Plan
Surface Material [§7.5.4(b)(5)]	Seal coat, blacktop or equivalent; durable, dustless surface	Asphalt parking lot surface
Lighting [§7.5.4(b)(6)]	Adequate parking lot lighting during operation, down- and shield-lighting	7 parking lot poles, 22 wall packs for security, 3 wall packs for sign
Buffering, Landscaping & Screening – buffering strip [§7.5.4(c)(1)]	Parking lots screened by planting strips on all sides visible by neighboring properties	Screening provided by landscaping and existing vegetation
Buffering, Landscaping & Screening - plantings [§7.5.4(c)(2)]	a. 10’ buffer along ROW b. 6 evergreen/canopy trees along ROW frontage c. 36” high continuous hedge/berm/wall screen d. Screened refuse receptacle	a. 20 – 25 ft buffer b. See § 7.5.6(f) below c. Condition met per landscape plan d. Enclosure meets the required standards
Buffering, Landscaping & Screening – tree islands, snow storage [§7.5.4(c)(3)]	a. 1 canopy tree in island distributed evenly in middle of row b. 2 Canopy trees in islands at end of each row c. n/a d. Designated snow storage	a. Condition met per landscape plan b. Correct number of trees and locations c. n/a d. Dedicated snow storage area provided
Loading Zone [§7.5.5(a)]	10 ft x 55 ft loading zone; 14’ vertical clearance	35’ x 50’ approach, all loading / unloading conducted inside; no overhead obstruction; 12’ garage door
Loading Approach Surface [§7.5.5(b)]	Asphaltic or cement binder	Concrete surface
Loading Access [§7.5.5(c)]	Direct access of public street	Accessed off Bates Rd
Loading Location [§7.5.5(d)]	Located in rear yard only	Located internally, accessed through side door
Loading Interference [§7.5.5(e)]	Shall not interfere with parking spaces	Dedicated approach separate from parking spaces
Loading Screening [§7.5.5(f)]	Screened from public ROW, adjacent office or residential districts	Screened through parking lot and ROW screening, all adjacent property zoned A-1

§ 7.1.1 Sanitation Requirements		
Standard	Requirement	Site Plan
Meet GT County Environmental Health Department Ordinance [§7.1.1(a)]	Permit issued for sanitary waste only. Process effluent not be included in waste stream. engineer will oversee construction to ensure compliance.	Existing well will be abandoned and capped, new well indicated on south side of building, septic system outside of 75 ft well isolation area.

§ 7.5.6 Landscaping		
Standard	Requirement	Site Plan
Application [§7.5.6(b)(1-6)]	Landscape plan requirements	All required information provided
Standards & Criteria [§7.5.6(c)]	Planting standards	Applicable standards satisfied
Planting Materials [§7.5.6(d)]	Non-invasive, native species	All species are approved native, non-invasive species
Buffers [§7.5.6(e)]	<ol style="list-style-type: none"> 1. 20 ft wide when abutting A-1 2. Free of structures, parking 3. Size requirements 4. Fence substitutions 5. 10 trees along west property line 6. Berm substitutions 7. Pathways permissible between properties 	<ol style="list-style-type: none"> 1. Buffer exceeds width, utilizes existing vegetation where present 2. Buffer free of such items 3. Proper sizes provided 4. No fence proposed 5. 10 trees on west property line 6. No berms proposed 7. No pathways proposed
ROW Landscaping [§7.5.6(f)]	<ol style="list-style-type: none"> 1. 10' buffer along ROW 2. 20 trees and 98 shrubs per 470 lineal ft outside existing vegetation; grouping encouraged but space between trees not to exceed 35 ft 3. 3' tall continuous landscape screen, opaque fence, berm, or combination along ROW 	<ol style="list-style-type: none"> 1. 20 – 25 ft buffer along ROW 2. 20 trees and 98 shrubs with appropriate spacing and distribution 3. Shrubs and trees will create necessary screening
Completion Bond [§7.5.6(j)]	Completion bond, letter of credit, cash deposit, or certified check in the amount of the landscape improvements	No estimates provided

§ 7.8 Exterior Lighting Requirements		
Standard	Requirement	Site Plan
[§7.8.3(a)(1)]	Downlighting, cut-off shielding, efficiency, minimum amount necessary, lighting hours	7 parking light poles, 21 wall packs on building, 3 wall packs above sign, all downward facing and recessed, no foot-candles at property line. With exception of wallpacks for security purposes, all other lighting will need to be shut off outside hours of operation.

§ 7.11 Medical Marihuana Facilities		
Standard	Requirement	Site Plan
License Requirements [§7.11.2(a)]	Facility must have a valid license by Acme Twp and the State	Applicant has two growing licenses issued by Acme Twp. Will not be able to operate until securing a license from the State
Distance Buffers [§7.11.2(b)(1-4)]	1,000 ft buffer between specific uses	Not within 1,000 ft of any listed uses

IV. SITE PLAN REVIEW

The table below presents the required elements for a site plan review per the Zoning Ordinance, whether included in the site plan drawing, written narrative, or both. A “Yes” indicates item was accounted for, “No” indicates missing item, a blank cell indicates it is not required to be demonstrated in the site plan or narrative.

§ 8.1.4 Application Requirements			
Item	Description	Shown On Site Plan	Written Documentation
1.	A description of the environmental characteristics of the site prior to development, i.e.: topography, soils, vegetative cover, drainage, streams, creeks or ponds, as well as, the delineation of these features on the site plan drawing.	Yes	Yes
2.	Types of uses and other man-made facilities		Yes
3.	The number of: people to be housed, employed, visitors or patrons and vehicular and pedestrian traffic		Yes
4.	Phasing of the project, including ultimate development proposals	Yes	Yes
5.	Natural features which will be retained, removed and/or modified including vegetation, drainage, hillsides, streams, wetlands, woodlands, wildlife and water.	Yes	
6.	The description of the areas to be changed shall include their effect on the site and adjacent properties. An aerial photo may be used to delineate the areas of change.		Yes
7.	The method to be used to serve the development with water and sanitary sewer facilities		Yes
8.	The location, size, and routing of water and sanitary sewer facilities	Yes	
9.	Plans for storm water control and drainage, including measures to be used during construction	Yes	
10.	Storm water calculations; and if requested storm water modeling data.	Yes	Yes
11.	If public sewers are not available to the site the applicant shall submit a current approval from the health department or other responsible public agency indicating approval of plans for sewage treatment.		Yes

§ 8.1.4 Application Requirements

Item	Description	Shown On Site Plan	Written Documentation
12.	The method to be used to control any increase in effluent discharge to the air or any increase in noise level emanating from the site. Consideration of any nuisance that would be created within the site or external to the site whether by reason of dust, noise, fumes, vibration, smoke or lights.		Yes
13.	An indication of how the proposed use conforms to existing and potential development patterns and any adverse effects		Yes
14.	Location of known Air Sheds and how the proposed use impacts this natural feature.		Yes
15.	Plans to control soil erosion and sedimentation.	Yes	Yes
16.	Incorporation of low impact development storm water technologies and other best management practices such as, but not limited to, rain gardens, rooftop gardens, vegetated swales, cisterns, permeable pavers, porous pavement, and filtered storm water structures.	Yes	Yes
17.	Type, direction, and intensity of outside lighting shown on a photometric plan in compliance with exterior lighting standards.	Yes	Yes
18.	Location of any or required cross access management easements.	Yes	
19.	Location of pedestrian and non-motorized facilities; if required.	Yes	
20.	Landscaping plan	Yes	
21.	General description of deed restrictions and/or cross access management easements, if any or required.		Yes
22.	Name(s) and address(es) of person(s) responsible for preparation of site plan drawings and supporting documentation.	Yes	Yes
23.	Sealed drawings from a licensed architect, engineer, or landscape architect.	Yes	

Notes:
 The applicant has received a permit to abandon the existing well, drill a new well (Type III) and install a sanitary septic tank and drain field. No permit or approval has been submitted regarding waste water discharge for the growing operation (Items 7, 8, and 11).

 No soil erosion permit has been submitted (Item 15).

 The plans will need to be stamped by the engineer (Item 22).

§ 8.2 Standards for Site Plan Review

Standard	Finding
a. That the applicant may legally apply for site plan review.	Satisfied: The Applicant has been authorized by the owner of the property
b. That all required information has been provided.	Satisfied: Per listed Agency Reviews in this report. Will need to submit SESC permit in order to obtain land use permit.

§ 8.2 Standards for Site Plan Review	
Standard	Finding
c. That the proposed development conforms to all regulations of the zoning district in which it is located and all other applicable standards and requirements of this ordinance, including but not limited to all supplementary regulations.	Satisfied: Per listed Agency Reviews in this report. Will need to submit SESC permit in order to obtain land use permit.
d. That the plan meets the requirements of Acme Township for fire and police protection, water supply, sewage disposal or treatment, storm, drainage, and other public facilities and services.	Satisfied: Gosling Czubak – Favorable GT Metro Fire – Favorable Soil Erosion – Reviewed, Needs To Be Submitted Health Department – Favorable MDEQ – Submitted At A Future Date State Police – Comments Provided
e. That the plan meets the standards of other governmental agencies where applicable, and that the approval of these agencies has been obtained or is assured.	Satisfied: Gosling Czubak – Favorable GT Metro Fire – Favorable Soil Erosion – Reviewed, Needs To Be Submitted Health Department – Favorable MDEQ – Submitted At A Future Date State Police – Comments Provided
f. That natural resources will be preserved to a maximum feasible extent, and that areas to be left undisturbed during construction shall be so indicated on the site plan and at the site per se.	Satisfied: The site does not indicate sensitive natural features; areas of disturbance have been indicated.
g. That the proposed development property respects floodways and flood plains on or in the vicinity of the subject property.	Satisfied: – No floodplains present
h. That the soil conditions are suitable for excavation and site preparation, and that organic, wet, or other soils which are not suitable for development will either be undisturbed, or modified in an acceptable manner.	Satisfied: Third-party review by Gosling Czubak did not find the site to be unfavorable to development.
i. That the proposed development will not cause soil erosion or sedimentation problems.	Satisfied: SESC permit shall be submitted with LUP application
j. That the drainage plan for the proposed development is adequate to handle anticipated storm water runoff, and will not cause undue runoff onto neighboring property or overloading of water courses in the area.	Satisfied: Gosling Czubak has submitted a summary of their review finding the proposed storm water management system compliant with the ordinance and appropriate for this development.
k. That grading or filling will not destroy the character of the property or the surrounding area, and will not adversely affect the adjacent or neighboring properties.	Satisfied: Necessary grading and infill will be performed to level the site for construction; retention basins excavated; excess spoils stored on site, seeded with appropriate slopes.
l. That structures, landscaping, landfills or other land uses will not disrupt air drainage systems necessary for agricultural uses.	Satisfied: The addition to the existing structure will have no detrimental impact on any existing airsheds.

§ 8.2 Standards for Site Plan Review	
Standard	Finding
m. That phases of development are in a logical sequence, so that any one phase will not depend upon a subsequent phase for adequate access, public utility services, drainage, or erosion control.	Satisfied: – Request represents Phase I. Additional phases will be determined by demand and require additional review and approval.
n. That the plan provides for the proper expansion of existing facilities such as public streets, drainage systems, and water and sewage facilities.	Satisfied: Existing roadways established, curb cut approved, sanitary system and well approved, ground water mineral concentrate and waste water effluent to be hauled away, MDEQ discharge permit may be secured in the future
o. That landscaping, fences or walls may be required when appropriate to meet the objectives of this Ordinance.	Satisfied: Landscape plan meets the requirements of the Ordinance
p. That parking layout will not adversely affect the flow of traffic within the site, or to and from the adjacent streets.	Satisfied: No impact
q. That vehicular and pedestrian traffic within the site, and in relation to streets and sidewalks serving the site, shall be safe and convenient.	Satisfied: Parking and circulation meet the standards of the Ordinance and will not inhibit safety or convenience.
r. That outdoor storage of garbage and refuse is contained, screened from view, and located so as not be a nuisance to the subject property or neighboring properties.	Satisfied: Dumpster will be appropriately screened, all waste water effluent hauled away.
s. That the proposed site is in accord with the spirit and purpose of this Ordinance, and not inconsistent with, or contrary to, the objectives sought to be accomplished by this Ordinance and the principles of sound planning.	Satisfied: The proposed use and overall plan is consistent with this Ordinance and planning documents with the exceptions included in this report that need to be addressed.

V. POLICE POWER ORDINANCE REVIEW

The standard listed below are part of the Acme Township Medical Marihuana Licensing Ordinance (2017-02). These items are not typically part of a site plan review. However, since this is the first site plan review application for this use it has been deemed appropriate to provide an overview. Many of the standards are from the State of Michigan’s Medical Marihuana Facility Licensing Act and will be monitored with proper state oversight as part of the Applicant’s license application and operation. The items that most closely relate to the site plan review are §5(10 - 12). The Applicant currently holds two local licenses for a growing operation allowing up to 3,000 plants with a valid license, per the Zoning Ordinance and Police Power Ordinance. Failure to meet any of the below standards will invalidate their license and they will be in violation of both Ordinances.

Acme Township Medical Marihuana Licensing Ordinance 2018-02		
Standard	Requirement	Site Plan
Compliance [§5(1)]	Must comply with the Acts & Administrative Rules at all times	Will be monitored with state oversight and determined during operation
State License [§5(2)]	Shall have a valid state license	Will have to have a state license before operating

Acme Township Medical Marihuana Licensing Ordinance 2018-02		
Standard	Requirement	Site Plan
Distribution [§5(3)]	No distribution to a primary caregiver or qualifying patient on premise	Will be monitored with state oversight and determined during operation
Number of Plants [§5(4)]	Shall not exceed that allowed by class of their license	Applicant has two Class C local licenses, allowing 1,500 plants each. Will need to secure two similar licenses from the state to match our limit
Sales to Growers [§5(5)]	May only sell seeds or plants to growers through a secure transporter	Will be monitored with state oversight and determined during operation
Sales to processor or provisioning center [§5(6)]	May only sell plants to secure processor or provisioning center through a secure transporter	Will be monitored with state oversight and determined during operation
Register Primary Caregiver – before 12.31.21 [§5(7)]	Until 12.31.21 must have an employee with 2 years’ experience as primary caregiver	Will be monitored with state oversight and determined during operation
Register Primary Caregiver – after 12.31.21 [§5(8)]	After 12.31.21 must not be, or employ, a primary caregiver	Will be monitored with state oversight and determined during operation
Secured Inside [§5(9)]	All products must be secured inside with access limited to those authorized	Will be monitored with state oversight and determined during operation
Artificial Lighting [§5(10)]	All lighting shall be shielded to prevent trespass on neighboring properties and ROW’s	All growing will be indoors with no windows; exterior lighting meets lighting standards
Effluent [§5(11)]	No trespass of dust, glare, sound, noise, vibrations, fumes, odors, or light on neighboring properties or ROW’s	All items have been addressed with appropriate procedures/practices proposed.
Indoor Activities [§5(12)]	All activities shall be conducted indoors	All growing, shipping and receiving will be conducted within the building

VI. REPORT SUMMARY

The Applicant is proposing to construct an approximately 22,360 sf building for the purpose of operating a licensed medical marihuana growing facility. The use is allowed by right under agricultural and farm related operations in the A-1: Agricultural District, and is consistent with the Agricultural category on the Future Land Use Map. The site is currently developed with a vacant house and collapsed barn, both of which will be demolished. The site has very little vertical relief and no significant steep grades, with the majority of the site open grasslands with some standing timber and shrubs, and no sensitive natural features.

This building represents Phase I that could be expanded to future phases for a total of four buildings, depending on demand and need for additional capacity. Each additional phase or improvement will require additional review and approval. The Applicant’s client holds two local licenses that allow up to 1,500 plants each. The client would need to secure similar capacity through licensing from the State to operate at that, or any level of production. Many of the standards in the Township’s medical marihuana police power ordinance come directly

from the State act and will be largely monitored by the them through the Department of Licensing and Regulatory Affairs. Any violation of the State act or Township ordinance may invalidate their license and their ability to operate.

The Grand Traverse County Sheriff's Department was contacted by the Applicant to see if they had any comments on the plan, per the Zoning Ordinance. They did not provide any comment and referred the Applicant to the Michigan State Police. This is consistent with the Sheriff's Department's approach of not endorsing medical marihuana operations. The State Police did submit an email with questions to consider, which has been included in this report. Although all valid questions, many are not zoning or planning related and should not pose a problem since the operation of the growing the facility will receive significant oversight from the State through the Department of Licensing and Regulatory Affairs.

Overall, the plan meets most of the Ordinance requirements, with the outstanding issues being easily addressed through minor modifications of the site plan drawings and/or narrative. The two items of greatest significance include the SESC permit and an MDEQ waste water discharge permit. The Grand Traverse County Environmental Health Department has been contacted and the SESC review and permit have been completed. The agency is requested a \$9,000 escrow before issuing the permit. Client is waiting for site plan approval before paying the escrow, which is a common approach that can be included as a condition for a land use permit.

The plan currently calls for a reverse osmosis (RO) system that will filter almost all salts, organics, nutrients and bacteria drawn from the groundwater through a permitted Type III well by pressurizing it through a semi-permeable membrane. This is the water that will be used in the growing operation. The intent is to seek a MDEQ waste water discharge permit to distribute the concentrate from the RO process back into the groundwater. The MDEQ does not have a policy in place currently to address RO discharge and is working to establish one. In the event the policy is not in place and a waste water discharge permit cannot be issued at the time the Applicant applies for a Land Use Permit an alternative has been proposed. Instead of the RO system, the growing facility will utilize an evaporator that will produce pure water through an evaporative process inside the facility. The concentrate sludge would then be hauled away through a licensed hauler. It's important to note the concentrate from both processes will have the same chemistry of the groundwater, but in a higher concentration. The growing system itself produces very little waste water through its operation, as a matter of efficiency. It is estimated the total waste water production from the growing will be 5 – 10 gallons a day. This waste water will be collected in floor drains, contained in a chamber, and hauled away by a licensed hauler.

Suggested Motion for Consideration:

Motion to approve Site Plan Review application SPR 2019-01, submitted by Northern Michigan Engineering on behalf of Thomas Baranowski and Acme Greenworks, to construct and operate an approximately 22,360 square foot licensed medical marihuana growing facility located at 6980 Bates Rd, Williamsburg, MI 49690, with the following conditions that must be met prior to issuing a land use permit:

1. Submission of the soil erosion and sedimentation control permit by the Grand Traverse County Environmental Health Department;
2. Provide a bond, letter of credit, cash surety or certified check for the proposed landscape improvements in the amount determined by a qualified landscaper;
3. The parking lot, sign and wallpacks except for those used above doorways for security be turned off outside the hours of operation;
4. The reverse osmosis system shall not discharge into the groundwater aquifer without obtaining a valid wastewater discharge permit from the MDEQ.

(continued on next page)

5. The final set of site plan drawings be updated to reflect the applicable conditions, stamped by a licensed engineer, architect, or landscape architect, and signed by the Planning Commission Chair and Applicant.



