



APPROVED

**ACME TOWNSHIP REGULAR BOARD MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
Tuesday, March 6, 2018, 7:00 p.m.**

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

Members present: C. Dye, D. Nelson, P. Scott, J. Zollinger, D. White, J. Aukerman

Members excused: A. Jenema

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

A. LIMITED PUBLIC COMMENT:

Gordie LaPointe, 6375 Plum Dr., expressed his concerns on the cost of the water system study and source of funding. He also asked for clarification on the number of received Medical Marihuana applications and fees.

B. APPROVAL OF AGENDA:

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

C. APPROVAL OF BOARD MINUTES:

The meeting minutes of **February 6, 2018**, and a **Special meeting February 22, 2018**, are approved as presented.

D. INQUIRY AS TO CONFLICTS OF INTEREST: None

E. REPORTS

- a. Clerk - Dye:** Reported on a new software program for Qualified Voter File being implemented by the State of Michigan, this program connects Acme Twp. voter registration with Secretary State office, training is required. The cemeteries so far have had 16 burials- 11 residents and 5 nonresidents in answer to question White had from last month.
- b. Parks:** Zollinger reported bids to contract for additional improvements to Bayside Park, went out Monday and are due back on March 22. Removal of the trees has been completed to prepare for the concrete work.
- c. Legal Counsel - J. Jocks:** No report
- d. Sheriff:** No report
- e. County - Carol Crawford:** No report
- f. Roads:** No report

Zollinger informed there will be a budget kickoff meeting on March 13 to begin pulling data for a first draft with the final due in June.

F. SPECIAL PRESENTATIONS: Gosling-Czubak Acme Water study/Clyde Johnson/Mark Hurley

Clyde Johnson will soon be retiring appointing Mark Hurley as the township's new contact going forward. Johnson gave a presentation evaluating the Acme Township Water Systems Study with multiple scenarios and estimated cost expectations. The study will now go to the Capital Improvements Program (CIP) Committee to categorize this as a priority.

G. CONSENT CALENDAR:

1. RECEIVE AND FILE:

- a. Treasurer's Report
- b. Clerk's Revenue/Expenditure Report and Balance Sheet
- c. North Flight January Report
- d. Draft Unapproved meeting minutes
 - 1. Planning Commission 02/12/18
 - 2. CIP minutes 02/16/18
 - 3. Parks & Trails 02/16/18

2. APPROVAL:

- 1. Accounts Payable Prepaid of \$481,680.78 and Current to be approved of \$5,724.00
(Recommend approval: Clerk, C. Dye)

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

H. ITEMS REMOVED FROM THE CONSENT CALENDAR: None

I. CORRESPONDENCE:

- 1. Letter from Charlene Abernethy regarding the Dan Kelly Project

J. PUBLIC HEARING: None

K. NEW BUSINESS:

1. Approval of Planned Development Application 2016-01 Dan Kelly

Winter provided a brief introduction of the application that has been submitted for the Dan Kelly Planned Development along M-72. Nathan Elkins of Influence Design Forum, Traverse City presented a rendering on the Planned Development for the property. The development would consist of commercial businesses, multi and single-family homes. An overview was given of the various dimensions of housing, parking, roads, walk ways, bike trail access, water features, landscaping, storm water usage and the infiltration system. The project will be completed in phases as housing is sold. Each phase will not begin until the last one is near completion and modifications deviating from the original plan will go before the Zoning Commission for approval.

Motion by Aukerman to approve Planned Development Application 2016-01 as present with all documents and correspondence submitted, and as reflected in the Planned Development Agreement and Finding of Facts, supported by Scott. Roll Call Motion carried unanimously.

2. Annual Boom Boom 4th of July Fireworks Donation

Traverse City Boom Boom Club has contacted the township asking for a \$300 contribution to help offset the cost of the fireworks display on the 4th of July.

Motion by Nelson for approval to contribute \$300 by Acme Township for the 4th of July Fireworks display, supported by Dye. Roll Call Motion carried unanimously.

3. Additional information now reported on Balance Sheet Report

There was a discussion with explanation of each of the new GL numbers and names for restricted and committed funds, that will now appear on Balance Sheet Report under Fund Balance section for 101 General Fund and 590 Sewer Fund. Using the new GL numbers on the Balance Sheet Report will help the Board keep track of these funds.

These are the added lines:

101-000-378.000 - PA48 Metro Fund - Restricted
101-001-378.001 - Public Broadcast Equip Fund-Restricted
101-000-382.000 – Self Fund Accts (Payable 6 Months) – Committed
101-000-382.003 - Septage Plant Bond Buyout-Committed
101-000-382.004 - Township Hall/Community Ctr- Committed
101-000-382.005 - GTTC Engineer Project Mngt – Committed
101-000-390.000 – Fund Balance

590-000-382.000 - Self Fund Accts (Payable 6 months) – Committed
590-000-382-001- Replacement
590-000-382.002 - Improvement
590-000-390.000 - Fund Balance

4. Proclamation: April 2018 as Social Host Responsibility Month

A program initiated by Up North Prevention asking Acme Township to proclaim April as a Social Host Responsibility Month against the dangers of underage drinking.

Motion by Dye to approve April as the 2018 Social Host Responsibility Month, supported by Nelson. Motion carried unanimously.

L. OLD BUSINESS: None

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

Zollinger reported the sewer bypass around East Bay will be ready after one more cut in. Ground fill in, paving and clean-up will be completed in the Spring. Because of the way the gravity flow is designed around the bay, there will still be some movement from Acme to East Bay #1. The buy-in amount to East Bay will change with the ~~competition~~ completion of the bypass.

ADJOURN: Meeting adjourn by Zollinger at 8:55 pm



ACME TOWNSHIP REGULAR BOARD MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
Tuesday, March 6, 2018, 7:00 p.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

A. LIMITED PUBLIC COMMENT:

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.

B. APPROVAL OF AGENDA:

C. APPROVAL OF BOARD MINUTES:

The meeting minutes of **February 6, 2018**, and a Special meeting **February 22, 2018**, are approved unless there are any changes.

D. INQUIRY AS TO CONFLICTS OF INTEREST:

E. REPORTS

- a. Clerk - Dye**
- b. Parks –**
- c. Legal Counsel – J. Jocks**
- d. Sheriff –**
- e. County -Carol Crawford**
- f. Roads -**

F. SPECIAL PRESENTATIONS: Gosling-Czubak Acme Water study/Clyde Johnson / Mark Hurley

- G. CONSENT CALENDAR:** The purpose is to expedite business by grouping non-controversial items together for one Board motion (roll call vote) without discussion. A request to remove any item for discussion later in the agenda from any member of the Board, staff or public shall be granted.

1. RECEIVE AND FILE:

- a. Treasurer's Report**
- b. Clerk's Revenue/Expenditure Report and Balance Sheet**
- c. North Flight January Report**
- d. Draft Unapproved meeting minutes**
 - 1. Planning Commission 2/12/18**
 - 2. CIP minutes 02/16/18**
 - 3. Parks & Trails 02/16/18**

2. APPROVAL:

- 1. Accounts Payable Prepaid of \$481,680.78 and Current to be approved of \$5,724.00**
Recommend approval: Clerk, C. Dye)

H. ITEMS REMOVED FROM THE CONSENT CALENDAR:

1. _____
2. _____
3. _____

I. CORRESPONDENCE:

- 1.

J. PUBLIC HEARING:

K. NEW BUSINESS:

1. Approval of Planned Development Application 2016-01 Dan Kelly
2. Annual Boom Boom 4th of July Fireworks Donation
3. Additional information now reported on Balance Sheet Report.
4. Proclamation: April 2018 as Social Host Responsibility Month

L. OLD BUSINESS: None

- 1.

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

ADJOURN



DRAFT UNAPPROVED

ACME TOWNSHIP REGULAR BOARD MEETING ACME TOWNSHIP HALL 6042 Acme Road, Williamsburg MI 49690 Tuesday, February 6, 2018, 7:00 p.m.

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

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

Members excused: J. Aukerman

Staff present: V. Donn, Recording Secretary

A. LIMITED PUBLIC COMMENT:

Judge Kevin Elsenheim, from the Thirteenth Judicial Circuit Court, submitted an annual report and spoke on the increase of crime in relation to drugs and controlled substance abuse of opioids.

B. APPROVAL OF AGENDA:

Motion by Nelson to approve agenda with the addition of Metro under, E. REPORTS, Medical Marihuana Applications under, K. NEW BUSINESS #7, and adding to, I. CORRESPONDENCE letter from Laura Rigan on the Farmland Preservation Program, supported by White. Motion carried unanimously.

C. APPROVAL OF BOARD MINUTES: 01/09/18

New procedure will be implemented on approval of the board minutes. They will stand approved as presented unless a board member has any questions or revisions.

D. INQUIRY AS TO CONFLICTS OF INTEREST: None

E. REPORTS

- a. **Clerk – Dye:** Reported the MTA Conference will be held at the Grand Traverse Resort April 23-26 encouraging the board of educational opportunities right here in our township. If they would like to attend a half day or full day session that is a possibility, the Early Bird registration ends March 27.
- b. **Parks:** Jenema updated the board on the Tart Trail Acme Connector Trail involving easement approval by Holiday Inn Express once approval is in place planning will begin with the engineers for the connection from Bunker Hill to Hope Road. The 2% Grant from the Tribe for \$15,000 will help pay for the survey and engineering costs. Zollinger added, still waiting to hear back from the State regarding their approval of bids before we can proceed with the Grant. Helsel's Tree Service will begin next week removing trees preparing for parking area in Bayside Park.
- c. **Legal Counsel – J. Jocks:** No report
- d. **Sheriff – Brian Potter:** Zollinger reported due to medical issues there will be a replacement for Potter until he can return.
- e. **County – Carol Crawford:** No report
- f. **Roads – Jason Gillman:** Reported working on procedures for best way to direct traffic flow from east to west in the area. The road commission is opposing the MI House Right of Way Bill which leaves them responsible for cleaning up clutter and damages from another company after they complete a job.
- g. **Metro – Steve Apostol** gave a report on incidents in the area and apparatus updates.

F. SPECIAL PRESENTATIONS: None

G. CONSENT CALENDAR

DRAFT UNAPPROVED

1. RECEIVE AND FILE:

- a. Treasurer's Report
- b. Clerk's Revenue/Expenditure Report and Balance Sheet
- c. North Flight December report
- d. RecycleSmart January 2018
- e. Winter Tax Assessment Newsletter
- f. Draft Unapproved meeting minutes
 1. Planning Commission 01/08/18
 2. CIP minutes 01/19/18
 3. Parks & Trails 12/15/17 and 01/19/18

2. APPROVAL:

1. Accounts Payable Prepaid of \$627,955.56 and Current to be approved of \$10,552.23
(Recommend approval: Clerk, C. Dye)

Motion by Nelson to approve Consent Calendar as presented minus the accounts payable prepaid, supported by Scott. Roll Call motion carried unanimously.

H. ITEMS REMOVED FROM THE CONSENT CALENDAR:

Dye requested Current to be approved of \$10,552.23 removed from the Consent Calendar. Two invoices to be added to this total, one invoice from BS & A and second from Gosling Czubak changing the total amount to be approved to \$15,525.23.

Motion by Nelson to approve revision of \$15,525.23 for Current to be approved Accounts Payable, supported by White. Roll Call motion carried unanimously.

I. CORRESPONDENCE:

1. Email dated 01/26/18 Sarah U'Ren/Grand Traverse Bay Watershed plan update
2. Memo dated 02/05/18 Laura Rigan Update Township Farmland Preservation Program

J. PUBLIC HEARING: None

K. NEW BUSINESS:

1. Zoning Ordinance Amendment 047 - Hoxsie Rezone Report

Zollinger presented to the Board the amendment for rezoning on Hoxie property. The Planning Commission has reviewed this request and held a Public Hearing before it has been presented to the Board tonight for approval. Discussion was held on how everything went for Planning Commission's review.

Motion by Jenema to approve the proposed Zoning Ordinance Amendment 047 to amend the Acme Township Zoning Map by rezoning ten (10) acres of land owned by Dennis and Judy Hoxsie, doing business as Orchard Hill Farms LLC., from A-1 Agricultural to B-4 Material Processing and Warehousing as indicated in the survey, supported by Dye. Motion carried unanimously.

2. Zoning Ordinance Amendment 048 - Short-Term Rentals

Zollinger presented the changes for Short Term Rental Zoning Ordinance Amendment 048 to make current and correct definitions, citations and language in the amendment.

Motion by Jenema to approve the proposed Zoning Ordinance Amendment 048, as presented, amending the Acme Township Zoning Ordinance to reflect the necessary changes resulting from the adoption of the Acme Township Short-Term Rental Ordinance by deleting no longer relevant definitions and citations, adding new definitions that relate to the operation of short-term rentals, and by adding to the relevant districts the locations where vacation homes and tourist homes are allowed to operate by right with a license from Acme Township, supported by White. Motion carried unanimously.

3. Resolution Budget Adjustment 209 Cemetery

There has been an increase in burials for 2017/2018 year, about 15 so far. Current budget amounts for cemetery expense will require a budget increase for upcoming burials in the spring.

Motion by Scott to approve of Resolution Budget Adjustment R-2018-4 moving \$5,000 to make fund

DRAFT UNAPPROVED

adjustments to bring the 2017/2018 Budget in balance for the 2017/2018 budget, supported by Nelson. Motion by Roll Call carried unanimously.

4. Resolution Budget Adjustment 207 Police Protection and 212 Liquor

Every year we transfer money from the Liquor fund into the Police Protection to offset the expense of our Community Police officer doing inspections for Liquor Licenses.

