



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

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

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

Members excused: none

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

- A. LIMITED PUBLIC COMMENT:** Open at 7:03 pm
Brian Kelley, Acme Township, submitted written comments to be added to the packet and under correspondence in the agenda regarding the Master Plan. He stated is concerns with the proposed addition of gas pumps to the Holiday Shopper on the traffic, lighting, storm water and chemical accidents.

Limited Public Comment closed at 7:05 pm

B. APPROVAL OF AGENDA:

Motion by Timmins to approve the agenda as presented with the addition to G. Correspondence, 2. Brian Kelley comments received 03/11/19 on Master Plan, and moving up to I. New Business 1. Conceptual Review-Holiday Shopper Gas Station and make J. Old Business, 1. Master Plan Update, 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 Draft Regular Meeting Minutes 02.05.19
- b. Township Board Draft Special Meeting Minutes 02.21.19
- c. Parks & Trails Committee Draft Regular Meeting Minutes 02.15.19

2. ACTION:

- a. Approve Draft Planning Commission Meeting Minutes 02.11.19

Winter requested the removal under 2. ACTION, a. Approve Draft Planning Commission Meetings Minutes 02.11.19.

Motion by Timmins to approve the Consent Calendar as presented with removal under 2. ACTION, a. Approve Draft Planning Commission Meeting Minutes 02.11.19, supported by Balentine. Motion carried unanimously.

F. ITEMS REMOVED FROM THE CONSENT CALENDAR

- 1. ACTION, a. Approve Draft Planning Commission Meeting Minutes 02.11.19

Winter stated White arrived at the 02.11.19 meeting late and was not stated as recused from Under I. Old Business, 1. The SUP 2018-04 -Transfer of Development Rights, Engle Ridge Farm motion, he was listed as absent instead.

Motion made by Timmins to approve Draft Planning Commission Meeting Minutes 02.11.19, supported by White. Motion carried unanimously.

G. CORRESPONDENCE:

1. **MSU Extension – Cultivating Local Farm Economies Workshop**
2. **Brian Kelley comments received 03/11/19 on Master Plan**

H. PUBLIC HEARINGS: None

I. NEW BUSINESS:

1. Conceptual Review – Holiday Shopper Gas Station

Darryl Nelson, 7466 Sayler Rd., owner of the Holiday Shopper stated he is looking to do improvements to the store and corner.

Dan Fleckenstein of RPF Oil Company gave a conceptual review of his proposal to turn the existing Holiday Shopper located at 5320 US-31 N into a gas station and partner with Nelson on the project. The proposal includes renovating the existing store, installing fuel pump islands with a canopy, and possibly a drive thru for takeout food. He is willing to invest in a Kalibrate study to assure that the convenience store will meet the minimum gasoline volume expectations. If the study confirms, he would like to move ahead to a formal permit request.

Wentzloff read a statement that the conceptual planner should not use constitute approval of the application nor should statements made from the planning commission, township staff, or consultants be construed as a position regarding the merits of the application.

Winter stated the property is zoned as part of the form-based code district and would require a special use permit. He suggested recommendations changes for future expansion and to review the standards for gas stations. Location of the driveways leading in would need to be considered because of the traffic turn-in so near to the intersection light. He recommended to talk to MDOT right away on the traffic flow.

The Planning Commission questioned the traffic flow, storm water run offs, lighting, location of the underground gas storage, safety of the tank containers, parking interaction with the Post Office and other businesses. They gave their feedback and recommendations should Mr. Fleckenstein decide to proceed with the formal application process.

J. OLD BUSINESS:

1. Master Plan Update

Winter noted Claire Karner with Beckett & Raeder completed the final draft master plan update with components and Action Plans for implementation.

The Planning Commission made additional revisions and reviewed with Karner the Action Plans. She showed a side-by-side comparison of the old and revised Existing Land Use Map and Future Land Use Map with an explanation of the parcel categories.

Winter informed the next step would be to make a motion requesting the Township Board to approve for distributing and review of the draft plan for a 63-day public comment period, along with a separate motion to set a public hearing date for June 10, 2019. Contingent on the board's approval the timeline would be on April 2, 2019 to have the board review the draft plan and if satisfied pass a resolution to distribute it and begin the 63-day public comment period. Beckett & Raeder would notify the organizations and entities previously notified on the Intent to Plan List that the public comment period is open with a public hearing to be held. Next would be for the staff to collect public comments on the draft plan and distributes them to the Planning Commission. On June 10, 2019 the Planning Commission is to receive all public comment on the

draft plan, a public hearing is held, and a resolution is approved to adopt the plan.

Motion made by Timmins to request the Board of Trustees of Acme Township approve for distribution and review the draft of the “Acme Township Community Master Plan” pursuant to Section 41 (MCL 125.3841) of Public Act 33 of 2008; known as the Michigan Planning Enabling Act, supported by VanHouten. Motion carried unanimously.

Motion made by Timmins to set a public hearing to review the draft “Acme Township Community Master Plan” at the regular Planning Commission meeting on June 10, 2019 at 7:00 pm, supported by Balentine. Motion carried unanimously.

K. PUBLIC COMMENT & OTHER PC BUSINESS

Public Comment Opened at 8:59 pm

Brian Kelley commented on how other townships are televising their meetings for public viewing, and felt Acme should be doing this too. He feels the Planning Commission should revisit the sign ordinance and keep it regulated.

Darryl Nelson voiced his concerns regarding the selling and improvements made to business and houses zoned recreational on the shoreline.

Public Comment Closed at 9:04 pm

1. **Planning & Zoning Administrator Report:** Winter reported Ken Engle withdrew his SUP application for the density transfer from the Bates Rd property to the Saylor Rd property. There is no indication if he plans to move forward with his initial Planned Development without the transfer component. His property is currently listed as a vineyard.

The Township is partnering with TART Trails to apply for a MDNR Trust Fund Grant for the construction of what has formerly been referred to as the Acme Connector Trail. In order to make the project more eligible for the grant, the scope has been increased to include an extension from Dan Kelly’s property to the interior roundabout in the Town Center, and improvement on the south side of M-72 between Mt. Hope Rd and the US-31 intersection. This has resulted in an expanded scope of engineering services provided by Beckett & Raeder, which the Board approved funding. TART has also hired a consultant to help write the grant. A public hearing will be held at a special board meeting on March 19, 2019 at 7:00 pm to review and approve the application.

The township hall will be under construction soon, he will keep everyone informed on when.

He referred to an article in the January Planning & Zoning News on a ZBA case in Mackinac City regarding failure of a zoning administrator and zoning board of appeals to adequately document their conclusions and the rationale therefore, left an inadequate record for the court to review and raised serious questions about their conclusions. He pointed out the importance of determining the finding of facts and why it is done.

2. **Township Board Report – Doug White:** No Report
3. **Parks & Trails Committee Report:** Timmins reported there will be a Parks & Trails Committee meeting on Friday. The Tart Trail open house that was held in February was well attended.

ADJOURN: Motion to adjourn by Timmins, supported by Balentine. Meeting adjourned at 9:10 pm



ACME TOWNSHIP PLANNING COMMISSION MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
March 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 Draft Regular Meeting Minutes 02.05.19
 - b. Township Board Draft Special Meeting Minutes 02.21.19
 - c. Parks & Trails Committee Draft Regular Meeting Minutes 02.15.19
 - 2. ACTION:**
 - a. Approve Draft Planning Commission Meeting Minutes 02.11.19
- F. ITEMS REMOVED FROM THE CONSENT CALENDAR**
 - 1. _____
 - 2. _____
- G. CORRESPONDENCE:**
 - 1. MSU Extension – Cultivating Local Farm Economies Workshop
- H. PUBLIC HEARINGS:**
- I. OLD BUSINESS:**
 - 1. Master Plan Update
- J. NEW BUSINESS:**
 - 1. Conceptual Review – Holiday Shopper Gas Station
- 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: March 5, 2019
Re: March 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 Draft Regular Meeting Minutes 02.05.19
 - b. Township Board Draft Special Meeting Minutes 02.21.19
 - c. Parks & Trails Committee Draft Regular Meeting Minutes 02.15.19
2. **ACTION:**
 - a. Approve Draft Planning Commission Meeting Minutes 02.11.19

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

F. ITEMS TO BE REMOVED FROM THE CONSENT CALENDAR:

1. _____
2. _____

G. CORRESPONDENCE:

1. **MSU Extension** – Cultivating Local Farm Economies Workshop

H. PUBLIC HEARINGS: NONE

I. OLD BUSINESS:

1. **Master Plan Update**
Claire Karner of Beckett & Raeder has completed the draft master plan update and will be presenting the final components. This includes the Action Plan for implementation, along with an updated Existing Land Use Map from what was reviewed last month. Claire will be bringing large format prints of the Existing Land Use Map and Future Land Use Map from

both 2014 and 2019 plans for side-by-side comparisons.

At this point the process of drafting the update is basically complete. Claire welcomes any input you may have and is willing to make the necessary edits. If the Planning Commission is substantially satisfied with the draft, staff recommends moving forward through the approval process. Below is a timeline for that process with a suggested motion for this month's meeting:

Step 1 – March 11, 2019

Planning Commission approves a motion requesting the Board distributes the draft plan for the 63-day public comment period, along with a motion to set a public hearing date for June 10, 2019 (see motions below).

Step 2 – April 2, 2019

Board reviews the draft plan and if satisfied passes a resolution to distribute it and begin the 63-day public comment period. Beckett & Raeder will notify the same organizations and entities previously notified on the Intent to Plan List that the public comment period is open and that a public hearing will be held on June 10, 2019

Step 3 – Spring 2019

Staff collects public comments on the draft plan and distributes them to the Planning Commission.

Step 4 – June 10, 2019

Planning Commission receives all public comment on the draft plan, a public hearing is held, and a resolution is approved to adopt the plan.

Suggested Motions for Consideration:

Motion to request the Board of Trustees of Acme Township approve for distribution and review the draft of the "Acme Township Community Master Plan" pursuant to Section 41 (MCL 125.3841) of Public Act 33 of 2008; known as the Michigan Planning Enabling Act.

Motion to set a public hearing to review the draft "Acme Township Community Master Plan" at the regular Planning Commission meeting on June 10, 2019 at 7:00 pm.

J. NEW BUSINESS: none

1. Conceptual Review – Holiday Shopper Gas Station

Dan Fleckenstein of RPF Oil Company has requested a conceptual review of his proposal to turn the existing Holiday Shopper located at 5320 US-31 N into a gas station. The proposal includes renovating the existing store, installing fuel pump islands and a canopy parallel to the store's current orientation, and possibly including a drive thru.

The property is zoned C: Corridor Commercial and is part of the form-based code district. The use would require a special use permit subject to the conditions of section 9.6, as well as those of the form-based code district and other applicable standards.

The purpose of the conceptual review is for a perspective applicant to present an idea to the Planning Commission and gather initial input. It is worth noting that nothing the Planning Commission states during the conceptual review is binding once a formal application is received and reviewed. Mr. Fleckenstein states on the last page of the presentation under "Next Steps" the desire to received preliminary approval for the project at this month's meeting. This is a request that cannot be granted since a formal application

has not been received. Rather, the Planning Commission may make comments, give feedback, or provide recommendations to the interested party. Upon receiving these, it is up to the perspective applicant to gauge the level of risk they foresee in proceeding with the formal application process.

K. PUBLIC COMMENT & OTHER PC BUSINESS:

1. **Public Comment:**

Open:	Close:
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2. **Planning & Zoning Administrator Report:** Shawn Winter
 - **Permits** (since February 11, 2019)
 - Land Use Permits – 1
 - LUP 2019-02 New Home, 5089 Lautner Rd
 - LUP 2019-03 New Home, 6809 Deepwater Point Rd
 - LUP 2019-04 Accessory, 5420 Lautner Rd
 - LUP 2019-05 Addition, 6279 Plum Dr

Ken Engle has withdrawn his SUP application for the density transfer from the Bates Rd property to the Sayler Rd property. At this time there is no indication if he plans to move forward with his initial Planned Development without the transfer component.

The Township is partnering with TART Trails to apply for a MDNR Trust Fund Grant for the construction of what has formerly been referred to as the Acme Connector Trail. In order to make the project more eligible for the grant, the scope has been increased to include an extension from Dany Kelly’s property to the interior roundabout in the Town Center, and improvement on the south side of M-72 between Mt. Hope Rd and the US-31 intersection. This has resulted in an expanded scope of engineering services provided by Beckett & Raeder, which the Board approved funding. The Board is willing to commit \$75,000 over the next three years to the project, with TART leading the effort to raise the additional funds with the Township’s assistance. TART has also hired a consultant to help write the grant. A public hearing will be held at a special board meeting on March 19, 2019 at 7:00 pm to review and approve the application.

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

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

L. ADJOURN:

Motion to adjourn:	Support:
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DRAFT UNAPPROVED

**ACME TOWNSHIP REGULAR BOARD MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
Tuesday, February 5, 2019 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: V. Donn, Recording Secretary

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

Brian Kelley voiced his concerns regarding the township renovation agenda item. He didn't see a notice in the Record Eagle to advertise bidding for the project. He stated he had also asked to review the Brickhouse contract and has not seen one. (Submitted written comments to be added to packet)

Limited Public Comment closed at 7:04 pm

B. APPROVAL OF AGENDA:

Zollinger requested to be added to K. New Business 3. Tart DNR Grant Application

Motion by Nelson to approve the agenda as presented with the addition to K. New Business 3. Tart DNR Grant Application, supported by Dye. Motion carried unanimously.

C. APPROVAL OF BOARD MINUTES:

The meeting minutes of 01/08/19 and Special meeting 01/21/19 were approved as presented.

D. INQUIRY AS TO CONFLICTS OF INTEREST: None

E. REPORTS

a. Clerk - Dye: No report

b. Parks: Zollinger informed they are moving ahead with the playground for Bayside Park. Jenema stated the Parks & Trails meeting in January was cancelled and the next one is scheduled for February 15. It has been decided not to hold a Markers Fair at the Bayside Park Grand Opening that is scheduled for Saturday, May 18.

c. Legal Counsel - J. Jocks: No report

d. Sheriff: Deputy Nate Lentz reported they are working on a new call system so there is no incident report this month. Accidents are down from previous years at the roundabouts by Meijer.

John Pulcifer, 7707 US 31 N., told Lentz there was a dangerous traffic hazard on M-31. The issue was with the traffic on the passing lane and those using the turn lane by Lochenheath. Lentz said he would get with him and look at the situation.

e. County: No report

F. SPECIAL PRESENTATIONS: None

G. CONSENT CALENDAR:

1. RECEIVE AND FILE:

DRAFT UNAPPROVED

- a. Treasurer's Report
- b. Clerk's Revenue/Expenditure Report and Balance Sheet
- c. North Flight December report
- d. RecycleSmart January 2019
- e. Draft Unapproved meeting minutes
 1. Planning Commission 01/14/19

2. APPROVAL:

1. **Accounts Payable Prepaid of \$180,240.50 and Current to be approved of \$2,553.00 (Recommend approval: Clerk, C. Dye)**

Jenema requested to have the Treasurers Report and Balance Sheet removed from the Consent Calendar.

Motion by White to approve Consent Calendar with the removal of 1. Receive and File a. Treasurer's report and b. Balance Sheet, supported by Scott. Roll Call motion carried unanimously.

H. ITEMS REMOVED FROM THE CONSENT CALENDAR:

Jenema explained the treasurer's report was printed prior to depositing money for the Fire Fund item 206, so looking at the sheet it looked like a negative which also tied in with the balance sheet. It has been reconciled and a new printout submitted to the board.

Motion by White to approve Consent Calendar with revised Treasurer's report, supported by Dye. Roll Call motion carried unanimously.

Motion by Jenema to approve Consent Calendar with revised Balance Sheet, supported by Scott. Roll Call motion carried unanimously.

I. **CORRESPONDENCE:** None

J. **PUBLIC HEARING:** None

K. NEW BUSINESS:

1. **Resolution #2019-06 to Authorize Refunding of G.T. County-T.C. Wastewater Treatment Plant Upgrade Refunding Bonds, Series 2011**

Zollinger informed this is a resolution to swap bonds saving the township \$7,465 and is a benefit to all the townships involved.

Motion by Jenema to approve Resolution #2019-06 refunding of G.T. County- T.C. Wastewater Treatment Plant Upgrade Refunding Bonds, Series 2011, supported by Aukerman. Roll Call motion carried unanimously

2. **Approval of Resolution #2019-07 for various fund moves adjustments**

Zollinger explained the resolution is to update the 101 Septage Plant Bond. This was putting back funds that were borrowed. The liquor fund balance is a movement to the Police fund to cover the inspection and reports.

Motion by Dye to approve Resolution #2019-07 for budget amendments and various fund moves, supported by White. Motion carried unanimously.

3. **Tart DNR Grant Application**

Jenema informed the next stage for the Acme connector trail to connect in to the tart trail to Charlevoix is the funding. An opportunity came available for a grant writer who is a consultant and worked previously for the DNR. He could be contacted to do the DNR Trust Fund Grant

DRAFT UNAPPROVED

application and handle writing the grant to see if the township can receive funding for the connector trail that is needed to tie in. The grant writer will be paid for by the Traverse City-Charlevoix Trail and at no cost to Acme Township. Jenema wants approval from the board to proceed with getting the grant writer and applying for the grant.

Motion by Zollinger to approve applying for the DNR Trust Fund Grant and getting the grant writer, supported by Jenema. Motion carried unanimously.

L. OLD BUSINESS:

1. Acme Sewer rate review

Darren Graham and Tim Korson with Gosling Czubak presented the Acme Township sewer rate analysis. The fund balance for January 2019 is \$1,705,323 with a current estimated annual revenue of \$886,788. Korson gave estimated quotes of possible future costs for pump improvements for short and long term. He recommended to revisit the analysis annually.

2. Approval of Dan Kelly PD 2016-01 extension

Dan Kelly explained he is working on the final approval by MDOT on a traffic impact study that recommends a right eastbound right turn along M-72. The road improvements will need to be implemented first with the construction to begin this fall anticipating a completion date of spring 2020.

Motion by Nelson to extend the deadline to submit final site plans for Dan Kelly's Koti Planned Development, permit number PD 2016-01, with the Township by one year with a new deadline of April 17, 2020, supported by Scott. Motion carried unanimously.

3. Acme Townhall proposed office rearrangements cost data.

Zollinger explained there is no obligation or requirement when getting a bid for construction including the proposed township hall rearrangements to be published in the Traverse City Record Eagle.

Three bids were received for the construction on the office rearrangements of the townhall. Grand Traverse Construction came in at the lower end at \$160,677 and would be the first choice. The renovation would improve the crowded areas that currently employees share, storage, restrooms to ADA compliance and update improvements needed. An estimated \$5,000 would be needed to move all the IT to new locations and in office space. The board needs to look at the funding in order to move forward with the project. Zollinger said there is \$30,000 that was held for use on the building and funds in the septage plant fund that is money the board set aside for septage plant for a loan to the county, and they paid back. It is a separate fund from the Sewer Fund and is money that could be used for the project.

Zollinger suggested to write a resolution and have a special board meeting for approval.

Jenema stated the current conditions of the townhall is not conducive for the employees and has been put on hold for years. To build a new townhall would be very costly and this would be a less expensive option.

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

Brian Kelley voiced his concerns on an update from a July 2015 letter regarding the Traverse Bay RV Park (Submitted written comments to be added to packet)

ADJOURN: Motion by Scott to adjourn meeting, motion carried unanimously. Adjourned at 8:54 pm



DRAFT UNAPPROVED

ACME TOWNSHIP SPECIAL BOARD MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
Thursday, February 21, 2019, 8:10 a.m

GENERAL TOWNSHIP MEETING POLICIES

- A. All cell phones shall be switched to silent mode or turned off.**
- B. Any person may make a video, audio or other record of this meeting. Standing equipment, records, or portable microphones must be located so as not to block audience view.**

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE

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

Members excused: C. Dye, P. Scott

Staff present: C. Danca

A. LIMITED PUBLIC COMMENT: Open at 8:10 a.m.

Public Comment periods are provided at the beginning and end of each meeting agenda. Members of the public may address the Board regarding any subject of community interest during these periods. Comment during other portions of the agenda may or may not be entertained at the moderator's discretion.

John Pulcifer Jr., 7707 US 31 North, Williamsburg, MI 49690. Mr. Pulcifer voiced opposition to spending the amount of money on a townhall remodel.

B. APPROVAL OF AGENDA:

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

C. INQUIRY AS TO CONFLICTS OF INTEREST: None

D. NEW BUSINESS:

1. Approval of Resolution on Budget Amendments supporting Township Hall remodeling

Board discussed transfer of funds into 101 FUND Townhall expenses to cover cost of townhall remodel. Board also discussed approval for Zollinger to sign documents necessary to move forward with townhall remodel project.