Special Use Permit/Site Plan Review Application

Township of Acme, Grand Traverse County, Michigan

6042 Acme Road, Williamsburg, MI 49690

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

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

Owner Information (please type or print clearly):

Name: Thomas Baranowski Phone: 248. 867-6150

Mailing Address: 1745 Cole

City: Birmingham State: MI Zip: 48009

Email Address: Tom@acmegreenworks.com

Applicant Information (please type or print clearly):

Name: Northern Michigan Engineering Phone: 989-217-3177

Mailing Address: 114 N. Court Suite 203

City: Gaylord, State: MI Zip: 49735

Email Address: david@nme.land

A. Property Information:

1. Address: 6980 Bates Rd.
Williamsburg, MI 49690

2. Parcel Number/Property Description: 01-014-001-04

3. Current Zoning of Property: Agricultural

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

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

See attached Designated Agent Form

6. Proposed Use/Change to Property

Proposed Medical Marijuana grow facility

7. Estimated Start and Completion Dates:

Start 4/22/19

Completion 10/6/2019

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

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

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

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

Signed: 

Date: 10/3/2018

FOR TOWNSHIP USE ONLY

Application Number: SPR 2019-01

Date Received: 12.19.18

Public Hearing/Meeting: 02.11.19

Date of Advertising: N/A

T&A Account: 096

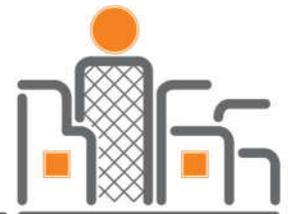
NOTES:



PROJECT NARRATIVE

Below is a project narrative based on the Zoning Ordinance Items.

1. Description of environmental Characteristics of site prior to development.
 - a. Response: (REFER TO SP-A1 PHOTO) Site is about 75% cleared meadow area of grasses with approximately 25% natural trees and shrubs on East and South sides. Site is fairly flat near the roadway and slopes down toward south approximately halfway to rear. There are not streams, creeks, or ponds on the site. Water naturally drains from front property to rear property.
2. Types of uses and other man-made facilities
 - a. Response: (1) abandoned house and (1) collapsed barn is on-site. The barn must be demo'd as it is a safety concern.
3. Number of People houses, employed, visitors, vehicular traffic, pedestrian traffic
 - a. Response: Vehicular traffic is minimal and limited to Employee access and transport truck access. Facility will employ approximately 15 people per maximum shift. Employees have 'secure' limited access via employee key cards. No pedestrian access is anticipated. No public or customer access is permitted. Vehicle deliveries from small trucks is anticipated and must fit inside delivery doors. No overnight housing is provided nor permitted.
4. Phasing of Project
 - a. Response: (REFER TO SP-A1) Project proposed is phase I of potentially (4) phases. Additional buildings may be added in the future based on need. Additional Buildings, pavement, drainage, utilities will be designed and submitted for approval prior to expansion under separate future permits.
5. Natural Features retained, removed, modified
 - a. Response: (REFER TO CIVIL PLANS) Clearing and grubbing of existing trees and shrubs within the Scope of Work will be included. Any vegetation and features outside of Scope of work will remain.
6. Description of areas to be changed including affect on site
 - a. Response: (REFER TO CIVIL PLANS). Existing vegetation and hills within work area will be excavated and leveled to meet drainage requirements.
7. Method to serve development with water and sanitary sewers
 - a. Response: (REFER TO CIVIL PLANS) New well provided for water supply. New Septic and Reserve field provided for Sanitary Sewer.
8. Location, size, and routing of water and sanitary sewers.
 - a. Response: (REFER TO CIVIL PLANS)
9. Plans for Storm water control and drainage
 - a. Response: (REFER TO CIVIL PLANS). Storm water will be filtered and routed to retention pond
10. Storm water calculations
 - a. Response: (REFER TO CIVIL PLANS)
11. If public sewers not available, submit Health Department approval.
 - a. Response: (REFER TO CIVIL PLANS). Plans were submitted to Health Department for approval.
12. Method to control any increase in effluent discharge to air or increase in noise emanating from site. (Dust, noise, fumes, vibration, smoke or lights.)
 - a. Response: Location of greenspace, including storm water retention and septic areas are locate near the lot lines to keep main facilities away from nearby structures. This will reduce potential noise and smells from the site.
 - b. All Exhausts will be provided with Charcoal filtration systems to remove any smells or gases that may be created within the facility.



ARCHITECTURE

BIGGdesigns, llc

www.biggdsgns.com

127 E. Commerce St. #201
Milford, MI 48381

biggdsgnsllc@gmail.com

P: 248.886.4460

- a. Exhaust systems are only provided to meet Code requirements and all HVAC system units are required to meet Code. No major additional exhaust fans or mechanical machinery are on-site.
13. Indication of how the proposed use conforms to existing and potential development patterns and any adverse effects.
 - a. Response: Use requires remote locations away from any major residential, Public facilities, schools, etc. Area surrounding site is commonly used for agricultural or storage which is the proposed use. Use conforms with local development patterns as it consists of Indoor agriculture. The proposed use provides less adverse effects than typical manufacturing facilities.
14. Location of air sheds and how the proposed use impacts this natural feature.
 - a. Response: The proposed project does not affect any local air sheds.
15. Plans for Soil Erosion and sedimentation
 - a. Response: (REFER TO CIVIL PLANS). Soil erosion permit has been submitted to local authority. Soil erosion plans are included.
16. Incorporation of low impact development storm water technologies, and best management practices,
 - a. Response: (REFER TO CIVIL PLANS). A retention pond that is fully vegetated is provided to maintain additional runoff caused by newly constructed areas. The un-touched areas will remain as natural runoff will remain.
17. Type, direction, intensity of lighting shown on photometric plan in compliance with exterior lighting standards
 - a. Response: (REFER TO PHOTOMETRIC PLANS)
18. Location of cross access management easements
 - a. Response: No cross-access easements provided.
19. Location of pedestrian and non-motorized facilities (if required)
 - a. Response: (REFER TO CIVIL PLANS)
20. Landscaping Plan
 - a. Response: (REFER TO CIVIL PLANS)
21. General description of deed restrictions or cross access of management easements
 - a. Response: (REFER TO CIVIL PLANS)
22. Name and addresses of persons responsible for preparation of Site Plan drawings and supporting documentation,
 - a. Response: (REFER TO CIVIL PLANS).
23. Sealed Drawings from a Licensed architect, engineer.
 - a. Response: (REFER TO CIVIL PLANS & SP-A1-4) Licensed Architect and Engineer have created and provided plans. Plans will be submitted to local authorities and comply with Building Codes and zoning ordinances.

Please contact us regarding any comments or questions.

Kathryn Settimo

1/21/2019

NAME

Date



GRAND TRAVERSE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT
DESIGNATED AGENT FORM

LANDOWNERS NAME: Thomas Baranowski

PROPERTY ADDRESS: 6980 Bates Rd.

PARCEL TAX ID: 01-014-001-04 TOWNSHIP: Acme SECTION: 31

MAILING ADDRESS (IF DIFFERENT): 1745 Cole, Birmingham, MI 48

PHONE: 248-867-6150 EMAIL: TOM@ACMEGREEN

DESIGNATED AGENT: Dave Drews

CONTACT PERSON: Dave Drews

MAILING ADDRESS: 114 N Court, Suite 203 Gaylord, MI 49735

PHONE: 989-217-3177 EMAIL: david@nme.lc

I certify I am the owner of the above listed property and authorize the above listed designated agent to my behalf to secure all necessary permits and evaluations. I authorize Grand Traverse County Health Department to evaluate the above described property in accordance with applicable local and state regulations.

For Soil Erosion permitting: As the landowner, I understand that I am ultimately responsible for all Soil Erosion Controls including final seeding and stabilization, and that I am responsible for any violation of Part 91 of the Grand Traverse County Soil Erosion and Sedimentation Control Ordinance.

SIGNATURE:  DATE: 9/28/18

ACME GREENWORKS

6980 BATES RD.
WILLIAMSBURG, MI 48009

GENERAL CONTRACTOR
GICS LLC
38705 W. SEVEN MILE RD., SUITE 705
LIVONIA, MI 48152
PH. 810-498-5802

ARCHITECT
BIGG ARCHITECTURE
127 E. COMMERCE ST. #201
MILFORD, MI 48381
PH. 248-886-4460

ENGINEER
NORTHERN MICHIGAN ENGINEERING INC.
114 N. COURT AVE.
GAYLORD, MI 49735
PH. 989-217-3177

GENERAL NOTES:

SITE CIVIL ENGINEER ASSUMES NO RESPONSIBILITY FOR JOB SITE SAFETY. EACH CONTRACTOR SHALL INDEPENDENTLY ENSURE THE SAFETY OF THEIR WORKERS, UTILIZING APPROPRIATE SAFETY EQUIPMENT AND PERFORMING TIMELY TOOL-BOX TALKS AS REQUIRED TO MAINTAIN JOB SITE SAFETY.

AS NO SOIL BORINGS WERE PERFORMED IN THE CONCEPTION OF THIS SITE PLAN, CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH LOCAL CONDITIONS PRIOR TO BID SUBMISSION.

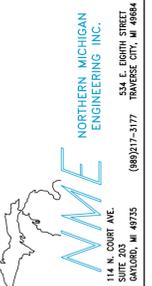
THE DRAWINGS, PLANS, MODELS, DESIGNS, SPECIFICATIONS, REPORTS, SURVEY DATA, CALCULATIONS AND OTHER DATA CONTAINED AND PART OF THE SITE/CIVIL PLAN SET ARE THE PROPERTY OF THE ENGINEER. THIS SITE CIVIL PLAN SET IS MADE AVAILABLE FOR YOUR REVIEW FOR INFORMATIONAL PURPOSES ONLY IN RELATION TO THIS SITE DEVELOPMENT. THE SITE/CIVIL PLAN SET MAY NOT BE COPIED, REPRODUCED, OR DISTRIBUTED IN ANY WAY OR FOR ANY PURPOSE WHATSOEVER WITHOUT THE CONSENT OF THE ENGINEER.
PARCEL BOUNDARY SHOWN IS BASED ON THE RECORD PROPERTY DESCRIPTION PROVIDED AND MONUMENTATION FOUND. NO BOUNDARY SURVEY WAS PERFORMED FOR THIS SITE PLAN.



VICINITY MAP

- SP.0 COVER SHEET
- SP.1 EXISTING CONDITIONS
- SP.2 DEMOLITION PLAN
- SP.3 SITE PLAN
- SP.4 SITE PLAN DETAILS
- SP.5 SANITARY PLAN
- SP.6 LANDSCAPE PLAN

JOB# 18-139 SHEET	PROJECT ACME GREENWORKS	COVER SHEET	6980 BATES RD., WILLIAMSBURG, MI 48009	THOMAS D. ZIPP, PE MI LICENSE #52255	DRAWN BY	D.C.I.D.	REVISIONS	DATE	BY
					CHECKED	APPROVED BY	DATE	12/14/18	PRINT DATE



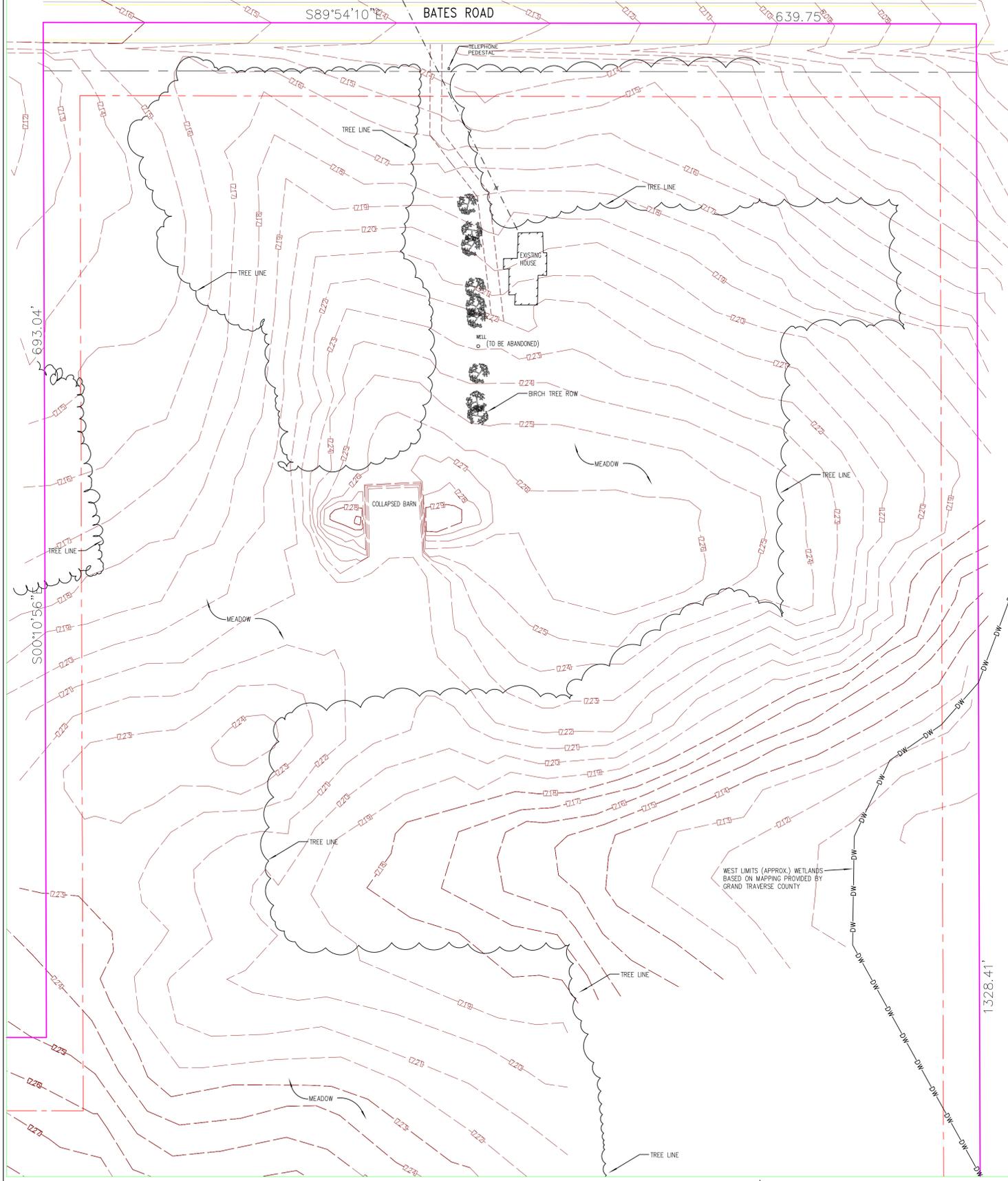
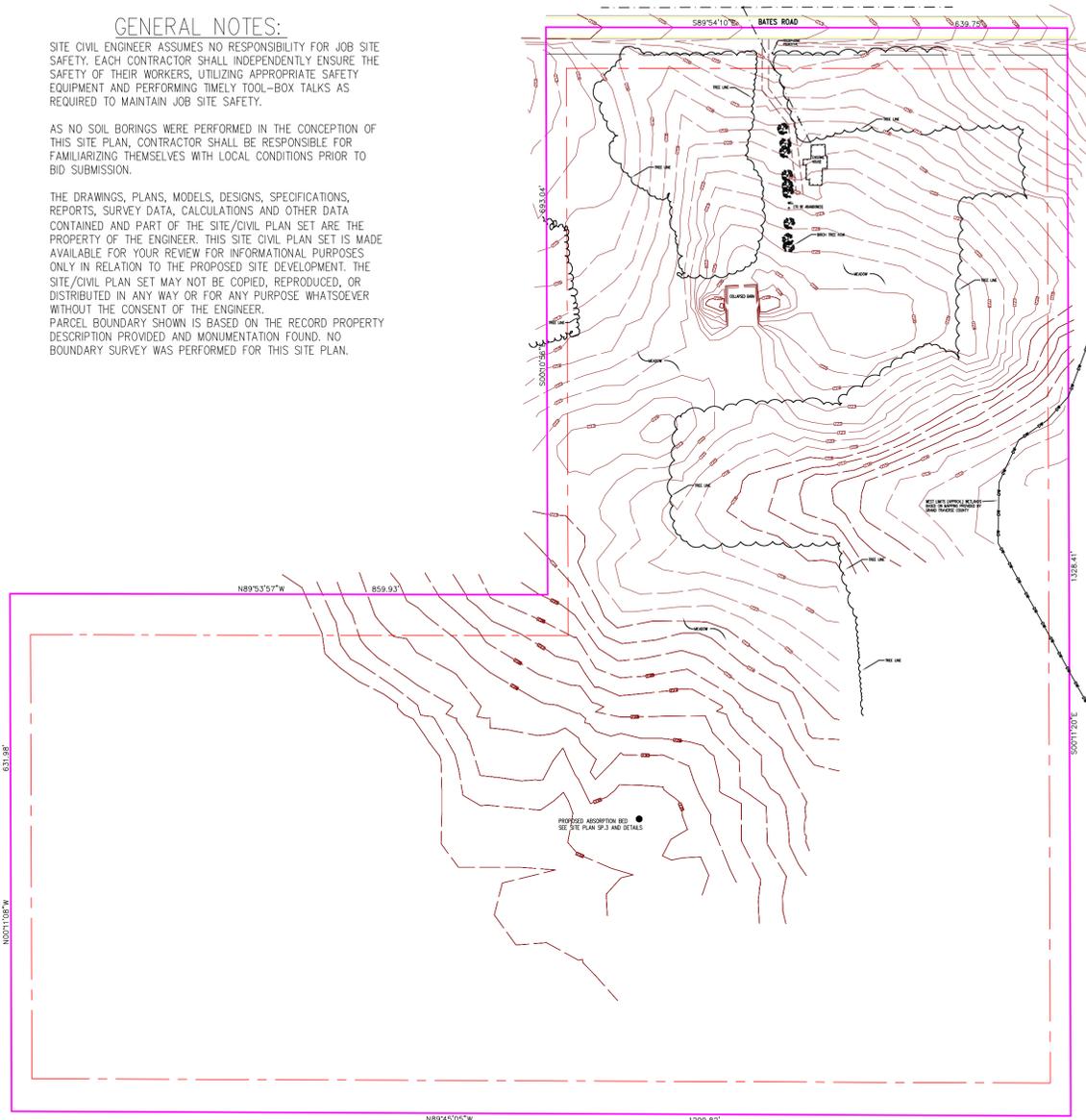
GENERAL NOTES:

SITE CIVIL ENGINEER ASSUMES NO RESPONSIBILITY FOR JOB SITE SAFETY. EACH CONTRACTOR SHALL INDEPENDENTLY ENSURE THE SAFETY OF THEIR WORKERS, UTILIZING APPROPRIATE SAFETY EQUIPMENT AND PERFORMING TIMELY TOOL-BOX TALKS AS REQUIRED TO MAINTAIN JOB SITE SAFETY.

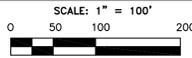
AS NO SOIL BORINGS WERE PERFORMED IN THE CONCEPTION OF THIS SITE PLAN, CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH LOCAL CONDITIONS PRIOR TO BID SUBMISSION.

THE DRAWINGS, PLANS, MODELS, DESIGNS, SPECIFICATIONS, REPORTS, SURVEY DATA, CALCULATIONS AND OTHER DATA CONTAINED AND PART OF THE SITE/CIVIL PLAN SET ARE THE PROPERTY OF THE ENGINEER. THIS SITE/CIVIL PLAN SET IS MADE AVAILABLE FOR YOUR REVIEW FOR INFORMATIONAL PURPOSES ONLY IN RELATION TO THE PROPOSED SITE DEVELOPMENT. THE SITE/CIVIL PLAN SET MAY NOT BE COPIED, REPRODUCED, OR DISTRIBUTED IN ANY WAY OR FOR ANY PURPOSE WHATSOEVER WITHOUT THE CONSENT OF THE ENGINEER.