Motion by Nelson to approve Resolution R-2018-5 Adjustment to move \$8,600 from 212 Liquor into 207 Police Protection Fund for the 2017/2018 budget, supported by White. Motion by Roll Call carried unanimously.

5. Land transfer Lot 18 Deepwater Point (Gingras property)

Zollinger presented to the Board a land transfer of 10 feet on Lot 18 Deepwater Point owned by Gingras, requesting that 10 feet be transferred over to Lot 19 Deepwater and noted in the legal land description. Because it is a Platted Lot this transfer will require Board approval.

Motion by White to approve Land transfer of 10 feet belonging to Lot 18 Deepwater Point to be transferred over to Lot 19 Deepwater Point as presented, supported by Jenema. Roll Call motion carried unanimously.

6. East Bay Harbor request to use park land for access to do repair work

Zollinger explained that a written request by East Bay Harbor asking permission to use park land for them to contract Elmer's crane and use township property for repair work on some of their docks and sea wall. Discussion by the Board on the responsibility of East Bay Harbor to repair any damage done on the property from the equipment used for repair.

Motion by White to have Supervisor consult with township attorney to draw a letter of agreement with terms covering any damage that may occur during repair work, supported by Nelson. Motion carried unanimously.

7. Medical Marihuana Applications

Zollinger reported Shawn Winter Zoning Administrator, has received over 50 Medical Marihuana applications that require hours of processing with a deadline to meet. Discussion by the Board on how to help Shawn accomplish this. It was suggested getting a temporary person to help facilitate in getting the applications completed by the March deadline. Discussed if John Iacoangeli from Beckett & Raeder get involved or Sarah Lawrence who is available, discussed pros and cons of both.

Motion by Nelson to secure Sarah Lawrence with a hourly paid basis of \$22 not to exceed 100 hours to assist Winter and supervised by Supervisor, supported by White. Motion carried by Roll call, five in favor (Dye, Zollinger, Jenema, White and Nelson), opposed by one (Scott).

L. OLD BUSINESS: None

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

Jenema commented on the CIP (Capital Improvement Plan) that the Planning Commission has been working on, a Public Hearing is scheduled for February. This will possibly come to board in April.

Nelson asked about the pipe line work being done in Acme. Zollinger informed these are 4-inch gas lines being replaced with 6-inch.

ADJOURN: Motion to adjourn by Jenema, supported by Scott. Meeting adjourned at 8:18 pm.



**ACME TOWNSHIP SPECIAL BOARD MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
Thursday, February 22, 2018, 8:15 a.m.**

**CALL TO ORDER WITH PLEDGE OF ALLEGIANCE
ROLL CALL**

Members present: J. Aukerman, C. Dye, D. Nelson, J. Zollinger
Members excused: A. Jenema, P. Scott, D. White
Staff present: None

A. LIMITED PUBLIC COMMENT:

East Bay Supervisor, Beth Friend, thanked the Board for having the meeting and the joint efforts to work on this issue.

B. APPROVAL OF AGENDA:

Motion by Nelson, seconded by Ackerman to approve agenda. Motion carried unanimously.

C. NEW BUSINESS:

1. Department of Treasury Grant Application Approval Joint Uses Sewer Acme and East Bay Townships, per joint uses agreement

Zollinger referred to the packet on the table showing the location of the project Pump Station No. 2 Force main rehabilitation. Aukerman spoke about cost and joint flow percentage, Acme Township is 51.2% and East Bay 48.8%. Approximate cost around 600 thousand dollars. Aukerman will be partnering with East Bay Supervisor, Beth Friend.

Motion by Aukerman, seconded by Nelson, to support applying for the Department of Treasury Grant Application for joint use sewer project between Acme and East Bay Township. Motion carried unanimously.

Motion by Nelson, seconded by Dye to approve Resolution R-2018-6 Approving Grant Application for the Michigan Department of Treasury Competitive grant assistance program in the East Bay & Acme Townships collaboration on Major Sewer System Rehabilitation. Motion carried unanimously by Nelson, Aukerman, Dye, Zollinger.

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

Adjourn at 8:36 a.m.



TECHNICAL MEMORANDUM

Acme Township Water Study

To: Jay B. Zollinger, Supervisor

Date: February 27, 2018

From: Tim Korson, P.E. Gosling Czubak

Re: Acme Township Water Study

cc:

1.0 INTRODUCTION

Acme Township is evaluating options to create a public water system to be owned and operated by the Township. Gosling Czubak Engineering Sciences (GCES) investigated multiple scenarios with varying service areas and sources of supply for the Township. A total of eight water system scenarios were evaluated as part of the study. Each of the water system scenarios evaluated is summarized by the service area, potential customers, calculated water demands, the source of water supply, water storage requirements and sources, water distribution system piping, and the estimated cost for the improvements.

Water demands were calculated based on the Township's existing sewer customer Residential Equivalent Units (REU s). Future customers usage was estimated based on development plans, assumed development of vacant property and assumed customer types and sizes. Using an average of 200 gallons per day (GPD) per REU, the average day demand was calculated for each scenario. (REU values were assigned to future customers based on customer type and assumed customer size.) Peak day demands are calculated by multiplying the average day demand by 2.5 and the peak hourly demands are calculated by multiplying the peak day demand by 1.4. The average day and peak day demands are reported in GPD and the peak hourly demands are reported in gallons per minute (GPM).

The estimated costs are for construction and do not include engineering or land acquisition.

The scenarios are described in greater detail in the following section.

2.0 ACME TOWNSHIP WATER SYSTEM SCENARIOS

Scenarios one through four evaluate Acme Township developing its own waterworks and distribution system. In scenarios five through eighth, Acme Township is a wholesale customer supplied by The Grand Traverse Band of Ottawa and Chippewa Indians (GTBOCI) and operates its own water distribution system. Exhibits 1 and 2 show the water system features over an aerial image. Exhibit 1 shows the water service

area and the needed water system improvements for scenarios one through four. Exhibit 2 shows the water system service area and needed water system improvements for scenarios five through eight.

2.1 Scenario 1: Acme Township Water Works Implementation

Scenario 1 is the creation of a waterworks system for Acme Township with its own sources of supply, storage, and piping. Scenarios two, three and four include buildout options from scenario one.

- Service Area: The Scenario 1 service area includes the area south of M-72, east of Acme Creek, north of the Great Lakes Central Railroad, west of East Grand Traverse Bay and excludes the residential area (referred to as Area B in Scenarios 3 and 4) on Andora Dr., Apple Valley Rd., Cresthaven Ln., Ridge Rd, and Terrace Ln.
- Potential Customer Summary and REU's (Includes future customers on currently undeveloped properties)
 - Residential and Commercial Customers: 131
 - REU's: 707
- Water Demands
 - Average Daily Demand (GPD): 141,337
 - Peak Day Demand (GPD): 353,343
 - Peak Hour Demand (GPM): 344
- Source of Water Supply: Three 200 GPM Wells (2 existing and 1 new) located at Hope Village.
- Water Storage: New 200,000 gallon elevated storage tank located near Hope Village.
- Water System Piping Summary
 - 2,243 Linear Feet of 8-inch Watermain
 - 11,641 Linear Feet of 12-inch Watermain
- Cost Summary
 - Source of Supply: \$1,248,000.00
 - Water Storage: \$880,500.00
 - Water Distribution System: \$2,219,115.00
 - **Total: \$4,347,615.00**

2.2 Scenario 2: Acme Township Water Works + Area A

Scenario 2 is the expansion of Scenario 1 into areas with existing customers currently on individual wells.

- Service Area: The Scenario 2 service area includes the area north of M-72, west of US-31, south of Huffman Rd. and east of Acme Creek.
- Potential Customer Summary and REU's (Includes quantities from Scenario 1)
 - Residential and Commercial Customers: 151
 - REU's: 766
- Water Demands
 - Average Daily Demand (GPD): 153,263
 - Peak Day Demand (GPD): 383,158
 - Peak Hour Demand (GPM): 373
- Source of Water Supply: Three 200 GPM Wells (2 existing and 1 new) and Iron Treatment Plant located at Hope Village.
- Water Storage: New 200,000 gallon elevated storage tank located near Hope Village.
- Water System Piping Summary
 - 2,617 Linear Feet of 8-inch Watermain
 - 0 Linear Feet of 12-inch Watermain
- Cost Summary
 - Source of Supply: Constructed as part of Scenario 1
 - Water Storage: Constructed as part of Scenario 1
 - Water Distribution System: \$396,920.00
 - **Total: \$396,920.00**

2.3 Scenario 3: Acme Township Water Works + Area B

Scenario 3 is also an expansion of Scenario 1 which includes areas with existing customers currently on individual wells.

- Service Area: The Scenario 3 service area includes the area on Andora Dr., Apple Valley Rd., Cresthaven Ln., Ridge Rd, and Terrace Ln.
- Potential Customer Summary and REU's (Includes quantities from Scenario 1)
 - Residential and Commercial Customers: 184
 - REU's: 769
- Water Demands
 - Average Daily Demand (GPD): 147,337
 - Peak Day Demand (GPD): 368,343
 - Peak Hour Demand (GPM): 358
- Source of Water Supply: Three 200 GPM Wells (2 existing and 1 new) and Iron Treatment Plant located at Hope Village.
- Water Storage: New 200,000 gallon elevated storage tank located near Hope Village.
- Water System Piping Summary
 - 4,136 Linear Feet of 8-inch Watermain
 - 0 Linear Feet of 12-inch Watermain
- Cost Summary
 - Source of Supply: Constructed as part of Scenario 1
 - Water Storage: Constructed as part of Scenario 1
 - Water Distribution System: \$542,040.00
 - **Total: \$542,040.00**

2.4 Scenario 4: Acme Township Water Works + Area A + Area B

Scenario 4 is the expansion of the Acme Township Water Works and Distribution System and includes all the areas, and improvements described in Scenarios 1, 2 and 3.

- Service Area: The Scenario 4 service area includes the areas described in Scenarios 1, 2 and 3.
 - Scenario 1: The area south of M-72, east of Acme Creek, north of the Great Lakes Central Railroad, and west of East Grand Traverse Bay.
 - Scenario 2: The area north of M-72, west of US-31, south of Huffman Rd. and east of Acme Creek.
 - Scenario 3: The area on streets Andora Dr., Apple Valley Rd., Cresthaven Ln., Ridge Rd, and Terrace Ln.
- Potential Customer Summary and REU's(Totals for Scenarios 1, 2 and 3)
 - Residential and Commercial Customers: 204
 - REU's: 828
- Water Demands (Totals for Scenarios 1, 2 and 3)
 - Average Daily Demand (GPD): 159,263
 - Peak Day Demand (GPD): 398,158
 - Peak Hour Demand (GPM): 387
- Source of Water Supply: Three 200 GPM Wells (2 existing and 1 new) and Iron Treatment Plant located at Hope Village.
- Water Storage: New 200,000 gallon elevated storage tank located near Hope Village.
- Water System Piping Summary (Totals for Scenarios 1, 2 and 3)
 - 8,996 Linear Feet of 8-inch Watermain
 - Linear Feet of 12-inch Watermain
- Cost Summary (Totals for Scenarios 1, 2 and 3)
 - Source of Supply: \$1,248,000.00
 - Water Storage: \$880,500.00
 - Water Distribution System: \$3,158,075.00
 - **Total: \$5,286,575.00**

2.5 Scenario 5: Phase 1 - Acme Township Supplied by the The Grand Traverse Band of Ottawa and Chippewa Indians

In Scenario 5, Acme Township is a wholesale customer supplied by the GTBOCI.

- Service Area: South side of M-72 E from 4230 M-72 E to Mt. Hope Rd. and Mt. Hope Rd. from M-72 E to 4354 Mt. Hope Rd.
- Potential Customer Summary and REU's
 - Residential and Commercial Customers: 13
 - REU's: 100.5
- Water Demands
 - Average Daily Demand (GPD): 20,100
 - Peak Day Demand (GPD): 50,250
 - Peak Hour Demand (GPM): 49
- Source of Water Supply: GTBOCI Water System
- Water Storage: GTBOCI Water System
- Water System Piping Summary
 - 0 Linear Feet of 8-inch Watermain
 - 2,382 Linear Feet of 12-inch Watermain
- Cost Summary
 - Source of Supply: \$0.00
 - Water Storage: \$0.00
 - Water Distribution System: \$357,080.00
 - **Total: \$357,080.00**

2.6 Scenario 6: Phase 2 - Acme Township Supplied by the The Grand Traverse Band of Ottawa and Chippewa Indians

In Scenario 6, Acme Township is a wholesale customer supplied by the GTBOCI and is an expansion from Scenario 5.

- Service Area: Mt. Hope Rd. from 4354 Mt. Hope Rd. to US-31 / M-72, US-31 / M-72 from Mt. Hope Rd. to Cresthaven Ln., and the area on streets Andora Dr., Apple Valley Rd., Cresthaven Ln., Ridge Rd, and Terrace Ln.
- Potential Customer Summary and REU's
 - Residential and Commercial Customers: 46
 - REU's: 149.9
- Water Demands
 - Average Daily Demand (GPD): 29,980
 - Peak Day Demand (GPD): 74,950
 - Peak Hour Demand (GPM): 73
- Source of Water Supply: GTBOCI Water System
- Water Storage: GTBOCI Water System
- Water System Piping Summary
 - 4,136 Linear Feet of 8-inch Watermain
 - 4,108 Linear Feet of 12-inch Watermain
- Cost Summary
 - Source of Supply: \$0.00
 - Water Storage: \$0.00
 - Water Distribution System: \$993,245.00
 - **Total: \$993,245.00**



2.7 Scenario 7: Phase 3 - Acme Township Supplied by the The Grand Traverse Band of Ottawa and Chippewa Indians

In Scenario 7, Acme Township is a wholesale customer supplied by the GTBOCI and includes a build out of the remainder of the system.