Motion made by Jenema supported by White to approve Resolution #R-2019-8 Budget Amendments supporting Township Hall remodeling by moving funds for townhall expenses and approving Zollinger to sign documents to move forward with remodeling.

Roll call motion carried unanimously.

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

John Pulcifer Jr. 7701 US 31 North, Williamsburg, MI 49690

ADJOURN: Meeting adjourned 8:41 a.m.



**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



CULTIVATING LOCAL FARM ECONOMIES

Planning, Zoning and Farm Preservation Through Diversification

The program will run from
9am - 4pm at:

Chatham: Monday March 18

Upper Peninsula Research and Extension Center
E3774 University Dr. Chatham, MI 49816

Traverse City: Tuesday March 19

Traverse City Michigan Works
1209 S Garfield Ave Suite C, Traverse City, MI 49686

Ann Arbor: Thursday March 21

Washtenaw County MSU Extension Classroom
705 N Zeeb Rd. Ann Arbor, MI 48103

Grand Rapids: March 26

Kent County MSU Extension Office
775 Ball Ave NE Grand Rapids, MI 49503



With commodity prices low and interest rates climbing, local farmers are looking for alternative ways to generate income on their farms. In response, local planning and zoning officials are seeking regulations that serve the public good and also support new income-generating activities on the farm.

Officials, farmers, and interested residents are invited to join MSU Extension educators and community partners to learn how to successfully maneuver through local regulations and to hear about policy best practices related to three of the most popular "farm diversification" strategies in Michigan:

Agritourism

Value-added processing

Alternative energy generation

Cost: **\$20 per participant.** *Includes lunch and coffee*

Register at: https://events.anr.msu.edu/Cultivating_Local_Farm_Economies/

Questions? Email Jae at gerhart1@msu.edu



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To: Acme Township Planning Commission
From: Brian Kelley
Subject : Master Plan suggested Corrections

Date: March 11, 2019

Page 37, Web/Televised township meetings

This question in the survey is incorrectly reported as "Not Supported"

In fact, 45% supported it. 36% responded No (see page 38).

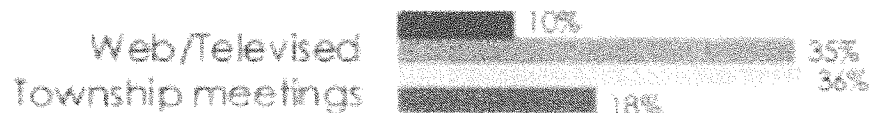
Please correct this item to reflect that the community support.

The following initiatives were not supported.

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

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

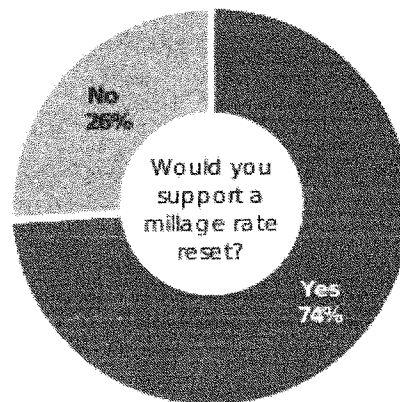
- Yes, even if it raises my taxes Uncertain
 Yes, only if it doesn't raise my taxes No



Page 38, Economic Growth Opportunities

This item incorrectly indicates the top priority is "Retail" when, in fact, the question very specifically asked about **LOCALLY OWNED retail. The Local aspect of the question is critical, and the item should be corrected to reflect that specific type of retail.**

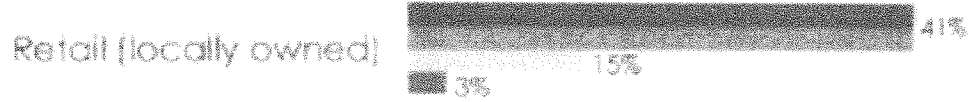
Economic Growth Opportunities



The survey asked participants to rate several economic growth opportunities. They were asked to rate the opportunities from "not a priority" to "high priority." The top priorities for the respondents was Retail (41%), Recreation/Tourism (39%) and Residential (single family)

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

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



Page 47 Cornerstone, Public Infrastructure Improvement

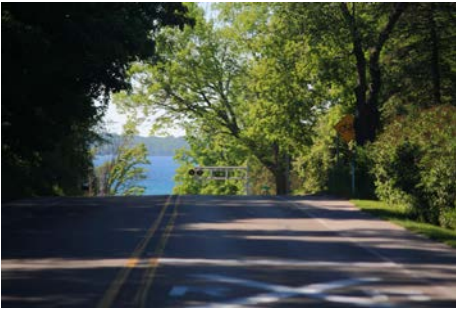
5. New Township hall.

The board voted to fund significant renovations to the township hall, and a new township hall is no longer planned. It seems this objective has changed and should no longer be a Cornerstone/priority.

Apartments

Questions regarding apartments showed a lack of support in the community. However, in places where that should be reflected, it is not.

Thank you,
Brian Kelley



Acme Township

community master plan 2019

Reserved for Signed Adoption

ACKNOWLEDGEMENTS

Acme Township Board of Trustees

Jay B. Zollinger, Supervisor

Cathy Dye, Clerk

Amy Jenema, Treasurer

Jean Aukerman, Trustee

Darryl Nelson, Trustee

Paul Scott, Trustee

Doug White, Trustee

Acme Township Planning Commission

Karly Wentzloff, Chairperson

Steve Feringa, Vice-Chairperson

Marcie Timmins, Secretary

Beth Balentine

Daniel VanHouten

Dan Rosa

Doug White, Trustee

Acme Township Planning & Zoning

Shawn Winter, Administrator

DRAFT 2019

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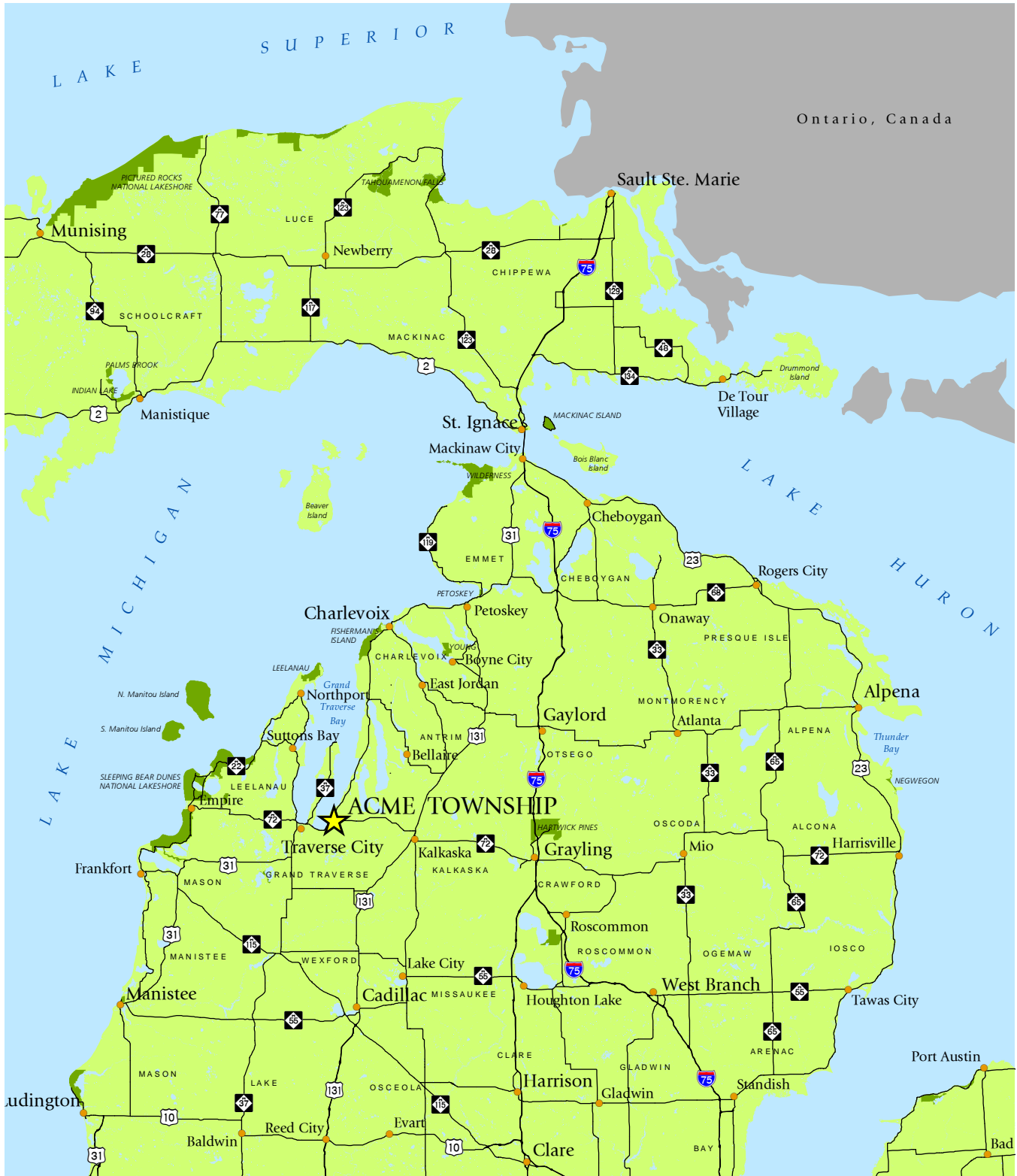
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INTRODUCTION



Photo: Karly Wentzloff

Figure 1. Regional location map



REGIONAL CONTEXT

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

Antrim, Benzie, Grand Traverse, Kalkaska, Leelanau, and Wexford Counties came together in 2007 to launch a comprehensive and far-reaching planning initiative called The Grand Vision. Three years of intensive public participation yielded six guiding principles and a new web of partnership networks across the region. Acme Township’s position at the intersection of US-31 and M-72 has brought it to the attention of the Grand Vision’s “Growth and Investment” principle.

Grand Vision Principles

Transportation

A regional multi-modal transportation system that supports energy conservation

Energy

Sustainable-energy uses in construction, transportation and economic development

Natural Resources

Protected and preserved water, forests, natural and scenic areas

Growth and Investment

Unique and vibrant communities that strengthen the local economy

Food and Farming

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

Housing

A diverse mix of regional housing choices with affordable options

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

— A Master Plan for Grand Traverse County, 2013

PLAN SNAPSHOT

The Acme Township Community Master builds upon two decades of active community engagement revolving around the previous amendment to the 1999 Community Master Plan, revised in 2009, and updated most recently in 2014; community efforts focused on the acquisition and redevelopment of the East Bay shoreline and waterfront as presented in the US-31 Placemaking Plan; and the recently updated Acme Township Five-Year Parks and Recreation Master Plan, last adopted in 2018. In order to define key community initiatives and strategies, the Acme Township Community Master Plan uses information gleaned from the previous body of planning work; a community-wide survey; collaborative, ongoing efforts with representatives from the agricultural and business communities; and the changes to land use, both physically and in policy, that have occurred since 2014.

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

1. Significant public infrastructure investments, specifically public water and sanitary sewer within the sanitary district where future growth and development will be concentrated. The Township will continue collaboration with the Grand Traverse Band of Ottawa and Chippewa Indians on these infrastructure projects. Another key capital project will be the development of a new Fire / EMS station and Township Hall.
2. Development of the new Mixed Use Village to facilitate mixed housing and mixed use neighborhood-scale development within the historic Acme Village platted area.
3. A focus on nonmotorized connectivity for both cyclists and pedestrians. The planned Acme Connector Trail and Traverse City to Charlevoix Trail will provide important connections for transportation and recreation purposes. Planned sidewalk infrastructure investments along US 31 are also a high priority.
4. Continued implementation of the Acme Township Placemaking Plan. The Township will work with public agencies and private developers to ensure placemaking investments are made in coordination with new development, specifically along US-31, as well as M-72.
5. Prioritization of farmland preservation and cultivation of farming as a viable business in the Township. The Township will continue the Purchase of Development Rights (PDR) and Transfer of Development Rights (TDR) programs while encouraging other agricultural opportunities that are based on local food and fruit production.
6. Protecting the Township's natural and freshwater resources by adopting a new stormwater ordinance which includes an emphasis on low impact development. Another important element is continued collaboration 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.
7. Policies and partnerships that facilitate diverse and affordable housing options that meet the changing needs of Acme residents.

LAND USE CATEGORIES	2014 COMMUNITY MASTER PLAN	2019 COMMUNITY MASTER PLAN
CONSERVATION AND RECREATION	Sustain the integrity of Acme Township’s natural ecosystems and natural resources, such as its creeks, streams, wetlands, forests, and Grand Traverse Bay shoreline, and to provide quality, safe public recreation sites, such as beaches and water access points, camping sites, hiking trails, ball fields, and other sports facilities.	Same objectives from 2014. The 2019 Future Land Use map reflects the same areas identified in the 2014 Future Land Use map revision slightly expands the conservation and recreation areas to improve habitat and recreational connectivity.
AGRICULTURE	Create a long-term business environment for agriculture in Acme Township. Ensure that agriculture contributes to the character of Acme Township and to Acme Township’s and Grand Traverse County’s economies, now and in the future; prevent the loss of agricultural lands by encouraging the use of PDR and TDR programs and other means.	Same objectives from 2014. The 2019 Future Land Use map keeps the agricultural land designations the same as in 2014.
RURAL RESIDENTIAL	Provide limited and low density residential development in the rural areas of the Township where sensitive ecosystems and special natural land features such as steep slopes, creeks, and streams are prevalent.	Same objectives from 2014. The 2019 Future Land Use map keeps the same amount of land classified as rural residential.
URBAN RESIDENTIAL	Encourage the development of quality, high-density residential living, and affordable living that will minimize the encroachment of such development on farms, forests, and environmentally sensitive areas.	Same objectives from 2014. The 2019 Future Land Use map slightly reduces the Urban Residential land area to make way for the Mixed Use Village and expanded Conservation and Recreation.
COMMERCIAL	Provide for commercial development in ways that will create an economically healthy and thriving environment for the benefit of all Acme residents and visitors to the Township, and provide for commercial establishments that not only supply goods and services but also offer employment opportunities to Acme residents. Encourage new commercial growth in high-density areas of the Township.	Same objectives from 2014. The 2019 Future Land Use map reflects the same areas identified in the 2009 Future Land Use map revision.
LIGHT INDUSTRIAL & WAREHOUSING	Provide for non-intrusive industrial operations in high density areas that stimulate the economic vitality of the Township, but do not negatively impact the surrounding area, and provide employment opportunities for residents of the Township and surrounding region.	Same objectives from 2014. The 2019 Future Land Use map slightly expands the area designated for Industrial.
TOWN CENTER	Build a network of shops as well as service, civic, and cultural facilities and residential neighborhoods in a concentrated mixed-use area that is user-friendly to the Township resident, the general consumer, and the visitor alike.	Land use objectives from 2014 are similar. The 2019 Future Land Use map reflects the same areas identified in the 2014 Future Land Use map revision.
MIXED USE VILLAGE	Not applicable	This newly created Future Land Use category designates a special area for mixed housing and mixed use neighborhood-scale development within the historic Acme Village platted area.

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CONTEXT



COMMUNITY CHARACTER

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

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

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

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

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

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

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

DEMOGRAPHICS

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

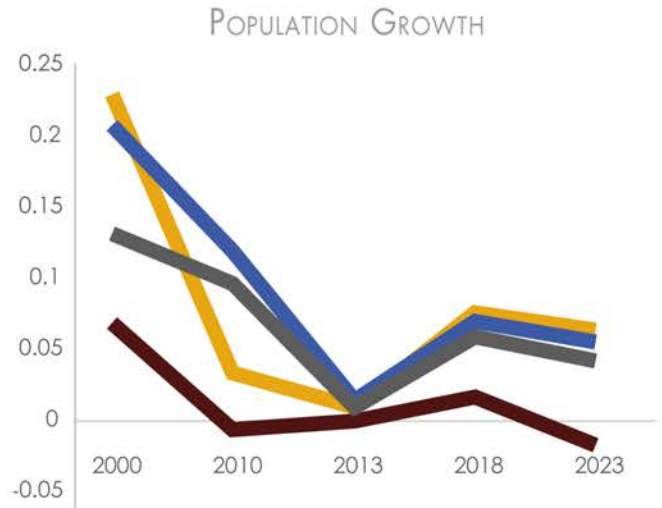
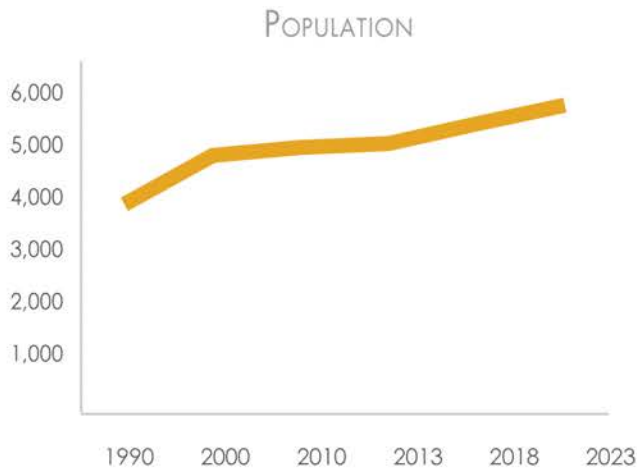


Photos: top, Grand Traverse Resort; bottom, Karly Wentzloff; right, www.saugatuck.com

Acme Township Dashboard

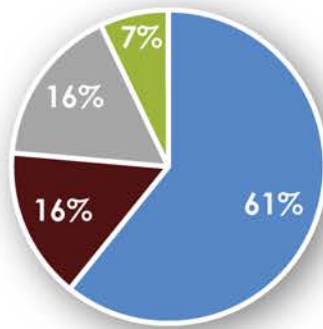
Figure 2. Demographic dashboard

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



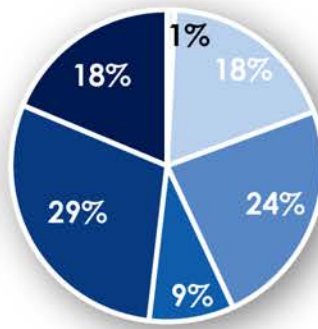
HOUSING

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



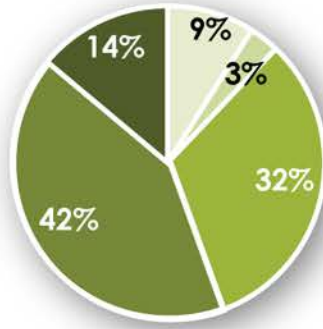
EDUCATION

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



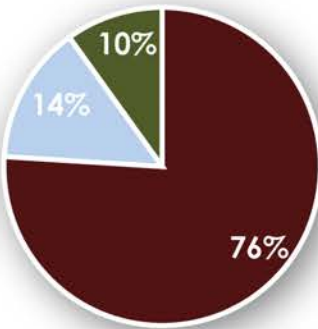
HOUSEHOLD INCOME

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

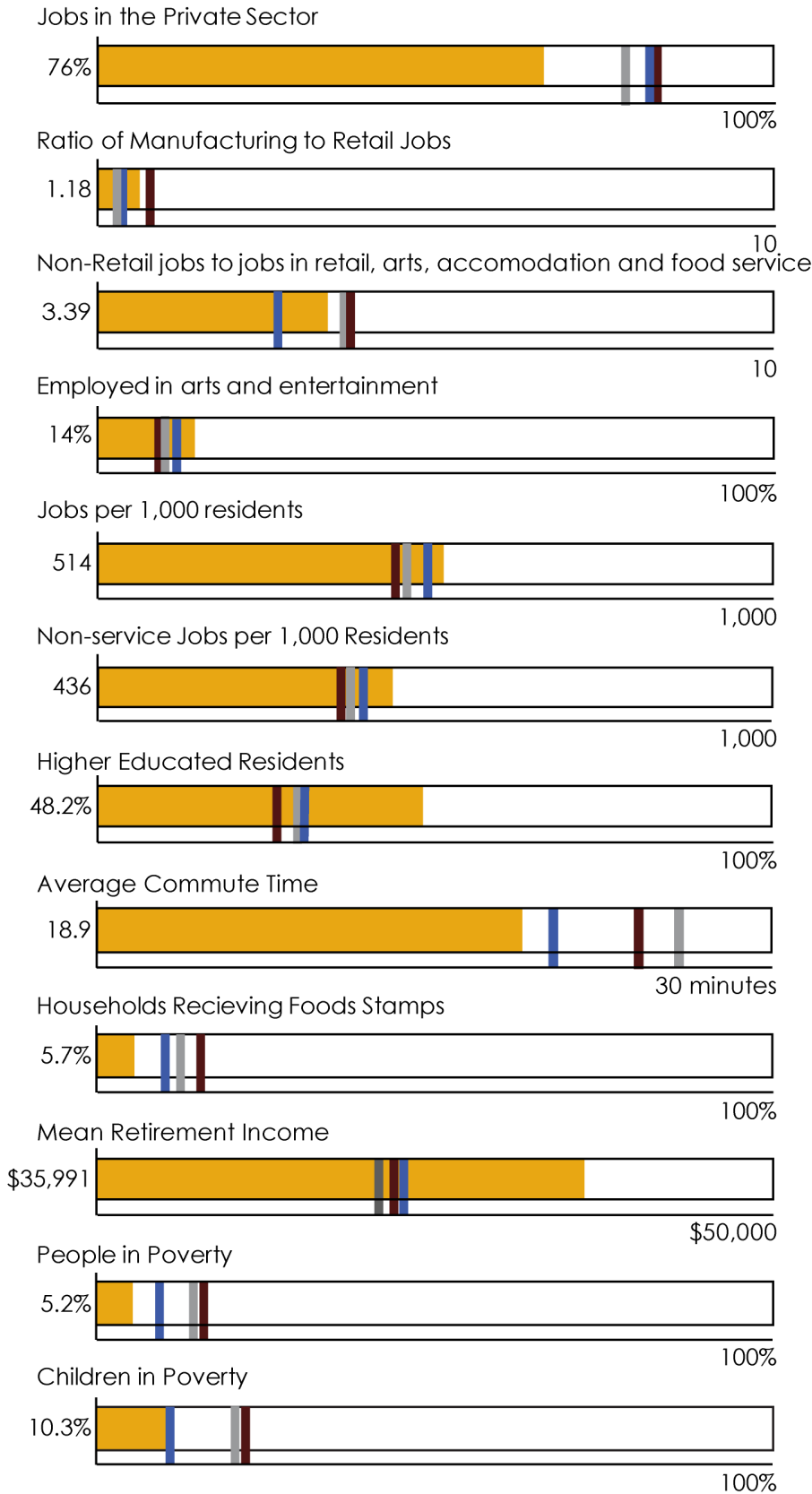


WORK

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



PROSPERITY INDEX



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

HOUSEHOLDS

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

EDUCATION

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

COMMUTING

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

EMPLOYMENT

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

INCOME

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

(+/-10.1%) +3% 10.3%
children in poverty

TOP INDUSTRIAL SECTORS

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

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

Population

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

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

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

Figure 3: Population by age (right)