PARCEL BOUNDARY SHOWN IS BASED ON THE RECORD PROPERTY DESCRIPTION PROVIDED AND MONUMENTATION FOUND. NO BOUNDARY SURVEY WAS PERFORMED FOR THIS SITE PLAN.



PARCEL BOUNDARY



PARCEL DESCRIPTION

E 1/2 N 1/2 NE 1/4 SEC 31 T28N R10W EXCEPT THE W 30' THEREOF ALSO EXCEPT COM AT NE CNR SEC 31 TH S 89 DEG 18'51" W 639.75" TO POB OF EXC THE S 89 DEG 18'51" W 660' TH S 00 DEG 57'35" E 693' TH N 89 DEG 18'51" E 660' TH N 00 DEG 57'35" W 693' TO POB OF EXC SPLIT ON 04/30/2001 FROM 014-001-01

SITE DATA

PROPERTY DESCRIPTION
PID#01-014-001-04, PARCEL LOCATED IN THE E 1/2 OF THE N 1/2 OF THE NE 1/4 OF SECTION 31, T28N-R9W, ACME TOWNSHIP, MICHIGAN.

CURRENT ZONING: A-1

BUILDING SETBACKS
FRONT YARD - 50 FT
SIDE YARD - 25 FT
REAR YARD - 40 FT

SITE AREA: 29.1 ACRES

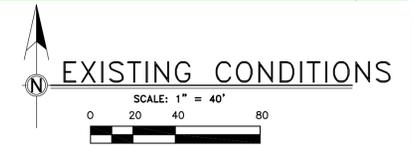
CURRENT USE: AGRICULTURAL - VACANT

NOTE: BOUNDARY AND TOPOGRAPHIC SURVEY DATA PROVIDED BY OWNER AND NOT VERIFIED BY NORTHERN MICHIGAN ENGINEERING INC.

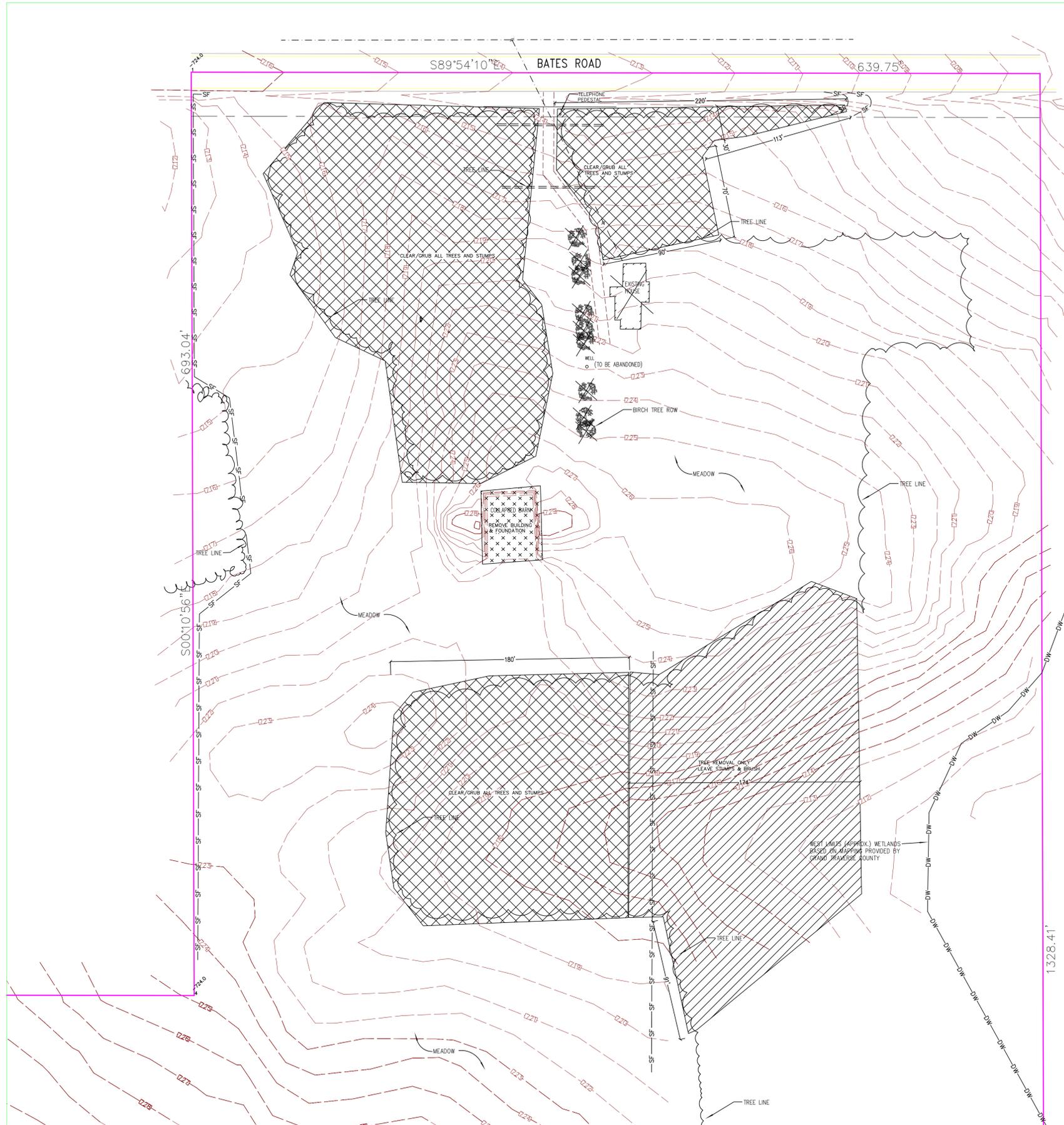
LEGEND

- PARCEL BOUNDARY
- CONTOURS (5 FT INTERVAL)
- ROAD RIGHT OF WAY
- BUILDING SETBACKS
- OVERHEAD UTILITIES
- DESIGNATED WETLAND LIMITS (APPROX)
- UTILITY POLE

PRELIMINARY - NOT FOR CONSTRUCTION



PROJECT ACME GREENWORKS	DRAWN BY D.C.D.	DATE	BY
		CHECKED	
SHEET EXISTING CONDITIONS PLAN	APPROVED BY	DATE	PRINT DATE
		12/14/18	
JOB# 18-139 SP.1	THOMAS D. DIER, PE MI LICENSE #45935		
	NORTHERN MICHIGAN ENGINEERING INC. 114 N. COURT AVE. SUITE 203 GRAND RAPIDS, MI 49503 (616) 712-3177		
6980 BATES RD. WILLIAMSBURG, MI 48009			



CLEARING & DEMOLITION NOTES

CONTRACTOR SHALL NOTIFY MISS DIG "811" A MINIMUM OF 3 WORKING DAYS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY AND SHALL FAMILIARIZE THEMSELVES WITH ANY UTILITIES THAT MAY EXIST BUT MAY NOT BE AFFILIATED WITH THE MISS DIG SYSTEM. DISRUPTION AND REPAIR COSTS ASSOCIATED WITH THE CONTRACTOR'S FAILURE TO DO SO SHALL BE BORNE SOLELY BY THE CONTRACTOR.

ALL APPROPRIATE PERMITS AND APPROVALS SHALL BE OBTAINED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY.

SILT FENCE SHALL BE INSTALLED BY THE CONTRACTOR AT LOCATIONS AS NOTED AND AS DESCRIBED PRIOR TO COMMENCEMENT OF ANY STUMP REMOVAL, EARTH CHANGES OR UTILITY WORK. SILT FENCE SHALL BE INSPECTED FOR INTEGRITY DAILY DURING EARTHWORK OPERATION OR FOLLOWING A RAIN EVENT AND SHALL BE MAINTAINED AND REPAIRED UNTIL A SUFFICIENT ESTABLISHMENT OF VEGETATION OCCURS AS DEEMED BY THE ENGINEER. THE CONTRACTOR AS DIRECTED, PRIOR TO FINAL CONTRACT CLOSEOUT, SHALL REMOVE SILT FENCE.

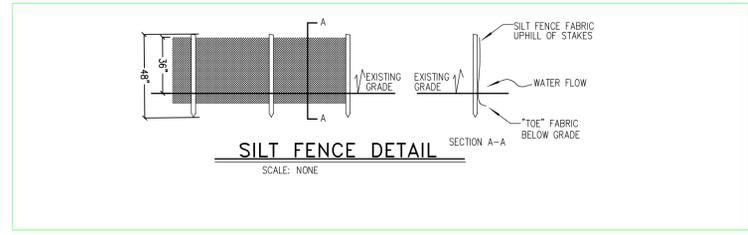
ALL ACTIVITY WITHIN THE COUNTY ROAD ROW SHALL BE IN ACCORDANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE CURRENT MDT STANDARD SPECIFICATIONS FOR CONSTRUCTION MANUAL.

ALL TREES, STUMPS, BRUSH AND OTHER VEGETATION SHALL BE DISPOSED OF IN A LAWFUL MANNER. BURYING OF SUCH ORGANIC MATERIAL ON SITE SHALL NOT BE ALLOWED. BURNING SHALL NOT BE ALLOWED ON SITE.

EXISTING DOMESTIC WATER WELL TO BE ABANDONED AND SHALL BE CAPPED AS DESCRIBED BY THE GRAND TRAVERS COUNTY HEALTH DEPARTMENT.

THE EXISTING OVERHEAD ELECTRIC AND UTILITY POLE TO BE REMOVED. CONTRACTOR SHALL COORDINATE POLE AND LINE REMOVAL WITH ELECTRIC UTILITY PROVIDER.

CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATION WHEN DEMOLISHING AND DISPOSING OF THE ABANDONED HOME AND ITS CONTENTS. CONTRACTOR IS RESPONSIBLE FOR DETERMINING POTENTIAL ENVIRONMENTAL HAZARDS (IF ANY) AND MATERIAL DISPOSAL REQUIREMENTS.



LEGEND

- PARCEL BOUNDARY
- CONTOURS (1 FT INTERVAL)
- OVERHEAD UTILITIES
- UTILITY POLE
- TREE/HOUSE REMOVAL
- CLEAR & GRUB
- TREE CUTTING ONLY
- COLLAPSED BARN DEMOLITION
- SILT FENCE
- DESIGNATED WETLANDS (APPROX.)

PROJECT ACME GREENWORKS	DRAWN BY D.C.D.	DATE	BY
		12/14/18	
SHEET DEMOLITION AND CLEARING PLAN	REVISIONS	DATE	BY
JOB# 18-139 SP.2	APPROVED BY	DATE	PRINT DATE
		12/14/18	
6980 BATES RD. WILLIAMSBURG, MI 48009	THOMAS D. ZIPF, PE MI LICENSE #36255		

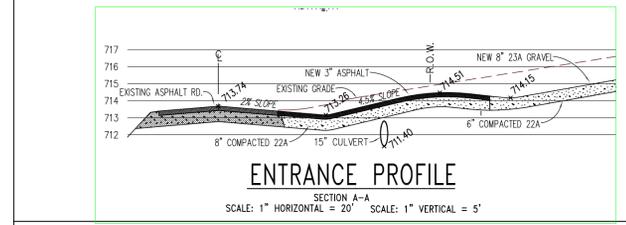
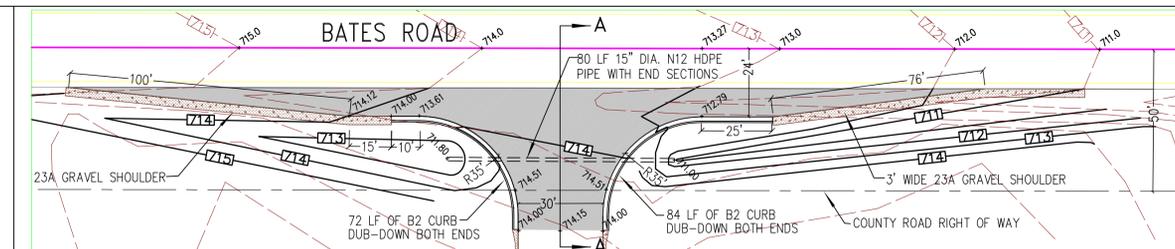
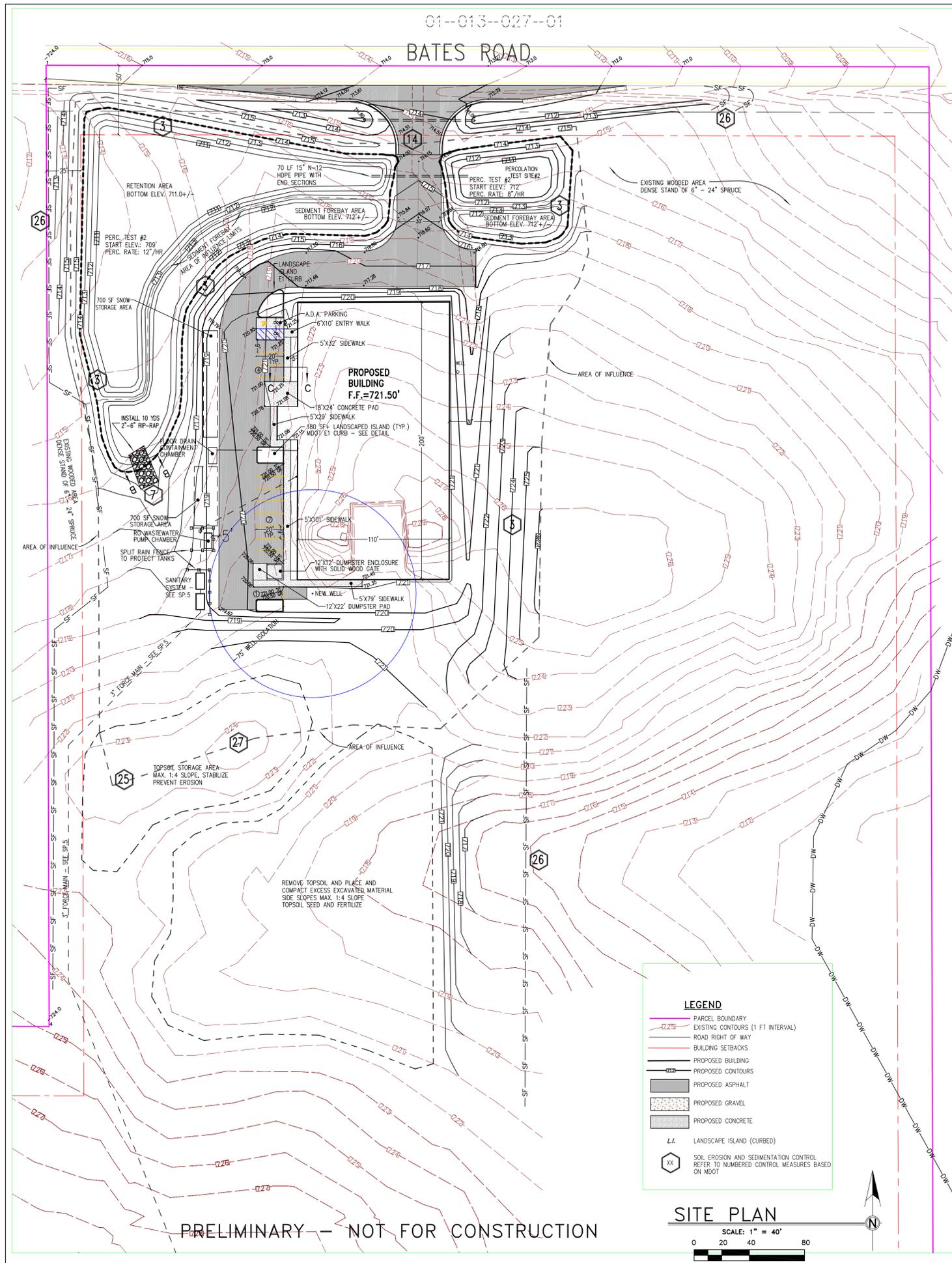
PRELIMINARY – NOT FOR CONSTRUCTION

DEMOLITION PLAN

SCALE: 1" = 40'

01--013--027--01

BATES ROAD



SOIL EROSION AND SEDIMENTATION CONTROL NOTES
TOTAL DISTURBED EARTH AREA: 4.89 ACRES
CONTRACTOR SHALL OBTAIN A COPY OF THE SOIL EROSION PERMIT FOR THIS PROJECT AND FAMILIARIZE THEMSELVES WITH THE REQUIREMENTS THEREOF PRIOR TO COMMENCEMENT OF ANY CLEARING OR EARTH CHANGE ACTIVITIES.
CONTRACTOR SHALL OBTAIN A COPY OF THE ACME TOWNSHIP STORMWATER CONTROL ORDINANCE AND FAMILIARIZE THEMSELVES WITH THE APPLICABLE PROVISIONS OF SECTION G. "SOIL EROSION CONTROL--TEMPORARY AND PERMANENT".
STORMWATER RUNOFF CONTROL AND SOIL EROSION CONTROL MEASURES SHALL BE INSTALLED BEFORE GRADING, FILLING OR REMOVAL OF VEGETATIVE COVER IS INITIATED.
EARTH CHANGES SHALL BE STAGED TO KEEP THE EXPOSED AREAS OF SOIL AS SMALL AS PRACTICABLE.
CONTRACTOR SHALL INSPECT ALL SOIL EROSION CONTROL MEASURES DAILY AND IMMEDIATELY FOLLOWING A STORM EVENT AND REPLACE OR REPAIR AS NEEDED.
INFILTRATION BASIN MAINTENANCE REQUIREMENTS
OWNER OF THIS FACILITY SHALL INSPECT INFILTRATION FOREBAY AT LEAST ANNUALLY AND IMMEDIATELY FOLLOWING A MAJOR STORM EVENT TO DETERMINE SEDIMENT DEPTH IN FOREBAY AND IMMEDIATELY REMOVE SEDIMENT WHEN SEDIMENT LEVEL REACHES A DEPTH OF 12".