- Service Area: The service area includes the area north of M-72, west of US-31, south of Huffman Rd. and east of Acme Creek. US-31 from Great Lakes Central Railroad to Mt. Hope Rd., US-31 from Cresthaven Ln. to M-72, M-72 from US-31 to Mt. Hope Rd., cul-de-sac south east of Mt. Hope Rd., Kirkland Ct. from US-31 to the Great Lakes Central Railroad and Bunker Hill Rd. from US-31 to the Great Lakes Central Railroad.
- Potential Customer Summary and REU's (Includes future customers on currently undeveloped properties)
 - Residential and Commercial Customers: 139
 - REU's: 608
- Water Demands
 - Average Daily Demand (GPD): 121,600
 - Peak Day Demand (GPD): 304,000
 - Peak Hour Demand (GPM): 296
- Source of Water Supply: GTBOCI Water System
- Water Storage: GTBOCI Water System
- Water System Piping Summary
 - 4,328 Linear Feet of 8-inch Watermain
 - 5,553 Linear Feet of 12-inch Watermain
- Cost Summary
 - Source of Supply: \$0.00
 - Water Storage: \$0.00
 - Water Distribution System: \$1,691,205.00
 - **Total: \$1,691,205.00**

2.8 Scenario 8: Phase 1, 2 and 3 Summary- Acme Township Supplied by the The Grand Traverse Band of Ottawa and Chippewa Indians

In Scenario 8, Acme Township is a wholesale customer supplied by the GTBOCI and summarizes the system build out of Scenarios 5, 6 and 7.

- Service Area:
 - Phase 1 Area - South side of M-72 E from 4230 M-72 E to Mt. Hope Rd. and Mt. Hope Rd. from M-72 E to 4354 Mt. Hope Rd.
 - Phase 2 Area - Mt. Hope Rd. from 4354 Mt. Hope Rd. to US-31 / M-72, US-31 / M-72 from Mt. Hope Rd. to Cresthaven Ln., and the area on streets Andora Dr., Apple Valley Rd., Cresthaven Ln., Ridge Rd, and Terrace Ln.
 - Phase 3 Area - The service area includes the area north of M-72, west of US-31, south of Huffman Rd. and east of Acme Creek. US-31 from Great Lakes Central Railroad to Mt. Hope Rd., US-31 from Cresthaven Ln. to M-72, M-72 from US-31 to Mt. Hope Rd., cul-de-sac south east of Mt. Hope Rd., Kirkland Ct. from US-31 to the Great Lakes Central Railroad and Bunker Hill Rd. from US-31 to the Great Lakes Central Railroad.
- Potential Customer Summary and REU's (Includes future customers on currently undeveloped properties)
 - Residential and Commercial Customers: 198
 - REU's: 858.4
- Water Demands
 - Average Daily Demand (GPD): 171,680
 - Peak Day Demand (GPD): 429,200
 - Peak Hour Demand (GPM): 417
- Source of Water Supply: GTBOCI Water System
- Water Storage: GTBOCI Water System
- Water System Piping Summary
 - 8,464 Linear Feet of 8-inch Watermain
 - 12,043 Linear Feet of 12-inch Watermain
- Cost Summary
 - Source of Supply: \$0.00
 - Water Storage: \$0.00

- Water Distribution System: \$3,041,530.00
- **Total: \$3,041,530.00**

3.0 ACME TOWNSHIP WATER STUDY SUMMARY

The following tables summarize the results of the Acme Township Water Study. Table 1 presents the Scenarios 1 through 4 the findings from Acme Township building a waterworks and distribution system. In Scenarios 1 through 4 the system expands from the initial water system construction in Scenario 1 to include additional areas described in Scenarios 2 and 3 and summarized in Scenario 4. Table 2 presents the Scenarios 5 through 8 findings if Acme Township were to become a wholesale customer supplied by the GTBOCI. Scenarios 5, 6 and 7 show the results of the individual phases to create a water distribution system and are summarized in Scenario 8.



***Acme Township Water System Study - Scenarios 1 Through 4 Summary Table**

Item Description	Scenario 1	Scenario 2	Scenario 3	Scenario 4
Potential Customer Summary and REU's				
Residential and Commercial Customers	131	151	184	204
REU's	707	766	769	828
Water Demands				
Average Daily Demand (GPD)	141,337	153,263	147,337	159,263
Peak Day Demand (GPD)	353,343	383,158	368,343	398,158
Peak Hour Demand (GPM)	344	373	358	387
Source of Water Supply	Three 200 GPM Wells (2 existing and 1 new)	Three 200 GPM Wells (2 existing and 1 new)	Three 200 GPM Wells (2 existing and 1 new)	Three 200 GPM Wells (2 existing and 1 new)
Water Storage	New 200,000 Gallon Elevated Storage Tank	New 200,000 Gallon Elevated Storage Tank	New 200,000 Gallon Elevated Storage Tank	New 200,000 Gallon Elevated Storage Tank
Water System Piping Summary				
Linear Feet of 8-inch Watermain	2,243	2,617	4,136	8,996
Linear Feet of 12-inch Watermain	11,641	0	0	11,641
Cost Summary				
Source of Supply	\$ 1,248,000.00	\$ -	\$ -	\$ 1,248,000.00
Water Storage	\$ 880,500.00	\$ -	\$ -	\$ 880,500.00
Water Distribution System	\$ 2,219,115.00	\$ 396,920.00	\$ 542,040.00	\$ 3,158,075.00
Construction Cost	\$ 4,347,615.00	\$ 396,920.00	\$ 542,040.00	\$ 5,286,575.00
ELAC Cost (30% of Construction Cost)	\$ 1,304,284.50	\$ 119,076.00	\$ 162,612.00	\$ 1,585,972.50
Total Cost	\$ 5,652,000.00	\$ 516,000.00	\$ 705,000.00	\$ 6,873,000.00

***Acme Township Water System Study - Scenarios 5 Through 8 Summary Table**

Item Description	Scenario 5	Scenario 6	Scenario 7	Scenario 8
Potential Customer Summary and REU's				
Residential and Commercial Customers	13	46	139	198
REU's	100.5	149.9	608	858.4
Water Demands				
Average Daily Demand (GPD)	20,100	29,980	121,600	171,680
Peak Day Demand (GPD)	50,250	74,950	304,000	429,200
Peak Hour Demand (GPM)	49	73	296	417
Source of Water Supply	GTBOCI	GTBOCI	GTBOCI	GTBOCI
Water Storage	GTBOCI	GTBOCI	GTBOCI	GTBOCI
Water System Piping Summary				
Linear Feet of 8-inch Watermain	0	4,136	4,328	8,464
Linear Feet of 12-inch Watermain	2,382	4,108	5,553	12,043
Cost Summary				
Source of Supply	\$ -	\$ -	\$ -	\$ -
Water Storage	\$ -	\$ -	\$ -	\$ -
Water Distribution System	\$ 357,080.00	\$ 993,245.00	\$ 1,691,205.00	\$ 3,041,530.00
Construction Cost	\$ 357,080.00	\$ 993,245.00	\$ 1,691,205.00	\$ 3,041,530.00
ELAC Cost (30% of Construction Cost)	\$ 107,124.00	\$ 297,973.50	\$ 507,361.50	\$ 912,459.00
Total Cost	\$ 465,000.00	\$ 1,292,000.00	\$ 2,199,000.00	\$ 3,954,000.00

*Revised March 1, 2018; Added Engineering, Legal, Administration, Contingency (ELAC) Cost to Table



Job #: 01/17/2018
 Date: 11/17/2018
 Scale: 1" = 500'
 Drawn by: TKN
 Checked by: C
 Reviewed by: R

EXHIBIT 1 **ACME TOWNSHIP WATER STUDY** Water System for Scenarios 1 Through 4

Location: ACME TOWNSHIP
 Sheet 1

Location: ACME TOWNSHIP	EXHIBIT 2 ACME TOWNSHIP WATER STUDY Water System for Scenarios 5 Through 8			
	Job #: Date: Scale: Drawn: CKM: Rev.:	01/17/2018 1" = 500' TNG CJ	 <p> Gosling ENGINEERING SCIENCES, INC. 1201 W. 10th Street Suite 200 Lincoln, NE 68502-3822 402.441.2344 www.goslinginc.com </p>	
CIVIL ENGINEERING SURVEYING HYDROLOGICAL SERVICES GEOTECHNICAL CONSTRUCTION SERVICES DRAINAGE LANDMARK ADMINISTRATION		Sheet 1		

CASH SUMMARY BY BANK FOR ACME TOWNSHIP
 FROM 01/01/2018 TO 01/31/2018

Bank Code	Description	Beginning Balance 01/01/2018	Total Debits	Total Credits	Ending Balance 01/31/2018
CHASE	GENERAL FUND				
101	GENERAL FUND	455,139.08	85,547.65	55,361.31	485,325.42
206	FIRE FUND	179,027.82	186,320.61	309,518.53	55,829.90
207	POLICE PROTECTION	97,637.86	5,220.79	1,500.00	101,358.65
208	PARK FUND	4,851.91	3,020.00	450.00	7,421.91
209	CEMETERY FUND	12,157.65	0.00	0.00	12,157.65
212	LIQUOR FUND	11,223.65	0.00	0.00	11,223.65
	GENERAL FUND	<u>760,037.97</u>	<u>280,109.05</u>	<u>366,829.84</u>	<u>673,317.18</u>
FARM	FARMLAND PRESERVATION				
225	FARMLAND PRESERVATION	599,336.85	95,690.17	16,800.00	678,227.02
	FARMLAND PRESERVATION	<u>599,336.85</u>	<u>95,690.17</u>	<u>16,800.00</u>	<u>678,227.02</u>
FARM	FARMLAND PRESERVATION - MONEY MARKET				
225	FARMLAND PRESERVATION	5,204.27	0.22	0.00	5,204.49
	FARMLAND PRESERVATION - MONEY MARKET	<u>5,204.27</u>	<u>0.22</u>	<u>0.00</u>	<u>5,204.49</u>
GENHY	GENERAL FUND - HIGH YIELD				
101	GENERAL FUND	157,132.03	20.02	0.00	157,152.05
	GENERAL FUND - HIGH YIELD	<u>157,132.03</u>	<u>20.02</u>	<u>0.00</u>	<u>157,152.05</u>
GENMM	GENERAL FUND - MONEY MARKET				
101	GENERAL FUND	298,005.65	50.62	0.00	298,056.27
	GENERAL FUND - MONEY MARKET	<u>298,005.65</u>	<u>50.62</u>	<u>0.00</u>	<u>298,056.27</u>
LIQ	LIQUOR MONEY MARKET				
212	LIQUOR FUND	6,996.50	0.30	0.00	6,996.80
	LIQUOR MONEY MARKET	<u>6,996.50</u>	<u>0.30</u>	<u>0.00</u>	<u>6,996.80</u>
PARKS	BAYSIDE PARK				
402	BAYSIDE PARK CAPITAL FUND	363,854.50	0.00	5,451.00	358,403.50
	BAYSIDE PARK	<u>363,854.50</u>	<u>0.00</u>	<u>5,451.00</u>	<u>358,403.50</u>
PETTY	PETTY CASH				
101	GENERAL FUND	200.00	0.00	0.00	200.00
	PETTY CASH	<u>200.00</u>	<u>0.00</u>	<u>0.00</u>	<u>200.00</u>
SADH	HOLIDAY 818				
811	HOLIDAY HILLS AREA IMPROVEMENT	250,695.42	27,399.61	0.00	278,095.03
	HOLIDAY 818	<u>250,695.42</u>	<u>27,399.61</u>	<u>0.00</u>	<u>278,095.03</u>

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DB: ACME TOWNSHIP

CASH SUMMARY BY BANK FOR ACME TOWNSHIP
FROM 01/01/2018 TO 01/31/2018

Page: 2/2

Bank Code	Description	Beginning Balance 01/01/2018	Total Debits	Total Credits	Ending Balance 01/31/2018
SEWER	ACME RELIEF SEWER				
590	ACME RELIEF SEWER	2,266,228.37	520,588.10	617,016.22	2,169,800.25
591	WATER FUND- HOPE VILLAGE	(102.08)	2,342.63	0.00	2,240.55
	ACME RELIEF SEWER	<u>2,266,126.29</u>	<u>522,930.73</u>	<u>617,016.22</u>	<u>2,172,040.80</u>
SEWMM	ACME RELIEF SEWER MONEY MARKET				
590	ACME RELIEF SEWER	197,215.70	25.12	0.00	197,240.82
	ACME RELIEF SEWER MONEY MARKET	<u>197,215.70</u>	<u>25.12</u>	<u>0.00</u>	<u>197,240.82</u>
SHORE	SHORELINE PRESERVATION				
296	SHORELINE PPRESERVATION	1,380.70	0.22	0.00	1,380.92
	SHORELINE PRESERVATION	<u>1,380.70</u>	<u>0.22</u>	<u>0.00</u>	<u>1,380.92</u>
TAX	CURRENT TAX COLLECTION				
703	CURRENT TAX COLLECTION	1,327,730.58	432,098.35	1,277,472.21	482,356.72
	CURRENT TAX COLLECTION	<u>1,327,730.58</u>	<u>432,098.35</u>	<u>1,277,472.21</u>	<u>482,356.72</u>
TRUST	TRUST & AGENCY				
701	TRUST AND AGENCY	5,600.00	0.00	0.00	5,600.00
	TRUST & AGENCY	<u>5,600.00</u>	<u>0.00</u>	<u>0.00</u>	<u>5,600.00</u>
	TOTAL - ALL FUNDS	<u>6,239,516.46</u>	<u>1,358,324.41</u>	<u>2,283,569.27</u>	<u>5,314,271.60</u>