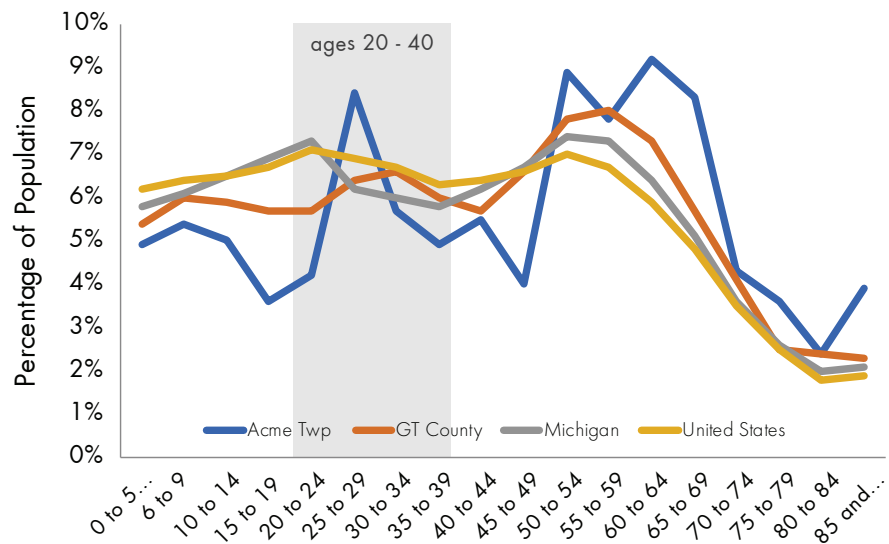


Table 1: Disposable income by age of householder

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

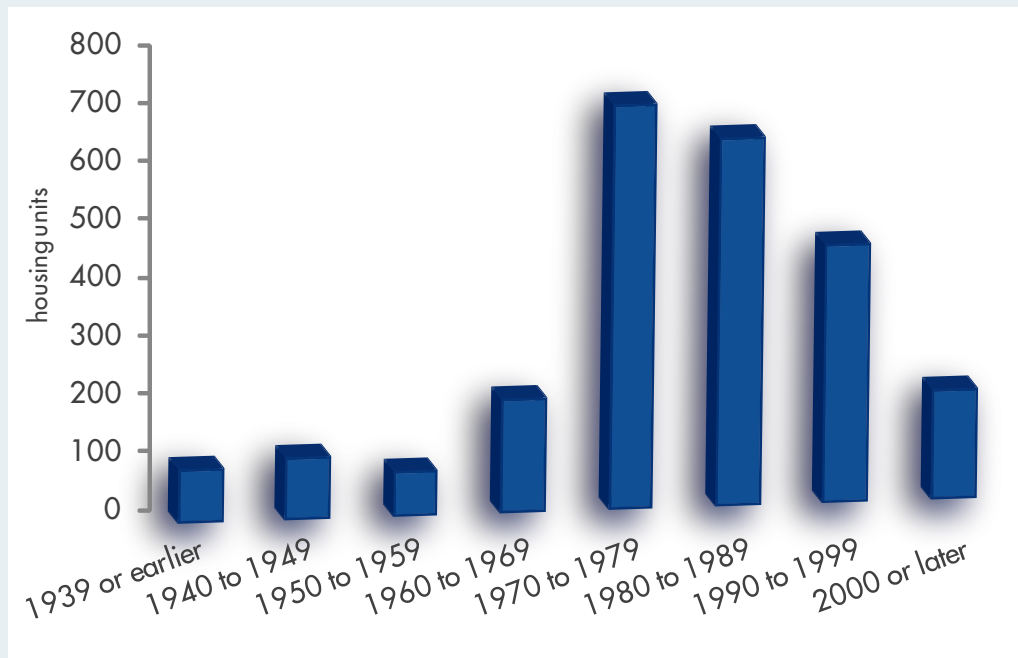
of Acme residents between about 25 and 30 years old. A deviation from patterns witnessed in Grand Traverse County, Michigan, and the United States. This situation merits attention because the 20 to 40 age group is among the most productive. They are one of the two age brackets which contribute a greater share of Acme Township’s total disposable income than the share of households it represents. Input gathered from previous public engagement sessions in 2012 indicated that community stakeholders and business owners saw a need to attract younger families to the community.

Housing

Housing construction history paints a vivid picture of Acme Township’s explosion in popularity circa 1970.

Before that year, the township had a total of 473 homes. Nearly twice as many were built in the following decade alone, followed by two more decades of frantic development before the housing crisis returned the pace back to the level of the 1960s. According to the 2016 American Community Survey, there are 2,612 dwelling units in the Township, 1,999 of which are occupied. Sixty-five percent of the unoccupied units, or 15.2% of all housing structures, are for seasonal or recreational use, a number that is significantly higher than in other populations and provides hard evidence of the Township’s appeal to those looking for a getaway. Most homes (76.5%) are heated by utility gas, with a few using bottled, tank, or liquid petroleum gas (6.5%), electricity (12.5%), or fuel oil (2.3%), or wood

Figure 4: Housing unit construction over time



(1.5%).

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

Education

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

Income

The strong link between education and income is demonstrated in Acme Township, where the median household income of \$65,043 is 117% of the national median. About 12% of households earn more than \$150,000 per year, nearly twice the rate of Grand Traverse County

(6.8%) and about two-thirds the rate within the State of Michigan (8.1%). Due to Acme's higher median age, slightly more people have Social Security or retirement incomes than in the State of Michigan and United States (34.5% vs. 34% and 30.2%, respectively).

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

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

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

Poverty is low in Acme Township at 5.2%, as compared with 9.8%

Table 2. Income by industry and gender

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

for Grand Traverse County, 16.3% for Michigan, and 15.1% for the country overall. Child poverty, which is often substantially higher than the overall poverty rate due to a single household's economic circumstances affecting several children simultaneously, is also low at 10.3%. The highest poverty rates in the township occur in female-headed households (54%), and female-headed households with dependent children are more than eleven times as likely as the general population to have had an income below the poverty level in the last 12 months.

Businesses

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

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

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



Photo: Grand Traverse Resort

NATURAL AND CULTURAL RESOURCES

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

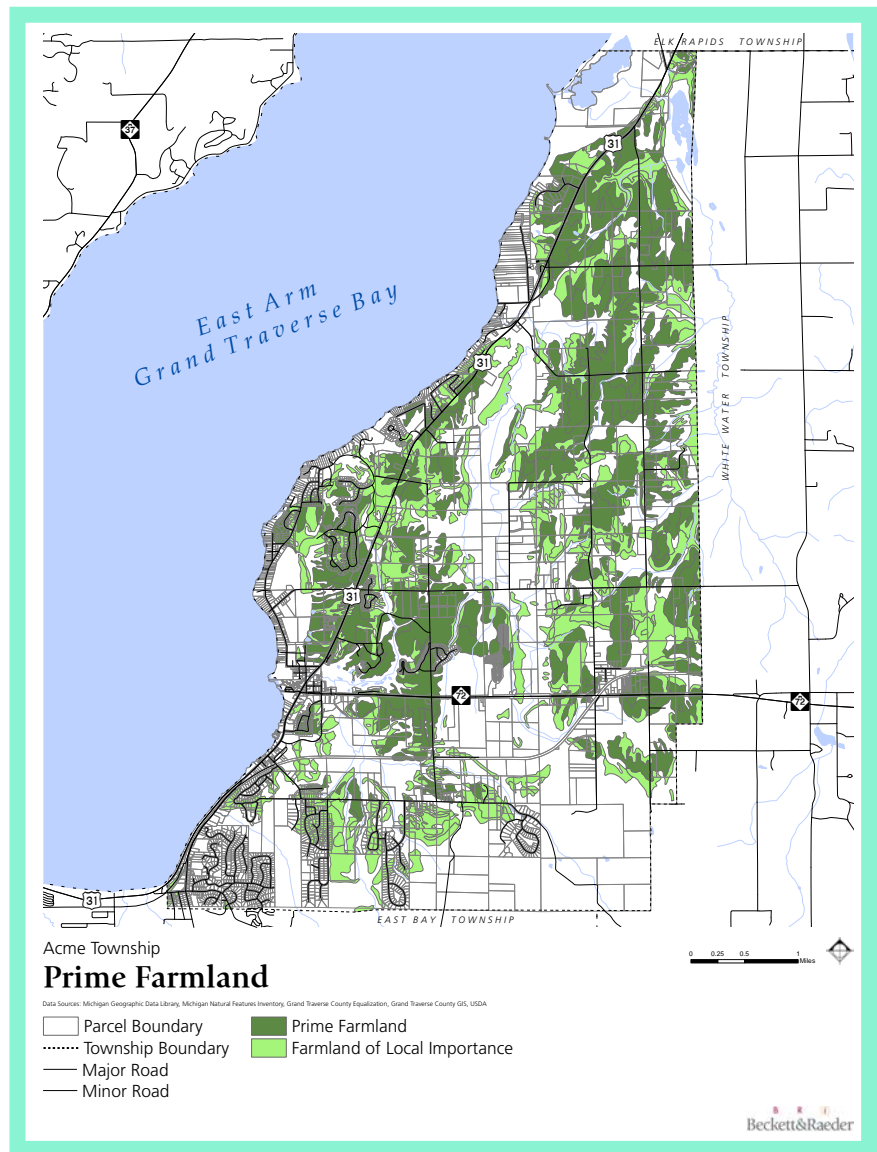
Another of Acme’s important resources is its fertile soil. According to the Natural Resources Conservation Service of the United States Department of Agriculture, parts of Acme Township are classified as “prime farmland” (Figure 5), meaning the land has the best combination of physical and chemical characteristics for the production of food, fiber, and forage. Producing primarily apples and cherries, much of this land is either already protected by Acme’s Purchase of Develop-

ment Rights program or eligible to receive such protection.

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

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

Figure 5. Prime farmland map

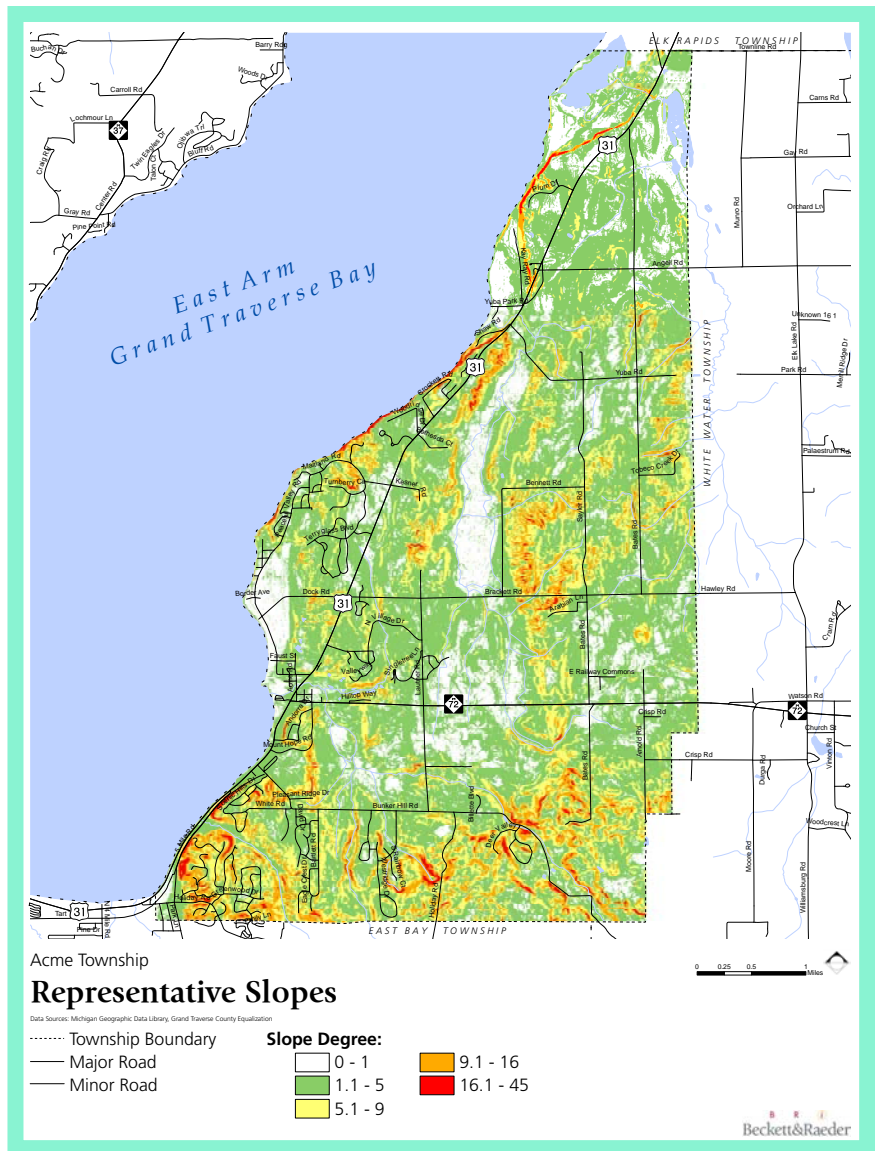


750 meter radius to produce cold air drainage.

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

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

Figure 6. Representative slopes map



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

— The Chicago Tribune, 2013⁸

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



Figure 7. John Pulcipher House

The Music House (Figure 8, top) showcases restored automated musical instruments in a 1909 barn and 1905 granary refurbished to include parlors, a general store, and a saloon. Opened to the public in 1983, it has introduced over 450,000 visitors to instruments from the late 18th century to the 1950s. The Yuba School (center), built with one room in 1860 and expanded to two rooms in 1900, is undergoing restoration coordinated by the Yuba Historical Society. When completed, it’s intended to serve as a museum and cultural community center, with displays relating to education, the 1860s, and the Native American families living in the Village at its founding. The East Bay Masonic Lodge Hall (bottom) was the original Acme School building. It became the property of Fred Vos in the early



Figure 8. From top, Music House, Yuba School, Masonic Lodge
Photos: Karly Wentzloff

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

OPEN SPACE AND RECREATION

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

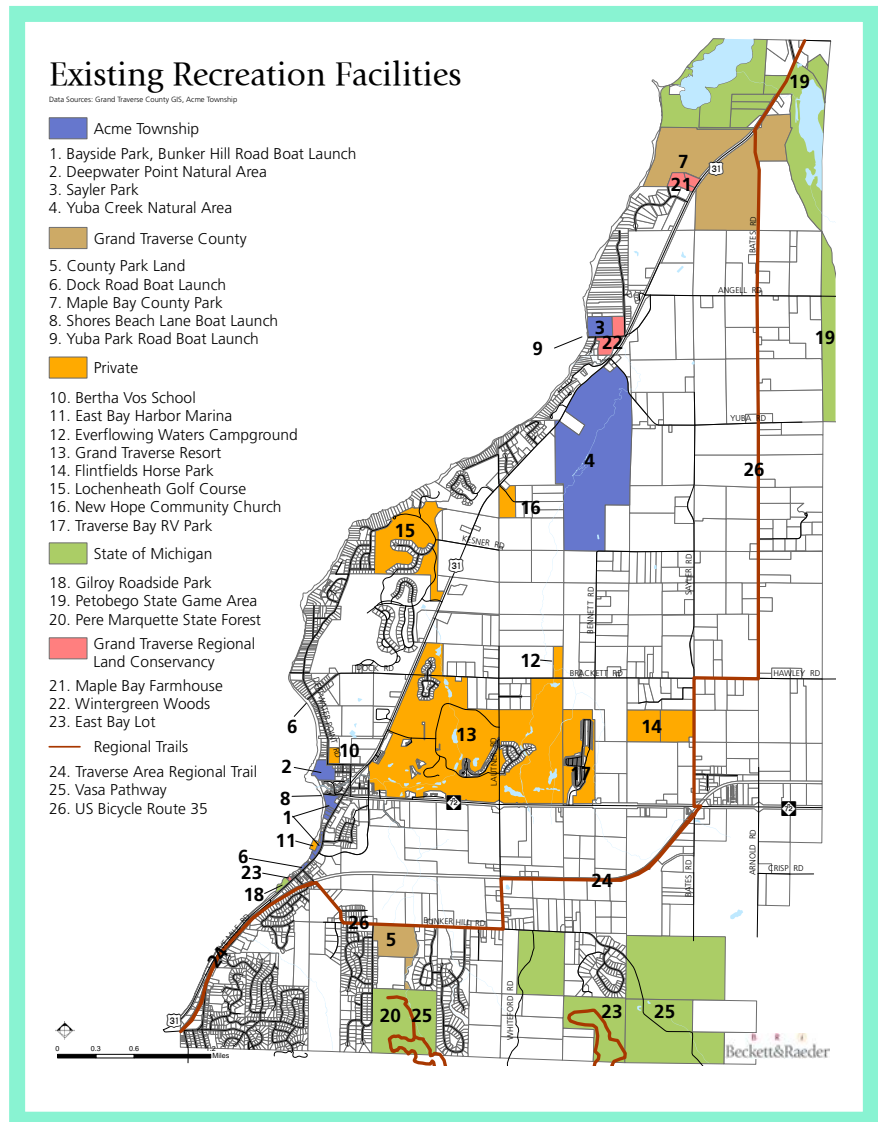
The 14.7-acre Bayside Park is Acme’s smallest park, but it is the most centrally located at the intersection of US-31 and M-72. The site and its surrounding area are at the center of the “Acme Shores Placemaking Plan,” which began as a citizen-driven strategy to acquire and preserve shoreline properties as public parks and beaches for future generations (Figure 10). The three acquisition

phases have been completed, and the shoreline corridor has been master planned to determine and incorporate citizen preferences, address multimodal traffic concerns along the thoroughfares, and lay the groundwork for beneficial connections between local businesses and the emerging public

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

Grand Traverse County owns three boat launches in Acme Township, located at Dock Road, Yuba Park Road, and Shores Beach. It

Figure 9. Recreation facilities map



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

lands or East Bay.

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

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

COMMUNITY FACILITIES

In addition to the four Township-owned parks previously mentioned, two other community facility systems warrant Acme’s attention: water and sewer, and the Township Hall/Fire Department site (Figure 11).