STORMWATER RETENTION (INFILTRATION)
POST-DEVELOPMENT AREA OF INFLUENCE (AOI)=147,500 SF = 3.386 ACRES
ASSUME HYDROLOGICAL SOIL GROUP B
CALCULATION TYPE: RATIONAL METHOD
* NO DEDUCTION FOR PRE-DEVELOPMENT RUNOFF OR INFILTRATION

COVER TYPE	AREA	RCN	TOTAL
IMPERVIOUS	40,467 SF	.98	39,658
OPEN SPACE	107,033 SF	.61	65,290
TOTAL			104,948
AVERAGE RCN = 104,948 / 147,500 = 71			

PER GTRC APPENDIX 8, A 24HOUR/100YEAR STORM EVENT = 5.08 INCHES PER ACME TOWNSHIP STORMWATER ORDINANCE, INFILTRATION BASINS SHALL RETAIN (2) BACK-TO-BACK 100 YR. EVENTS.
FROM MDEQ HANDBOOK APPENDIX A, TABLE 2
5.08" RAINFALL (SAY 5.10"), RCN = 71, THEREFORE RUNOFF DEPTH = 2.2"
(2.2/12)*147500 = 27,041 CF
2 * 27,041 = 54,082 CF OF RETENTION VOLUME REQUIRED
RETENTION PROVIDED: 711 TO 714 CONTOUR = 84,773 CF
* EXCESS RETENTION VOLUME TO BE UTILIZED IN FUTURE PHASES

INFILTRATION BASIN MAXIMUM DRAIN TIME CALCULATION
INFILTRATION AREA (711 CONTOUR): 14,805 SF
INFILTRATION RATE PER SOILS & STRUCTURES TESTING: 8 IN - 12 IN/HOUR
ASSUME INFILTRATION RATE OF 1 IN/HOUR = 1233 CF/HOUR
59,894 / 1233 = 49 HOURS

SEDIMENT FOREBAY DESIGN
FOREBAY AREA OF INFLUENCE = 117,489 SF = 2.7 ACRES
40,474 SF IMPERVIOUS / 117,489 SF = 34%
1815 x 2.7 x .34 = 1,666 CF REQUIRED
SEDIMENT FOREBAY VOLUME PROVIDED: 7,000 CF

SITE NOTES
CONTRACTOR SHALL NOTIFY MISSDG '811 A MINIMUM OF 3 WORKING DAYS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY AND SHALL FAMILIARIZE THEMSELVES WITH ANY UTILITIES THE MAY EXIST BUT MAY NOT BE AFFILIATED WITH THE MISSDG SYSTEM. DISRUPTION AND REPAIR COSTS ASSOCIATED WITH THE CONTRACTOR'S FAILURE TO DO SO SHALL BE BORNE SOLELY BY THE CONTRACTOR.
ALL APPROPRIATE PERMITS AND APPROVALS SHALL BE OBTAINED AND REVIEWED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY.
SILT FENCE SHALL BE INSTALLED BY THE CONTRACTOR AT LOCATIONS AS NOTED AND AS DESCRIBED ON SHEET SP.2 PRIOR TO COMMENCEMENT OF ANY STUMP REMOVAL, EARTH CHANGES OR UTILITY WORK. SILT FENCE SHALL BE INSPECTED FOR INTEGRITY DAILY DURING EARTHWORK OPERATION OR FOLLOWING A RAIN EVENT AND SHALL BE MAINTAINED AND REPAIRED UNTIL A SUFFICIENT ESTABLISHMENT OF VEGETATION OCCURS AS DEEMED BY THE ENGINEER. THE CONTRACTOR AS DIRECTED, PRIOR TO FINAL CONTRACT CLOSEOUT, SHALL REMOVE SILT FENCE.
UTILITY WORK SHALL BE CONDUCTED AS DESCRIBED IN THE MDOT 2012 STANDARD SPECIFICATIONS FOR CONSTRUCTION OR SUBSEQUENT EDITIONS UNLESS OTHERWISE NOTED.
ALL CONSTRUCTION ACTIVITY WITHIN THE COUNTY ROAD RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CURRENT MDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION MANUAL.
ALL TREES, STUMPS, BRUSH AND OTHER VEGETATION SHALL BE GRUBBED AND DISPOSED OF FROM SITE IN A LAWFUL MANNER. BURNING OF SUCH ORGANIC MATERIAL ON SITE SHALL NOT BE ALLOWED. BURNING SHALL NOT BE ALLOWED ON SITE.
EXISTING DOMESTIC WATER WELL TO BE ABANDONED AND SHALL BE CAPPED AS DESCRIBED BY THE GRAND TRAVERSE COUNTY HEALTH DEPARTMENT.
CONTRACTOR SHALL AVOID COMPACTING THE SOIL IN THE INFILTRATION BASIN AREA DURING EXCAVATION AND GRADING. USE OF EQUIPMENT WITH LOW EARTH PRESSURE LOADING IS REQUIRED. THE FINAL 2 FEET OF DEPTH SHALL BE REMOVED BY EXCAVATING TO FINISH GRADE.
ALL DRIVE ENTRANCE SUBGRADE, PARKING LOT SUBGRADE, BUILDING PADS (IF APPLICABLE), CONCRETE WALKS, UTILITY PIPE BEDDING AND CULVERT BEDDING SHALL MEET MDOT CLASS II OR BETTER AND SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM UNIT WEIGHT. CLAY OR ORGANIC MATERIAL (AS DETERMINED BY THE ENGINEER) SHALL NOT BE UTILIZED AS SUBGRADE MATERIAL.
TOPSOIL MAY BE STOCKPILED ON SITE AS INDICATED ON SHEET SP.3 TO BE UTILIZED FOR RESTORATION. EXCESS TOPSOIL SHALL BE STABILIZED AND SEEDED TO PREVENT EROSION.
THE CONTRACTOR SHALL AVOID COMPACTING THE SOIL IN INFILTRATION BASIN DURING EXCAVATION AND GRADING. THE FINAL 2 FEET OF DEPTH SHALL BE REMOVED BY EXCAVATING THE MATERIAL.
AGGREGATE BASE ON ENTRANCE DRIVES AND PARKING PADS SHALL CONSIST OF AN AVG. 6"-22A AGGREGATE BASE AND 3" AFTON STONE OR SIMILAR DUST-FREE STONE TOP COURSE.
BITUMINOUS SURFACING AT ENTRANCE DRIVE SHALL CONSIST OF TWO COURSES BITUMINOUS MIXTURE 13A OR APPROVED EQUIVALENT, PLACED AT AN AVG 1-1/2" COMPACTED THICKNESS (330 #/SY).
TEMPORARY SEEDING WITH 0.5 LB./1,000 SF OF OATS, BARLEY, OR ANNUAL RYEGRASS SHALL BE COMPLETED WITHIN 48 HOURS OF AN EARTH CHANGE.
ALL AREAS DISTURBED BY EARTHWORK OR UTILITY CONSTRUCTION (EXCEPTING RETENTION BASINS) SHALL RECEIVE A MINIMUM OF 4" TOPSOIL, SEEDING WITH MDOT ROADSIDE MIXTURE AT A RATE OF 100#/AC, FERTILIZED AT A RATE OF 500#/AC WITH EQUAL PROPORTIONS OF NITROGEN, PHOSPHORUS AND POTASH, AND MULCHED AS SOON AS PRACTICAL FOLLOWING CONSTRUCTION PHASE. IN ALL INSTANCES RESTORATION SHALL OCCUR WITHIN 14 DAYS OF THE CONSTRUCTION SEQUENCE.
RETENTION BASIN 'BOTTOMS' SHALL RECEIVE MINIMAL TOPSOIL COVER AND RETENTION BASIN PERCOLATION ZONES SHALL REMAIN FREE OF ORGANIC OR NON-PERMEABLE SOILS. SHOULD NON-PERMEABLE SOILS BE ENCOUNTERED THE ENGINEER SHALL BE NOTIFIED PRIOR TO RETENTION BASIN CONSTRUCTION. RETENTION BASINS SHALL BE ROUTINELY INSPECTED AND CLEANED OF IMPERMEABLE OR ORGANIC SOILS SUBSEQUENT TO CONSTRUCTION SHOULD IT BE FOUND THAT THE ABSORPTION CAPACITY OF THE BASIN HAS BEEN LESSENED DO TO 'SILTING'.
HANDICAP SIGNS AND STOPS SIGNS SHALL BE INSTALLED AS NOTED ON SHEET SP.3 AND AS PER LOCAL AUTHORITY.

SOIL EROSION AND SEDIMENTATION CONTROL MEASURES
MDOT BEST MANAGEMENT PRACTICES

APPLICABLE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES (THE MDOT SOIL EROSION & SEDIMENTATION CONTROL MANUAL)

MICHIGAN D.O.T. SOIL EROSION & SEDIMENTATION CONTROL MEASURES DOCUMENT: R-96-E EDITION 2010

KEY	DETAIL	CHARACTERISTICS	A	B	C	D	E	F	G
3	PERMANENT/TEMPORARY SEEDING	INEXPENSIVE BUT EFFECTIVE EROSION CONTROL MEASURE TO STABILIZE FLAT AREAS AND W/D SLOPES. PERMITS RUNOFF TO INFILTRATE SOIL, REDUCING RUNOFF VOLUMES. PROPER PREPARATION OF THE SEED BED, FERTILIZING, MULCHING AND WATERING IS CRITICAL TO ITS SUCCESS.	•	•	•	•	•	•	•
7	RIPRAP	USED WHERE VEGETATION CANNOT BE ESTABLISHED. VERY EFFECTIVE IN PROTECTING AGAINST HIGH VELOCITY FLOWS. SHOULD BE PLACED OVER A GEOTEXTILE LINER.	•	•	•	•	•	•	•
14	GRAVEL ACCESS APPROACH	PROVIDES A STABLE ACCESS TO ROADWAYS MINIMIZING FUGITIVE DUST AND TRACKING OF MATERIALS ONTO PUBLIC STREETS AND HIGHWAYS.	•	•	•	•	•	•	•
25	SAND FENCE AND DUNE STABILIZATION	A SAND FENCE TRAPS BLOWING SAND BY REDUCING WIND VELOCITIES. CAN BE USED TO PREVENT SAND FROM BLOWING ONTO ROADS. MUST BE MAINTAINED UNTIL SAND SOURCE IS STABILIZED.	•	•	•	•	•	•	•
26	SILT FENCE	A PERMEABLE BARRIER ERRECTED BELOW DISTURBED AREAS TO CAPTURE SEDIMENTS FROM SHEET FLOW. CAN BE USED TO DIVERT SMALL VOLUMES OF WATER TO STABLE OUTLETS. INEFFECTIVE AS A FILTER AND SHOULD NEVER BE PLACED ACROSS STREAMS OR DITCHES WHERE FLOW IS CONCENTRATED.	•	•	•	•	•	•	•
27	PLASTIC SHEETS OR GEOTEXTILE COVER	PLASTIC SHEETS CAN BE USED TO CREATE A LINER IN TEMPORARY CHANNELS. CAN ALSO BE USED TO CREATE A TEMPORARY COVER TO PREVENT EROSION OF STOCKPILED MATERIALS.	•	•	•	•	•	•	•

PROJECT: ACME GREENWORKS
SHEET: SITE PLAN
JOB# 18-139

DRAWN BY: D.C.D.
CHECKED: []
APPROVED BY: []
DATE: 12/24/18
PRINT DATE: []

REVISIONS: []
REVISE STM. NOTES, ADD FOREBAY

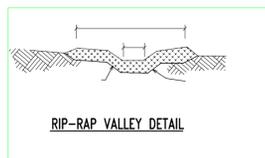
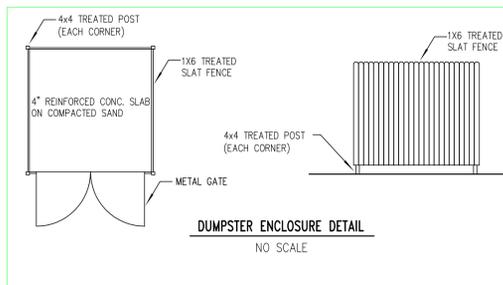
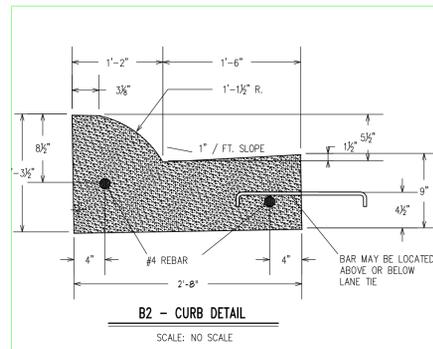
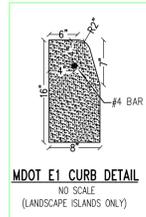
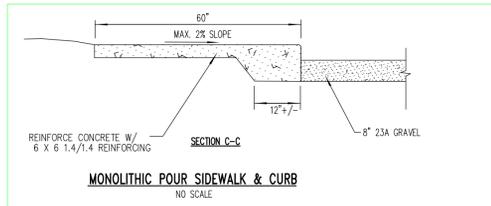
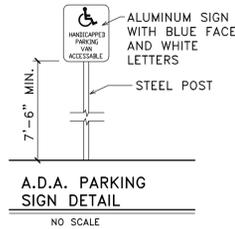
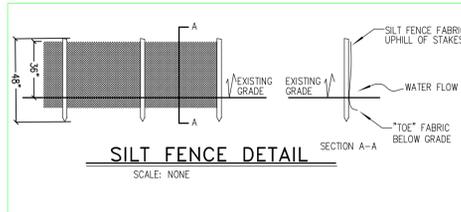
DATE: 2/4/19
BY: D.C.D.

THOMAS D. ZIPF, PE
MI LICENSE #36295

NORTHERN MICHIGAN ENGINEERING INC.
114 N. COURT AVE.
SUIE 203
GRAND RAPIDS, MI 49503
(616) 717-5177

6980 BATES RD. WILLIAMSBURG, MI 48009

SP.3



SITE LIGHTING

PER OWNER, SITE LIGHTING SHALL CONSIST OF THE FOLLOWING:
1. WAL-PAK UNITS ON BUILDING AS SPECIFIED BY ARCHITECTURAL PLANS.

PARKING SCHEDULE

PARKING REQUIRED FOR INDUSTRIAL USE:
MIN. (1) SPACE PER 2,000 SF FLOOR AREA = 11 SPACES
PARKING PROVIDED: (12) REGULAR + (1) VAN ACCESSABLE A.D.A. SPACE.

GENERAL NOTES:

SITE CIVIL ENGINEER ASSUMES NO RESPONSIBILITY FOR JOB SITE SAFETY. EACH CONTRACTOR SHALL INDEPENDENTLY ENSURE THE SAFETY OF THEIR WORKERS, UTILIZING APPROPRIATE SAFETY EQUIPMENT AND PERFORMING TIMELY TOOL-BOX TALKS AS REQUIRED TO MAINTAIN JOB SITE SAFETY.

AS NO SOIL BORINGS WERE PERFORMED IN THE CONCEPTION OF THIS SITE PLAN, CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH LOCAL CONDITIONS PRIOR TO BID SUBMISSION.

THE DRAWINGS, PLANS, MODELS, DESIGNS, SPECIFICATIONS, REPORTS, SURVEY DATA, CALCULATIONS AND OTHER DATA CONTAINED AND PART OF THE SITE/CIVIL PLAN SET ARE THE PROPERTY OF THE ENGINEER. THIS SITE CIVIL PLAN SET IS MADE AVAILABLE FOR YOUR REVIEW FOR INFORMATIONAL PURPOSES ONLY IN RELATION TO THIS SITE DEVELOPMENT. THE SITE/CIVIL PLAN SET MAY NOT BE COPIED, REPRODUCED, OR DISTRIBUTED IN ANY WAY OR FOR ANY PURPOSE WHATSOEVER WITHOUT THE CONSENT OF THE ENGINEER.

PARCEL BOUNDARY SHOWN IS BASED ON THE RECORD PROPERTY DESCRIPTION PROVIDED AND MONUMENTATION FOUND. NO BOUNDARY SURVEY WAS PERFORMED FOR THIS SITE PLAN.

SITE NOTES

CONTRACTOR SHALL NOTIFY MISSDIO '811' A MINIMUM OF 3 WORKING DAYS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY AND SHALL FAMILIARIZE THEMSELVES WITH ANY UTILITIES THE MAY EXIST BUT MAY NOT BE AFFILIATED WITH THE MISSDIO SYSTEM. DISRUPTION AND REPAIR COSTS ASSOCIATED WITH THE CONTRACTOR'S FAILURE TO DO SO SHALL BE BORNE SOLELY BY THE CONTRACTOR.

ALL APPROPRIATE PERMITS AND APPROVALS SHALL BE OBTAINED AND REVIEWED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY.

SILT FENCE SHALL BE INSTALLED BY THE CONTRACTOR AT LOCATIONS AS NOTED AND AS PERSCRIBED ON SHEET SP.2 PRIOR TO COMMENCEMENT OF ANY STUMP REMOVAL, EARTH CHANGES OR UTILITY WORK. SILT FENCE SHALL BE INSPECTED FOR INTEGRITY DAILY DURING EARTHWORK OPERATION OR FOLLOWING A RAIN EVENT AND SHALL BE MAINTAINED AND REPAIRED UNTIL A SUFFICIENT ESTABLISHMENT OF VEGETATION OCCURS AS DEEMED BY THE ENGINEER. THE CONTRACTOR AS DIRECTED, PRIOR TO FINAL CONTRACT CLOSEOUT, SHALL REMOVE SILT FENCE.

UTILITY WORK SHALL BE CONDUCTED AS PERSCRIBED IN THE MDOT 2012 STANDARD SPECIFICATIONS FOR CONSTRUCTION OR SUBSEQUENT EDITIONS UNLESS OTHERWISE NOTED.

ALL CONSTRUCTION ACTIVITY WITHIN THE COUNTY ROAD RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CURRENT MDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION MANUAL.

ALL TREES, STUMPS, BRUSH AND OTHER VEGETATION SHALL BE GRUBBED AND DISPOSED OF FROM SITE IN A LAWFUL MANNER. BURYING OF SUCH ORGANIC MATERIAL ON SITE SHALL NOT BE ALLOWED. BURNING SHALL NOT BE ALLOWED ON SITE.

EXISTING DOMESTIC WATER WELL TO BE ABANDONED AND SHALL BE CAPPED AS PERSCRIBED BY THE GRAND TRAVERSE COUNTY HEALTH DEPARTMENT.

ALL DRIVE ENTRANCE SUBGRADE, PARKING LOT SUBGRADE, BUILDING PADS (IF APPLICABLE), CONCRETE WALKS, UTILITY PIPE BEDDING AND CULVERT BEDDING SHALL MEET MDOT CLASS II OR BETTER AND SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM UNIT WEIGHT. CLAY OR ORGANIC MATERIAL (AS DETERMINED BY THE ENGINEER) SHALL NOT BE UTILIZED AS SUBGRADE MATERIAL.

TOPSOIL MAY BE STOCKPILED ON SITE AS INDICATED ON SHEET SP.3 TO BE UTILIZED FOR RESTORATION. EXCESS TOPSOIL SHALL BE STABILIZED AND SEEDDED TO PREVENT EROSION.

AGGREGATE BASE ON ENTRANCE DRIVES AND PARKING PADS SHALL CONSIST OF AN AVG. 8"-23A AGGREGATE BASE.

BITUMINOUS SURFACING AT ENTRANCE DRIVE SHALL CONSIST OF TWO COURSES BITUMINOUS MIXTURE 13A OR APPROVED EQUIVALENT, PLACED AT AN AVG 1-1/2" COMPACTED THICKNESS (330 #/SY).

ALL AREAS DISTURBED BY EARTHWORK OR UTILITY CONSTRUCTION (EXCEPTING RETENTION BASINS) SHALL RECEIVE A MINIMUM OF 4" TOPSOIL, SEEDED WITH MDOT ROADSIDE MIXTURE AT A RATE OF 100#/AC, FERTILIZED AT A RATE OF 500#/AC WITH EQUAL PROPORTIONS OF NITROGEN, PHOSPHORUS AND POTASH, AND MULCHED AS SOON AS PRACTICAL FOLLOWING CONSTRUCTION PHASE. IN ALL INSTANCES RESTORATION SHALL OCCUR WITHIN 14 DAYS OF THE CONSTRUCTION SEQUENCE.

RETENTION BASIN 'BOTTOMS' SHALL RECEIVE MINIMAL TOPSOIL COVER AND RETENTION BASIN PERCOLATION ZONES SHALL REMAIN FREE OF ORGANIC OR NON-PERMEABLE SOILS. SHOULD NON-PERMEABLE SOILS BE ENCOUNTERED THE ENGINEER SHALL BE NOTIFIED PRIOR TO RETENTION BASIN CONSTRUCTION. RETENTION BASINS SHALL BE ROUTINELY INSPECTED AND CLEANED OF IMPERMEABLE OR ORGANIC SOILS SUBSEQUENT TO CONSTRUCTION SHOULD IT BE FOUND THAT THE ABSORPTION CAPACITY OF THE BASIN HAS BEEN LESSENE DO TO 'SILTING'.