Sarah Lawrence
Deputy Treasurer 2/28/18

REVENUE AND EXPENDITURE REPORT FOR ACME TOWNSHIP

PERIOD ENDING 01/31/2018

GL NUMBER	DESCRIPTION	2017-18	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	01/31/2018 NORMAL (ABNORMAL)	MONTH 01/31/2018 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 101 - GENERAL FUND						
Revenues						
Dept 000						
101-000-402.000	CURRENT PROPERTY TAXES	224,100.00	118,671.79	50,978.06	105,428.21	52.95
101-000-412.000	PERSONAL PROP TAXES	14,005.00	0.00	0.00	14,005.00	0.00
101-000-445.020	PENALTIES& INTEREST	2,600.00	0.00	0.00	2,600.00	0.00
101-000-447.000	ADMINISTRATIVE FEE 1%	98,500.00	89,674.35	4,352.37	8,825.65	91.04
101-000-448.000	CABLE TV FEE	82,000.00	22,800.76	0.00	59,199.24	27.81
101-000-465.000	PASSPORT FEES	1,500.00	1,190.45	272.40	309.55	79.36
101-000-574.000	ST SHARED SALES TAX	340,695.00	128,573.00	0.00	212,122.00	37.74
101-000-577.000	SWAMP TAX	1,350.00	1,420.90	0.00	(70.90)	105.25
101-000-602.000	GRANTS	35,000.00	0.00	0.00	35,000.00	0.00
101-000-607.000	CHARGES FOR SERVICES	0.00	845.14	0.00	(845.14)	100.00
101-000-608.001	Zoning Fees	6,510.00	34,825.00	28,700.00	(28,315.00)	534.95
101-000-610.000	Revenues for Escrow Account	43,000.00	7,800.00	0.00	35,200.00	18.14
101-000-631.000	CONS INDUSTRY ANNUAL MAINT FE	6,450.00	0.00	0.00	6,450.00	0.00
101-000-665.000	INTEREST ON INVESTMENTS	350.00	419.04	0.00	(69.04)	119.73
101-000-665.001	INTEREST SEPTAGE RECEIVED	2,616.00	0.00	0.00	2,616.00	0.00
101-000-667.000	RENT-PARKS	100.00	0.00	0.00	100.00	0.00
101-000-671.000	MISC REVENUES	6,500.00	0.00	0.00	6,500.00	0.00
101-000-676.000	REIMBURSEMENTS	46,700.00	18,535.11	1,242.22	28,164.89	39.69
101-000-676.701	REIMBURSEMENTS FROM 701	1,200.00	0.00	0.00	1,200.00	0.00
101-000-699.000	TRANS IN FRM OTHER FUNDS	25,000.00	0.00	0.00	25,000.00	0.00
Total Dept 000		938,176.00	424,755.54	85,545.05	513,420.46	45.27
TOTAL REVENUES		938,176.00	424,755.54	85,545.05	513,420.46	45.27
Expenditures						
Dept 000						
101-000-465.001	POSTAGE FOR PASSPORTS	700.00	349.25	153.39	350.75	49.89
101-000-992.000	CONTINGENCY	75,000.00	0.00	0.00	75,000.00	0.00
101-000-994.000	TC TALUS CONTRACT SERVICES	1,200.00	0.00	0.00	1,200.00	0.00
101-000-997.300	FOURTH OF JULY FIREWORKS	400.00	0.00	0.00	400.00	0.00
101-000-998.000	GT COUNTY ROAD COMMISSION TART	11,595.00	1,589.63	0.00	10,005.37	13.71
101-000-999.000	TRANSFER TO OTHER FUNDS	100,000.00	100,000.00	0.00	0.00	100.00
Total Dept 000		188,895.00	101,938.88	153.39	86,956.12	53.97
Dept 101 - TOWNSHIP BOARD OF TRUSTEES						
101-101-702.000	SALARIES	27,243.00	15,880.70	2,346.14	11,362.30	58.29
101-101-703.001	SECRETARY	31,100.00	18,356.00	3,651.20	12,744.00	59.02
101-101-705.001	PER DIEM TRUSTEES	250.00	0.00	0.00	250.00	0.00
101-101-714.000	FICA LOCAL SHARE	4,587.00	2,795.58	494.08	1,791.42	60.95
101-101-726.000	SUPPLIES & POSTAGE	2,500.00	618.46	0.00	1,881.54	24.74
101-101-801.000	ACCOUNTING & AUDIT	11,000.00	9,900.00	0.00	1,100.00	90.00
101-101-801.001	INTERNAL ACCOUNTANT	1,000.00	350.00	0.00	650.00	35.00
101-101-802.001	ATTORNEY SERVICES LITIGATION	1,700.00	2,464.20	52.50	(764.20)	144.95
101-101-802.002	ATTORNEY SERVICES	13,000.00	6,545.01	405.00	6,454.99	50.35
101-101-802.005	CONTRACTED COMMUNITY SERVICES	15,000.00	0.00	0.00	15,000.00	0.00
101-101-803.003	ENGINEERING SERVICES	40,000.00	5,332.75	1,634.75	34,667.25	13.33
101-101-804.000	SOFTWARE SUPPORT & PROCESSIN	24,500.00	12,703.67	1,400.65	11,796.33	51.85
101-101-860.000	TRAVEL & MILEAGE	250.00	0.00	0.00	250.00	0.00
101-101-874.000	RETIREMENT/PENSION	3,520.00	2,129.55	425.91	1,390.45	60.50
101-101-900.000	PUBLICATIONS	1,250.00	743.75	103.50	506.25	59.50
101-101-910.000	INSURANCE	6,700.00	3,522.72	461.55	3,177.28	52.58

PERIOD ENDING 01/31/2018

GL NUMBER	DESCRIPTION	2017-18	YTD BALANCE	ACTIVITY FOR		AVAILABLE		% BDGT USED
		AMENDED BUDGET	01/31/2018	MONTH 01/31/2018	INCREASE (DECREASE)	NORMAL (ABNORMAL)	BALANCE	
Fund 101 - GENERAL FUND								
Expenditures								
101-101-958.000	EDUCATION/TRAINING/CONVENTION	300.00	60.00	0.00		240.00	20.00	
101-101-960.000	dues subscriptions	5,900.00	5,772.11	168.16		127.89	97.83	
Total Dept 101 - TOWNSHIP BOARD OF TRUSTEES		189,800.00	87,174.50	11,143.44		102,625.50	45.93	
Dept 171 - SUPERVISOR EXPENDITURES								
101-171-702.000	SALARIES	40,000.00	23,076.90	4,615.38		16,923.10	57.69	
101-171-714.000	FICA LOCAL SHARE	3,590.00	1,942.00	388.40		1,648.00	54.09	
101-171-726.000	SUPPLIES & POSTAGE	100.00	0.00	0.00		100.00	0.00	
101-171-860.000	TRAVEL & MILEAGE	400.00	0.00	0.00		400.00	0.00	
101-171-874.000	RETIREMENT/PENSION	4,725.00	2,538.45	507.69		2,186.55	53.72	
101-171-910.000	INSURANCE	4,000.00	2,307.75	461.55		1,692.25	57.69	
101-171-958.000	EDUCATION/TRAINING/CONVENTION	400.00	0.00	0.00		400.00	0.00	
Total Dept 171 - SUPERVISOR EXPENDITURES		53,215.00	29,865.10	5,973.02		23,349.90	56.12	
Dept 191 - ELECTION EXPENDITURES								
101-191-702.000	SALARIES	10,000.00	0.00	0.00		10,000.00	0.00	
101-191-726.000	SUPPLIES & POSTAGE	6,050.00	133.73	0.00		5,916.27	2.21	
Total Dept 191 - ELECTION EXPENDITURES		16,050.00	133.73	0.00		15,916.27	0.83	
Dept 209 - ASSESSOR'S EXPENDITURES								
101-209-702.000	SALARIES	5,000.00	2,916.69	416.67		2,083.31	58.33	
101-209-714.000	FICA LOCAL SHARE	500.00	223.12	31.87		276.88	44.62	
101-209-726.000	SUPPLIES & POSTAGE	4,000.00	330.71	140.93		3,669.29	8.27	
101-209-803.002	ASSESSING CONTRACT SERVICES	41,600.00	27,744.00	3,468.00		13,856.00	66.69	
101-209-803.004	ASSESSOR'S EVALUATION SERVICES	3,000.00	0.00	0.00		3,000.00	0.00	
101-209-804.000	SOFTWARE SUPPORT & PROCESSIN	2,600.00	1,679.00	0.00		921.00	64.58	
Total Dept 209 - ASSESSOR'S EXPENDITURES		56,700.00	32,893.52	4,057.47		23,806.48	58.01	
Dept 215 - CLERK'S EXPENDITURES								
101-215-702.000	SALARIES	40,008.00	23,081.55	4,616.31		16,926.45	57.69	
101-215-703.000	WAGES DEPUTY/SEC/PRT TIME	17,680.00	9,124.75	1,534.25		8,555.25	51.61	
101-215-714.000	FICA LOCAL SHARE	4,390.00	2,158.03	429.50		2,231.97	49.16	
101-215-726.000	SUPPLIES & POSTAGE	850.00	406.16	0.00		443.84	47.78	
101-215-804.000	SOFTWARE SUPPORT & PROCESSIN	2,300.00	1,750.00	0.00		550.00	76.09	
101-215-860.000	TRAVEL & MILEAGE	2,000.00	123.68	8.43		1,876.32	6.18	
101-215-874.000	RETIREMENT/PENSION	5,670.00	3,220.69	615.08		2,449.31	56.80	
101-215-910.000	INSURANCE	12,535.00	5,415.86	987.85		7,119.14	43.21	
101-215-958.000	EDUCATION/TRAINING/CONVENTION	2,100.00	711.00	0.00		1,389.00	33.86	
Total Dept 215 - CLERK'S EXPENDITURES		87,533.00	45,991.72	8,191.42		41,541.28	52.54	
Dept 247 - BOARD OF REVIEW								
101-247-702.000	SALARIES	700.00	0.00	0.00		700.00	0.00	
101-247-714.000	FICA LOCAL SHARE	55.00	0.00	0.00		55.00	0.00	
101-247-900.000	PUBLICATIONS	75.00	0.00	0.00		75.00	0.00	
101-247-956.000	MISCELLANEOUS	125.00	30.00	30.00		95.00	24.00	

PERIOD ENDING 01/31/2018

GL NUMBER	DESCRIPTION	2017-18	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	01/31/2018 NORMAL (ABNORMAL)	MONTH 01/31/2018 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 101 - GENERAL FUND						
Expenditures						
Total Dept 247 - BOARD OF REVIEW		955.00	30.00	30.00	925.00	3.14
Dept 253 - TREASURER'S EXPENDITURES						
101-253-702.000	SALARIES	25,159.00	14,514.75	2,902.95	10,644.25	57.69
101-253-703.000	WAGES DEPUTY/SEC/PRT TIME	28,159.00	16,245.60	3,249.12	11,913.40	57.69
101-253-714.000	FICA LOCAL SHARE	3,830.00	2,368.28	505.95	1,461.72	61.83
101-253-726.000	SUPPLIES & POSTAGE	5,000.00	2,141.86	0.00	2,858.14	42.84
101-253-804.000	SOFTWARE SUPPORT & PROCESSIN	1,500.00	1,336.00	0.00	164.00	89.07
101-253-860.000	TRAVEL & MILEAGE	400.00	0.00	0.00	400.00	0.00
101-253-874.000	RETIREMENT/PENSION	5,730.00	3,137.57	661.35	2,592.43	54.76
101-253-910.000	INSURANCE	4,000.00	1,125.88	461.55	2,874.12	28.15
101-253-958.000	EDUCATION/TRAINING/CONVENTION	500.00	0.00	0.00	500.00	0.00
Total Dept 253 - TREASURER'S EXPENDITURES		74,278.00	40,869.94	7,780.92	33,408.06	55.02
Dept 265 - TOWNHALL EXPENDITURES						
101-265-726.000	SUPPLIES & POSTAGE	2,400.00	1,097.80	142.55	1,302.20	45.74
101-265-850.000	TELEPHONE	4,600.00	0.00	0.00	4,600.00	0.00
101-265-851.000	CABLE INTERNET SERVICES	5,150.00	2,378.71	276.44	2,771.29	46.19
101-265-920.000	ELECTRIC UTILITIES TOWNHALL	20,000.00	9,679.80	3,174.59	10,320.20	48.40
101-265-921.000	STREET LIGHTS	11,500.00	5,363.93	726.54	6,136.07	46.64
101-265-922.000	DTE GAS	3,600.00	1,703.26	1,252.85	1,896.74	47.31
101-265-923.000	SEWER TOWNSHIP HALL	1,200.00	360.00	60.00	840.00	30.00
101-265-930.000	REPAIRS & MAINT	8,000.00	7,545.90	664.19	454.10	94.32
Total Dept 265 - TOWNHALL EXPENDITURES		56,450.00	28,129.40	6,297.16	28,320.60	49.83
Dept 410 - PLANNING & ZONING EXPENDITURES						
101-410-702.002	ZONING ADMIN SALARY	60,000.00	34,615.35	6,923.07	25,384.65	57.69
101-410-705.000	PER DIEM PLANNING/ZBA	15,000.00	3,900.00	0.00	11,100.00	26.00
101-410-714.000	FICA LOCAL SHARE	4,846.00	3,122.98	564.93	1,723.02	64.44
101-410-726.000	SUPPLIES & POSTAGE	1,000.00	0.92	0.00	999.08	0.09
101-410-726.001	POSTAGE T & A	100.00	7.36	0.00	92.64	7.36
101-410-802.001	ATTORNEY SERVICES LITIGATION	5,000.00	330.00	0.00	4,670.00	6.60
101-410-802.002	ATTORNEY SERVICES	15,000.00	4,983.13	1,095.00	10,016.87	33.22
101-410-802.003	ATTORNEY T & A	10,000.00	1,000.00	0.00	9,000.00	10.00
101-410-803.000	PLANNER SERVICES	8,050.00	3,171.00	0.00	4,879.00	39.39
101-410-803.001	PLANNING CONSULTANT	15,000.00	1,277.54	0.00	13,722.46	8.52
101-410-803.004	ENGINEERING SERVICES T&A	15,000.00	1,728.00	432.00	13,272.00	11.52
101-410-803.005	PLANNING & CONSULTANT T & A	15,000.00	0.00	0.00	15,000.00	0.00
101-410-803.006	STAFF REVIEW T & A	1,500.00	837.78	0.00	662.22	55.85
101-410-804.000	SOFTWARE SUPPORT & PROCESSIN	500.00	0.00	0.00	500.00	0.00
101-410-860.000	TRAVEL & MILEAGE	600.00	365.79	0.00	234.21	60.97
101-410-874.000	RETIREMENT/PENSION	6,400.00	3,692.25	738.45	2,707.75	57.69
101-410-900.000	PUBLICATIONS	2,000.00	1,202.75	275.00	797.25	60.14
101-410-900.001	PUBLICATIONS T & A	0.00	579.50	338.75	(579.50)	100.00
101-410-910.000	INSURANCE	4,000.00	2,307.75	461.55	1,692.25	57.69
101-410-949.000	RENTAL OF SPACE	300.00	0.00	0.00	300.00	0.00
101-410-956.000	MISCELLANEOUS	100.00	0.00	0.00	100.00	0.00
101-410-958.000	EDUCATION/TRAINING/CONVENTION	2,500.00	1,098.46	0.00	1,401.54	43.94
101-410-960.000	dues subscriptions	800.00	0.00	0.00	800.00	0.00
101-410-964.000	REIMBURSEMENTS	0.00	647.45	0.00	(647.45)	100.00