Presently, no public water facilities

Figure 10. Marina and Bayside Park master plans



are available along portions of M-72 and US-31 in Acme Township. The Grand Traverse Band of Ottawa and Chippewa Indians has provided private water facilities for their Grand Traverse Resort, and has contracted to provide water to the Grand Traverse Town Center. However, such piecemeal solutions are likely to be inadequate to serve future needs. The Grand Traverse Metro Emergency Services Authority fire chief has recommended that the Township needs public water for future commercial growth, citing recent problems with a new

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

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

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

Figure 10 (continued). Marina and Bayside Park master plans



of Public Works is the facility owner. Acme Township, East Bay Township, and Garfield Township have constituted and been served by the Grand Traverse Metro Fire Department since 1980, which reorganized in 2008 to become the Grand Traverse Metro Emergency Services Authority (MESA). At the

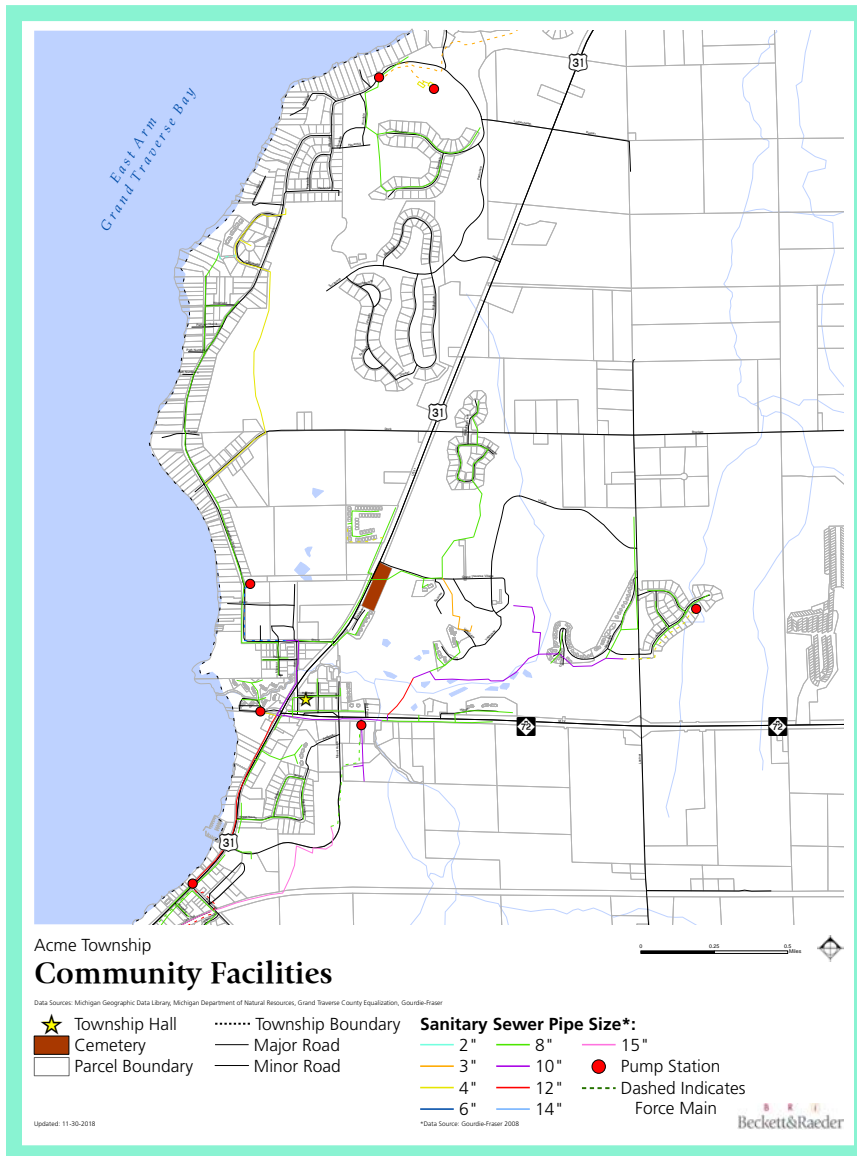
regional agency meeting hosted by Acme Township, MESA noted that it was looking for a location for a new fire station building. Construction of this facility in Acme Township could allow for an improved Township Hall and an opportunity to include a township library.

Acme Township Hall, located

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

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

Figure 11. Community facilities map



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

— Former Michigan Governor Rick Snyder, 2011¹²

ECONOMIC DEVELOPMENT

In keeping with the state and the region, Acme Township has embraced placemaking as the heart of its economic development strategy. It is remarkably well-suited to do so, containing within its 25 square miles a topographic and developmental diversity that encompasses four of the six “transects” presented in Figure 13. Transects are zones characterized by the level of intensity of their natural, built, and social components, arranged on a continuum from the most natural places to the most urban. This classification system, developed at the turn of the 21st century as an alternative to conventional use-based zoning systems, figures prominently in the Placemaking curriculum developed by the State of Michigan MIPlace Partnership. Additionally, these

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

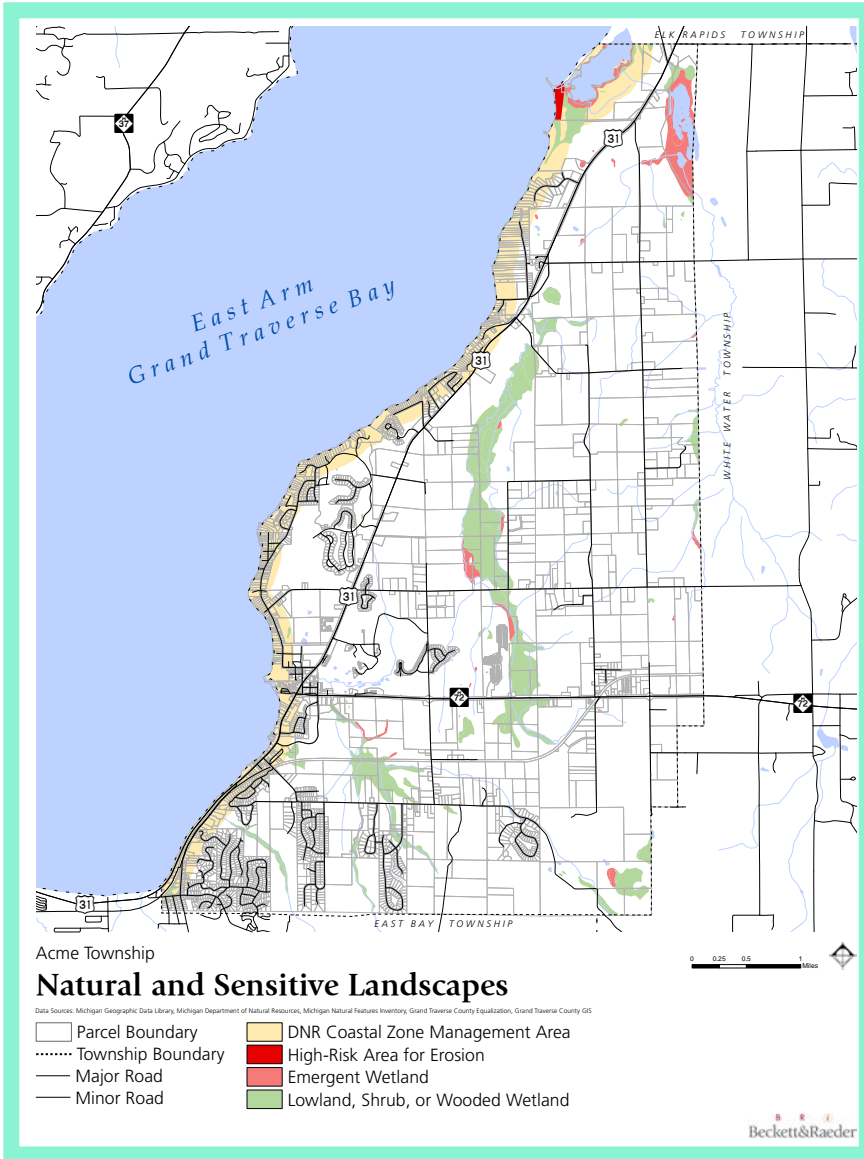
T1 – Natural and Open Space

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

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

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

Figure 12. Natural and sensitive landscapes map



at a rate of 1.8 feet per year, and development here is therefore subject to a strict permitting and approval process. Development is unlikely currently, as the land is owned by the State and constitutes significant wetland area, but any potential future development would be highly limited and regulated. Compounding this with the Coastal Zone Management Area (Figure 12), there is a considerable need to protect and monitor this shoreline, particularly in the T1 transect.

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



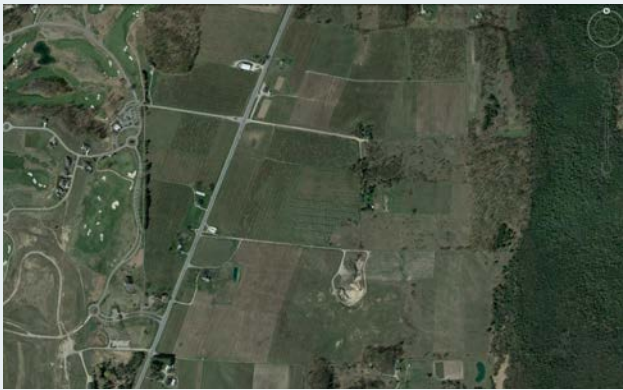
Figure 13: Transect images



THE ACME TOWNSHIP TRANSECT

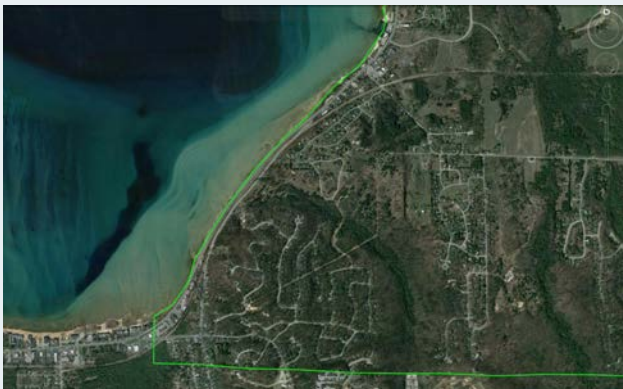
T1 - Natural and Open Space

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



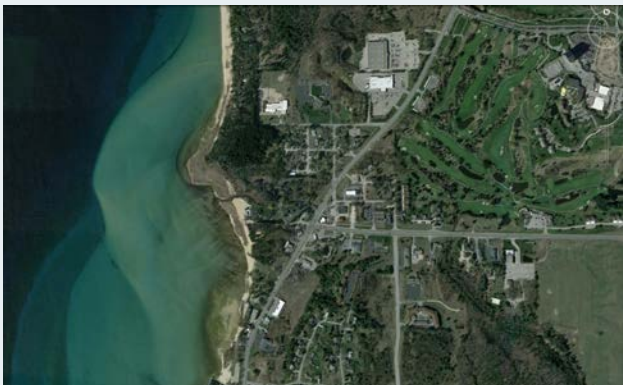
T2 - Agricultural

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



T3 - Residential (Suburban)

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



T4 - Urban Corridor

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

Photos: Google Earth

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

— Michigan Grape and Wine Industry Council, 2010¹³

of economic development. Acme Township residents have articulated clearly their appreciation for the juxtaposition of the largest commercial center in northern Michigan, Traverse City, with the open vistas provided by the operating farms, orchards, and resorts.

T2 – Agricultural

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

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

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

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

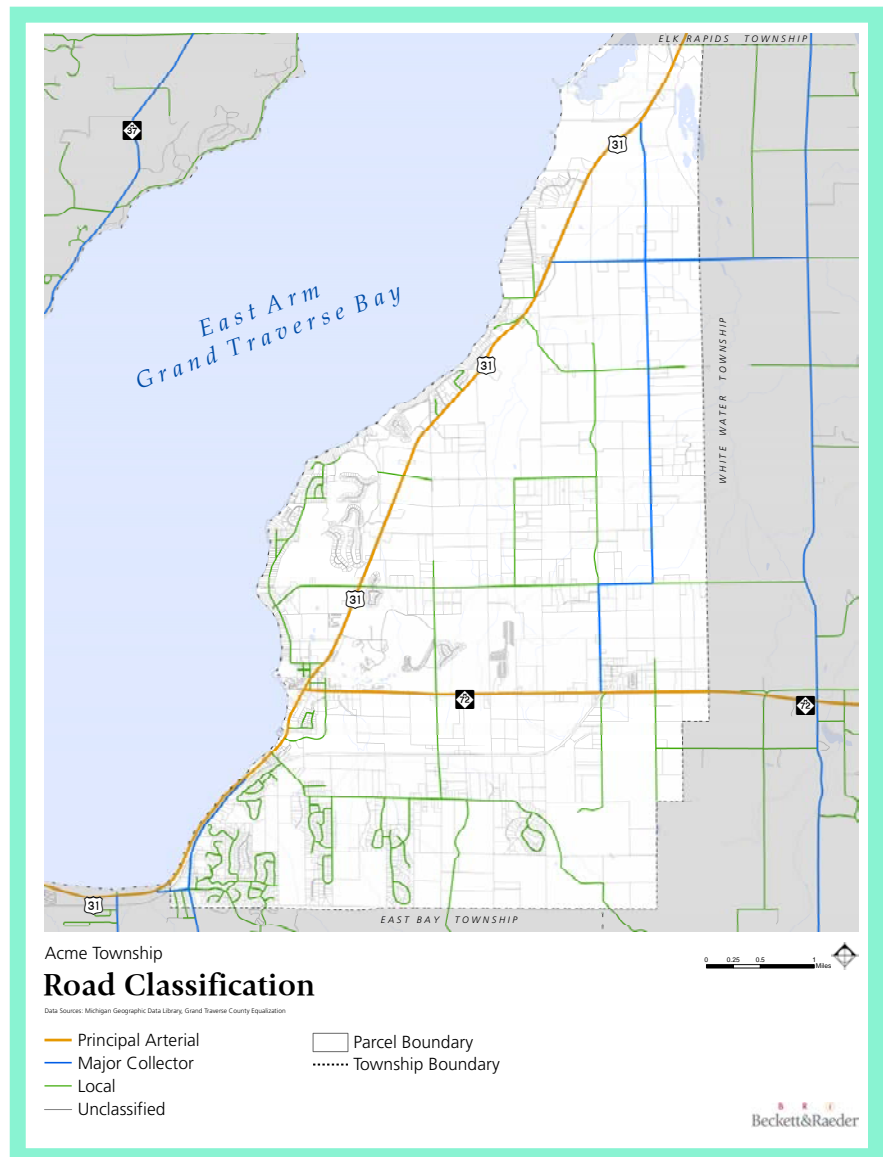
and expand rather than offering incentives to established businesses to relocate within the community (“economic hunting”).¹⁷

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

T3 – Residential

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

Figure 14. Road classification map



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

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

T4 – General Urban Corridor

Strategic placemaking as an economic development approach is specifically targeted to key activity centers, transportation corridors, and nodes of intersection. Acme Township’s position at the nexus of US-31 and M-72 (Figure 15) offers two corridors and a development node, contributing significantly to its identification as a Growth and Investment Area in Grand Traverse County.

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

employer within the community.

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

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

This publication expands current thinking about roadway systems beyond basic engineering for vehicular speed and volume to consider network linkages, community character, adjacent land

uses, multimodal travel choices, and environmental concerns. By making these design choices carefully, communities like Acme can continue to enjoy the benefits of their heavily-traveled location while simultaneously creating an attractive and multi-functional “place” that fosters its own economic activity.

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

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

The shoreline urban parks system along US-31, far from being an accessory or “extra” feature, plays a defining role in Acme’s use of placemaking as an economic development strategy. Placemaking

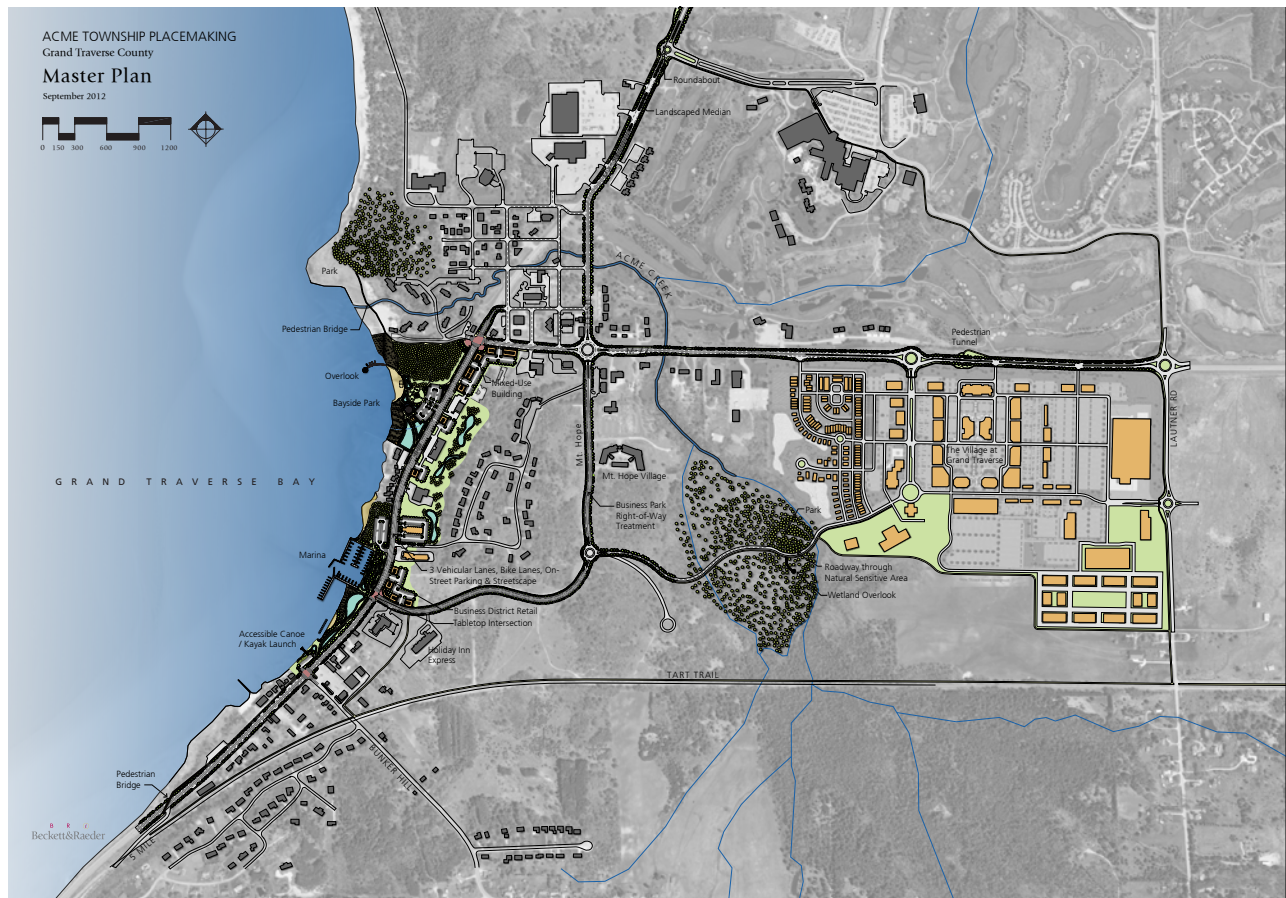
proceeds from the premise that human-scaled, well-designed spaces influence the behavior of people by attracting them, and that a critical mass of human activity yields economic benefit. The new Bayside/Marina Parks System enjoys an enormous advantage in that its creation was citizen-driven, and it has been designed with clear linkages to the adjacent business and mixed-use districts. This parks system can serve as the “face” of Acme Township, a unique and memorable feature that enforces a

brand for the overall community.

Acme Township residents cited recreation/tourism as their top priority for development (55.1%). Because the economic benefits of parkland are not represented in a single transaction, they can be easy to overlook or misunderstand, but a growing body of research has consistently documented such benefits. The Trust for Public Land’s 2003 publication “The Benefits of Parks: Why America Needs More City Parks and Open Space”

offers an overview. “Numerous studies have shown that parks and open space increase the value of neighboring residential property. Growing evidence points to a similar benefit on commercial property value. The availability of park and recreation facilities is an important quality-of-life factor for corporations choosing where to locate facilities and for well-educated individuals choosing a place to live. City parks such as San Antonio’s Riverwalk Park often become important tourism

Figure 15. Acme Township Placemaking Project master plan



draws, contributing heavily to local businesses.”²⁰ The paper’s text and bibliography go on to quantify parks’ further contributions to a community’s health, environment, infrastructure, and social fabric.

Redevelopment Ready Communities

Part of what drives a successful placemaking initiative is a supportive base of local businesses and establishments, particularly in areas of higher-density and nodes of commercial activity. With some existing vacancies and opportunities along US-31 for infill development, Acme Township can benefit from becoming engaged

in the Redevelopment Ready Communities® (RRC) program through MEDC.