HANDICAP SIGNS AND STOPS SIGNS SHALL BE INSTALLED AS NOTED ON SHEET SP.3 AND AS PER LOCAL AUTHORITY.

JOB# 18-139 SHEET	PROJECT ACME GREENWORKS	SITE PLAN NOTES AND DETAILS	6980 BATES RD. WILLIAMSBURG, MI 48009	THOMAS D. ZIPF, PE MI LICENSE #36255	D.C.D.	DATE	BY
						12/14/18	
<p>SP.4</p>				<p>PRELIMINARY – NOT FOR CONSTRUCTION</p>			

GENERAL NOTES:

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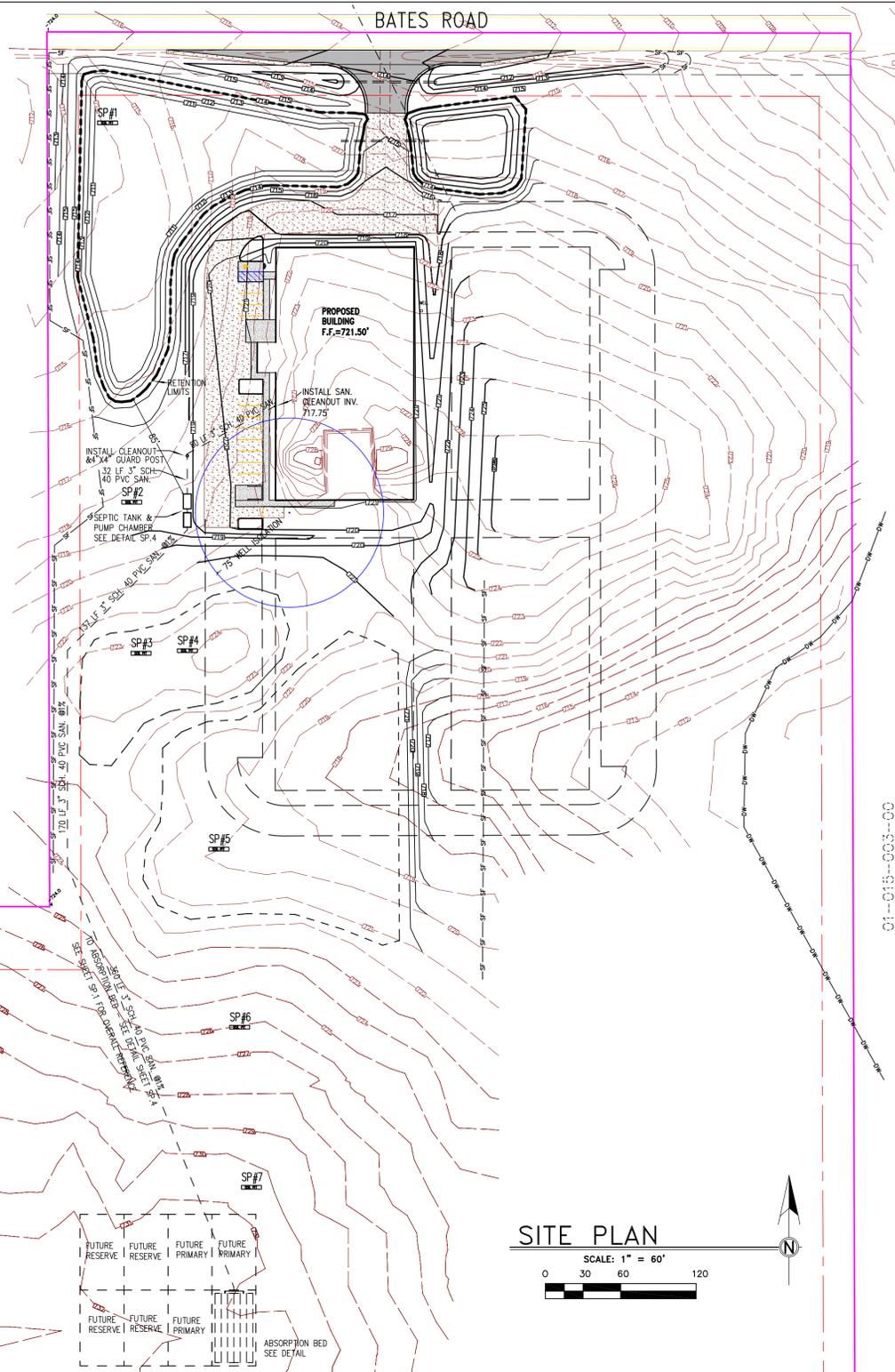
PARCEL BOUNDARY SHOWN IS BASED ON THE RECORD PROPERTY DESCRIPTION PROVIDED AND MONUMENTATION FOUND. NO BOUNDARY SURVEY WAS PERFORMED FOR THIS SITE PLAN.

SANITARY NOTES

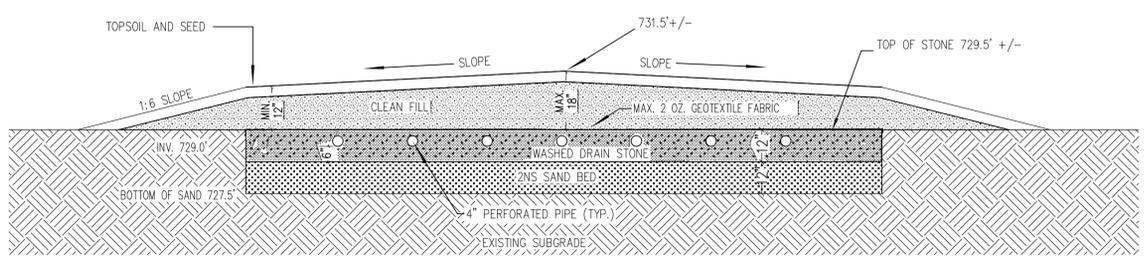
ALL SCHEDULE 40 PVC PIPE FROM PUMP CHAMBER TO ABSORPTION BED SHALL BE 3" BELL AND SPIGOT WITH COMPATIBLE FITTINGS INSTALLED ACCORDING TO MANUFACTURERS SPECIFICATIONS.

ALL PIPING SHALL BE INSTALLED AT A MINIMUM 1% GRADE WITH MINIMUM 36" OF COVER OVER THE PIPE. CONTRACTOR TO ENSURE INSTALLATION OF PIPE WILL ALLOW FOR BACK DRAIN TO PUMP CHAMBER.

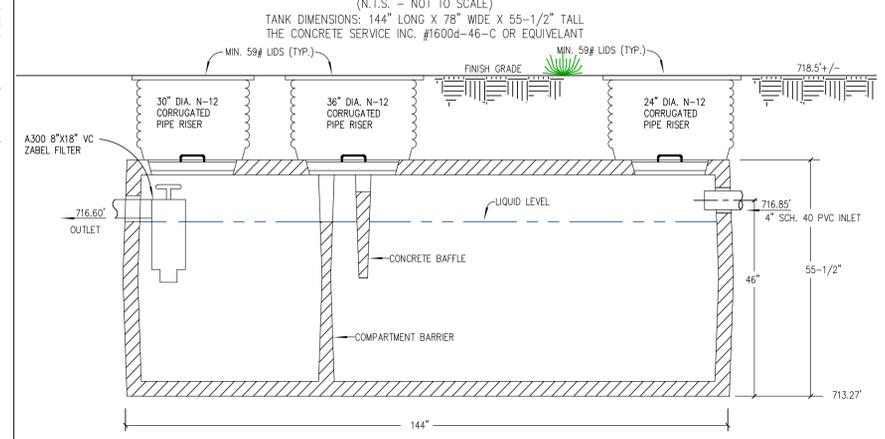
INSTALL CAPPED AND SEALED CLEAN-OUT AT MINIMUM 150 LF INTERVALS ALONG PIPE ROUT WITH 4"x4" PRESSURE TREATED GUARD POST.



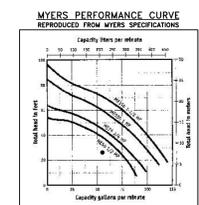
DRAINFIELD CROSS SECTION DETAIL
(N.T.S. - NOT TO SCALE)



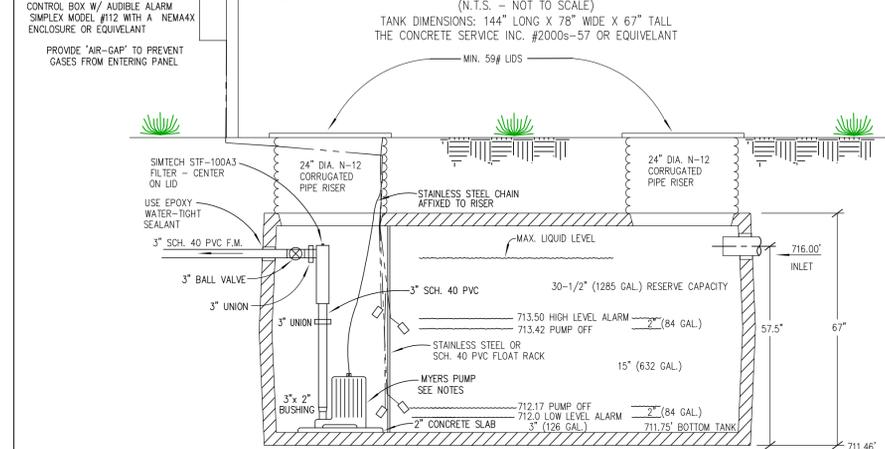
1600 GAL. DOUBLE COMPARTMENT TANK DETAIL
(N.T.S. - NOT TO SCALE)



- LEGEND**
- Parcel Boundary
 - Existing Contours (1' Interval)
 - Proposed Contours (1' Interval)
 - Road Right of Way
 - Proposed Sanitary Piping
 - Proposed Building
 - Designated Wetland Limits (Approximate)
 - Proposed Asphalt
 - Proposed Gravel
 - Proposed Concrete
 - Retention Limits (714' Contour)



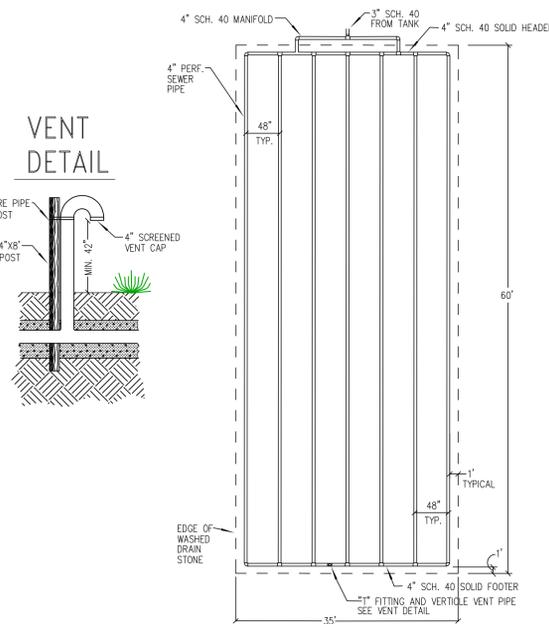
2000 GAL. PUMP CHAMBER DETAIL
(N.T.S. - NOT TO SCALE)



SOILS INVESTIGATION

- SOIL PIT #1**
0"-12" SANDY TOPSOIL
12"-32" LOAMY SAND
32"-90" SANDY CLAY LOAMS
- SOIL PIT #2**
0"-6" LOAMY TOPSOIL
6"-18" LOAMY SANDS
18"-90" SANDY CLAY/LOAMS
- SOIL PIT #3**
0"-12" SANDY TOPSOIL
12"-72" LOAMY SAND
72"-90" SANDY CLAY LOAMS & SAND LOAMS
- SOIL PIT #4**
0"-12" SANDY LOAM TOPSOIL
12"-30" SAND/GRAVEL
30"-90" MEDIUM SAND
- SOIL PIT #5**
0"-12" SANDY LOAM TOPSOIL
12"-90" SANDY CLAY LOAMS/LOAMY SAND
- SOIL PIT #6**
0"-12" SANDY LOAM TOPSOIL
12"-90" LOAMY SAND TO SANDY LOAMS
- SOIL PIT #7**
0"-12" SANDY LOAM TOPSOIL
12"-90" MEDIUM SAND TO SANDY LOAMS

DRAINFIELD DETAIL
(N.T.S. - NOT TO SCALE)



SANITARY SYSTEM - BASIS OF DESIGN

SOIL INVESTIGATION:
(7) SOIL PITS TO 80" DEPTH AS SHOWN. SOIL PIT OBSERVATIONS BY:
MICHAEL KOLBUSZ, RS
THOMAS D. ZIPP, PE
DAVID DREWS, NME PRESIDENT

SEE SOIL PROFILE TABLE

ESTIMATE OF SEWAGE QUANTITIES
PER MICHIGAN CRITERIA FOR SUBSURFACE SEWAGE DISPOSAL

INDUSTRIAL USE:
22 EMPLOYEES @ 35 G.P.D. = 770 G.P.D.

PROPOSED EFFLUENT APPLICATION RATE: 0.5 GAL/SFT
770/5 = 1540
ABSORPTION BED AREA REQUIRED = 1540 SF

ABSORPTION BED SIZE: 35' X 60' = 2100 SF

SEPTIC TANK SIZE: MINIMUM 1600 GALLON, DOUBLE COMPARTMENT

* PUMP CHAMBER IS OVERSIZED TO ALLOW FOR FUTURE DEVELOPMENT

PUMP CHAMBER & DOSING VOLUME
PUMP CHAMBER VOLUME = 2000 GAL. = 42.1 GAL./INCH
686 LF OF 3" FORCE MAIN = 257 GAL.

DESIRED FIELD DOSING VOLUME = 400 GAL.
REQUIRED DOSING VOLUME = 657 GAL.

PUMP SIZE CALCULATION
HEAD LOSS
STATIC HEAD = 17.0
FRICTION LOSS = 4.1
MISC. HEAD LOSS = 4
TOTAL HEAD LOSS = 25.1 FEET

MYERS ME-75 3/4 HP PUMP
DOSING EVENT = 12 MIN. @ 55 GAL./MIN.

FLOAT HEIGHTS FROM BOTTOM OF TANK
LOW LEVEL ALARM = 3"
PUMP OFF ALARM = 5"
PUMP ON = 20"
HIGH LEVEL ALARM = 22"

* SUBJECT TO HEALTH DEPARTMENT REVIEW AND MODIFICATION. CONTRACTOR SHALL OBTAIN A COPY OF THE SEPTIC PERMIT PRIOR TO CONSTRUCTION.

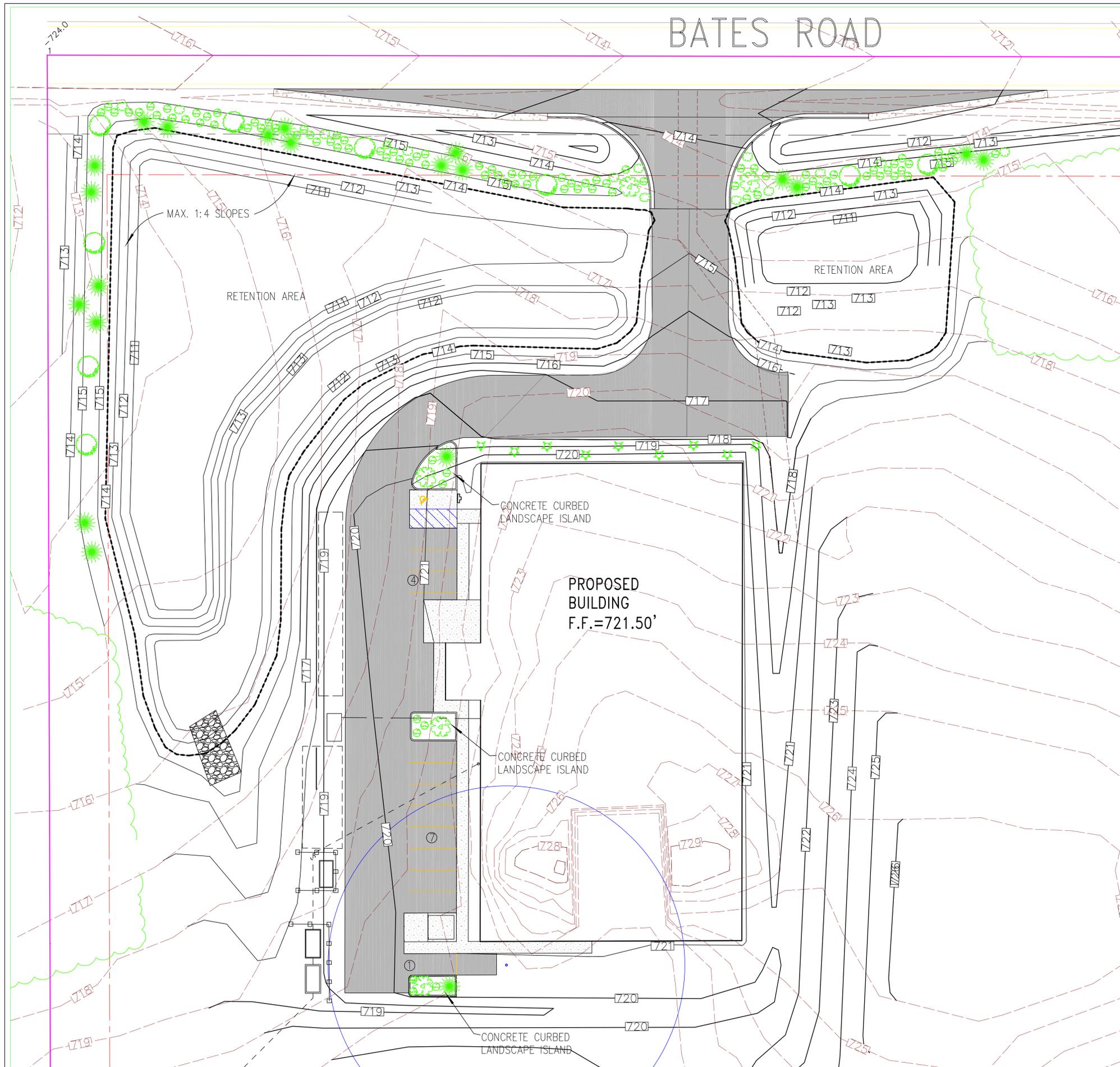
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SHEET	SANITARY PLAN AND DETAILS
JOB#	18-139
DATE	12/14/18
BY	THOMAS D. ZIPP, PE
DATE	12/14/18
REVISIONS	
D.C.I.D.	
CHECKED	
APPROVED BY	
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PROJECT: ACME GREENWORKS
SHEET: SANITARY PLAN AND DETAILS
JOB#: 18-139
DATE: 12/14/18
BY: THOMAS D. ZIPP, PE
DATE: 12/14/18

PROJECT: ACME GREENWORKS
SHEET: SANITARY PLAN AND DETAILS
JOB#: 18-139
DATE: 12/14/18
BY: THOMAS D. ZIPP, PE
DATE: 12/14/18

BATES ROAD



LANDSCAPE NOTES

ALL LANDSCAPING SHALL COMPLY WITH THE ACME TOWNSHIP ZONING ORDINANCE.