PERIOD ENDING 01/31/2018

GL NUMBER	DESCRIPTION	2017-18	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	01/31/2018 NORMAL (ABNORMAL)	MONTH 01/31/2018 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 101 - GENERAL FUND						
Expenditures						
Total Dept 410 - PLANNING & ZONING EXPENDITURES		182,696.00	64,868.01	10,828.75	117,827.99	35.51
Dept 750 - MAINT & PARKS EXPENDITURES						
101-750-703.000	WAGES DEPUTY/SEC/PRT TIME	15,120.00	10,222.50	0.00	4,897.50	67.61
101-750-714.000	FICA LOCAL SHARE	1,187.00	782.03	0.00	404.97	65.88
101-750-726.000	SUPPLIES & POSTAGE	1,700.00	672.47	102.63	1,027.53	39.56
101-750-860.000	TRAVEL & MILEAGE	500.00	0.00	0.00	500.00	0.00
101-750-930.000	REPAIRS & MAINT	44,525.00	20,797.51	1,983.51	23,727.49	46.71
101-750-956.000	MISCELLANEOUS	2,000.00	2,400.00	0.00	(400.00)	120.00
Total Dept 750 - MAINT & PARKS EXPENDITURES		65,032.00	34,874.51	2,086.14	30,157.49	53.63
Dept 865 - INSURANCE						
101-865-910.000	INSURANCE	15,000.00	14,943.32	0.00	56.68	99.62
Total Dept 865 - INSURANCE		15,000.00	14,943.32	0.00	56.68	99.62
Dept 970 - CAPITAL IMPROVEMENTS						
101-970-750.000	MAINT & PARKS EXPENDITURES	4,500.00	0.00	0.00	4,500.00	0.00
101-970-974.000	ELECTIONS CAPITAL IMPROVEMENT	6,500.00	4,945.44	0.00	1,554.56	76.08
101-970-975.000	TWNHALL CAPITAL IMPROVE	19,000.00	4,482.04	0.00	14,517.96	23.59
Total Dept 970 - CAPITAL IMPROVEMENTS		30,000.00	9,427.48	0.00	20,572.52	31.42
TOTAL EXPENDITURES		1,016,604.00	491,140.11	56,541.71	525,463.89	48.31
Fund 101 - GENERAL FUND:						
TOTAL REVENUES		938,176.00	424,755.54	85,545.05	513,420.46	45.27
TOTAL EXPENDITURES		1,016,604.00	491,140.11	56,541.71	525,463.89	48.31
NET OF REVENUES & EXPENDITURES		(78,428.00)	(66,384.57)	29,003.34	(12,043.43)	84.64
Fund 206 - FIRE FUND						
Revenues						
Dept 000						
206-000-402.000	CURRENT PROPERTY TAXES	724,767.00	335,211.83	95,105.04	389,555.17	46.25
206-000-402.002	CURRENT PROPERTY TAX AMBULANCE	100,233.00	91,215.57	91,215.57	9,017.43	91.00
Total Dept 000		825,000.00	426,427.40	186,320.61	398,572.60	51.69
TOTAL REVENUES		825,000.00	426,427.40	186,320.61	398,572.60	51.69
Expenditures						
Dept 000						
206-000-802.004	CONTRACTED EMPLOYEE SERVICES	98,500.00	43,749.96	7,291.66	54,750.04	44.42
206-000-805.000	METRO FIRE CONTRACT	724,760.00	385,562.62	302,226.87	339,197.38	53.20
Total Dept 000		823,260.00	429,312.58	309,518.53	393,947.42	52.15

PERIOD ENDING 01/31/2018

GL NUMBER	DESCRIPTION	2017-18 AMENDED BUDGET	YTD BALANCE 01/31/2018 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 01/31/2018 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 206 - FIRE FUND						
Expenditures						
TOTAL EXPENDITURES		823,260.00	429,312.58	309,518.53	393,947.42	52.15
Fund 206 - FIRE FUND:						
TOTAL REVENUES		825,000.00	426,427.40	186,320.61	398,572.60	51.69
TOTAL EXPENDITURES		823,260.00	429,312.58	309,518.53	393,947.42	52.15
NET OF REVENUES & EXPENDITURES		1,740.00	(2,885.18)	(123,197.92)	4,625.18	165.81
Fund 207 - POLICE PROTECTION						
Revenues						
Dept 000						
207-000-402.000	CURRENT PROPERTY TAXES	46,100.00	11,948.62	5,220.79	34,151.38	25.92
207-000-671.000	MISC REVENUES	27,600.00	0.00	0.00	27,600.00	0.00
207-000-699.000	TRANS IN FRM OTHER FUNDS	8,600.00	0.00	0.00	8,600.00	0.00
Total Dept 000		82,300.00	11,948.62	5,220.79	70,351.38	14.52
TOTAL REVENUES		82,300.00	11,948.62	5,220.79	70,351.38	14.52
Expenditures						
Dept 000						
207-000-802.000	COMMUNITY POLICING CONTRACT	81,000.00	0.00	0.00	81,000.00	0.00
207-000-956.000	MISCELLANEOUS	5,000.00	1,500.00	1,500.00	3,500.00	30.00
Total Dept 000		86,000.00	1,500.00	1,500.00	84,500.00	1.74
TOTAL EXPENDITURES		86,000.00	1,500.00	1,500.00	84,500.00	1.74
Fund 207 - POLICE PROTECTION:						
TOTAL REVENUES		82,300.00	11,948.62	5,220.79	70,351.38	14.52
TOTAL EXPENDITURES		86,000.00	1,500.00	1,500.00	84,500.00	1.74
NET OF REVENUES & EXPENDITURES		(3,700.00)	10,448.62	3,720.79	(14,148.62)	282.40
Fund 208 - PARK FUND						
Revenues						
Dept 000						
208-000-600.000	CONTRIBUTIONS FROM RESIDENTS	3,000.00	3,899.00	20.00	(899.00)	129.97
208-000-699.000	TRANS IN FRM OTHER FUNDS	682.45	682.45	0.00	0.00	100.00
Total Dept 000		3,682.45	4,581.45	20.00	(899.00)	124.41
TOTAL REVENUES		3,682.45	4,581.45	20.00	(899.00)	124.41
Expenditures						
Dept 000						
208-000-876.000	REFUNDS & OVERPAYMENTS	0.00	570.00	0.00	(570.00)	100.00

REVENUE AND EXPENDITURE REPORT FOR ACME TOWNSHIP

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GL NUMBER	DESCRIPTION	2017-18	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	01/31/2018 NORMAL (ABNORMAL)	MONTH 01/31/2018 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 208 - PARK FUND						
Expenditures						
208-000-930.005	SHORELINE REDEVELOPMENT	4,900.00	(2,550.00)	(2,550.00)	7,450.00	(52.04)
Total Dept 000		4,900.00	(1,980.00)	(2,550.00)	6,880.00	(40.41)
TOTAL EXPENDITURES		4,900.00	(1,980.00)	(2,550.00)	6,880.00	(40.41)
Fund 208 - PARK FUND:						
TOTAL REVENUES		3,682.45	4,581.45	20.00	(899.00)	124.41
TOTAL EXPENDITURES		4,900.00	(1,980.00)	(2,550.00)	6,880.00	40.41
NET OF REVENUES & EXPENDITURES		(1,217.55)	6,561.45	2,570.00	(7,779.00)	538.91
Fund 209 - CEMETERY FUND						
Revenues						
Dept 000						
209-000-643.000	CEMETARY lot &plots	3,400.00	2,200.00	0.00	1,200.00	64.71
209-000-646.000	BURIAL FEE PAYMENTS	3,500.00	3,300.00	0.00	200.00	94.29
Total Dept 000		6,900.00	5,500.00	0.00	1,400.00	79.71
TOTAL REVENUES		6,900.00	5,500.00	0.00	1,400.00	79.71
Expenditures						
Dept 000						
209-000-726.000	SUPPLIES & POSTAGE	300.00	488.95	0.00	(188.95)	162.98
209-000-802.004	CONTRACTED EMPLOYEE SERVICES	2,800.00	3,750.00	0.00	(950.00)	133.93
209-000-930.000	REPAIRS & MAINT	1,500.00	39.19	0.00	1,460.81	2.61
Total Dept 000		4,600.00	4,278.14	0.00	321.86	93.00
TOTAL EXPENDITURES		4,600.00	4,278.14	0.00	321.86	93.00
Fund 209 - CEMETERY FUND:						
TOTAL REVENUES		6,900.00	5,500.00	0.00	1,400.00	79.71
TOTAL EXPENDITURES		4,600.00	4,278.14	0.00	321.86	93.00
NET OF REVENUES & EXPENDITURES		2,300.00	1,221.86	0.00	1,078.14	53.12
Fund 212 - LIQUOR FUND						
Revenues						
Dept 000						
212-000-443.000	LIQUOR LICENSE FEES	9,400.00	10,100.75	0.00	(700.75)	107.45
212-000-665.000	INTEREST ON INVESTMENTS	3.00	1.78	0.00	1.22	59.33
Total Dept 000		9,403.00	10,102.53	0.00	(699.53)	107.44
TOTAL REVENUES		9,403.00	10,102.53	0.00	(699.53)	107.44

REVENUE AND EXPENDITURE REPORT FOR ACME TOWNSHIP

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GL NUMBER	DESCRIPTION	2017-18 AMENDED BUDGET	YTD BALANCE 01/31/2018 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 01/31/2018 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 212 - LIQUOR FUND						
Expenditures						
Dept 000						
212-000-999.000	TRANSFER TO OTHER FUNDS	8,600.00	0.00	0.00	8,600.00	0.00
Total Dept 000		8,600.00	0.00	0.00	8,600.00	0.00
TOTAL EXPENDITURES		8,600.00	0.00	0.00	8,600.00	0.00
Fund 212 - LIQUOR FUND:						
TOTAL REVENUES		9,403.00	10,102.53	0.00	(699.53)	107.44
TOTAL EXPENDITURES		8,600.00	0.00	0.00	8,600.00	0.00
NET OF REVENUES & EXPENDITURES		803.00	10,102.53	0.00	(9,299.53)	1,258.10
Fund 225 - FARMLAND PRESERVATION						
Revenues						
Dept 000						
225-000-402.000	CURRENT PROPERTY TAXES	230,800.00	118,152.14	95,590.01	112,647.86	51.19
225-000-665.000	INTEREST ON INVESTMENTS	100.00	522.65	0.00	(422.65)	522.65
Total Dept 000		230,900.00	118,674.79	95,590.01	112,225.21	51.40
TOTAL REVENUES		230,900.00	118,674.79	95,590.01	112,225.21	51.40
Expenditures						
Dept 000						
225-000-802.002	ATTORNEY SERVICES	2,000.00	0.00	0.00	2,000.00	0.00
225-000-802.004	CONTRACTED EMPLOYEE SERVICES	30,000.00	15,000.00	7,500.00	15,000.00	50.00
225-000-941.000	PDR PYMT TO LANDOWNERS	300,000.00	0.00	0.00	300,000.00	0.00
225-000-942.000	APPRAISAL EXPENSES	2,500.00	9,300.00	9,300.00	(6,800.00)	372.00
Total Dept 000		334,500.00	24,300.00	16,800.00	310,200.00	7.26
TOTAL EXPENDITURES		334,500.00	24,300.00	16,800.00	310,200.00	7.26
Fund 225 - FARMLAND PRESERVATION:						
TOTAL REVENUES		230,900.00	118,674.79	95,590.01	112,225.21	51.40
TOTAL EXPENDITURES		334,500.00	24,300.00	16,800.00	310,200.00	7.26
NET OF REVENUES & EXPENDITURES		(103,600.00)	94,374.79	78,790.01	(197,974.79)	91.10
Fund 296 - SHORELINE PPRESERVATION						
Revenues						
Dept 000						
296-000-665.000	INTEREST ON INVESTMENTS	0.00	1.40	0.00	(1.40)	100.00
Total Dept 000		0.00	1.40	0.00	(1.40)	100.00