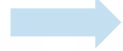
Communities, including Townships, can easily become engaged in the program by aligning their planning work with the RRC Best Practices, designed to streamline the development approval process by improving transparency, communication, engagement, and efficiency on behalf of the Township. Creating a development approval process that is easily understood and well connected throughout documents is key to supporting interested developers. To achieve this foundation for

investment, communities follow a set of guidelines that improve their development policies, focusing on plan adoption and alignment, incorporating public participation, removing outdated zoning policies, simplifying the development review process, recruiting investors, educating local officials and administration, and identifying redevelopment ready sites, and developing an overall economic development strategy.

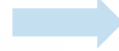


CERTIFICATION PROCESS

STEP ONE
ENGAGEMENT



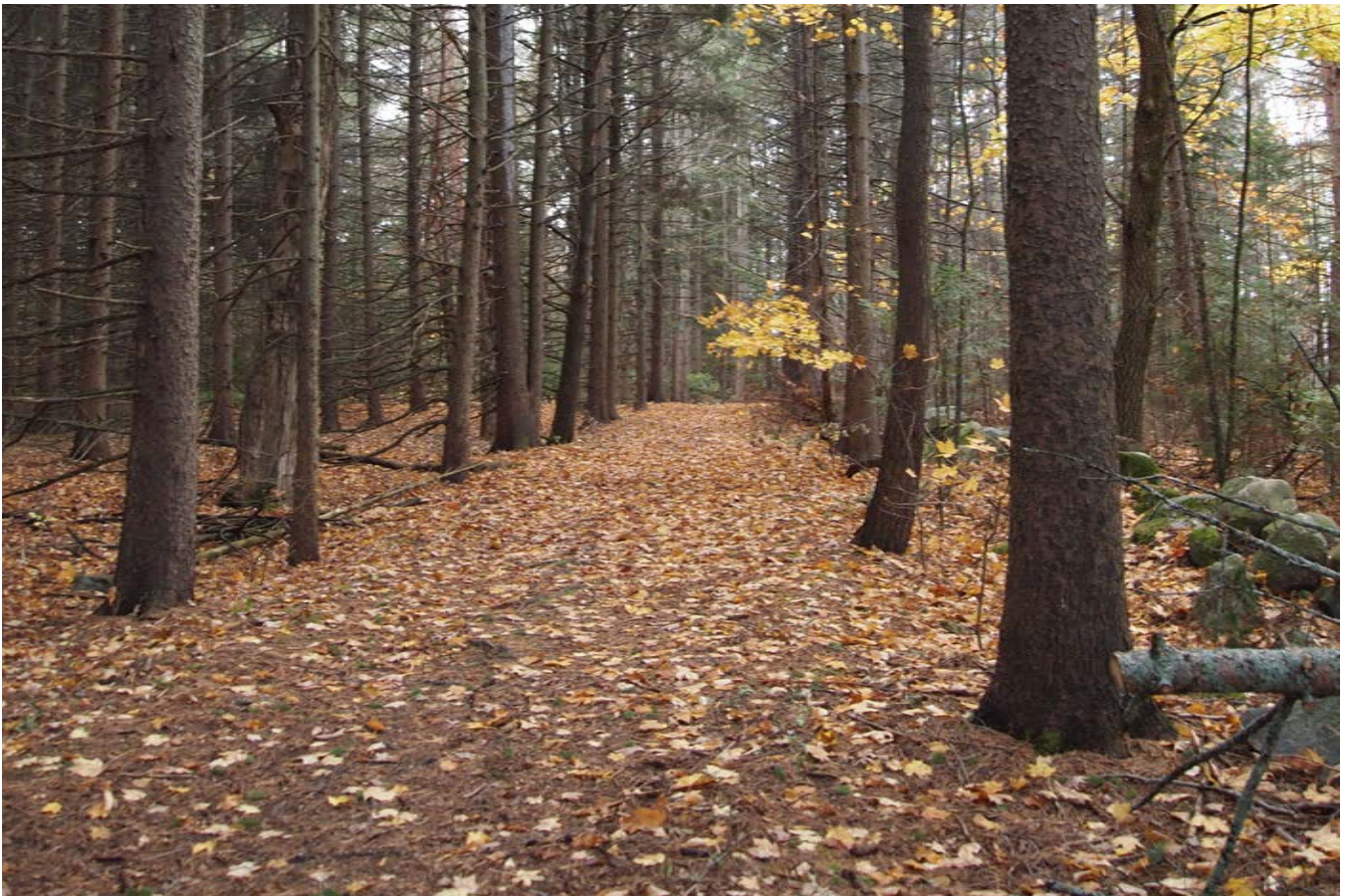
STEP TWO
EVALUATION

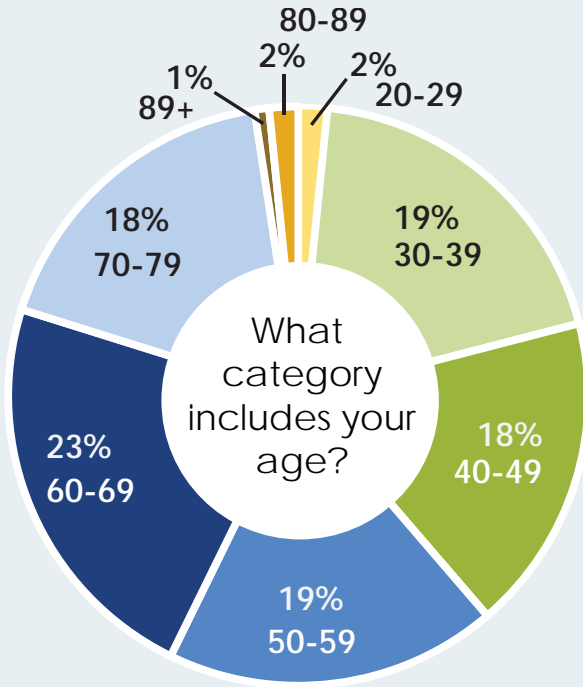


STEP THREE
CERTIFICATION

MICHIGAN ECONOMIC
DEVELOPMENT CORPORATION

PREFERRED FUTURE





COMMUNITY VISIONING AND EXPECTATIONS

Community Survey

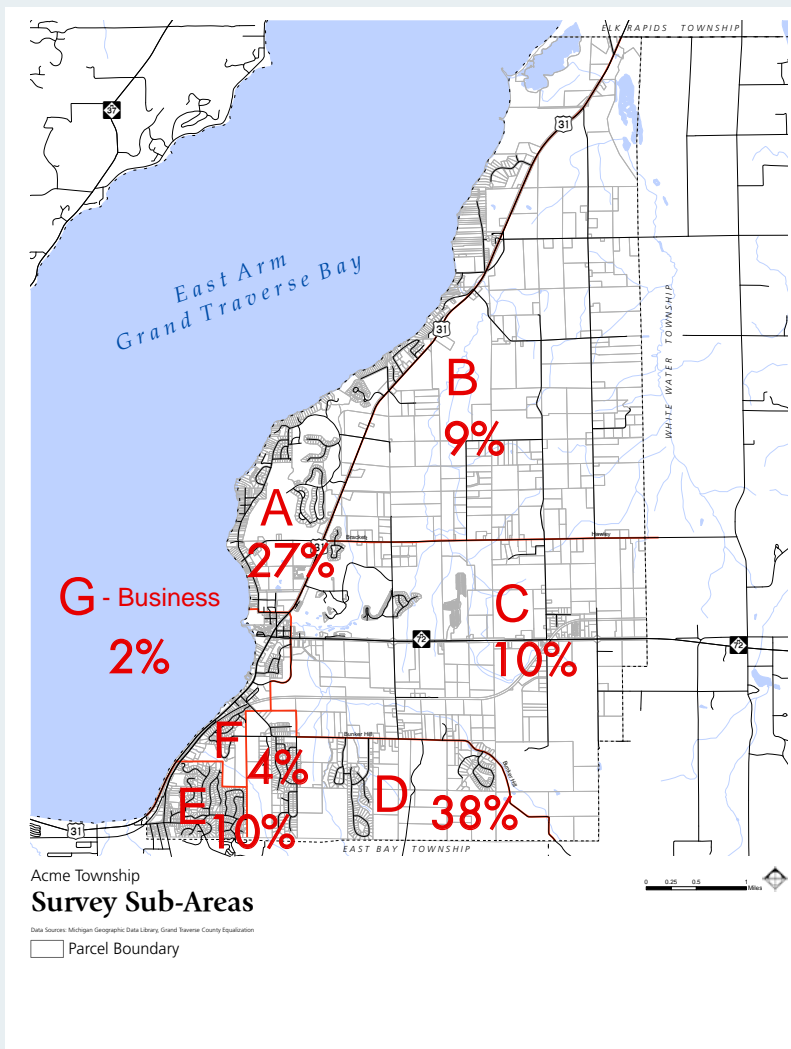
Community engagement is a valuable part of the planning process in soliciting public input. An online survey was made available to the public between September 13 and October 19, 2018. The survey was advertised on the Township’s website and social media outlets. Hard copies of the survey were also made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

Residence

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

Location

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



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

Property Owners

A majority (91%) of people classified themselves as year-round resident homeowners. Just over 7% of respondents are listed as seasonal residents with a primary residence located in another community. Nearly 21% of the survey takers were business owners in Acme Township.

Occupation

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

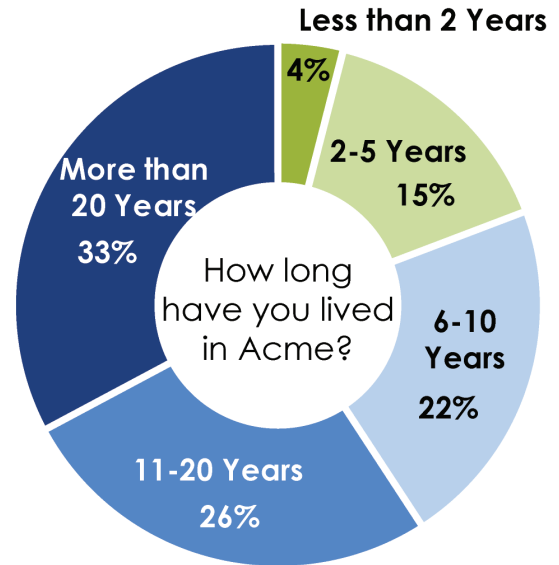
Age

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

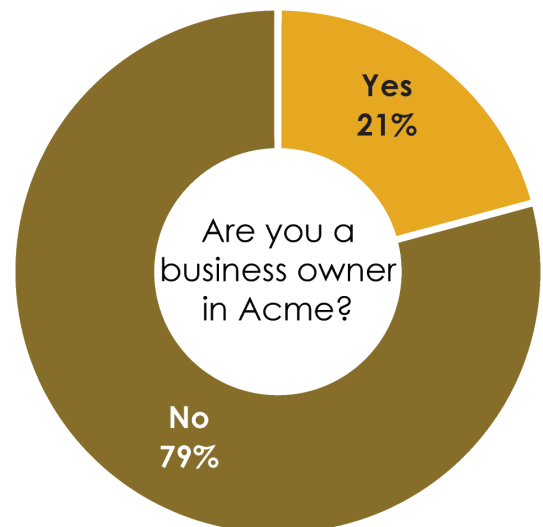
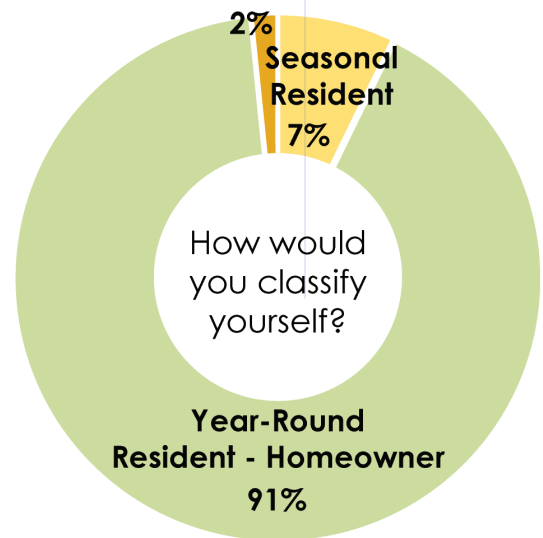
Long Range Planning

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

The top five very important items were:

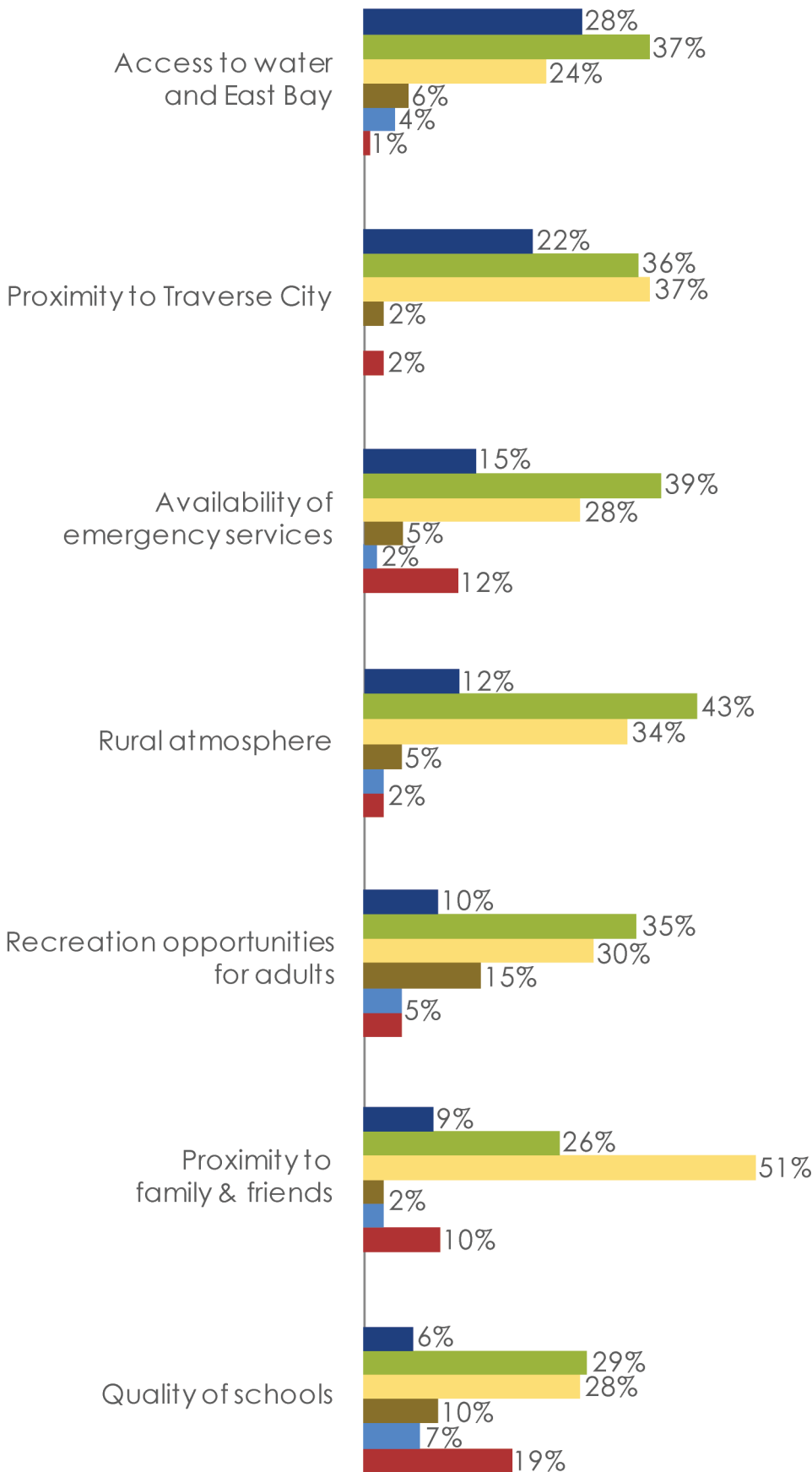


Year-Round Resident - Renter



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

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



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

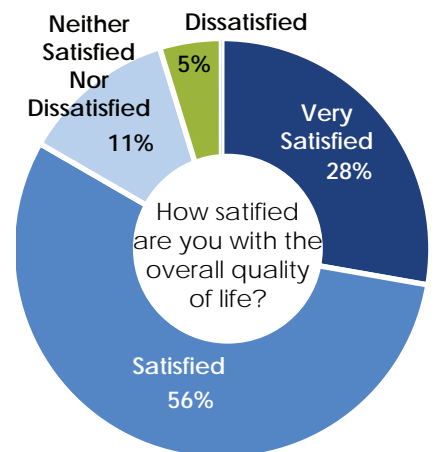
The survey asked participants to rate the Township in a variety of topics. For the most part, the topics were rated at an “average” level by the participants. Over 65% of people rated access to water and East Bay as “excellent” or “above average.” One of the topics that was rated on the lower end was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

Quality of Life

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

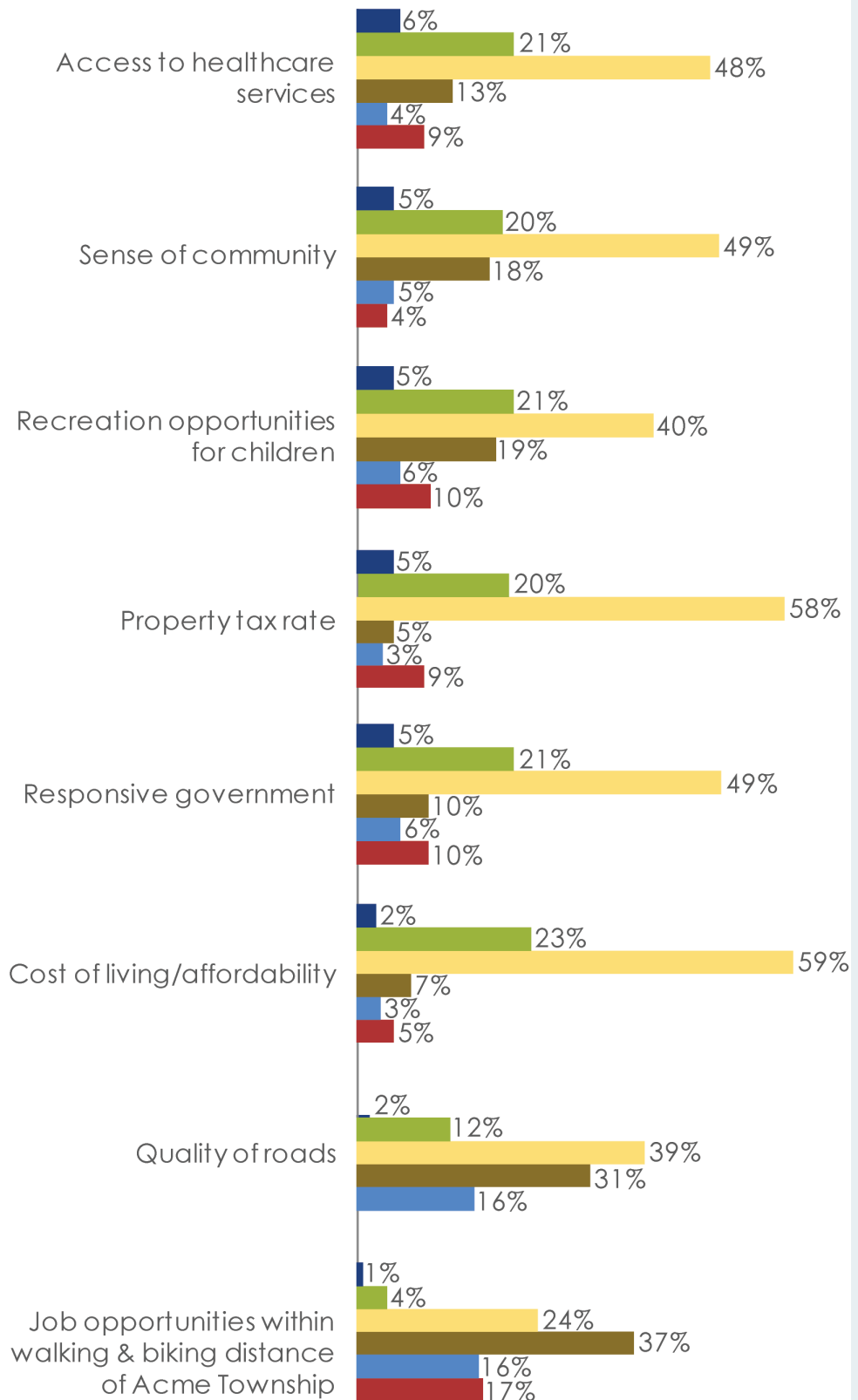
Services Provided

The survey asked the participants to rate their satisfaction with a number of services provided



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

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



within the Township. Most responses indicate a high level of satisfaction, but many were dissatisfied to some level regarding road conditions and maintenance.