LANDSCAPE REQUIREMENTS - WEST SIDE
 (1) CANOPY OR EVERGREEN EVERY 20 FT.
 (10) TREES REQUIRED
 PROVIDED: (10) TREES

LANDSCAPE REQUIREMENTS - RIGHT OF WAY
 (1) CANOPY OR EVERGREEN EVERY 24 FT + (5) SHRUBS
 (20) TREES + (98) SHRUBS REQUIRED
 PROVIDED: (20) TREES + (98) SHRUBS

CURBED ISLANDS SHALL BE MINIMUM 180 SF IN AREA AND CONTAIN A MINIMUM OF (1) TREE + (3) SHRUBS. CURBED ISLANDS THAT "BOOKEND" PARKING ARE SHALL HAVE (2) TREES.

ON NORTH SIDE OF BUILDING - PROPOSED (9) SHRUBS

APPLICANT REQUESTS WAIVER OF ADDITIONAL LANDSCAPING WHERE EXISTING DENSE CONIFERS EXIST.

NO LANDSCAPING IS PROPOSED ON SOUTH AND EAST SIDES OF BUILDING.

TOTAL LANDSCAPING PROPOSED: (35) TREES AND (119) SHRUBS

LANDSCAPE LEGEND

- (9) RED MAPLE (ACER RUBRUM) 2.5" CALIPER, 6" ABOVE GROUND
- (5) SERVICE BERRY (AMELANCHIER ARBOREA) 2" CALIPER, 6" ABOVE GROUND
- (21) BLACK SPRUCE (PICEA MARIANA) 8' > TREE HEIGHT
- (97) SHRUB, SMALL - LEADPLANT (AMORPHA CANESCENS)
- (13) SHRUB, LARGE - WITCH-HAZEL (HAMAMELIS VIRGINIANA)
- (9) SHRUB, LARGE - NANNYBERRY (VIBURNUM LENTAGO)

*ALL PLANT MATERIAL SHALL COMPLY WITH THE MOST RECENT PROVISIONS SET FORTH BY THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1

LANDSCAPE PLAN

SCALE: 1" = 20'
 0 10 20 40



PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT ACME GREENWORKS	DATE 2/4/19	BY D.C.D.	REVISIONS	REVISED LANDSCAPING TO ADD TREES & SHRUBS
				D.C.D.
LANDSCAPE PLAN	CHECKED	APPROVED BY	DATE	PRINT DATE
			12/14/18	
6980 BATES RD. WILLIAMSBURG, MI 48009	THOMAS D. ZIPP, PE MI LICENSE #35255			
 114 N. COURT AVE. SUITE 203 GAYLORD, MI 49735 (689) 717-5177				
JOB# 18-139 SHEET	SP.6			

NOTES

- CODE**
- 2015 MICHIGAN BUILDING CODE
 - 2015 MICHIGAN MECHANICAL CODE
 - 2015 MICHIGAN PLUMBING CODE
 - 2015 MICHIGAN FUEL GAS CODE
 - 2015 MICHIGAN ENERGY CONSERVATION CODE
 - 2014 NATIONAL ELECTRICAL CODE
 - 2009 ICC/ANSI 117.1
 - NFPA
 - LOCAL ZONING ORDINANCE

- CONSTRUCTION TYPE**
- II-B

- FIRE SUPPRESSION**
- NO (F-1 LESS THAN 12,000 SF)

- DEFERRED SUBMITTALS**
- ALL PLANS LABELED AS DEFERRED SUBMITTALS SHALL BE SUBMITTED TO THE ARCHITECT AND/OR LOCAL AUTHORITY FOR APPROVAL PRIOR TO INSTALLATION.

- COMPLIANCE**
- THESE CONSTRUCTION DOCUMENTS WERE PREPARED FOR COMPLIANCE WITH LOCAL CONSTRUCTION CODES IN AFFECT AT TIME OF PERMIT SUBMITTAL. ALL ENGINEERS, CONTRACTORS, AND SUPPLIERS INVOLVED WITH THIS PROJECT SHALL COMPLY WITH SAME CODES, ISSUED AND APPROVED CODE MODIFICATIONS AND/OR LOCAL CONSTRUCTION BOARDS OF APPEALS RULING AND WHENEVER REQUIRED SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS CLEARLY DESCRIBING COMPLIANCE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW AND APPROVAL.

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 - COORDINATE ALL DRAWINGS, DETAILS, AND EQUIPMENT SPECS
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 - SUBMIT WEEKLY UPDATES TO OWNER/ARCHITECT INCLUDING SCHEDULE, PHOTOS, AND PROGRESS REPORT.
 - FIELD VERIFY EXISTING CONDITIONS AND REPORT ANY INCONSISTENCIES TO ARCHITECT. G.C. SHALL SUBMIT ALL AS-BUILTS AND DEVIATIONS FROM THE PLANS TO OWNER & ARCHITECT.
 - PROVIDE STORAGE FOR ALL EQUIPMENT AND MATERIALS IN ACCORDANCE TO MANUFACTURERS SPECS FOR DURATION OF CONSTRUCTION.
 - WORK SHALL NOT COMMENCE PRIOR TO RECEIPT OF ALL APPROVED PERMITS.
 - ALL REQUESTS FOR INFORMATION SHALL BE SUBMITTED ELECTRONICALLY.
 - THE PLANS AND DETAILS INCLUDED IN THIS PROJECT ARE FOR THE SOLE PURPOSE OF THIS PROJECT. THE USE OF THESE DETAILS ON ANOTHER PROJECT IS STRICTLY PROHIBITED UNLESS APPROVED BY ARCHITECT.
 - COPYRIGHT 2018 BIGGDESIGNS, LLC



**ARCHITECTURE
BIGGDESIGNS, LLC**
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MILFORD, MI 48381
248.886.4460
BIGGDESIGNSLLC@GMAIL.COM
WWW.BIGGDESIGNS.COM



**GREEN INDUSTRY
CONSTRUCTION SERVICES**
GICS
39075 W. SEVEN MILE RD., #115
LIVONIA, MI 48152
810.498.5802
JOE@GREENINDUSTRYSERVICES.COM
WWW.GREENINDUSTRYSERVICES.COM

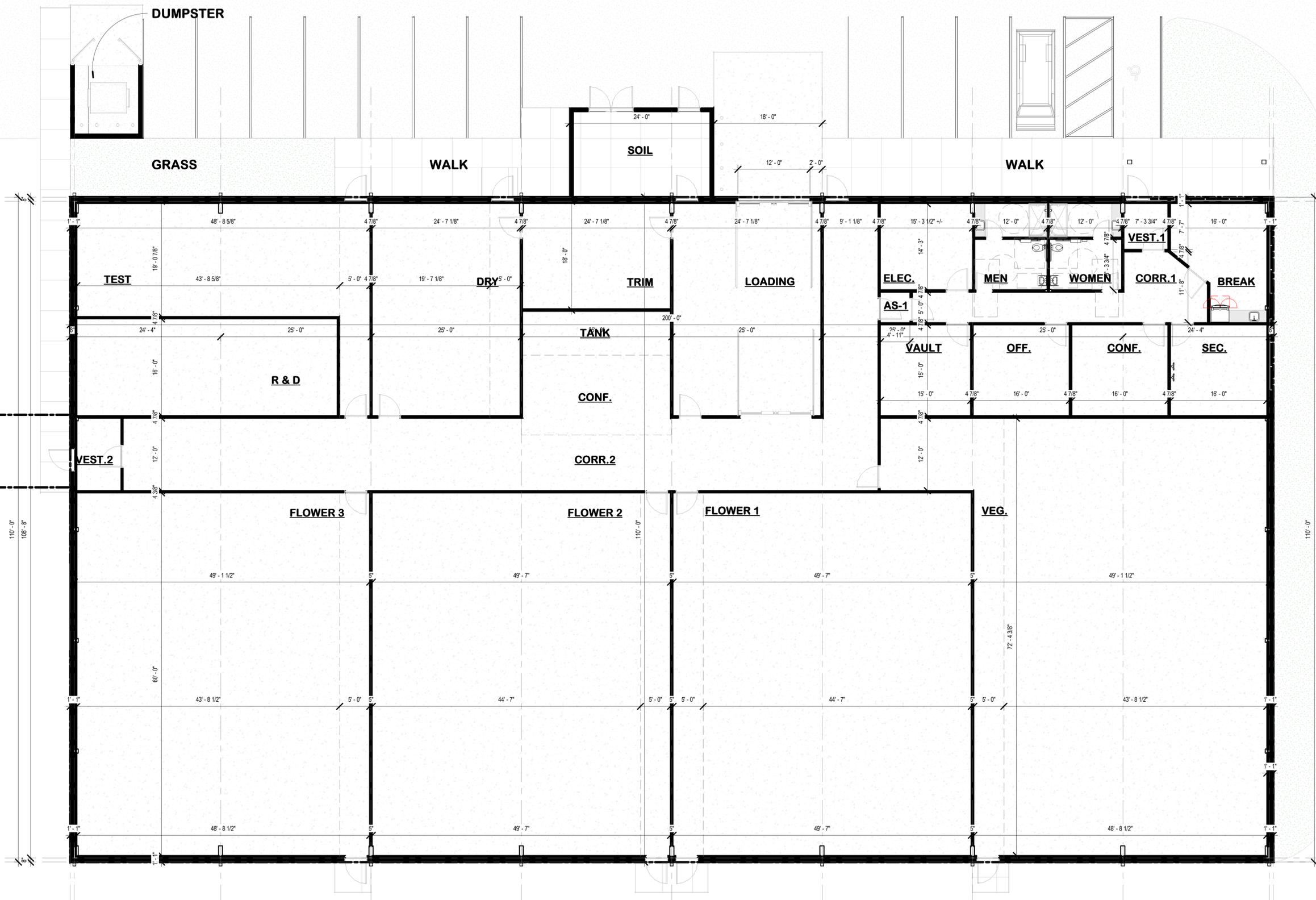
PROJECT

**18168
GICS TC MI**

PART OF THE EAST 1/2 OF THE
NORTH 1/2 OF SECTION 31,
TOWN 28 NORTH, RANGE 9
WEST
GRAND TRAVERSE COUNTY
ACME TOWNSHIP, MI
**PER-SITE PLAN
APPROVAL
FLOOR PLAN
11.05.2018**

REV

REV NOTE DATE



2 FIRST FLOOR OVERALL
1/8" = 1'-0"

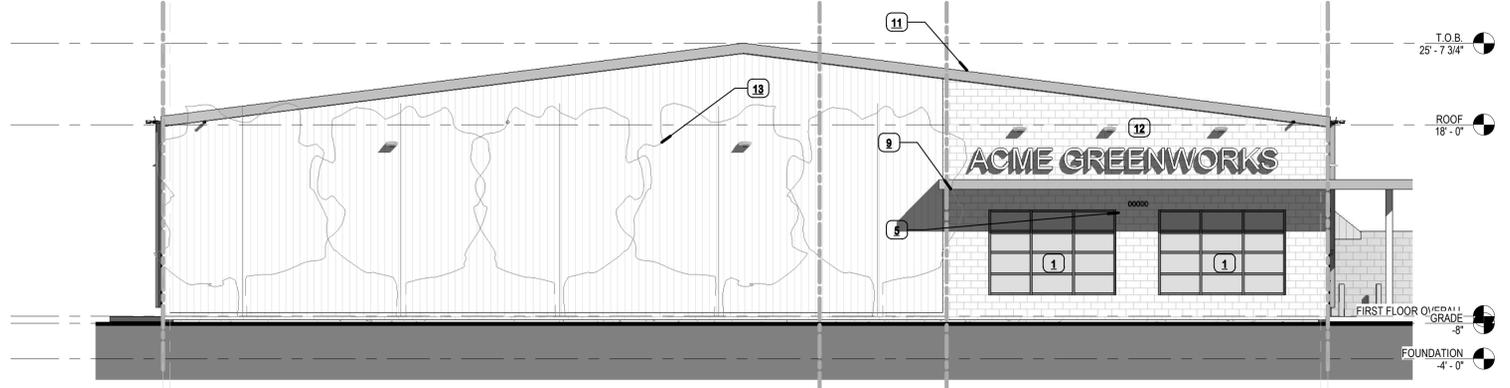
SP-A2

ELEVATION NOTES

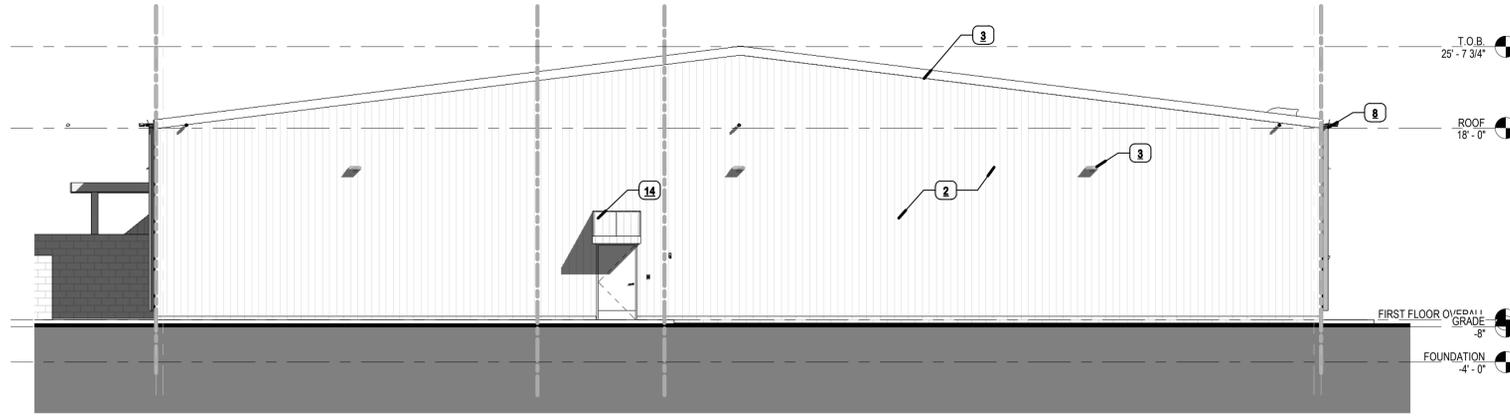
TAG	NOTE CONTENT
1	ALUM. FRAME
2	STORE FRONT WITH INSULATION GLASS
3	METAL SLIDING
4	STANDING SEAM ROOF REFER TO PEMB.
5	O.H. DOOR TO MATCH BUILDING
6	BUILDING ADDRESS
7	DOOR
8	CONC. BOLLARDS
9	GUTTER & DOWNSPOUT TO MATCH SIDING
10	CORRUGATED STEEL GALV. AWNING
11	METAL FASCIA/ TRIMS TO MATCH SIDING
12	CMU - COLORED
13	LIGHTS - REFER TO PHOTOMETRIC
14	



5 PERSPECTIVE 1



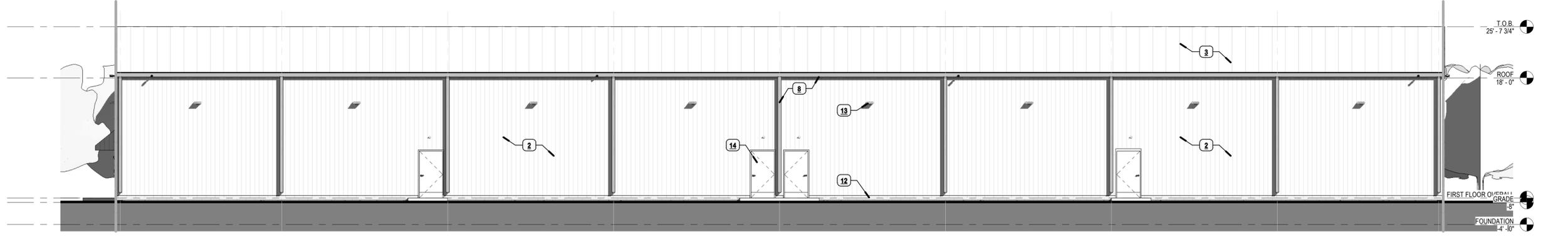
1 SOUTH ELEVATION
1/8" = 1'-0"



3 NORTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

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 - NFPA
 - LOCAL ZONING ORDINANCE

CONSTRUCTION TYPE

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- SUBMIT WEEKLY UPDATES TO OWNER/ARCHITECT INCLUDING SCHEDULE, PHOTOS, AND PROGRESS REPORT.
- FIELD VERIFY EXISTING CONDITIONS AND REPORT ANY INCONSISTENCIES TO ARCHITECT. G.C. SHALL SUBMIT ALL AS-BUILTS AND DEVIATIONS FROM THE PLANS TO OWNER & ARCHITECT.
- PROVIDE STORAGE FOR ALL EQUIPMENT AND MATERIALS IN ACCORDANCE TO MANUFACTURERS SPECS FOR DURATION OF CONSTRUCTION.
- WORK SHALL NOT COMMENCE PRIOR TO RECEIPT OF ALL APPROVED PERMITS.
- ALL REQUESTS FOR INFORMATION SHALL BE SUBMITTED ELECTRONICALLY.
- THE PLANS AND DETAILS INCLUDED IN THIS PROJECT ARE FOR THE SOLE PURPOSE OF THIS PROJECT. THE USE OF THESE DETAILS ON ANOTHER PROJECT IS STRICTLY PROHIBITED UNLESS APPROVED BY ARCHITECT.
- COPYRIGHT 2018 BIGGDESIGNS, LLC

**ARCHITECTURE
BIGGDESIGNS, LLC**
127 E COMMERCE ST. #201
MILFORD, MI 48381
248.886.4460
BIGGDESIGNSLLC@GMAIL.COM
WWW.BIGGDESIGNS.COM

**GREEN INDUSTRY
CONSTRUCTION SERVICES**
GICS
39075 W. SEVEN MILE RD., #115
LIVONIA, MI 48152
810.498.5802
JOE@GREENINDUSTRYSERVICES.COM
WWW.GREENINDUSTRYSERVICES.COM