DB: Acme Township

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GL NUMBER	DESCRIPTION	2017-18 AMENDED BUDGET	YTD BALANCE 01/31/2018 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 01/31/2018 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 296 - SHORELINE PPRESERVATION						
Revenues						
TOTAL REVENUES		0.00	1.40	0.00	(1.40)	100.00
Fund 296 - SHORELINE PPRESERVATION:						
TOTAL REVENUES		0.00	1.40	0.00	(1.40)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	0.00	0.00
NET OF REVENUES & EXPENDITURES		0.00	1.40	0.00	(1.40)	100.00
Fund 401 - SAYLER PARK BOAT LAUNCH CAPITAL FUND						
Expenditures						
Dept 000						
401-000-999.000	TRANSFER TO OTHER FUNDS	682.45	682.45	0.00	0.00	100.00
Total Dept 000		682.45	682.45	0.00	0.00	100.00
TOTAL EXPENDITURES		682.45	682.45	0.00	0.00	100.00
Fund 401 - SAYLER PARK BOAT LAUNCH CAPITAL FUND:						
TOTAL REVENUES		0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES		682.45	682.45	0.00	0.00	100.00
NET OF REVENUES & EXPENDITURES		(682.45)	(682.45)	0.00	0.00	100.00
Fund 402 - BAYSIDE PARK CAPITAL FUND						
Revenues						
Dept 000						
402-000-600.000	CONTRIBUTIONS FROM RESIDENTS	3,000.00	0.00	0.00	3,000.00	0.00
402-000-602.002	TRUST FUND DEVELOPMENT GRANT-MDNR	300,000.00	0.00	0.00	300,000.00	0.00
402-000-671.000	MISC REVENUES	200,000.00	100,000.00	0.00	100,000.00	50.00
402-000-699.000	TRANS IN FRM OTHER FUNDS	200,000.00	100,000.00	0.00	100,000.00	50.00
Total Dept 000		703,000.00	200,000.00	0.00	503,000.00	28.45
TOTAL REVENUES		703,000.00	200,000.00	0.00	503,000.00	28.45
Expenditures						
Dept 000						
402-000-803.000	PLANNER SERVICES	80,000.00	10,899.50	0.00	69,100.50	13.62
402-000-803.003	ENGINEERING SERVICES	10,000.00	15,697.00	5,451.00	(5,697.00)	156.97
402-000-930.002	PARKS & RECREATION EXPENDITURE	510,000.00	0.00	0.00	510,000.00	0.00
Total Dept 000		600,000.00	26,596.50	5,451.00	573,403.50	4.43
TOTAL EXPENDITURES		600,000.00	26,596.50	5,451.00	573,403.50	4.43
Fund 402 - BAYSIDE PARK CAPITAL FUND:						

REVENUE AND EXPENDITURE REPORT FOR ACME TOWNSHIP

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GL NUMBER	DESCRIPTION	2017-18	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	01/31/2018 NORMAL (ABNORMAL)	MONTH 01/31/2018 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 402 - BAYSIDE PARK CAPITAL FUND						
TOTAL REVENUES		703,000.00	200,000.00	0.00	503,000.00	28.45
TOTAL EXPENDITURES		600,000.00	26,596.50	5,451.00	573,403.50	4.43
NET OF REVENUES & EXPENDITURES		103,000.00	173,403.50	(5,451.00)	(70,403.50)	168.35
Fund 590 - ACME RELIEF SEWER						
Revenues						
Dept 000						
590-000-460.000	USAGE&CONNECTION FEES	884,500.00	453,727.99	220,529.96	430,772.01	51.30
590-000-633.000	REPLACEMENT	2,500.00	0.00	0.00	2,500.00	0.00
590-000-634.000	IMPROVEMENTS	1,364,580.00	0.00	0.00	1,364,580.00	0.00
590-000-665.000	INTEREST ON INVESTMENTS	0.00	2,461.10	0.00	(2,461.10)	100.00
590-000-668.000	INTEREST & FEES	2,210.00	0.00	0.00	2,210.00	0.00
Total Dept 000		2,253,790.00	456,189.09	220,529.96	1,797,600.91	20.24
Dept 550 - HOPE VILLAGE- WATER						
590-550-450.000	USAGE FEES	0.00	(1,167.28)	0.00	1,167.28	100.00
Total Dept 550 - HOPE VILLAGE- WATER		0.00	(1,167.28)	0.00	1,167.28	100.00
TOTAL REVENUES		2,253,790.00	455,021.81	220,529.96	1,798,768.19	20.19
Expenditures						
Dept 000						
590-000-802.002	ATTORNEY SERVICES	5,000.00	585.00	0.00	4,415.00	11.70
590-000-803.003	ENGINEERING SERVICES	161,900.00	52,661.00	17,621.00	109,239.00	32.53
590-000-956.001	OPERATING & MAINT EXP	406,714.00	178,375.19	0.00	228,338.81	43.86
590-000-956.003	HOCH ROAD #697 EXP	1,000.00	216.45	0.00	783.55	21.65
590-000-995.001	INTEREST on BONDS	25,200.00	10,540.13	0.00	14,659.87	41.83
590-000-995.002	PRINCIPAL ON JOINT VENTURE	86,381.00	0.00	0.00	86,381.00	0.00
Total Dept 000		686,195.00	242,377.77	17,621.00	443,817.23	35.32
TOTAL EXPENDITURES		686,195.00	242,377.77	17,621.00	443,817.23	35.32
Fund 590 - ACME RELIEF SEWER:						
TOTAL REVENUES		2,253,790.00	455,021.81	220,529.96	1,798,768.19	20.19
TOTAL EXPENDITURES		686,195.00	242,377.77	17,621.00	443,817.23	35.32
NET OF REVENUES & EXPENDITURES		1,567,595.00	212,644.04	202,908.96	1,354,950.96	13.56
Fund 591 - WATER FUND- HOPE VILLAGE						
Revenues						
Dept 550 - HOPE VILLAGE- WATER						
591-550-460.000	USAGE&CONNECTION FEES	15,400.00	7,009.63	2,342.63	8,390.37	45.52
Total Dept 550 - HOPE VILLAGE- WATER		15,400.00	7,009.63	2,342.63	8,390.37	45.52
TOTAL REVENUES		15,400.00	7,009.63	2,342.63	8,390.37	45.52

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 PERIOD ENDING 01/31/2018

GL NUMBER	DESCRIPTION	2017-18	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	01/31/2018 NORMAL (ABNORMAL)	MONTH 01/31/2018 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 591 - WATER FUND- HOPE VILLAGE						
Expenditures						
Dept 550 - HOPE VILLAGE- WATER						
591-550-956.001	OPERATING & MAINT EXP	15,300.00	4,769.08	0.00	10,530.92	31.17
Total Dept 550 - HOPE VILLAGE- WATER		15,300.00	4,769.08	0.00	10,530.92	31.17
TOTAL EXPENDITURES		15,300.00	4,769.08	0.00	10,530.92	31.17
Fund 591 - WATER FUND- HOPE VILLAGE:						
TOTAL REVENUES		15,400.00	7,009.63	2,342.63	8,390.37	45.52
TOTAL EXPENDITURES		15,300.00	4,769.08	0.00	10,530.92	31.17
NET OF REVENUES & EXPENDITURES		100.00	2,240.55	2,342.63	(2,140.55)	2,240.55
Fund 703 - CURRENT TAX COLLECTION						
Expenditures						
Dept 000						
703-000-876.000	REFUNDS &OVERPAYMENTS	0.00	0.70	0.05	(0.70)	100.00
703-000-902.000	BANK CHARGES	0.00	337.25	337.25	(337.25)	100.00
Total Dept 000		0.00	337.95	337.30	(337.95)	100.00
TOTAL EXPENDITURES		0.00	337.95	337.30	(337.95)	100.00
Fund 703 - CURRENT TAX COLLECTION:						
TOTAL REVENUES		0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES		0.00	337.95	337.30	(337.95)	100.00
NET OF REVENUES & EXPENDITURES		0.00	(337.95)	(337.30)	337.95	100.00
Fund 811 - HOLIDAY HILLS AREA IMPROVEMENT						
Revenues						
Dept 000						
811-000-672.000	ASSESSMENTS CURRENT	68,100.00	33,188.26	27,399.61	34,911.74	48.73
811-000-672.020	PREPAID ASSESSMENTS	0.00	4,103.97	0.00	(4,103.97)	100.00
Total Dept 000		68,100.00	37,292.23	27,399.61	30,807.77	54.76
TOTAL REVENUES		68,100.00	37,292.23	27,399.61	30,807.77	54.76
Expenditures						
Dept 000						
811-000-995.001	INTEREST on BONDS	0.00	12,040.00	0.00	(12,040.00)	100.00
811-000-997.000	DEBT PAYMENT TO COUNTY	60,213.00	0.00	0.00	60,213.00	0.00
Total Dept 000		60,213.00	12,040.00	0.00	48,173.00	20.00

02/28/2018 11:27 AM
User: CATHY DYE
DB: Acme Township

REVENUE AND EXPENDITURE REPORT FOR ACME TOWNSHIP
PERIOD ENDING 01/31/2018

Page: 11/11

GL NUMBER	DESCRIPTION	2017-18 AMENDED BUDGET	YTD BALANCE 01/31/2018 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 01/31/2018 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 811 - HOLIDAY HILLS AREA IMPROVEMENT						
Expenditures						
TOTAL EXPENDITURES		60,213.00	12,040.00	0.00	48,173.00	20.00
Fund 811 - HOLIDAY HILLS AREA IMPROVEMENT:						
TOTAL REVENUES		68,100.00	37,292.23	27,399.61	30,807.77	54.76
TOTAL EXPENDITURES		60,213.00	12,040.00	0.00	48,173.00	20.00
NET OF REVENUES & EXPENDITURES		7,887.00	25,252.23	27,399.61	(17,365.23)	320.18
TOTAL REVENUES - ALL FUNDS		5,136,651.45	1,701,315.40	622,968.66	3,435,336.05	33.12
TOTAL EXPENDITURES - ALL FUNDS		3,640,854.45	1,235,354.58	405,219.54	2,405,499.87	33.93
NET OF REVENUES & EXPENDITURES		1,495,797.00	465,960.82	217,749.12	1,029,836.18	31.15

Trip List - Dispatch (Short)

Company IS NORTH FLIGHT INC; AND Trip Date IS BETWEEN 01/01/2018 AND 01/31/2018; AND Call Types IS Community Benefit OR Personnel and Equipment OR Prehospital; AND Response Zone IS ACME TWSP-28; AND No Group; AND No Group; AND No

Run # or

Trip # TripDate Veh/Unit Time Call Type Customer Name PickUp Location DropOff Location