Funding

Survey-takers were asked which funding initiatives the Township should be pursued for future planning. As expected, “road maintenance and reconstruction” received the top vote for

proposed projects. The following initiatives were supported even if it raised taxes.

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

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

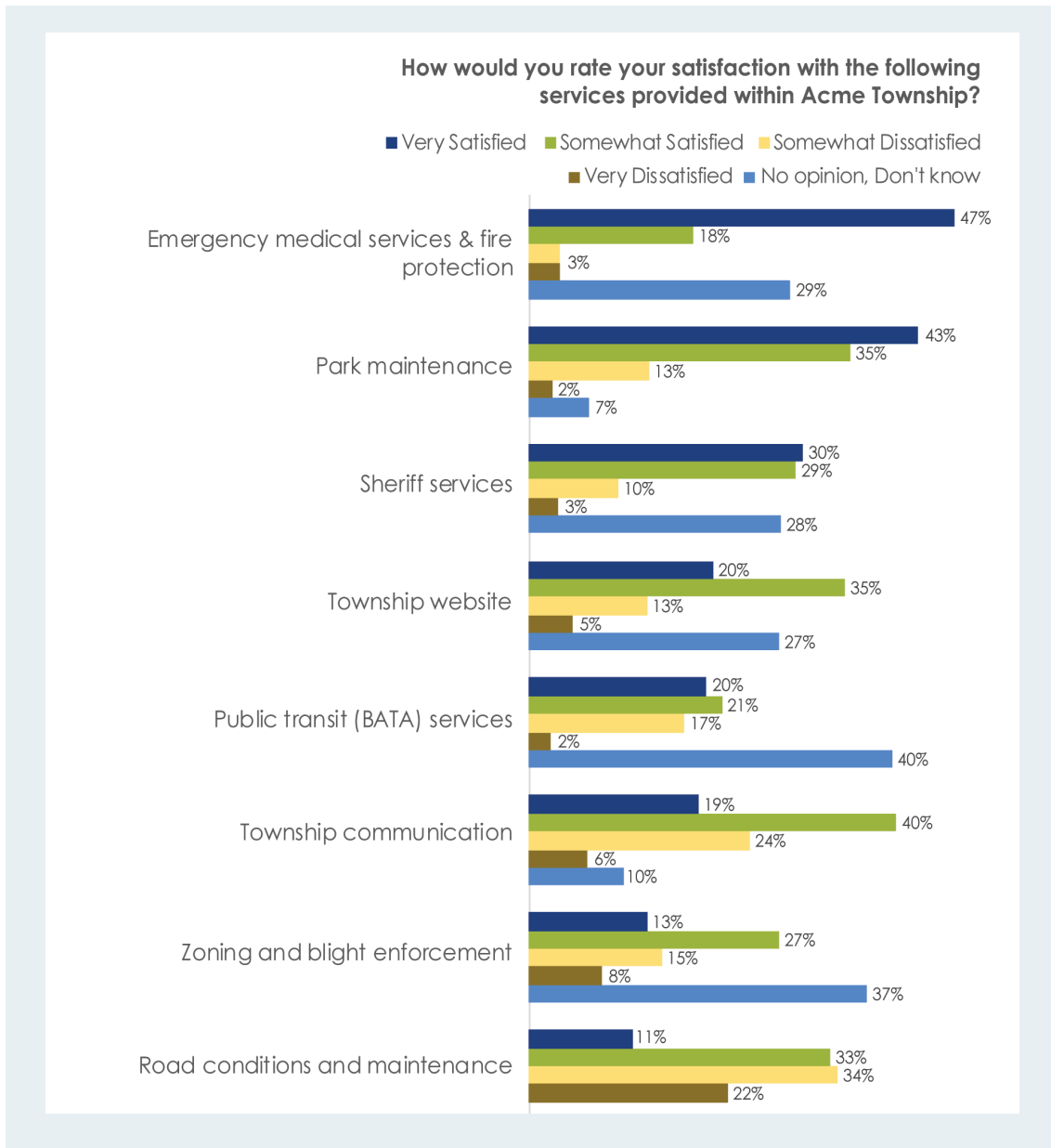
1. Community E-Newsletter (62%)
2. Public Transit (BATA stations) (44%)
3. Recycling services (42%)

The following initiatives were not supported.

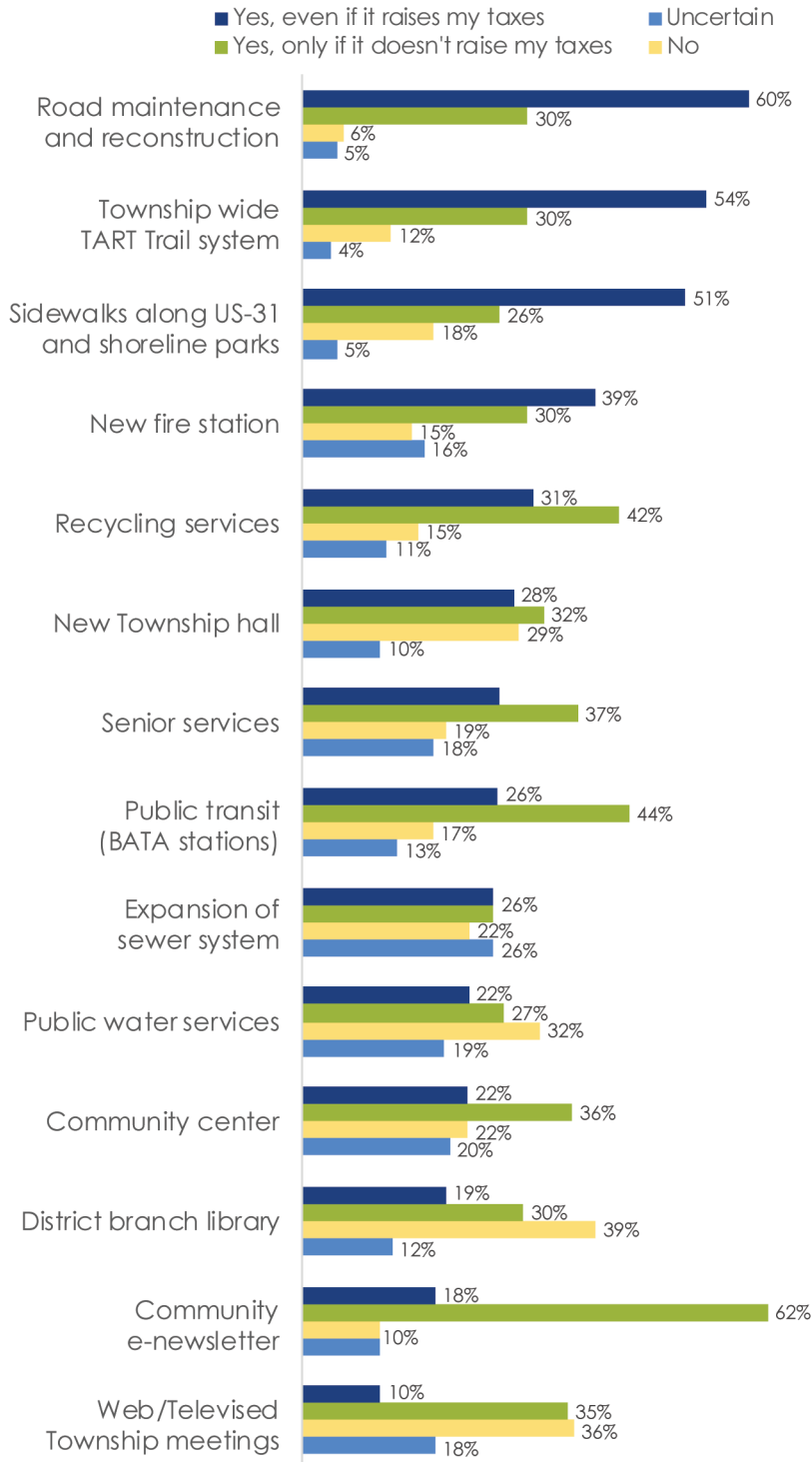
1. District branch library (39%)
2. Web/televised Township meetings (36%)
3. Public water services (32%)

Headlee Amendment

Due to the Headlee Amendment, the

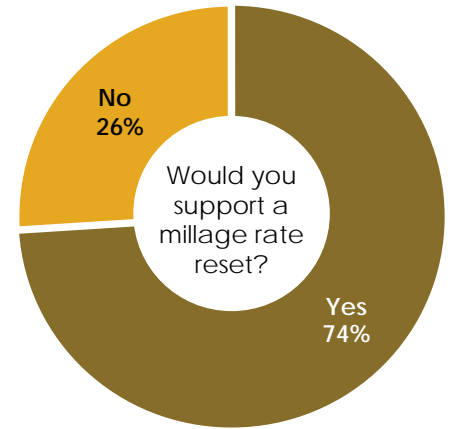


With regard to funding, do you believe the following initiatives should be pursued over the next 10 years?



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

Economic Growth Opportunities

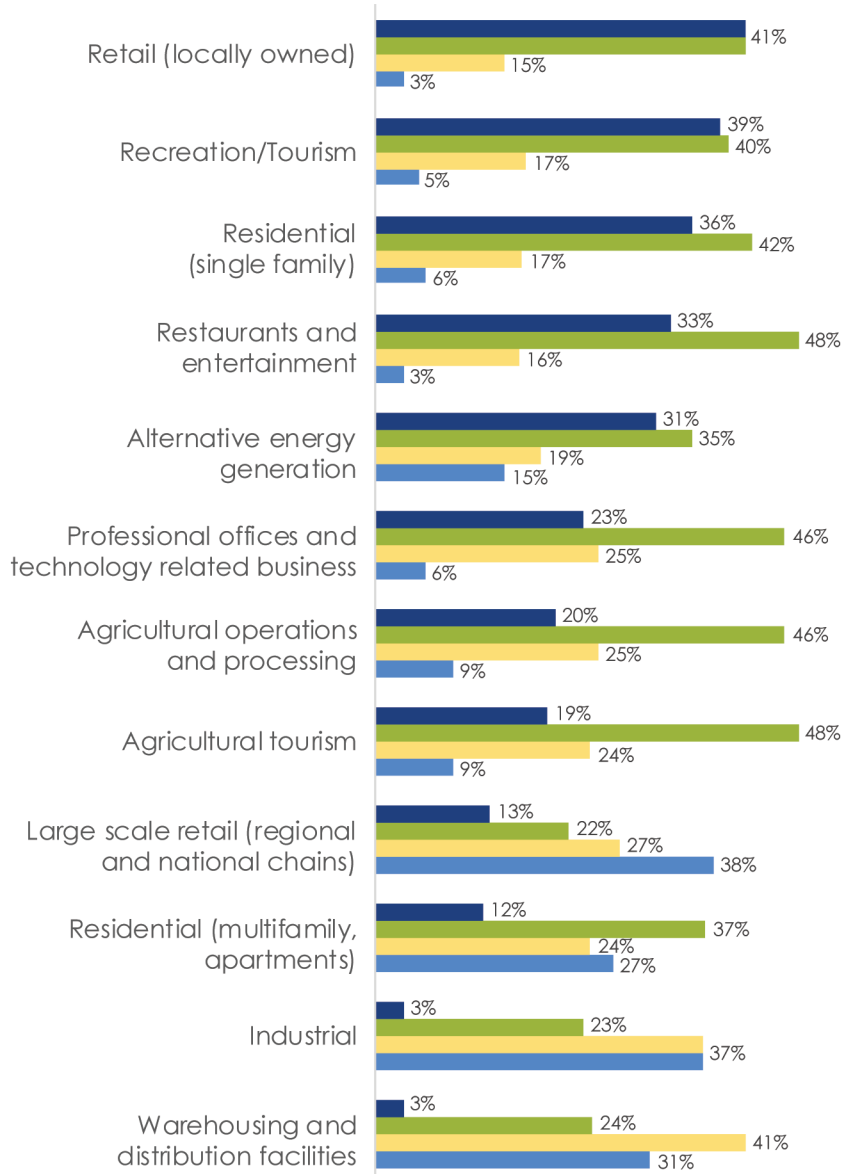


The survey asked participants to rate several economic growth opportunities. They were asked to rate the opportunities from “not a priority” to “high priority.” The top priorities for the respondents was Retail (41%), Recreation/Tourism (39%) and Residential (single family) at 36%. The medium priorities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

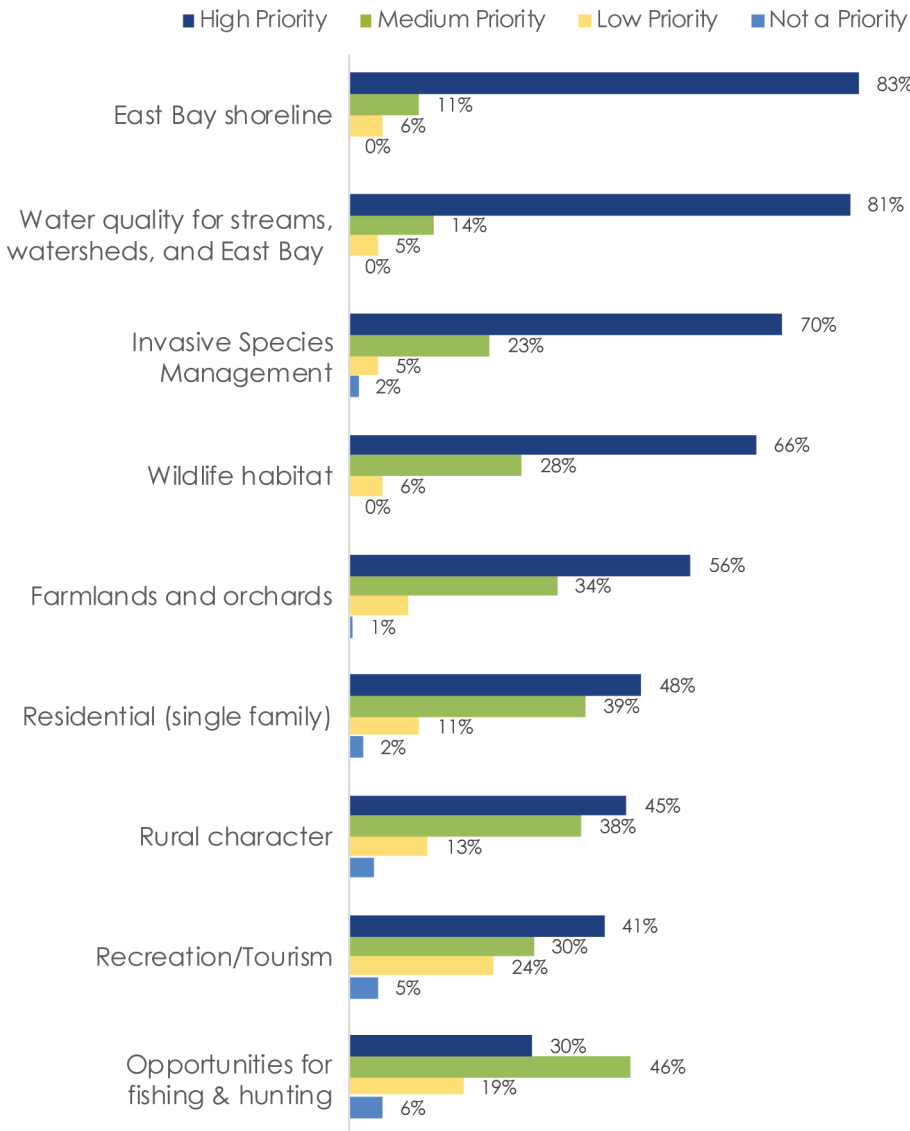
Priorities for Protection

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

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



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

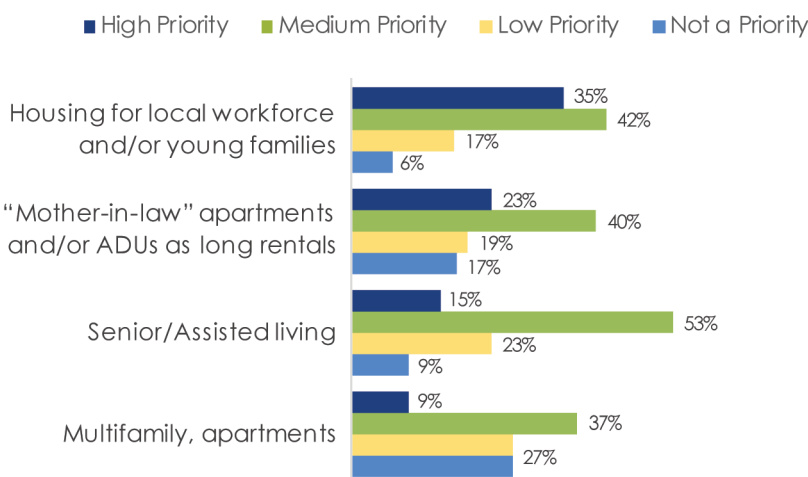


The survey takers rated several items for protection within the Township. Of high priority were the water quality (81%) and the East Bay shoreline (83%), while other related items garnered similar support, including invasive species management (71%), wildlife habitat (64%), and items related to the rural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

Housing

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

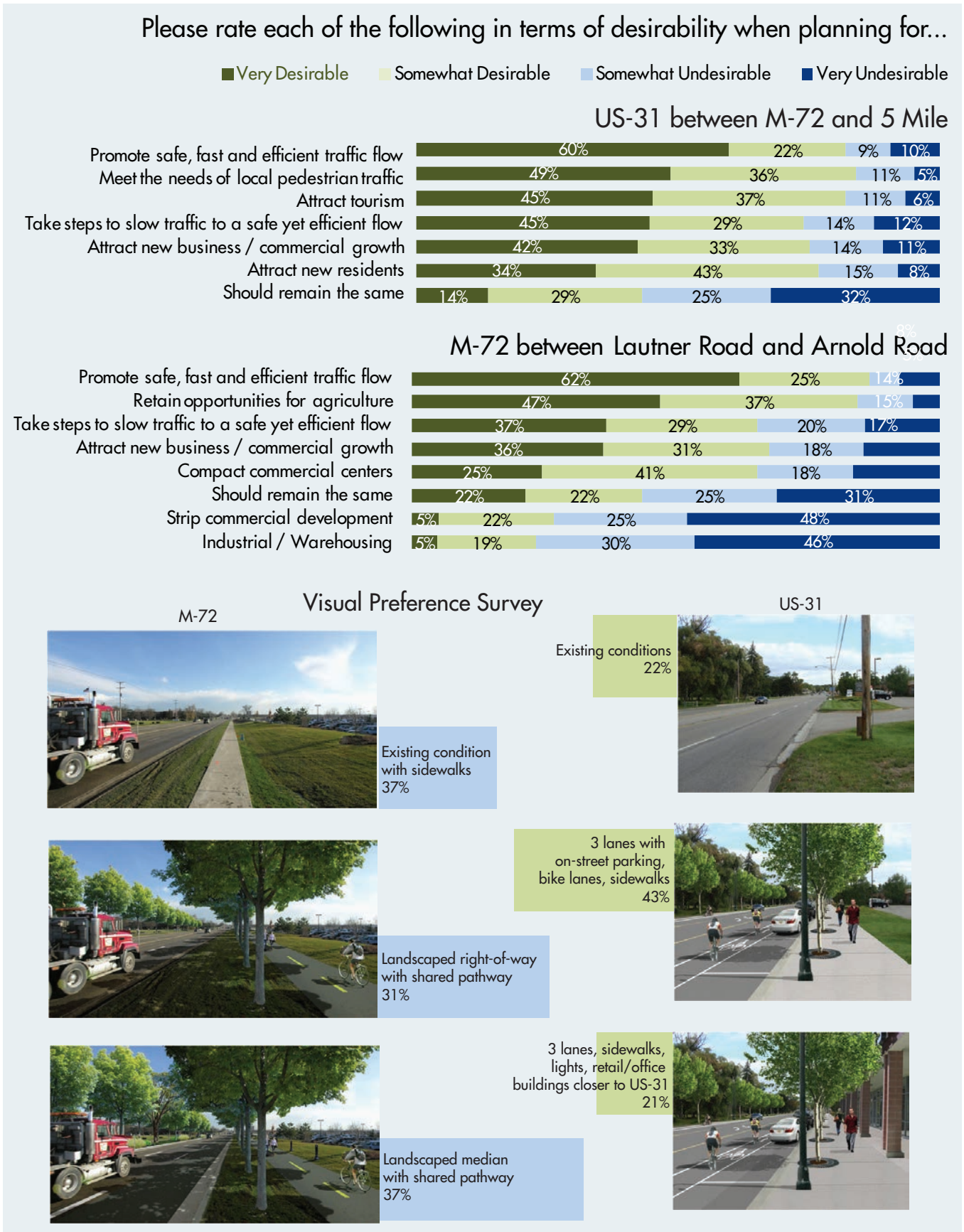
Rate each of the following housing options as a priority in Acme Township.