PROJECT

**18168
GICS TC MI**

PART OF THE EAST 1/2 OF THE
NORTH 1/2 OF SECTION 31,
TOWN 28 NORTH, RANGE 9
WEST
GRAND TRAVERSE COUNTY
ACME TOWNSHIP, MI

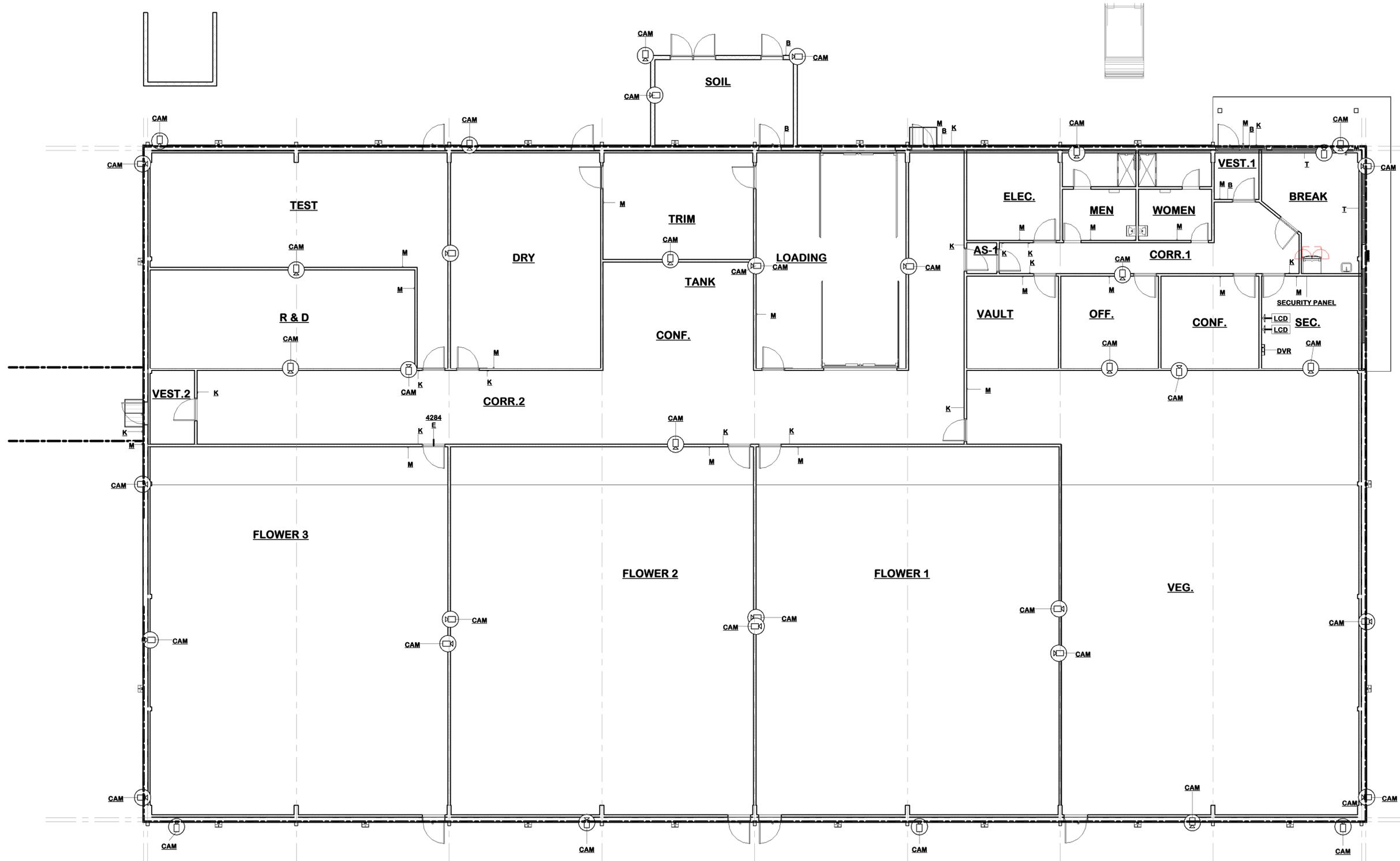
**PER-SITE PLAN
APPROVAL**
EXTERIOR ELEVATIONS
11.05.2018

REV

REV	NOTE	DATE

SECURITY PLAN

Type Mark	QTY	DIS.	MANUF.	MODEL	NOTES
B	5	BUZZER	Bosch	ARD-SER10-WI	iCLASS/MIFARE reader, mini-mullion size, suited for mullion-mounted door installations, U.S. single-gang J-box or any flat surface, pigtail, 4.8 x 10.3 x 2.3 cm, 113g net
CAM	38	CAMERA	DMP	V-403OPT-1	See Part Description
DVR	1	DIGITAL VIDEO RECORDER	DMP	V-4404A	Network Video Recorder
K	15	KEY PAD	Bosch	KEY PAD	iCLASS/MIFARE reader, wall switch size, designed to mount and cover single gang switch boxes primarily used in the Americas, slotted mounting plate for European and Asian spacing, terminal strip, keypad (4x3), 8.5 x 12.2 x 2.8 cm, 228 g net
M	21	MOTION SENSOR	Bosch	n/a	Provides PIR and microwave, 18 m x 25 m (60 ft x 80 ft) coverage, 10.525 GHz frequency.
SECURITY PANEL	1	SECURITY PANEL	DMP	XR 550	iCLASS/MIFARE reader, mini-mullion size, suited for mullion-mounted door installations, U.S. single-gang J-box or any flat surface, pigtail, 4.8 x 10.3 x 2.3 cm, 113g net
T	2	WINDOW SENSER	HONEYWELL	#5853	Round detector with Form C relay uses microprocessor-based sound analysis technology (SAT) to listen for the specific frequencies associated with breaking glass.



NOTES

- CODE**
- 2015 MICHIGAN BUILDING CODE
 - 2015 MICHIGAN MECHANICAL CODE
 - 2015 MICHIGAN PLUMBING CODE
 - 2015 MICHIGAN FUEL GAS CODE
 - 2015 MICHIGAN ENERGY CONSERVATION CODE
 - 2014 NATIONAL ELECTRICAL CODE
 - 2009 ICC/ANSI 117.1
 - NFPA
 - LOCAL ZONING ORDINANCE

- CONSTRUCTION TYPE**
- II-B

- FIRE SUPPRESSION**
- NO (F-1 LESS THAN 12,000 SF)

- DEFERRED SUBMITTALS**
- ALL PLANS LABELED AS DEFERRED SUBMITTALS SHALL BE SUBMITTED TO THE ARCHITECT AND/OR LOCAL AUTHORITY FOR APPROVAL PRIOR TO INSTALLATION.

- COMPLIANCE**
- THESE CONSTRUCTION DOCUMENTS WERE PREPARED FOR COMPLIANCE WITH LOCAL CONSTRUCTION CODES IN EFFECT AT TIME OF PERMIT SUBMITTAL. ALL ENGINEERS, CONTRACTORS, AND SUPPLIERS INVOLVED WITH THIS PROJECT SHALL COMPLY WITH SAME CODES, ISSUED AND APPROVED CODE MODIFICATIONS AND/OR LOCAL CONSTRUCTION BOARDS OF APPEALS RULING AND WHENEVER REQUIRED SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS CLEARLY DESCRIBING COMPLIANCE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW AND APPROVAL.

- NOTES**
- DO NOT SCALE PLANS
 - COORDINATE ALL DRAWINGS, DETAILS, AND EQUIPMENT SPECS
 - ALL TRADES SHALL REVIEW AND HAVE ACCESS TO ENTIRE SET OF PLANS AND SPECS PRIOR TO BIDDING AND DURING CONSTRUCTION.
 - SUBMIT WEEKLY UPDATES TO OWNER/ARCHITECT INCLUDING SCHEDULE, PHOTOS, AND PROGRESS REPORT.
 - FIELD VERIFY EXISTING CONDITIONS AND REPORT ANY INCONSISTENCIES TO ARCHITECT. G.C. SHALL SUBMIT ALL AS-BUILTS AND DEVIATIONS FROM THE PLANS TO OWNER & ARCHITECT.
 - PROVIDE STORAGE FOR ALL EQUIPMENT AND MATERIALS IN ACCORDANCE TO MANUFACTURER'S SPECS FOR DURATION OF CONSTRUCTION.
 - WORK SHALL NOT COMMENCE PRIOR TO RECEIPT OF ALL APPROVED PERMITS.
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PROJECT
18168
GICS TC MI
PART OF THE EAST 1/2 OF THE NORTH 1/2 OF SECTION 31, TOWN 28 NORTH, RANGE 9 WEST GRAND TRAVERSE COUNTY ACME TOWNSHIP, MI
PER-SITE PLAN
APPROVAL
SECURITY PLAN
11/08/18
REV
REV NOTE DATE

1 FIRST FLOOR SECURITY PLAN
1/8" = 1'-0"



TECHNICAL MEMORANDUM

Acme Greenworks - Storm Water Review

To: Shawn Winter, Zoning Administrator
Jay Zollinger, Supervisor

Date: February 6, 2019

From: Robert Verschaeve, P.E.

Re: Acme Greenworks - Storm
Water Review

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

The proposed project is a commercial use called Acme Greenworks located at 6980 Bates Road. A plan set dated 12/14/18 was provided for review including sheets SP.0-SP.6. Sheet SP.3 depicted the storm water control measures and the latest revision of that sheet dated 2/4/19 was reviewed for compliance with the Ordinance as reported in this memo. Plans were prepared by David Drews of Northern Michigan Engineering, Inc.

The plans show a proposed storage building of approximately 22,300 sft on a 29.1-acre parcel located off Bates Road. The developed area is approximately 3.39 acres at the northern end of the parcel. Asphalt parking and driveway are shown from South Railway Commons to the west end of the building. An asphalt driveway is shown off Bates Roads to the south and extending from the west side of the building. Retention areas are shown on either side of the driveway. The west retention area extends around the parking and drive area to the south. The total retention area provided is 84,773 cubic feet. Soils present on site are identified in the USCS soil survey are the Emmet Sandy loam series and the Leelanau Kalkaska sandy loam series.

Areas for the building, parking lot, and infiltration basin were scaled from the plans and found to match the areas used in the calculations.

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

a. Physical Feasibility

The proposed infiltration basin is appropriate for the soils identified by the presented soil survey. The applicant provided reports from percolation tests performed in each basin that indicate infiltration rates of 8 to 12 inches/hour. A review of nearby well logs indicate static water at 45-50 feet depth.

b. Design Criteriai. Volume

The calculations show the required calculations for back to back 100-year, 24-hour rain events since there is no outlet identified for the basin. No infiltration allowance was used in the calculations. The back to back 100-year storm runoff is calculated at 54,082 cubic feet. The retention volume provided is 84,773 cubic feet.

ii. Maximum Drain Time

Calculations are required to show the basin drains completely within 72 hours. The drain time of the basin is shown to be 49 hours based on the infiltration rate of 1.0 in/hr.

iii. Underground Infiltration & Retention

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

iv. Construction

The applicant has provided notes on the plans prescribing construction within the basins avoid compacting the soil and the final 2 feet of depth be removed by excavation.

v. Snow Storage

Snow storage shall not displace more than 50% of the storage volume or impeded drainage through the system. The applicant has identified snow storage areas outside of the infiltration basin immediately adjacent to the drive and parking area.

c. Treatment Criteria

The requirement for this site is a sediment forebay or equivalent. Sediment forebays are provided within the retention basins with separate bermed areas.

d. Controls

No inlet pipes are proposed. Runoff is collected via swales or sheet flow. The top of basin elevation is more than 1 foot above the high-water level as required. These items are acceptable.

e. Erosion Control

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

f. Geometry

The proposed geometry meets this section.

g. Public Safety

The side slopes of this basin are 4H:1V and meet the requirements of the section. The water depth at high water elevation for the provided volume is 3 feet. Water depths over 5 feet would require special treatments of either a safety ledge or fencing. No special treatments are required.

h. Maintenance

The sediment forebay and basin appear accessible for maintenance from the drive and parking area. Sediment is required to be removed from infiltration basins when it reaches a depth of 50% of the forebay depth or 12 inches, whichever is less. A maintenance note is included on the plan identifying that the basins will be inspected annually and cleaned when sediment reaches 12 inches of depth.

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

REPORT OF PERCOLATION TEST

Project: GICS Facility - 6980 Bates Road

Job No: 2018.1819

Soil Description: Sand - Brown Fine w/Clay & Coarse

Date: November 2, 2018

Topsoil Thickness: N/A - Test Pit

Depth of Hole Below Topsoil: 60 inches

TIME	TRIAL # 1	TRIAL # 2
Initial Water Depth	60.0 inches	60.0 inches
Water Level Drop		
30 sec	20.0	17.0
1 min	26.5	24.0
1 min 30 sec	32.0	29.0
2 min	35.0	34.0
3 min	37.0	35.0
4 min	38.5	37.0
5 min	41.0	41.0
10 min	44.0	43.0
15 min	45.0	44.0
20 min	47.0	46.0
25 min	49.0	48.0
30 min	51.0	49.0
40 min	54.0	52.5
50 min	56.0	55.0
60 min	56.5	55.0

Remarks Percolation test #2 on attached map

Test started at elevation 709' (+/-)

Percolation Rate 12.0 Inches/Hour



REPORT OF PERCOLATION TEST

Project: GICS Facility - 6980 Bates Road

Job No: 2018.1819

Soil Description: Sand - Brown Fine w/Clay & Coarse **Date:** November 2, 2018

Topsoil Thickness: N/A - Test Pit

Depth of Hole Below Topsoil: 60 inches

TIME	TRIAL # 1	TRIAL # 2
Initial Water Depth	60.0 inches	60.0 inches
Water Level Drop		
30 sec	22.0	16.0
1 min	28.0	21.0
1 min 30 sec	32.0	24.0
2 min	36.0	26.5
3 min	38.0	29.0
4 min	40.0	31.0
5 min	42.0	32.5
10 min	45.0	37.0
15 min	47.0	40.0
20 min	49.0	41.5
25 min	50.0	42.0
30 min	51.0	43.0
40 min	53.0	45.0
50 min	54.0	46.5
60 min	55.0	47.0

Remarks Percolation test #1 on attached map

Test started at elevation 712' (+/-)

Percolation Rate 8.0 Inches/Hour

Calculations for Stormwater Runoff Volume Control

SITE NAME:

Acme Greenworks

$$\frac{1000}{CN} - 10 = \frac{(P - 0.2S)^2}{(P + 0.8S)}$$



Total Site Disturbed Area:

3.386 acres

2-Year, 24-Hour Rainfall):

5.08 in

(See Rainfall Tab for regional rainfall value

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

Pre-Development Conditions

Cover Type	Soil Type	Area (sf)	Area (ac)	CN (from TR-55)	S	Q Runoff ¹ (in)	Runoff Volume ² (ft ³)
					$\frac{1000}{CN} - 10$	$\frac{(P - 0.2S)^2}{(P + 0.8S)}$	
Woods / Meadow	A	0		30	23.3	0.007194	0
Open Space	A	0		39	15.6	0.216537	0
Woods	B	46609.2	1.07	55	8.2	1.020057	3962.005104
Meadow	B	99795.96	2.291	58	7.2	1.213032	10087.97272
Open Space	B	0		61	6.4	1.417393	0
Woods	C	0		70	4.3	2.09583	0
Meadow	C	0		71	4.1	2.177152	0
Open Space	C	0		74	3.5	2.428234	0
Woods	D	0		77	3.0	2.690057	0
Meadow	D	0		78	2.8	2.779742	0
Open Space	D	0		80	2.5	2.962768	0
Impervious	N/A	1089	0.03	98	0.20	4.843045	439.506373
Other:		0				NA	NA
TOTAL:	N/A	147494.2	3.4	N/A	N/A	N/A	14,489

Post-Development Conditions

Cover Type	Soil Type	Area (sf)	Area (ac)	CN*	S	Q Runoff ¹ (in)	Runoff Volume ² (ft ³)
Impervious	N/A	40467.24	0.93	98	0.2	4.843045	16332.05682
Open Space	B	107026.9	2.46	61	6.4	0.09136	814.8315875
		0			0.0	0	0
		0			0.0	0	0
TOTAL:	N/A		3.4	N/A	N/A	N/A	17,147

Runoff Volume Increase (ft³): 2,657

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

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

Ia = 0.2S therefore;

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

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

S = 1000/ CN - 10

CN = Curve Number

Q = Runoff (in)

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

Area = Area of specific land cover (ft²)

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

Shawn Winter

From: bea@nme.land
Sent: Friday, February 01, 2019 3:34 PM
To: Shawn Winter
Subject: FW: 6980 Bates Rd- Soil Erosion Permit

Good Sunny Day to ya!

I can't remember if I sent this to you or not. The permit is ready and we have told GICS the picking up part is up to them for this. We just wanted you to see that it has been issued.

Have a great weekend!

Bea

From: jmauk@grandtraverse.org <jmauk@grandtraverse.org> **On Behalf Of** Soil Erosion
Sent: Wednesday, January 30, 2019 12:49 PM
To: bea@nme.land
Subject: 6980 Bates Rd

Bea,

The Soil Erosion Permit for 6980 Bates Rd is ready to be picked up. There is a balance owing for the permit of \$655.00. A surety deposit is also owed, \$9,000.00. The surety deposit can be paid or we accept letters of credit or insurance bonds.

Thanks,

Jean

Grand Traverse County Environmental Health
Soil Erosion & Sedimentation Control
2650 LaFranier Rd
Traverse City, MI 49686

Phone: 231-995-6051

Fax: 231-995-6033

gtsoilerosion@grandtraverse.org

Grand Traverse County Health Department

2650 LAFRANIER RD
TRAVERSE CITY, MI 49686
231-995-6051

GT #: 38722

OWNER THOMAS BARANOWSKI
 CURRENT MAILING ADDRESS 1745 COLE Birmingham, MI 48009 PH. 248-867-6150
 NEW Yes EXISTING _____
 TYPE OF ESTABLISHMENT Commercial
 PROPERTY ADDRESS 6980 BATES RD
 SUBDIVISION _____
 CITY Williamsburg LOT # _____
 TOWNSHIP Acme Twp. SECTION 31

SEPTIC PERMIT
 WELL PERMIT

PROPERTY TAX # - 280101400104

WATER SUPPLY INFORMATION

CITY _____ WELL 46" x 5" pitless
 WELL TYPE Type III 75' + isolation
 DEPTH _____
 EXISTING WELL TO BE ABANDONED AND PLUGGED NO Yes
 APPROVED _____

Sample for nitrate and nitrite.

SOIL: _____
 SOIL TYPE TO A DEPTH OF 6" _____
 DEPTH TO GROUND WATER _____

See Engineered Plans.

SEPTIC TANK SIZE 1600 OBL
 PUMP CHAMBER 2000 Gallon
 EFFLUENT FILTER _____
 DRAIN BED 35' x 60'
 LINEAL FEET 420'
 SQUARE FEET 81004
 TILE LINES ON _____
 TILE FIELD 4' on 4
 TRENCH WIDTH _____
 LINEAL FEET _____

NUMBER OF BEDROOMS 22 employees
 NUMBER OF BATHS 2
 LAUNDRY NO
 DISHWASHER NO
 GARBAGE DISPOSAL NO
 BASEMENT PLUMBING NO
 SEWAGE EJECTOR NO
 EXISTING FUEL TANKS NO
 SHARED WELL NO
 OTHER _____

WATER SAMPLE RESULTS

BACTERIOLOGICAL _____ DATE SAMPLED _____
 NITRATES _____ PPM DATE SAMPLED _____

WATER SAMPLING REQUIREMENT

- (1) Before placing a new, repaired, or reconditioned water supply system into service, and after all traces of chlorine have been flushed out, 1 or more water samples shall be collected from the sampling faucet. Organisms of the coliform group shall not be present in the sample or samples.
- (2) The water supply owner shall be responsible for collecting the water sample or shall arrange for the owner's designated representative to collect the sample. The well drilling contractor or pump installer shall notify the water supply owner of the owner's responsibility for collecting the water sample.

AGREEMENT

I HEREBY AGREE TO COMPLY WITH REQUIREMENTS OF THE SANITARY CODE FOR THE COUNTY OF GRAND TRAVERSE, AND THE APPLICABLE LAWS OF THE STATE OF MICHIGAN IN THE INSTALLATION OF A SEPTIC TANK SEWAGE DISPOSAL SYSTEM & /OR WELL INSTALLATION ON THE ABOVE DESCRIBED PROPERTY, AND TO CONSTRUCT THE SAME ACCORDING TO THE PLANS AND SPECIFICATIONS AS DESCRIBED AND APPROVED ABOVE; OTHERWISE I UNDERSTAND, THE PERMIT WILL BE VOID.

THE FINAL INSPECTION REQUIRED BEFORE COVERING. ONE DAY NOTICE SHALL BE GIVEN FOR INSPECTION.