NORTH FLIGHT INC

Dispatched

13	1/1/2018	NF 8: NF 8	08:25:39	Prehospital		4355 BUNKER HILL RD	
30	1/1/2018	NF 3: NF 3	13:36:20	Prehospital	<Unknown>	US HIGHWAY 31 N	
52	1/1/2018	NF 8: NF 8	20:49:25	Prehospital		SAMARITAS SR CARE - ACME RM 208	SAMARITAS SR CARE - ACME
165	1/4/2018	NF 3: NF 3	06:22:29	Prehospital		5099 ARROWHEAD CIR	MUNSON MEDICAL CENTER ER
216	1/5/2018	NF 8: NF 8	07:18:08	Prehospital	CANCEL, PREHOSPITAL	5037 ARROWHEAD CT	
308	1/6/2018	NF 8: NF 8	21:53:33	Prehospital		8212 BENNETT RD	
448	1/9/2018	NF 5: NF 5	09:15:12	Prehospital	CANCEL, PREHOSPITAL	3597 BUNKER HILL RD ACE HARDWARE IN ACMEQ	
466	1/9/2018	NF 8: NF 8	14:34:01	Prehospital		M 72 E & US HIGHWAY 31 N	MUNSON MEDICAL CENTER ER
467	1/9/2018	NF 11: NF 11	14:34:01	Prehospital	<Unknown>	M 72 E & US HIGHWAY 31 N	
502	1/9/2018	NF 8: NF 8	20:33:13	Prehospital		SAMARITAS SR CARE - ACME 204	SAMARITAS SR CARE - ACME
540	1/10/2018	NF 8: NF 8	17:39:54	Prehospital		SAMARITAS SR CARE - ACME 1121	MUNSON MEDICAL CENTER ER
591	1/11/2018	NF 8: NF 8	19:18:18	Prehospital		5520 US HIGHWAY 31 N SLEEP INN RM 125	MUNSON MEDICAL CENTER ER
616	1/12/2018	NF 8: NF 8	11:54:08	Prehospital		WATERS EDGE ASSISTED LIVING ROOM 302	MUNSON MEDICAL CENTER ER
648	1/12/2018	NF 8: NF 8	18:51:27	Prehospital		SAMARITAS SR CARE - ACME	SAMARITAS SR CARE - ACME
651	1/12/2018	NF 8: NF 8	19:24:47	Community Benefit		FIRE, STANDBY7396 PEACEFUL VALLEY RD	
653	1/13/2018	NF 9: NF 9	01:29:43	Prehospital		GRAND TRAVERSE RESORT LOADING DOCK	MUNSON MEDICAL CENTER ER
669	1/13/2018	NF 8: NF 8	09:08:17	Prehospital		4644 PAPER BIRCH LN	MUNSON MEDICAL CENTER ER
685	1/13/2018	NF 8: NF 8	15:36:58	Prehospital		2884 WILD JUNIPER TRL	
725	1/14/2018	NF 9: NF 9	23:55:31	Prehospital		7454 BENNETT RD	MUNSON MEDICAL CENTER ER
729	1/15/2018	NF 11: NF 11	02:34:25	Prehospital		4263 HOLIDAY ROAD	MUNSON MEDICAL CENTER ER
789	1/15/2018	NF 5: NF 5	20:16:47	Prehospital		SAMARITAS SR CARE - ACME RM 213	MUNSON MEDICAL CENTER ER
875	1/16/2018	NF 15: NF 15	15:45:09	Prehospital		6181 US HIGHWAY 31 N	MUNSON MEDICAL CENTER
917	1/17/2018	NF 5: NF 5	13:31:10	Community Benefit		STANDBY, FIRE1492 US HIGHWAY 31 N	
947	1/18/2018	NF 9: NF 9	04:54:53	Prehospital		SAMARITAS SR CARE - ACME 311	MUNSON MEDICAL CENTER ER
949	1/18/2018	NF 5: NF 5	07:56:22	Prehospital	CANCEL, PREHOSPITAL	SAMARITAS SR CARE - ACME 107 independant side	
982	1/18/2018	NF 5: NF 5	13:09:02	Prehospital		3453 SCENIC HILLS	3453 SCENIC HILLS
984	1/18/2018	NF 5: NF 5	13:45:24	Prehospital	CANCEL, PREHOSPITAL	VASA 5 K LOOP COME IN OFF OF BARTLETT	
1026	1/19/2018	NF 5: NF 5	13:37:25	Prehospital		4181 HOLIDAY RD	MUNSON MEDICAL CENTER ER
1074	1/20/2018	NF 8: NF 8	11:37:31	Prehospital		5665 APPLE VALLEY RD	
1093	1/20/2018	NF 8: NF 8	19:19:56	Prehospital		SAMARITAS SR CARE - ACME	MUNSON MEDICAL CENTER ER
1116	1/21/2018	NF 8: NF 8	08:28:55	Prehospital		SAMARITAS SR CARE - ACME 1102	MUNSON MEDICAL CENTER ER
1128	1/21/2018	NF 9: NF 9	12:06:16	Prehospital		SAMARITAS SR CARE - ACME 107	MUNSON MEDICAL CENTER ER
1156	1/22/2018	NF 11: NF 11	02:18:57	Prehospital		GRAND TRAVERSE RESORT LOBBY	MUNSON MEDICAL CENTER ER

* Shaded records indicate that trip has been cancelled

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Trip List - Dispatch (Short)

Company IS NORTH FLIGHT INC; AND Trip Date IS BETWEEN 01/01/2018 AND 01/31/2018; AND Call Types IS Community Benefit OR Personnel and Equipment OR Prehospital; AND Response Zone IS ACME TWSP-28; AND No Group; AND No Group; AND No

Run # or

Trip #	TripDate	Veh/Unit	Time	Call Type	Customer Name	PickUp Location	DropOff Location
1166	1/22/2018	NF 8: NF 8	10:06:13	Community Benefit		SERVICE, OTHERWATERS EDGE ASSISTED LIVING	

NORTH FLIGHT INC (cont.)

Dispatched (cont.)

1226	1/23/2018	NF 8: NF 8	12:42:36	Prehospital		SAMARITAS SR CARE - ACME RM 213	MUNSON MEDICAL CENTER ER
1240	1/23/2018	NF 8: NF 8	16:03:53	Prehospital		SAMARITAS SR CARE - ACME 1103	MUNSON MEDICAL CENTER ER
1245	1/23/2018	NF 8: NF 8	16:58:26	Prehospital		3100 HOLIDAY RD HOLIDAY HILLS SKI RESORT	MUNSON MEDICAL CENTER ER
1252	1/24/2018	NF 9: NF 9	00:01:37	Prehospital		SAMARITAS SR CARE - ACME 1105	MUNSON MEDICAL CENTER ER
1289	1/24/2018	NF 17: NF 17	18:03:10	Prehospital		SAMARITAS SR CARE - ACME 1125	MUNSON MEDICAL CENTER ER
1304	1/25/2018	NF 9: NF 9	02:16:48	Prehospital		WATERS EDGE ASSISTED LIVING 101	MUNSON MEDICAL CENTER ER
1404	1/26/2018	NF 17: NF 17	19:16:19	Prehospital		2850 HOLIDAY RD	MUNSON MEDICAL CENTER ER
1426	1/27/2018	NF 17: NF 17	09:40:38	Prehospital		4229 WILLIAMSTON CT	MUNSON MEDICAL CENTER ER
1437	1/27/2018	NF 17: NF 17	17:16:52	Community Benefit		FIRE, STANDBY1265 US-31 N	
1440	1/27/2018	NF 17: NF 17	19:03:00	Prehospital	CANCEL, PREHOSPITAL	5178 LAUTNER RD	
1446	1/27/2018	NF 17: NF 17	22:01:43	Prehospital		SAMARITAS SR CARE - ACME APT 204	SAMARITAS SR CARE - ACME
1455	1/28/2018	NF 17: NF 17	09:58:14	Prehospital	CANCEL, PREHOSPITAL	4367 DEERWOOD DR	
1495	1/29/2018	NF 17: NF 17	08:57:38	Prehospital		10106 US HIGHWAY 31 N Shoreline Fruit	MUNSON MEDICAL CENTER ER
1519	1/29/2018	NF 15: NF 15	15:36:40	Community Benefit		FIRE, STANDBY4438 EAGLECREST DR	
1521	1/29/2018	NF 8: NF 8	17:07:55	Prehospital		4125 HOLIDAY NORTH CT	MUNSON MEDICAL CENTER ER
1563	1/30/2018	NF 8: NF 8	17:47:09	Prehospital	CANCEL, PREHOSPITAL	3459 GREENWOOD DR	
1584	1/31/2018	NF 8: NF 8	08:29:03	Prehospital		GRAND TRAVERSE RESORT FOUNTAIN AREA	
1591	1/31/2018	NF 8: NF 8	09:36:40	Prehospital		SAMARITAS SR CARE - ACME	MUNSON MEDICAL CENTER ER

Total Calls Dispatched: 52

Total Transports: 35

Total Calls for NORTH FLIGHT INC: 52

Total Transports: 35

* Shaded records indicate that trip has been cancelled

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Page 1



**ACME TOWNSHIP PLANNING COMMISSION MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
February 12th, 2018 7:00 p.m.**

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

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

Members excused: none

Staff present: S. Winter, Planning & Zoning Administrator, J. Jocks (Counsel), John Iacoangeli, Planning Consultant, V. Donn, Recording Secretary

A. LIMITED PUBLIC COMMENT: None

B. APPROVAL OF AGENDA:

Motion by Timmins to approve the agenda adding under CORRESPONDENCE, G.2: Watershed Center letter sent by Heather Smith dated 02/08/18 and response email by Shawn Winter dated 02/08/18, supported by Balentine. Motion carried unanimously.

C. INQUIRY AS TO CONFLICTS OF INTEREST: None

D. SPECIAL PRESENTATIONS: None

E. CONSENT CALENDAR:

1. RECEIVE AND FILE

- a.** Township Board Meeting Draft Minutes 01/09/18
- b.** Parks and Trails Committee Meeting Draft Minutes 01/19/18
- c.** Capital Improvements Plan Committee Meeting Draft Minutes 01/19/18

2. ACTION:

- a.** Adopt Planning Commission Meeting Draft Minutes 01/08/18

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

F. ITEMS REMOVED FROM THE CONSENT CALENDAR: None

G. CORRESPONDENCE:

- 1.** Cathy Dye, Clerk – MTA Conference
- 2.** Watershed Center letter, Heather Smith dated 02/8/18

H. PUBLIC HEARINGS:

- 1.** CIP Planning Commission Scoring
Paul Rundhaug, 3733 Bunker Hill Rd., questioned on the CPI graph why it had Pave Bunker Hill Rd. to Supply Rd. Wentzloff informed him there was an error in the graph it should have read Pave Bunker Hill Rd. to Williamsburg Rd. It will be revised in the graph.

Rachelle Babcock, 4261 Bartlett Rd., asked on the graph if Develop Road Program on residential

Road Improvements could be clarified.

I. NEW BUSINESS: None

J. OLD BUSINESS:

1. Capital Improvements Plan

A discussion was made to revise the CIP projects graph by removing Develop Road Program Focused on How Residential Road Improvements, combining New Fire Station 8 with Township Hall, reword the SAD items and keep Rebuild Deepwater Point Road on the list. Revisions along with potential funding sources and costs will be talked about at the CIP meeting to bring back to the March Planning Commission meeting.

2. Planned Development 2016-01 – IDF, Dan Kelly

Dan Kelly and Nathan Elkins of Influence Design Forum in Traverse City, were available for questions. Items on the Planned Development were discussed, Acme Creek monitoring and the short-term rentals of the apartments in the mixed-use neighborhood.

Motion by Timmins to recommend approval of Planned Development Application 2016-01 to the Township Board with drawings and supporting documents that have been submitted and the Planned Development Agreement as modified with removal in Short-term Rentals multi-family units above first floor mixed use, maintain the two-year water monitoring post construction, and removal of the trail in the wet land from the drawings, supported by Rosa. Motion carried unanimously.

3. Zoning Ordinance Amendment 046 – Solar Energy Farms

It was discussed if commercial solar energy farms are allowable under the provisions of the Purchase of Development Rights (PDR) agreements utilized by some property owners in the A-1 Agricultural District, and if there should be a maximum size, or land area, included in the ordinance language.

It was determined to do a GIS analysis and get a better idea on how much of the township is suitable for solar use. This information will be brought to the March Planning Commission meeting for further discussion.

K. PUBLIC COMMENT & OTHER PC BUSINESS

Paul Rundhaug asked for clarification on the project of Bunker Hill to Lautner Road on the CIP graph. Feringa let him know it will be reworded on the next CIP project list with a better description.

1. Zoning Administrator Report – Shawn Winter: Reported he received three land use permits and 56 applicants for Medical Marihuana. He is currently working with counsel to develop an efficient process for the initial review and feedback. Urban Diversions is currently working on a site plan to redevelop the former Chemical Bank building at the corner of US-31 and Bunker Hill. This project will qualify for review by the Site Plan Review Committee.

2. Planning Consultant Report – John Iacoangeli: No report

3. Township Board Report – Doug White: No report

4. Parks & Trails Committee Report – Marcie Timmins: Tree work has started in the park and bids have gone out for the larger projects.

ADJOURN: Motion to adjourn by Timmins, supported by Balentine. Meeting adjourned at 9:00

**ACME TOWNSHIP CIP MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
February 16, 2018 9:30 a.m.** (immediately following Parks & Trails meeting)

CALL TO ORDER AND ROLL CALL: Meeting was called to order at 10:03 at conclusion of the Parks & Trails meeting.

Committee:

X	Aukerman	X	Feringa	X	Jenema
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Staff:

X	Winter
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- A. LIMITED PUBLIC COMMENT:** None
- B. APPROVAL OF AGENDA:** Motion by Feringa to approve agenda, seconded by Aukerman.
- C. INQUIRY AS TO CONFLICTS OF INTEREST:** None
- D. ADMINISTRATIVE ACTION:**
1. Adopt CIP Minutes from 01/19/18. Motion by Feringa to approve CIP minutes from 01/19/18; seconded by Jenema.
- E. CORRESPONDENCE:** None
- F. OLD BUSINESS:** None
- G. NEW BUSINESS:**
1. Public Hearing feedback from Planning Commissioners' 02/12/2018 meeting
Feringa commented that public input on proposed projects is still being accepted by the PC.
 2. Planning Commissioners' input/updates to CIP Scoring chart
Discussed Planning Commissioners' scoring changes made at the 02/12/2018 meeting and included with the CIP 02/16/18 meeting packet.
 3. Discussion on project estimates
CIP committee looked at each project on PC's updated scoring sheet and assigned an owner who will be responsible to research the project and determine a realistic cost range, in 2018 dollars, to execute that project.
 4. Next steps and deadlines
The project owner needs to provide the following information to Shawn Winter by either March 9 or March 12. The information will be provided to the PC at a future meeting to help them rank/prioritize each project.
 - Paragraph explaining project description/scope
 - Budget/estimate range for the project
 - Possible funding sources for the project
- H. PUBLIC COMMENT:**
- Local resident, Brian Kelley, requested that a project be added to the Planning Commissioners' list of scored projects. The CIP committee recommended he write a letter detailing his request to the Planning Commission Chairwoman, Karly Wentzloff, with cc to Shawn Winter.

ADJOURN: Motion by Feringa, seconded by Aukerman. Meeting adjourned at 11:15am.

ACME TOWNSHIP PARKS & TRAILS MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
February 16th, 2018 8:30 a.m.