Park Use

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

Figure 16. Findings from the 2013 Visual Preference Survey



Parks and Recreation Services

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

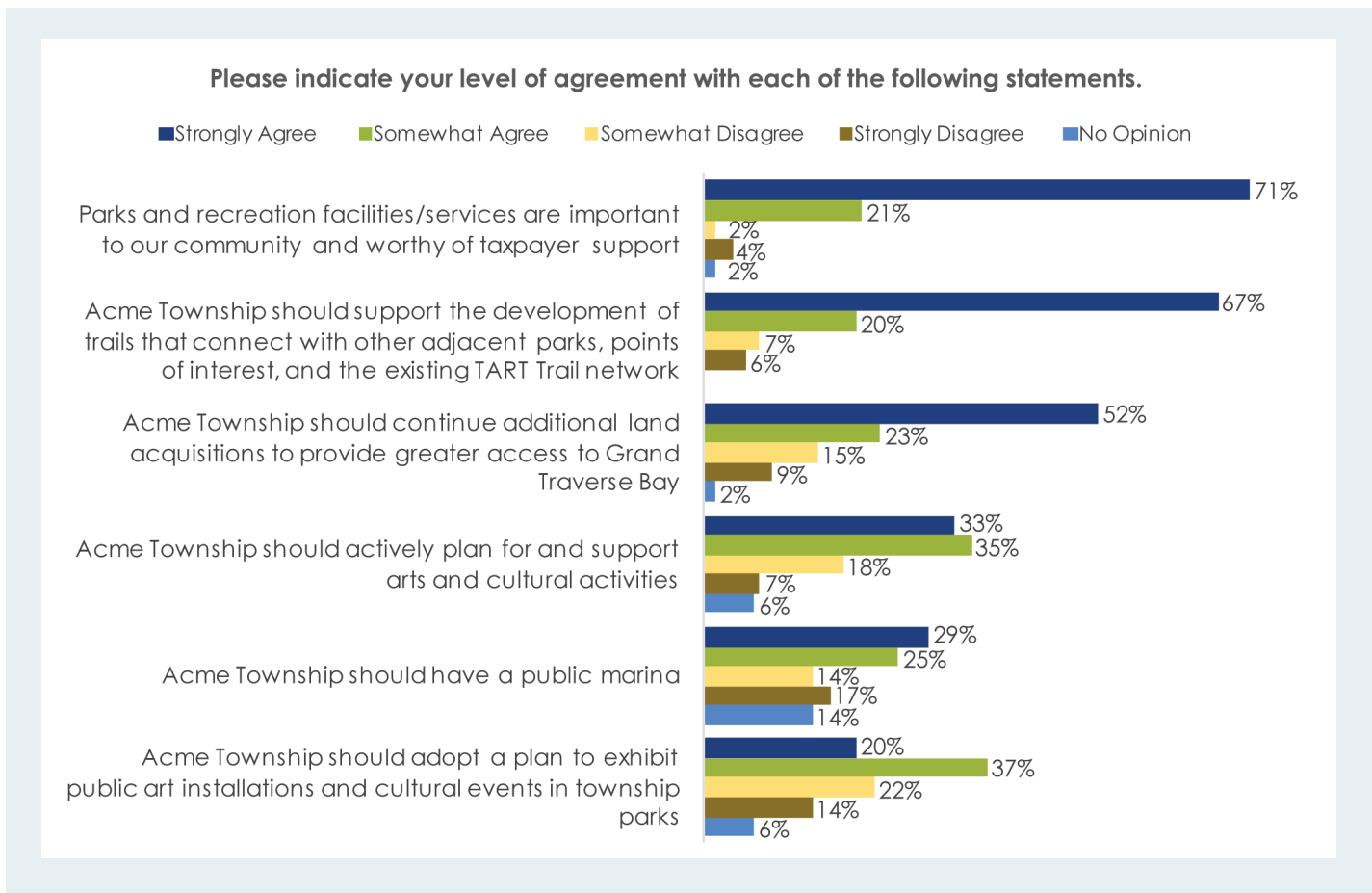
existing TART network. The majority of survey respondents agree to some extent that continuing to acquire land along Grand Traverse Bay for the purpose of waterfront access is important as well.

Parks and Recreation Facilities

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

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

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

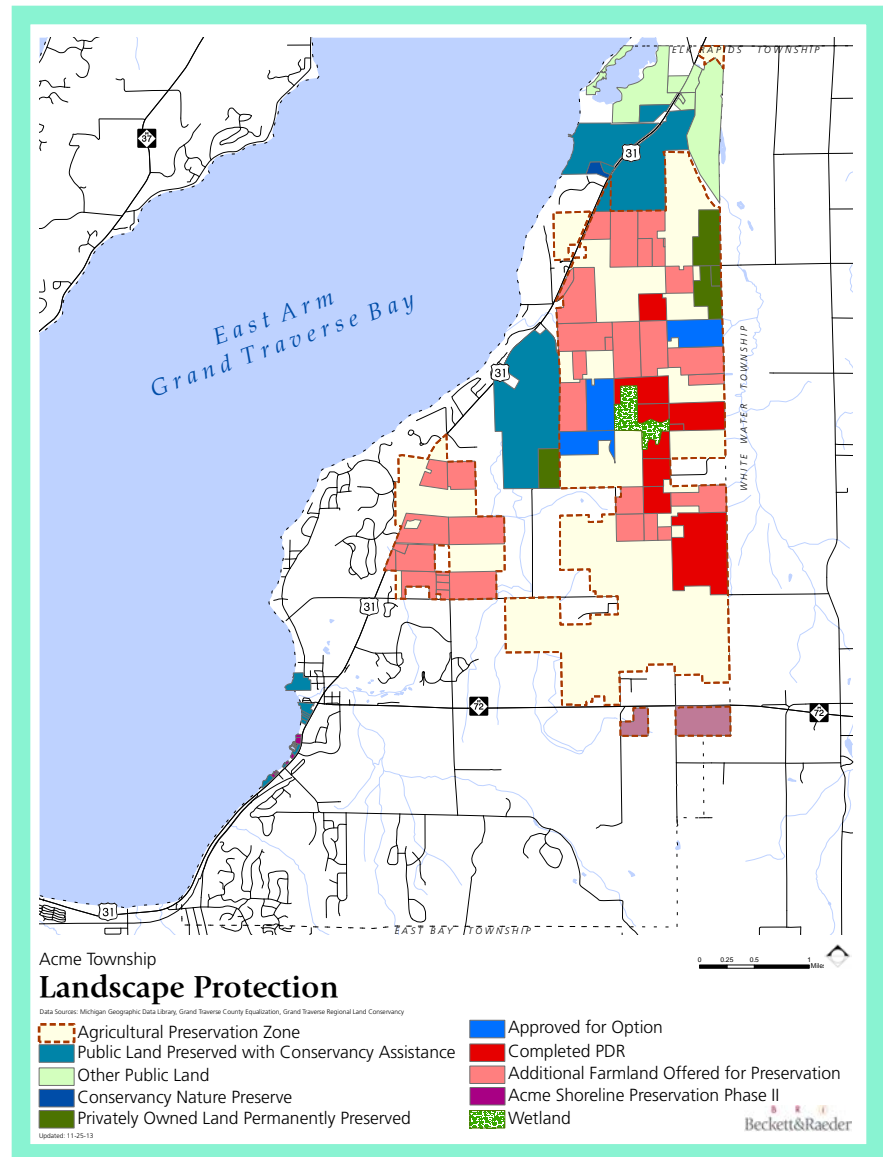


Regional Agency Meeting

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

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

Figure 17: Landscape protection map



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

— Acme Township Protection of Development Rights Ordinance ²¹

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

The identification of Acme Township, specifically at the US-31 and M-72 interchange, as a Growth and Investment Area, is a priority area for implementation of [the Grand Vision's] land use, economic development, and housing programs and the Township is also interested in the expansion and development of the Grand Traverse Band of Ottawa and Chippewa Counties trust lands and the impact on tax revenues." However, the Grand Traverse Metro Fire Department cited the availability of public water as a priority for new development, and the GTBO&C mentioned water as a "critical element" in the development of the

Grand Traverse Town Center. The GTBO&C partnered with the GTTC for water services, and stated that while it has no immediate plans for its 168 acres, it is in master planning discussions and intends to provide its own infrastructure.

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

Business Owner Meeting

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

When asked what services they required from the Township, the business owners cited water, sewer, underground utilities along the shoreline parks, road improvements, traffic control such as a left-turn arrow from US-31 onto M-72

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

Agriculture Community Meeting

Several members of Acme Township's farming community gathered at Acme Township Hall on January 30, 2013 to discuss master planning issues relevant to agriculture. A primary concern was the desire for more flexibility with regard to the use of property. Participants recommended zoning changes which would encourage related uses within an existing

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

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

Farmers in attendance viewed Acme Township's purchase of development right (PDR) program as the single most useful resource available

to protect existing farms from future encroachment, though they expressed a preference for a less restrictive program. In 2004, Acme Township became one of only two communities to pass an ordinance participating in the Grand Traverse County Farmland and Open Space Preservation Program (Figure 17). Under the agreement, the County establishes criteria for eligible lands, determines whether PDR applications should be accepted, approves the restrictions on the subsequent easement, establishes the prices, and oversees compliance monitoring. For its part, the Township establishes the amount of matching funds to be available on an annual basis (voters approved a 10-year, 1-mill levy that is expected to raise \$3.1 million through 2014), decides the allocation to be awarded to each application, and coordinates its efforts with the County.

Acme Shores (Placemaking) Visioning

In keeping with the concept of "placemaking" as a way to form lasting connections between people and spaces, the Acme Shores Coastal Redevelopment Project relied heavily on community engagement. A website was launched at www.acmeshores.org to host general information, a calendar of events, a photo gallery, project documents, and a communication link between the public and the Leadership Team members. To gather input about the priorities of the redeveloped shoreline's potential users, a meeting was

held with noncommercial property owners along US-31 in addition to a community-wide public meeting. Leadership Team members also hosted a public "Meet Your Beach" day on the redevelopment site, at which they spoke one-on-one with attendees and collected comment cards. About 72 citizens came to the public meeting, and about 80 shared their opinions at the beach.

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

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

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.

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 are 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 and other 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 US-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 East Bay 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 that is 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, THE 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. Furthermore, the Township adopted provisions for Transfer of Development Rights (TDR) in 2016. Successful implementation of the TDR program as a farmland preservation tool is directly dependent on a municipal water source.

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.

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 and limited commercial services within the neighborhood to allow for a more walkable community.

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 ADUs, 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 the undeveloped portion 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 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 18). 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 19).

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 18. Existing land use map

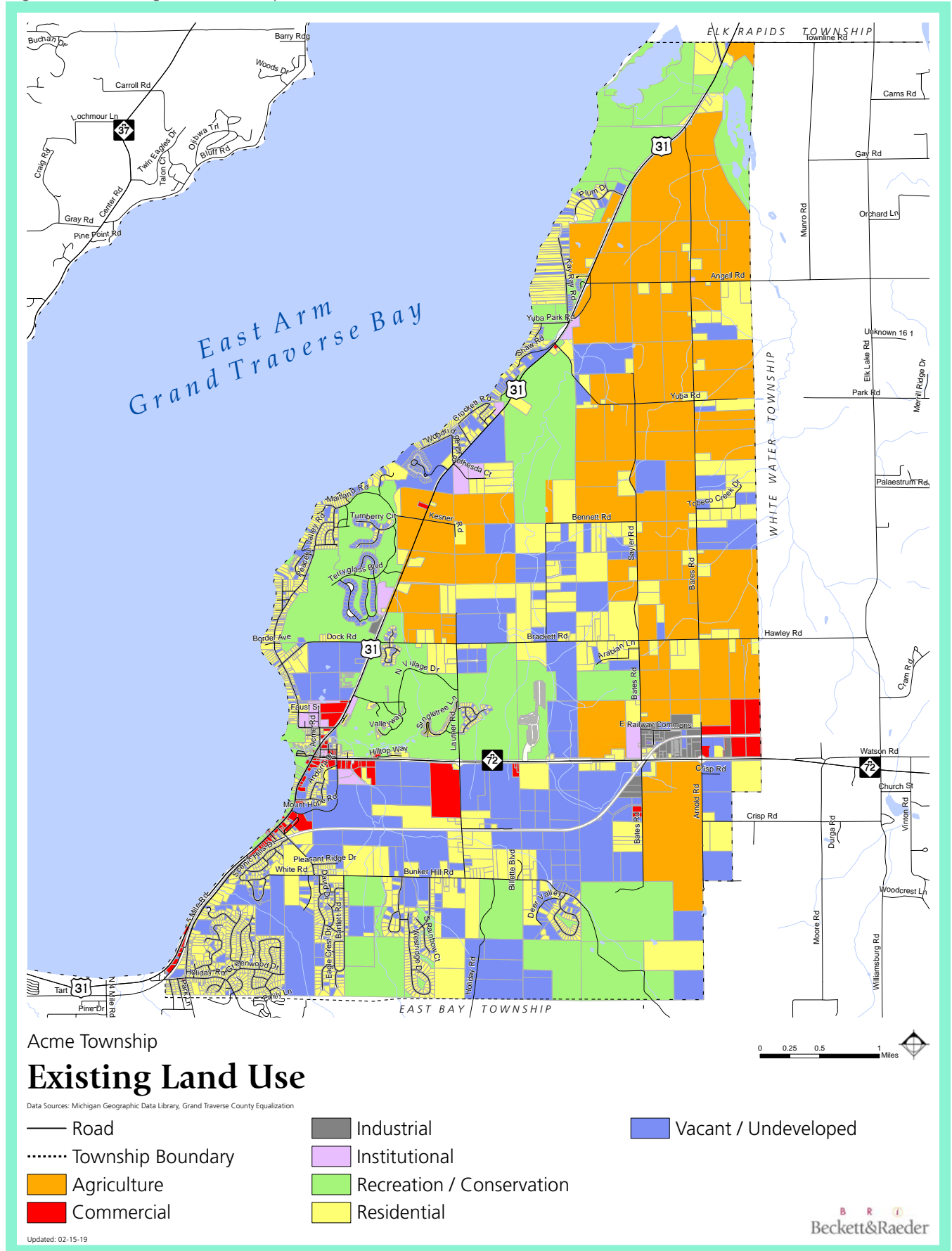
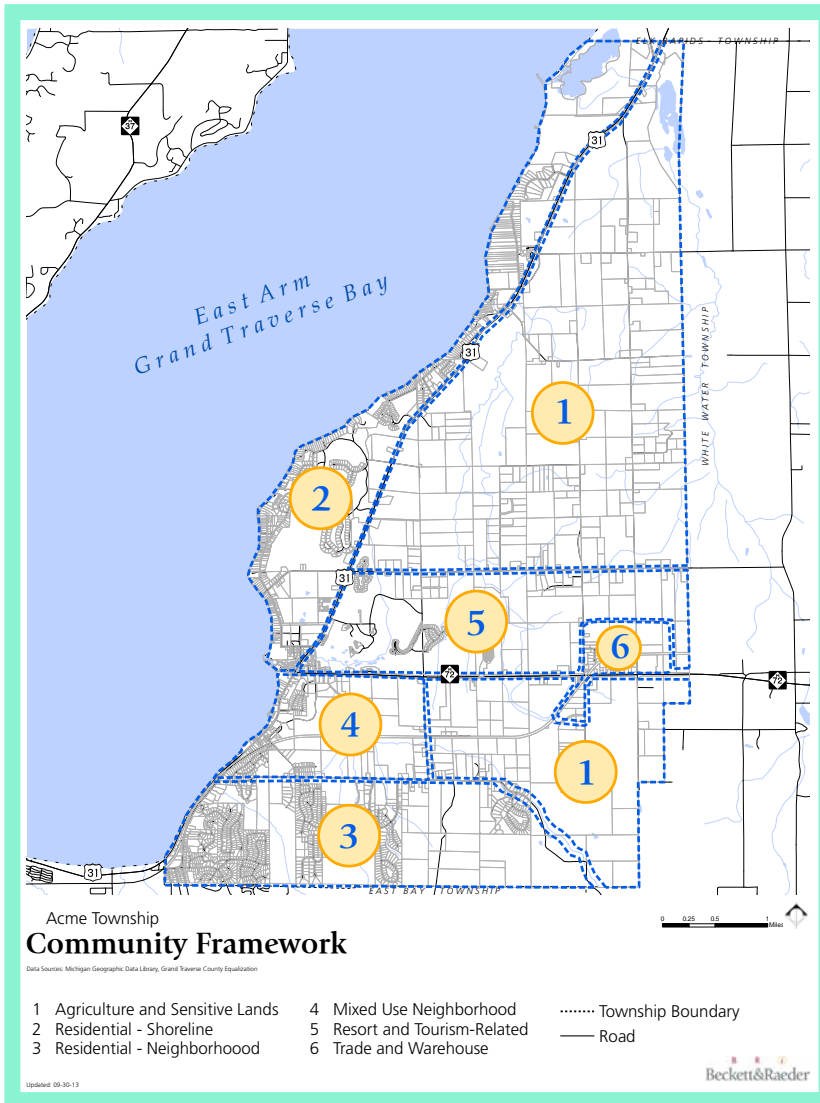


Figure 19. Community framework map



and transit. Future effort should be concentrated on connecting 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

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 amendable to walking, bicycling,

housing development in the Mixed Use Village district.

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

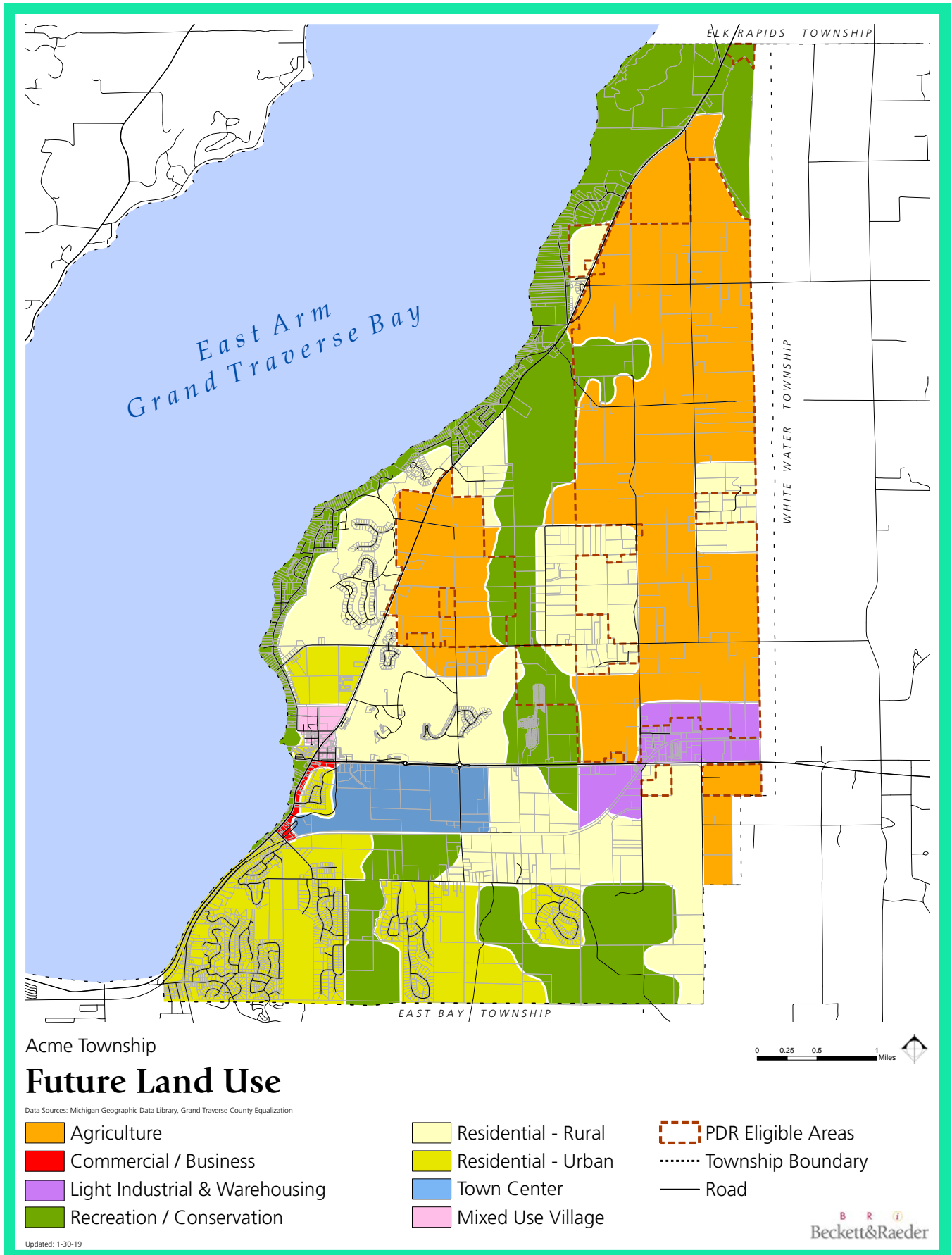
The Conservation and Recreation category encompasses land use for a large variety of recreation activities, and also land areas designated for conservation that have important natural resources and sensitive ecosystems. Some of the major existing areas with highly sensitive ecosystems in the Township 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.