SIGNED on file - see attached DATE 10/30/18
 OWNER OR AGENT sm

THE SPECIFICATIONS AS STATED ON THIS PERMIT MEET WITH MINIMUM REQUIREMENTS OF THE SANITARY CODE. THE OWNER SHOULD BE ADVISED THAT ADDITIONAL CONSTRUCTION OPTIONS MAY BE AVAILABLE WHICH COULD EXTEND THE LIFE EXPECTANCY OF THE SEWAGE SYSTEM. CONSULT WITH THE HEALTH DEPARTMENT REGARDING THESE OPTIONS.

PERMIT TO INSTALL, CONSTRUCT OR REPLACE
EXPIRES 2 YEARS AFTER DATE OF ISSUE
 PERMIT IS NON-TRANSFERABLE TO PERSON OR PLACE

** Septic system designed for sanitary waste only. Process water disposal shall not be included in this waste stream. Install system according to plan # 18-139 by NME engineering. Design engineer shall oversee construction of system to determine plan compliance.*

SEE REVERSE SIDE FOR DRAWING AND CONSTRUCTION DETAILS

CERTIFICATION OF INSPECTION (PERMIT TO COVER)

SEWER _____ SEPTIC TANK _____ PUMP CHAMBER _____
 MANUFACTURER OF SEPTIC TANK _____
 FINAL DISPOSAL _____ ISOLATION DIST _____
 NOTES _____
 INSPECTION BY _____ DATE _____
 CONTRACTOR _____
 SEPTIC _____
 WELL _____

APPROVAL OF A PLAN AND THE INSTALLATION CANNOT BE CONSIDERED BY THE OWNER AS A GUARANTEE THAT SUCCESSFUL OPERATION IS ASSURED. THERE ARE MANY WAYS A SYSTEM CAN BE ABUSED CAUSING FAILURE.

ISSUED TO Thomas Baranowski
 DATE 12/10/18 BY Mike Thibault R.S.
 HEALTH DEPT. REPRESENTATIVE

RECEIVED # 46631 DATE 10/30/2018

RECEIVED
 \$225.00
 \$515.00
 \$175.00
 \$10.00

WELL PERMITS
 SEPTIC PERMITS
 SEPTAGE TREATMENT FEE
 SEPTAGE TREATMENT FEE (PROCESS)

**GRAND TRAVERSE COUNTY
HEALTH DEPARTMENT
231-995-6051**

Permit # 38722 Township Acme

Name Baranowski

Address 6980 Bates Rd.

SEWAGE DISPOSAL

WELL

Tank Size 1600 DBL + 2000 Pump Chamber | Type III Well

Field Size 420' lineal ft.

2100[±] sq. ft.

Issued By M. Kelly R.S.

Date 12/20/18

POST IN CONSPICUOUS PLACE



GRAND TRAVERSE COUNTY ENVIRONMENTAL HEALTH WELL & SEPTIC STATUS FORM - \$25

DEMOLITION REMODEL ADDITION HOME REPLACEMENT _____

Property Address: 6980 Bates Road

Property Tax ID: 01-014-001-04 Township: Acme

Owner Name: Thomas Baranowski Owner Phone: _____

Owner Address: 1745 Cole Birmingham, MI 48009

Contractor's Name: TBD Contractor Phone: _____

Contractor's Address: _____

Please include a brief summary of the proposed changes to the property. For residential, please include current bedrooms, proposed bedrooms and whether or not the property has/will have a garbage disposal. For commercial, please state number of bathrooms, employees, and max customers/day.

ACME Greenworks - 22000 sq. ft com. building
& site grading.


Signature of Owner/Contractor

12/19/2018
Date

Grand Traverse County Environmental Health WELL & SEPTIC STATUS FORM

(TO BE COMPLETED BY SANITARIAN)

- EXISTING PERMIT AVAILABLE PERMIT # _____ DATE OF ISSUE: _____
- EXISTING PERMIT NOT AVAILABLE

- Well shall be properly plugged according to Part 127 of Act 368, P.A. 1978, as amended. Abandoned well plugging record shall be submitted to the Health Department. A new well may be required.
- Septic tank(s) and any other tank(s) associated with the wastewater system shall be pumped by a licensed septage hauler, crushed, and filled or removed. A new wastewater system may be required.
- Existing well meets current well construction code requirements and is approved for use as an:
- Private Residential Well
 - Irrigation Well
 - Public Well
- circle type: TYPE II TYPE III
- Existing septic system meets current design requirements for proposed use and meets all isolation requirements. Tank(s) Size(s): _____ Drained: _____
- Existing septic system will serve:
- Residential home with _____ bedrooms Garbage Disposal: YES NO
 - Commercial facility with design daily flow of _____ gal/day
 - Other use with design daily flow of _____ gal/day
- Existing septic system does not meet current design requirements, but is considered "grand-fathered" for proposed use.

Comments:

Existing 5" well shall be properly plugged and abandoned by license well Driller. Pump, crush and fill any old septic tanks on site.

Wm Holly R.S.
Signature of Health Department Representative

12/20/18
Date

OFFICE USE ONLY		
Receipt Date: _____	Receipt #: _____	Initials: <u>jm</u>



GRAND TRAVERSE METRO FIRE DEPARTMENT

FIRE PREVENTION BUREAU

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

SITE PLAN REVIEW RECORD

ID # P-1213 – 5934-M6558

DATE: 1/4/19

PROJECT NAME: Acme Greenworks

PROJECT ADDRESS: 6980 Bates Rd.

TOWNSHIP: Acme

APPLICANT NAME: David C. Drews

APPLICANT COMPANY: Northern Michigan Engineering, Inc.

APPLICANT ADDRESS: 114 N. Court, Suite 203

APPLICANT CITY: Gaylord STATE: MI ZIP: 49735

APPLICANT PHONE 989-217-3177

FAX #

REVIEW FEE: \$75.00

Reviewed By: Kathy Fordyce, Plan Reviewer

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



GRAND TRAVERSE METRO FIRE DEPARTMENT

FIRE PREVENTION BUREAU

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

SITE PLAN REVIEW

ID # P-1213-5934-M6558

DATE: 1/4/19

1. 505.1 Address identification.

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

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

Project may proceed with township approval process.

Shawn Winter

From: Chris Barsheff <cbarshef@gtsheriff.org>
Sent: Tuesday, January 15, 2019 9:58 AM
To: david@nme.land
Cc: Shawn Winter
Subject: Acme Greenworks

David

Just letting you know our agency received your letter and blueprints/site plan related to the development. I will keep the documents for future reference. I recommend that you contact the Michigan State Police for an opinion on the project if needed for Acme Twps. planning process. The MSP is significantly involved in the licensing process and I feel they are better suited to provide knowledgeable feedback on the proposal/development. Thanks!!



Chris E. Barsheff
Lieutenant, Road Patrol Division
Grand Traverse County Sheriff's Office
851 Woodmere Avenue
Traverse City, MI 49686
Office (231) 995-5044 Fax (231) 995-5010

Shawn Winter

From: Belcher, Kip (MSP) <BelcherK@michigan.gov>
Sent: Monday, February 04, 2019 12:16 PM
To: Shawn Winter
Subject: Proposed Marijuana Grow Facility - Bates Rd.

Hello, Steve –

As a follow-up to our phone conversation a few minutes ago, I would voice the following concerns about proposed facility:

- What level of physical security presence will be on-site during business and non-business hours? Would this person be armed? Potentially tens or even hundreds of thousands of dollars of mature marijuana could be present in this facility at one time.
- What level of access will be afforded to staff members to the security room? What measures will be in-place to prevent the DVR unit from being manipulated. If there are incidents of theft or embezzlement, the culprit(s) will likely attempt to locate and either steal or destroy the DVR unit.
- Is the described Wal-Pak lighting sufficient to deter would-be thieves, without also including stand-alone posts with higher-powered lighting, gating, and/or other items? Is the combination of physical site security (an armed person) and Wal-Pak lighting sufficient for deterring criminal activity?
- Has the township considered proper disposal of the chemical ingredients used to grow marijuana. Phosphorus and many pesticides are challenging to break-down in a wastewater treatment system. When the Canadian grow facility in Kingsley was being considered, that was an issue of great concern.

FYI – KB.

D/F/Lt. Kip Belcher
MJTF Commander
Michigan State Police
Seventh District Headquarters
931 S. Otsego Avenue Suite #6
Gaylord, MI 49735
belcherk@michigan.gov
Office: (989) 705-3804
Mobile: (231) 620-4350

“A PROUD Tradition of SERVICE through,
EXCELLENCE, INTEGRITY, and COURTESY”



**APPLICATION AND PERMIT TO CONSTRUCT, OPERATE, USE AND/OR MAINTAIN
 WITHIN THE RIGHT-OF-WAY OF; OR TO CLOSE, A COUNTY ROAD
 APPLICATION**

An applicant is defined as an owner of property adjacent to the right-of-way, the property owner's authorized representative; or an authorized representative of a private or public utility who applies for a permit to construct, operate, use, and/or maintain a facility within the right-of-way for the purpose outlined within the application. A contractor who makes application on behalf of a property owner or utility must provide documentation of authority to apply for a permit.

APPLICANT	Thomas Baranowski 1745 Cole Rd Birmingham, MI 48009-0000	CONTRACTOR	Same
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Applicant/Contractor request a permit for the following work within the right of way of a county road:
 Commercial - Commercial Drive

LOCATION: County Road 6980 Bates S Between Hawley And Elk Lake Road
 Township Acme Section _____ Side of Road South Property ID 01-014-001-04
 DATE: Work to begin on 10/30/2018 Work to be completed by 10/30/2019

I certify and acknowledge that (1) the information contained in this application is true and correct, (2) the commencement of the work described in this application shall constitute acceptance of the permit as issued, including all terms and conditions thereof and, (3) if this permit is for commercial or residential driveway work, I am the legal owner of the property that this driveway will serve, or I am the authorized representative.

Applicant's Signature: _____ On File Title: _____ Date: _____	Contractor's Signature: _____ On File Title: _____ Date: _____
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PERMIT

The term "Permit Holder" in the terms and conditions set forth on the reverse side hereof, refers to the applicant and the contractor, where applicable. By performing work under this permit, the Permit Holder acknowledges and agrees that this permit is subject to all the rules, regulations, terms and conditions set forth herein, including on the reverse side hereof. Failure to comply with any of said rules, regulations, terms and conditions shall render this permit NULL AND VOID.

REQUIREMENTS	FEE TYPE	AMOUNT	RECEIPT NO	DATE	
	Commercial RC	150.00			Letter of Credit _____ <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Surety Bond _____ <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Retainer Letter _____ <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Approved Plans on File _____ <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Certificate of Insurance _____ <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Attachments/Supplemental Specifications <input type="checkbox"/> Y <input checked="" type="checkbox"/> N

OTHER REQUIREMENTS:

- Build Per submitted plans.
- The finished surface on a driveway approach shall slope down from the pavement edge at a rate of 1/2" - 3/4" per foot back to the ditch centerline. This distance shall not be less than 8'. COPY SENT TO THE TOWNSHIP AND TO THE CONSTRUCTION CODE OFFICE.
- The terms of this permit represent only the Road Commission requirements. Other agencies may have additional requirements.
- Applicant/Contractor is approved for construction/resurfacing of the driveway. Applicant/Contractor shall provide notification to the Road Commission upon completion of construction for Final Inspection and approval.
- Drainage must be maintained away from road.

Recommended for Issuance By:

Approved By:

_____ Todd Bentley
 Title: Permit Agent Date: 10/30/2018

 Title: _____ Date: _____

TERMS AND CONDITIONS

1. Specifications. All work performed under this permit must be done in accordance with the application, plans, specifications, maps and statements filed with the County Road Commission ("Road Commission") and must comply with the Road Commission's current procedures and regulations on file at its offices and the current MDOT Standard Specifications for Construction, if applicable.
2. Fees and Costs. The Permit Holder shall be responsible for all costs incurred by the Road Commission in connection with this permit and shall deposit estimated fees and costs as determined by the Road Commission, at the time the permit is issued.
3. Bond. The Permit Holder shall provide a cash deposit, irrevocable letter of credit or bond in a form and amount acceptable to the Road Commission at the time permit is issued.
4. Insurance. The Permit Holder shall furnish proof of general liability insurance in amounts not less than \$1,000,000 each occurrence and general aggregate, proof of automobile liability in amounts not less than \$1,000,000 combined single limit for each accident, bodily injury per accident, and property damage per accident, and in an amount not less than \$500,000 for bodily injury per person. Such proof of insurance shall include a valid certificate of insurance demonstrating that the Road Commission is an additional insured party on the policy. Such insurance shall cover a period not less than the term of this permit and shall provide that it cannot be cancelled without 30 days advance written notice to the Road Commission, by certified mail, first-class, return receipt requested. This permit is invalid if insurance expires during the authorized period of work described herein.
5. Indemnification. In addition to any liability or obligation of the Permit Holder that may otherwise exist, Permit Holder shall, to the fullest extent permitted by law, indemnify and hold harmless the Road Commission and its commissioners, officers, agents, and employees from and against any and all claims, actions, proceedings, liabilities, losses, and damages thereof, and any and all costs and expenses, including legal fees, associated therewith which the Road Commission may sustain by reason of claims for or allegations of the negligence or violation of the terms and conditions of this permit by the Permit Holder, its officers, agents, or employees, arising out of the work which is the subject of this permit, or arising out of work not authorized by this permit, or arising out of the continued existence of the operation or facility, which is the subject of this permit.
6. Miss Dig. The Permit Holder must comply with the requirements of Act 53 of Public Acts of 1974, as amended. CALL MISS DIG AT (800) 482-7171 or www.missdig.org AT LEAST THREE (3) FULL WORKING DAYS, BUT NOT MORE THAN FOURTEEN (14) CALENDAR DAYS, BEFORE YOU START WORK. The Permit Holder assumes all responsibility for damage to or interruption of underground utilities.
7. Notification of Start and Completion of Work. The Permit Holder must notify the Road Commission at least 48 hours before starting work, when work is completed, and additionally as directed by the Road Commission.
8. Time Restrictions. All work shall be performed Mondays through Fridays between and unless written approval is obtained from the Road Commission, and work shall be performed only during the period set forth in this permit. Perform no work except emergency work, unless authorized by the Road Commission on Saturdays, Sundays, or from on the day proceeding until the normal starting time the day after the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.
9. Safety. Furnish, install and maintain all necessary traffic controls and protection during Permit Holder's operations in accordance with the Manual of Uniform Traffic Control Devices, Part 6 and any supplemental specifications set forth herein.
10. Restoration and Repair of Road. The construction, operation and maintenance of the activity covered by this permit shall be performed by the Permit Holder without cost to the Road Commission unless specified herein. The Permit Holder shall also be responsible for the cost of restoration and repair of the right-of-way determined by the Road Commission to be damaged as a result of the activity which is the subject of this permit. Restoration shall meet or exceed conditions when work is commenced and be in accordance with specifications. The Permit Holder shall be responsible for costs incurred by the Road Commission for emergency repairs performed by or on behalf of the Road Commission for the safety of the motoring public. Said repairs shall be performed with or without notice to the Permit Holder if immediate action is required. This determination shall be in the sole and reasonable opinion of the Road Commission.
11. Limitation of Permit. Issuance of this permit does not relieve Permit Holder from meeting any and all requirements of law, or of other public bodies or agencies. The Permit Holder shall be responsible for securing and shall secure any other permits or permission necessary or required by law from cities, villages, townships, corporations, property owners, or individuals for the activities hereby permitted. Any work not described by the application, including the time and place thereof, is strictly prohibited in the absence of the application for and issuance of an additional permit or amendment to this permit.
12. Revocation of Permit. This permit may be suspended or revoked at will, and the Permit Holder shall surrender this permit and alter, relocate or remove its facilities at its expense at the request of the Road Commission. It is understood that the rights granted herein are revocable at the will of the Road Commission and that the Permit Holder acquires no rights in the right-of-way and expressly waives any right to claim damages or compensation in case this permit is revoked.
13. Assignability. This permit is not assignable and not transferable unless specifically agreed to by the Road Commission.
14. Authority. The statutory authority of the Road Commission to require compliance with permit requirements is predicated upon its jurisdictional authority and is set forth in various statutes including, without limitation and in no particular order, MCL §247.321 et seq; MCL §224.19b; MCL §560.101 et seq; and MCL §247.171 et seq.

GRAND TRAVERSE COUNTY ROAD COMMISSION
 1881 LaFranier Road, Traverse City, MI 49696
 Phone: (231)922-4848 Fax: (231)929-1836
 www.gtrc.org

- Gravel Residential / Agricultural \$25
- Asphalt / Concrete Residential \$75
- Private Roads / Utility \$150
- Commercial \$150

PLEASE MAKE CHECKS TO: G.T.C.R.C.

RECEIPT # _____

DRIVEWAY PERMIT APPLICATION FORM

PERMIT APPLICATION # 11842

DATE: 2018-564

OWNER <small>(Current owner of property - proof of ownership may be required)</small>	CONTRACTOR/EXCAVATOR **AN ACCEPTABLE INSURANCE CERTIFICATE IS REQUIRED
NAME: <u>Thomas Baranowski</u>	COMPANY: <u>T.B.D.</u>
ADDRESS: <u>1745 Cole</u>	ADDRESS:
CITY, STATE, ZIP: <u>Birmingham, MI 48009</u>	CITY, STATE, ZIP:
DAYTIME PHONE:	DAYTIME PHONE:
EMAIL ADDRESS:	FAX NO. / EMAIL ADDRESS:

SITE INFORMATION

****THIS INFORMATION MUST BE COMPLETE FOR FIELD INSPECTION OR PERMIT ISSUANCE MAY BE DELAYED****

ROAD NAME: Bates Rd. TOWNSHIP: Acme

LOT NO. AND/OR ADDRESS: 6980 Bates Rd. IN _____ SUBDIVISION

PIN NO.: 28-01-014-001-04 (PROPERTY ID NO.) JOB# _____

PROVIDE DIRECTIONS FROM NEAREST INTERSECTION TO YOUR PROPERTY. MUST BE COMPLETE FOR THE PERMIT TO PROCESS.
 THE SITE IS LOCATED: 370' MILES/FEET N S E (W) FROM Bates/Hawley ROAD ON THE N (S) E W

Please select one of the following:

1) PAVE EXISTING DRIVE 2) REPAIR/EXTEND EXISTING DRIVE 3) NEW DRIVE

WIDTH 30' CIRCLE NUMBER OF DRIVES: (1) 2 3

FINISHED SURFACE TYPE: GRAVEL ASPHALT CONCRETE

REMARKS: Curbed entrance - see Site Plan DATE SITE WILL BE FLAGGED: 10/6/18

Authorized Signature: [Signature]

NOTICE: It is responsibility of the applicant to flag the proposed driveway location so the inspector will be able to determine the exact proposed location. Failure to flag by the specified date may result in a considerable delay. Please allow up to ten business days for processing the permit. Any construction performed before permit is issued may not meet Road Commission standards and is subject to revision or removal at the applicant's expense and could result in a fee being assessed. ****An acceptable Insurance Certificate is required for the contractor or homeowner performing work showing \$500,000.00 of Liability Coverage for the duration of project or permit will not be issued.**

ROAD COMMISSION USE ONLY

DATE REVIEWED:	BY:			
ROAD NAME:	TOWNSHIP:			
EXACT LOCATION				
CURRENT SURFACE TYPE:	WIDTH:	NO. OF DRIVES:	CULVERT:	' OF "
REMARKS:				