Figure 20. Future land use map



Residential development on conservation land is encouraged to use cluster housing, open-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 Cornerstones 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 M-72 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.

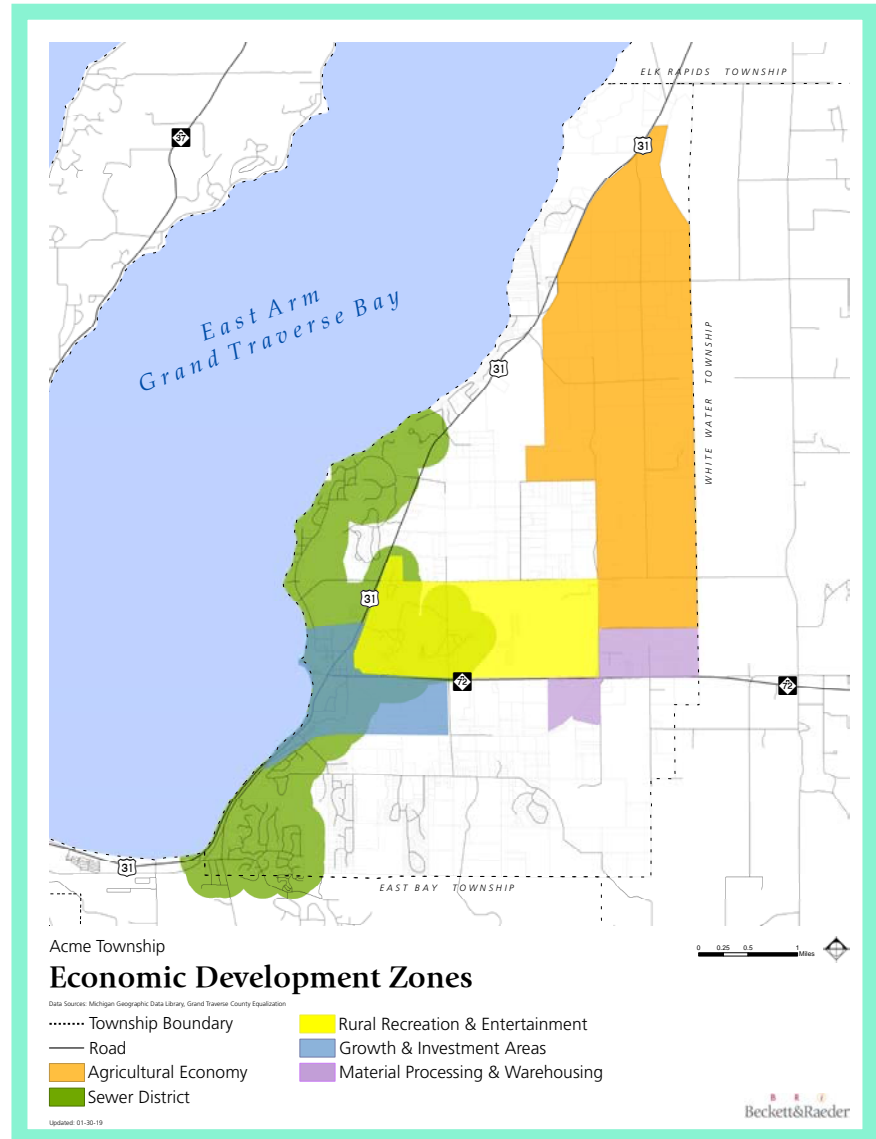
At the local level, infrastructure and regulatory requirements should be evaluated to ensure that they do not inhibit investment and development.

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.

Figure 21. Economic Development Zones map



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. 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 3).

Table 3. 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 increased side and rear 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 3. 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)	CF: 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

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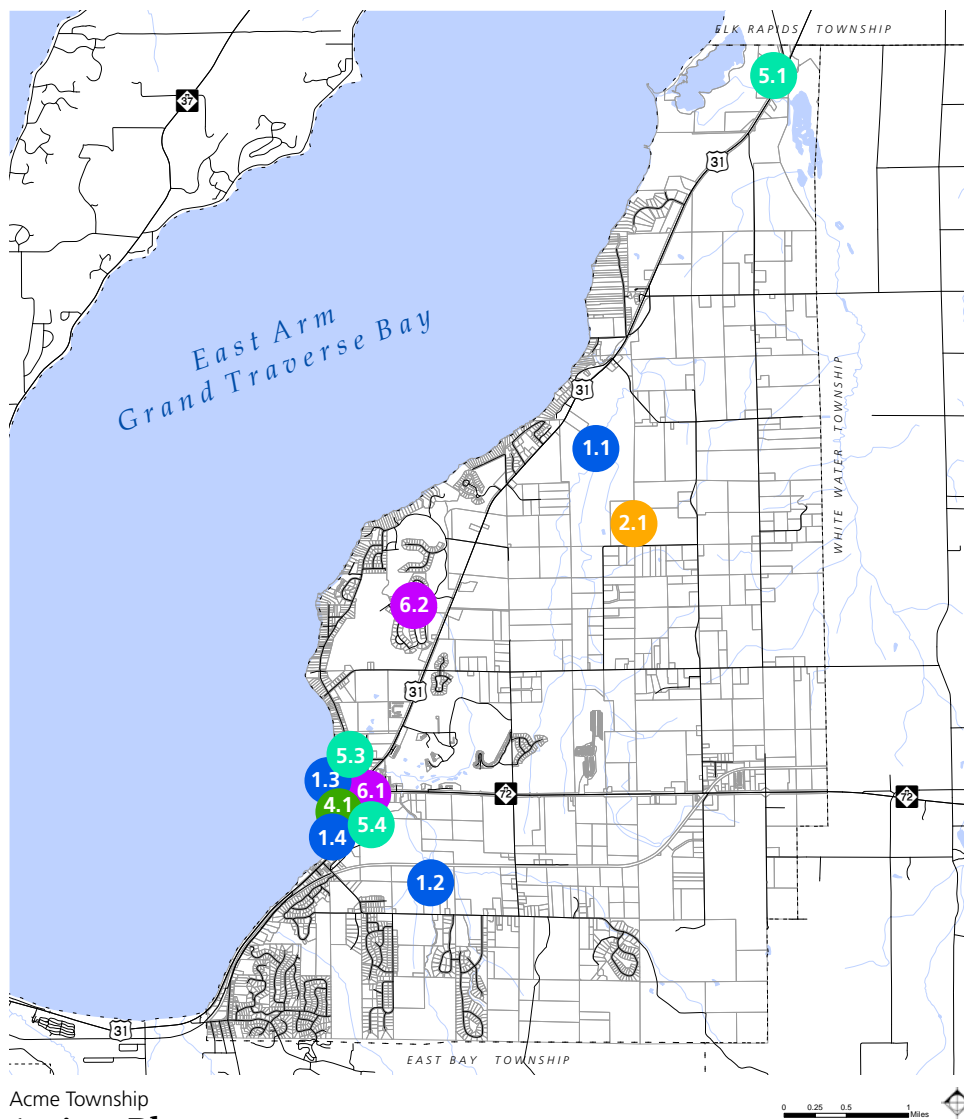
IMPLEMENTATION AND ACTION



ACME TOWNSHIP ACTION PLAN

The success of the Acme Township Community Master Plan will be benchmarked against the implementation of a number of programs and projects which are based on the outcome of the resident and business survey and the Master Plan Cornerstones. The Action Plan is segmented into eight categories; projects and programs are identified within each category. Table 4 identifies the projects and programs that reflect the intent of the community and, at the same time, adhere to planning best practices. These actions leverage opportunities and integrate them together to form a cohesive, well functioning, and stable community.

Figure 22. Action plan map



Acme Township Action Plan

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

- 1 - Water Quality
- 2 - Agriculture
- 4 - Parks and Recreation
- 5 - Nonmotorized Transportation
- 6 - Public Infrastructure

- Community-Wide (not shown):**
- Regulatory, 3.1
 - Nonmotorized Transportation, 5.2
 - Public Infrastructure, 6.3
 - Housing, 7.1-7.3
 - Administrative Capacity, 8.1-8.3

Table 4. Action plan

1	WATER QUALITY
	Conduct and continue water quality testing to monitor the effectiveness of storm water treatment projects and the presence and source of any bacterial agents.
1.1	Yuba Creek Natural Area
1.2	Acme Creek within the Grand Traverse Town Center project area
1.3	Bayside Park and Saylor park
1.4	Bunker Hill Boat Launch
2	AGRICULTURE
	Continue the Township’s effort to preserve farming and orchard operations.
2.1	Continue the Purchase of Development Rights (PDR) and Transfer of Development Rights (TDR) Programs
3	REGULATORY
	Revise the Acme Township Zoning Ordinance.
3.1	Streamline the structure and provisions of the current code.
4	PARKS AND RECREATION
	Implement key projects identified in the Township’s 5-year Parks System Plan
4.1	Design, fund and implement planned improvements for Bayside Park
5	NONMOTORIZED TRANSPORTATION
	Connect Township assets with the regional nonmotorized pathways and trails.
5.1	Collaborate with MDOT, TART, land owners, and other local governments on implementation of the Traverse City to Charlevoix Trail.
5.2	Develop a comprehensive non-motorized plan that can inform implementation of new development projects.
5.3	Develop standards to require sidewalks with new and redeveloped properties in the Growth and Investment Area
5.4	Collaborate with the business community to install an 8-foot sidewalk on the east side of U.S. 31.
6	PUBLIC INFRASTRUCTURE
	Provide Township residents and business with access to high quality public water and sewer services.
6.1	Formalize an arrangement with the GTB to provide potable water to the Growth & Investment Area.
6.2	Continue to expand sanitary sewer services within the sanitary district.
6.3	Update the capital improvements program for the Township to include detailed cost estimates and time-frames for water, sanitary sewer, stormwater, and road improvements
7	HOUSING
	Provide a variety of housing for existing and future residents.
7.1	Coordinate with Networks Northwest on a housing Target Market Analysis.
7.2	Explore the adoption of a PILOT (payment in lieu of taxes) ordinance to facilitate the development of workforce housing.
7.3	Ensure diverse, affordable, accessible housing in the Township through partnerships with Homestretch, the newly formed Housing North non-profit, the Tribe, and others.
8	ADMINISTRATIVE CAPACITY
	Provide opportunities for training and continue education.
8.1	Continue the policy of providing training and continuing education for Planning Commission and Zoning Board of Appeal members.
8.2	Develop a regular Township e-newsletter to update residents on current events.
8.3	Identify a location and construct a new Township Fire Station / Township Hall

APPENDIX

ENDNOTES

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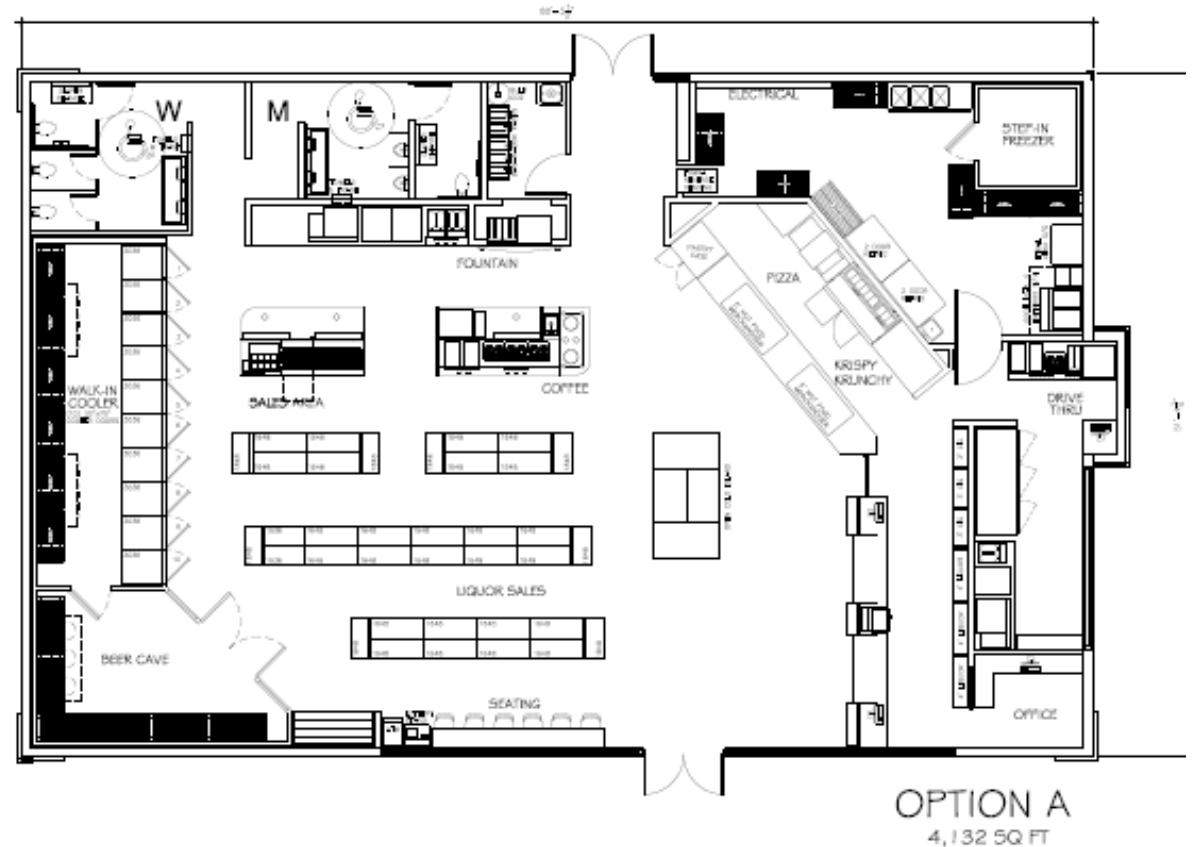
The Holiday Liquor Store
Gasoline Proposal
Acme Township February 4, 2019

Summary

- ▶ **Holiday Liquor Store Owners would like to partner with a gasoline operator**
- ▶ The operator, RPF Oil Company, based in Grand Blanc, MI is a BP and Sunoco Distributor, since 1933, serving over 100 dealer clients, nearly 100 million gallons annually, and owns and manages 4 convenience stores. They are adding new company operated stores and partners like the Holiday Liquor site.
- ▶ RPF would like to add gasoline to the parking lot immediately.
- ▶ The brand of gasoline will likely be Sunoco.
- ▶ The store will retain beer, wine and liquor and may add a food offering, such as Cottage Inn Pizza, in addition to remodeling the restrooms and updating traditional convenience store items.
- ▶ RPF would like to add a drive through window if possible.

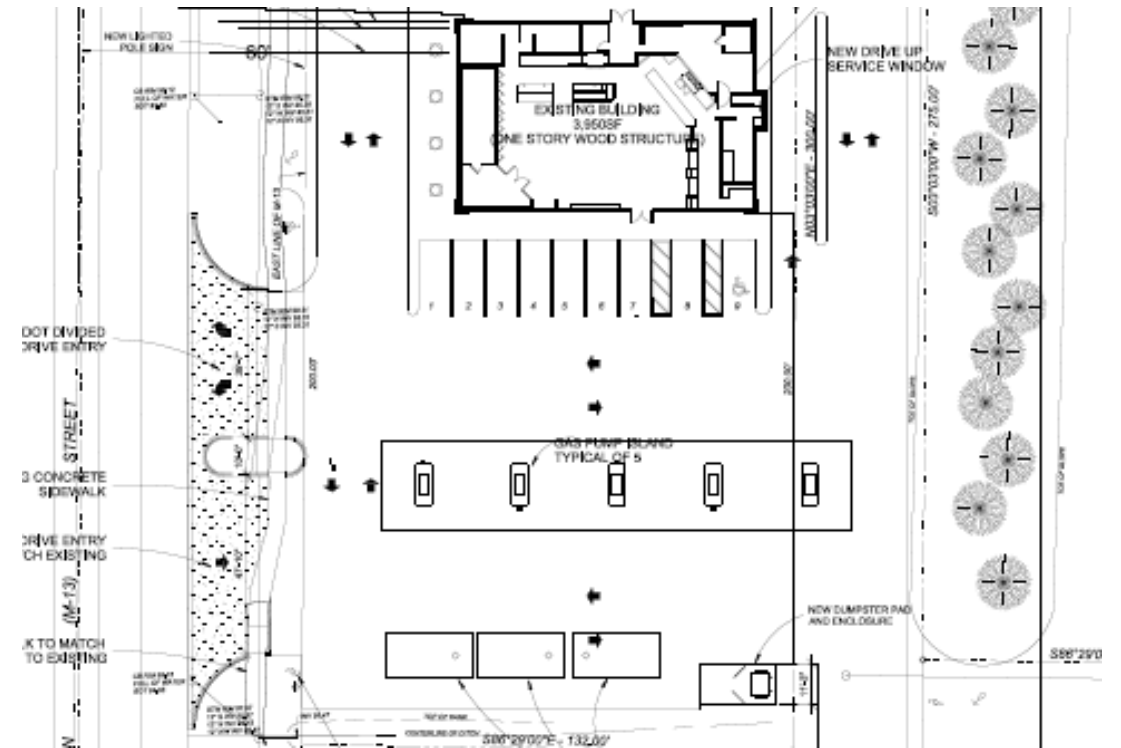
What the store could look like

- ▶ This is RPF's new Standish Store under construction
- ▶ It is 4,132 square feet
- ▶ It will have beer, wine, liquor, Cottage Inn Pizza and a drive through
- ▶ It will have amazing touch less restrooms
- ▶ Holiday Liquor is 105' by 35' or about 3,675 square feet
- ▶ There would be no additional back of the store entrance



A Similar Site Plan

- ▶ Our Standish Site Plan looks like this.
- ▶ RPF envisions the Holiday Liquor Store to look like this.
- ▶ We would like a drive through on the right with the car exit along the backside of the building with a turn back to the driveway.



RPF's Standish Store and what Holiday Liquor could look like



Right Elevation at Standish with Drive Through



RIGHT ELEVATION

Front side of Standish Holiday Liquor has flat roof



A Mock-up of Sunoco in Front of a Long Convenience Store



Summary of Next Steps

- ▶ Acme Township grants preliminary approval, providing all statutes and regulations are met, that Holiday/RPF can add gasoline to the property.
- ▶ RPF commences study to assure that Convenience Store will meet minimum gasoline volume expectations. (A “Kalibrate” study would be done. www.kalibrate.com) If study confirms, RPF will move ahead to a formal permit request.

ACME



9.6 GASOLINE SERVICE STATIONS:

9.6.1 STATEMENT OF INTENT:

It is the intent of this Section to exercise a measure of control over gasoline service stations and to establish a basic set of standards which will minimize traffic congestion and safety hazards which are inherent in service station activity.

9.6.2 REQUIREMENTS:

The following requirements for site development together with any other applicable requirements of this Ordinance shall be complied with for Gasoline Service Stations:

- a. **Enclosed Building:** All accessory uses and services shall be conducted within a completely enclosed building.
- b. **Minimum Site Size:** 15,000 square feet with a minimum lot width of 150 feet.
- c. **Site Location:** The proposed site shall have at least one property line on a major thoroughfare, provided that where Gasoline Service Station are proposed as part of a planned shopping center development as outlined in the B-3 Zoning District, the Gasoline Service Station site, or sites, shall be located at the boundary of the center where it can be away from patterns of pedestrian circulation and have direct unencumbered access to traffic arteries.
- d. **Building Setback:** Any buildings that are part of a Gasoline Service Station shall be set back 40 feet from all street right-of-way lines and shall not be located closer than 25 feet to any property line in the Residential Zoning Districts.
- e. **Access Drives:** No more than two driveway approaches shall be permitted directly from any other public street.
 1. Driveway approach widths shall not exceed 35 feet measured at the property line.
 2. Driveways shall be located as far from street intersections as practicable, but no less than fifty feet.
 3. No driveway or curb cut for a driveway shall be located within ten feet of an adjoining property line.
 4. Any two driveways giving access to a single street shall be separated by an island with a minimum dimension of 20 feet.
- f. **Curbing and Paving:** A raised curb of at least six inches in height shall be erected along all of the street property lines, except at driveway approaches. The area used for servicing vehicles within the Gasoline Service Station property lines shall be paved with a permanent surface of concrete or asphalt.