ROLL CALL:

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

A. PUBLIC COMMENT:**B. APPROVAL OF AGENDA: Motion to approve agenda Timmins, 2nd. By Heflin.**
Motion carries**C. INQUIRY AS TO CONFLICTS OF INTEREST: noNe****D. CORRESPONDENCE: Kevin's email summary (not read in)****E. ACTION:**

1. Approve Parks & Trails Minutes 01/19/18
Motion by Heffner, seconded by Heflin- to approve the 01/19/18 meeting minutes with the correction under Old business; trails, b and c to remove extra wording.
Motion carries

F. OLD BUSINESS:

1. **Bayside Park Updates- Kevin's email referenced.**
Jenema- still waiting for approval from the State MDNR to get the final approval to be able to put out the large bid package for bayside park.
Went over tree pricing. Actual price was more than 3 times the estimated price in the grant. Unexpected price increases like these may lead to small design changes in order to meet budget.
2. **Trail Updates**
 - a. *Acme Connector Trail Kushman-*
Feast of Victory and Samaritas Easements- Kushman-Feast of Victory had a meeting with the board members on 2/15, Tart is working to move the letter of commitment along, there are different people in place now and a few new questions are coming up. Shawn has been great at working with the church and answering their questions. These meetings are to secure a letter of commitment, no talk of an easement as of yet, that is the next step needed in order to do the survey work to start the engineer design.
Kushman also talked about working with Samaritas. John DeMarch is still willing to work to help facilitate the agreement, although he is now retired from there.
 - b. *TVC2CHX Trail - Jenema went to the open house at the cider house. There was a large turnout, very diverse.*
Preliminary design- Elk Rapids is ready to begin that process, they have been very actively raising funds. Jenema made it clear Acme supports the trail connector but cannot, at this time, financially donate to it due to all the other work Acme has in process.
Kushman drafted a proposal for preliminary design work from Elk Rapids to Maple Bay. Kushman asked Jenema if Acmes townships resolution of support, would support the preliminary design work all the way from Elk Rapids to Acme township. Jenema talked

with Zollinger and they agreed it would. Acme will not be putting in any money towards the preliminary design work. The cost will be covered by Tart and Elk Rapids. The first phase of construction would still be planned from Elk Rapids down to Maple bay. Hope to have the process started as soon as April and the preliminary design finished by December 2018.

Kushman still working with Holiday Inn express, Still raising concerns about if problems arise on the trail. Other properties that support the trail along with TART have been working to reassure the Holiday Inn. The township has to wait to begin the engineering plan until all the easements are signed.

Kushman also touched on how hard it has been to keep up with snow removal along 31. Heffner asked about the time frame to finish the trail.

Jenema gave an update on the sewer, which is the reason for the trail being ripped up. Hoping for a final finish date of mid-May.

i. Scope of Design Work-

ii. Elk Rapids Trail Team Liason - Kushman asked for a representative from Acme to join the Elk Rapids committee.

Timmins volunteered as long as the meeting times, which are unknown at this time, can work with her schedule.

3. Park System Signage –

Feringa is waiting to meet with Valley city signs until the Tribe is ready with their branding. Will keep on the agenda for March.

4. Park Rules

a. *Update & Feedback-* Smith and Heflin went over all the input from Jeff Jocks, along with research they had done. Added section 2) prohibited activities. (please see attached sheet). Under section 3) b. Talking out wording pertaining to walking along the beaches below the high water mark. Leaving in 3) m- about intoxication. Adding new highlighted language under 3) p.

Under sections 4, 5 and 7 it was decided to keep the current language.

Will continue to work further on the park rules, with plans to get a draft to the board in April.

G. NEW BUSINESS:

1. None

H. PUBLIC COMMENT: none

**ADJOURN: Motion to adjourn at 9:57 Timmins, 2nd Feringa
Motion carries**

02/28/2018 03:38 PM
User: CATHY DYE
DB: ACME TOWNSHIP

CHECK DISBURSEMENT REPORT FOR ACME TOWNSHIP
CHECK DATE FROM 02/07/2018 - 02/28/2018
Banks: CHASE, FARM, PARKS, SEWER

Prepaid

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Check Date	Bank	Check #	Payee	Description	GL #	Amount
02/07/2018	CHAS	24642	AMERICAN WASTE	REPAIRS & MAINT	101-265-930.000	50.00
02/07/2018	CHAS	24643	CHARTER COMMUNICATIONS/SPECTRUM	CABLE INTERNET SERVICES	101-265-851.000	314.54
02/07/2018	CHAS	24644	CULLIGAN WATER, MCCARDEL	REPAIRS & MAINT	101-265-930.000	26.00
02/07/2018	CHAS	24645	GRAND TRAVERSE COUNTY -DPW	SEWER TOWNSHIP HALL	101-265-923.000	60.00
02/07/2018	CHAS	24646	TRAVERSE CITY RECORD EAGLE	PUBLICATIONS-TOWNSHIP BOARD	101-101-900.000	80.00
		24646		PUBLICATIONS-PLANNING & ZONING	101-410-900.000	84.25
						<hr/> 164.25
02/07/2018	CHAS	24647	WYANT COMPUTER SERVICES	SOFTWARE SUPPORT & PROCESSIN	101-101-804.000	1,089.00
02/07/2018	SEWE	263	STERLING EXCAVATING INC.	CONSTRUCTION IN PROGRESS	590-000-158.000-089	117,345.33
02/07/2018	PARK	382	GOSLING CZUBAK ENGR	ENGINEERING SERVICES	402-000-803.003-087	7,039.00
02/20/2018	CHAS	24648	BECKETT & RAEDER	PLANNING CONSULTANT	101-410-803.001	188.58
02/20/2018	CHAS	24649	CHASE CARD SERVICES	EDUCATION/TRAINING/CONVENTION	101-215-958.000	26.77
		24649		SUPPLIES & POSTAGE	101-265-726.000	22.17
						<hr/> 48.94
02/20/2018	CHAS	24650	CINTAS CORP #729	REPAIRS & MAINT	101-265-930.000	69.20
02/20/2018	CHAS	24651	CONSUMERS ENERGY	ELECTRIC UTILITIES TOWNHALL	101-265-920.000	583.84
02/20/2018	CHAS	24652	CONSUMERS ENERGY	ELECTRIC UTILITIES TOWNHALL-6042	101-265-920.000	1,554.79
		24652		ELECTRIC UTILITIES TOWNHALL-5827	101-265-920.000	25.90
		24652		ELECTRIC UTILITIES TOWNHALL-5875	101-265-920.000	30.59
						<hr/> 1,611.28
02/20/2018	CHAS	24653	ESCH LAWN	REPAIRS & MAINT	101-750-930.000	410.00
02/20/2018	CHAS	24654	GRAND TRAVERSE METRO ESA	CONTRACTED EMPLOYEE SERVICES	206-000-802.004	7,433.60
02/20/2018	CHAS	24655	GRAND TRAVERSE METRO ESA	METRO FIRE CONTRACT	206-000-805.000	285,024.39
02/20/2018	CHAS	24656	GREATAMERICA FINANCIAL SVCS	SOFTWARE SUPPORT & PROCESSIN	101-101-804.000	311.65
02/20/2018	CHAS	24657	INTEGRITY BUSINESS SOLUTIONS	SUPPLIES & POSTAGE	101-215-726.000	7.67
		24657		SUPPLIES & POSTAGE	101-265-726.000	48.66
						<hr/> 56.33

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DB: ACME TOWNSHIP

CHECK DISBURSEMENT REPORT FOR ACME TOWNSHIP
CHECK DATE FROM 02/07/2018 - 02/28/2018
Banks: CHASE, FARM, PARKS, SEWER

Page 2/3

Check Date	Bank	Check #	Payee	Description	GL #	Amount
02/20/2018	CHAS	24658	SONDEE, RACINE & DOREN, P.L.C.	ATTORNEY SERVICES LITIGATION	101-101-802.001	15.00
		24658		ATTORNEY SERVICES	101-101-802.002	562.50
		24658		ATTORNEY SERVICES	101-410-802.002	1,492.50
						<hr/> 2,070.00
02/20/2018	SEWE	264	GRAND TRAVERSE COUNTY	OPERATING & MAINT EXP	590-000-956.001	52,556.01
		264		OPERATING & MAINT EXP	591-550-956.001	2,054.14
						<hr/> 54,610.15
02/28/2018	CHAS	24659	AT&T MOBILITY	SUPPLIES & POSTAGE	101-750-726.000	51.36
02/28/2018	CHAS	24660	CHERRYLAND RURAL ELECTRIC	ELECTRIC UTILITIES TOWNHALL/SAYLER P	101-265-920.000	17.50
		24660		ELECTRIC UTILITIES TOWNHALL/ YUBA CE	101-265-920.000	141.15
		24660		ELECTRIC UTILITIES TOWNHALL/SAYLERPK	101-265-920.000	45.36
		24660		STREET LIGHTS/ HOLIDAY RD/HOLIDAY PI	101-265-921.000	71.27
		24660		STREET LIGHTS	101-265-921.000	23.98
		24660		STREET LIGHTS/PEACEFUL VAL.NEAR 7791	101-265-921.000	11.53
		24660		STREET LIGHTS/US 31 N-11 LIGHTS	101-265-921.000	172.83
		24660		STREET LIGHTS/SAYLOR PK	101-265-921.000	10.43
		24660		STREET LIGHTS/BAY VALLEY ST LITE	101-265-921.000	11.53
		24660		STREET LIGHTS/5 MILE NEAR ADD 4782	101-265-921.000	10.43
		24660		STREET LIGHTS/BUNKER HILL AND WHITE	101-265-921.000	18.88
		24660		STREET LIGHTS/FIVE MILE & HOLIDAY HL	101-265-921.000	20.86
		24660		STREET LIGHTS/YUBA HERITAGE	101-265-921.000	10.23
						<hr/> 565.98
02/28/2018	CHAS	24661	CONSUMERS ENERGY	ELECTRIC UTILITIES TOWNHALL	101-265-920.000	96.87
02/28/2018	CHAS	24662	FISH WINDOW CLEANING	REPAIRS & MAINT	101-265-930.000	21.00
02/28/2018	CHAS	24663	GRAND TRAVERSE METRO ESA	REPAIRS & MAINT	101-265-930.000	585.35
02/28/2018	CHAS	24664	KCI	SUPPLIES & POSTAGE	101-209-726.000	1,172.94
02/28/2018	CHAS	24665	KOPY SALES INC.	REPAIRS & MAINT	101-265-930.000	160.50
02/28/2018	CHAS	24666	NATIONWIDE EMPLOYEE BENEFITS	INSURANCE	101-101-910.000	520.70
TOTAL - ALL FUNDS				TOTAL OF 28 CHECKS		481,680.78

--- GL TOTALS ---
101-101-802.001

ATTORNEY SERVICES LITIGATION

15.00

CHECK DISBURSEMENT REPORT FOR ACME TOWNSHIP

CHECK DATE FROM 02/07/2018 - 02/28/2018

Banks: CHASE, FARM, PARKS, SEWER

Check Date	Bank	Check #	Payee	Description	GL #	Amount
101-101-802.002			ATTORNEY SERVICES			562.50
101-101-804.000			SOFTWARE SUPPORT & PROCESSIN			1,400.65
101-101-900.000			PUBLICATIONS			80.00
101-101-910.000			INSURANCE			520.70
101-209-726.000			SUPPLIES & POSTAGE			1,172.94
101-215-726.000			SUPPLIES & POSTAGE			7.67
101-215-958.000			EDUCATION/TRAINING/CONVENTION			26.77
101-265-726.000			SUPPLIES & POSTAGE			70.83
101-265-851.000			CABLE INTERNET SERVICES			314.54
101-265-920.000			ELECTRIC UTILITIES TOWNHALL			2,496.00
101-265-921.000			STREET LIGHTS			361.97
101-265-923.000			SEWER TOWNSHIP HALL			60.00
101-265-930.000			REPAIRS & MAINT			912.05
101-410-802.002			ATTORNEY SERVICES			1,492.50
101-410-803.001			PLANNING CONSULTANT			188.58
101-410-900.000			PUBLICATIONS			84.25
101-750-726.000			SUPPLIES & POSTAGE			51.36
101-750-930.000			REPAIRS & MAINT			410.00
206-000-802.004			CONTRACTED EMPLOYEE SERVICES			7,433.60
206-000-805.000			METRO FIRE CONTRACT			285,024.39
402-000-803.003-087			ENGINEERING SERVICES			7,039.00
590-000-158.000-089			CONSTRUCTION IN PROGRESS			117,345.33
590-000-956.001			OPERATING & MAINT EXP			52,556.01
591-550-956.001			OPERATING & MAINT EXP			2,054.14
			TOTAL			481,680.78

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INVOICE JOURNAL PROOF REPORT FOR ACME TOWNSHIP

Page: 1/1

To Be
Approved

PROOF ONLY - JOURNAL ENTRIES NOT CREATED

Post Date	Journal	Description	GL Number	DR Amount	CR Amount
03/06/2018	AP	A & D ASSESSING ASSESSING CONTRACT SERVICES Vnd: 0000000520 Invoice: MARCH 2018	Invoice: MARCH 2018 Ref#: 8745 (ASSESSING) 101-209-803.002 101-000-202.000	3,468.00	3,468.00
		Expected Check Run: 03/06/2018			
				3,468.00	3,468.00
03/06/2018	AP	BECKETT & RAEDER PLANNING & CONSULTANT T & A Vnd: 0000001660 Invoice: 201878	Invoice: 201878 Ref#: 8735 (SITE REVIEW-KELLY RESORT PUD) 101-410-803.005-080 101-000-202.000	140.00	140.00
		Expected Check Run: 03/06/2018			
				140.00	140.00
03/06/2018	AP	GOSLING CZUBAK ENGR ENGINEERING SERVICES Vnd: 0000007675 Invoice: 79689	Invoice: 79689 Ref#: 8736 (TAB WATER AND SEWER FLOW RECORDS) 590-000-803.003 590-000-202.000	1,766.00	1,766.00
		Expected Check Run: 03/06/2018			
				1,766.00	1,766.00
03/06/2018	AP	PLANNING AND ZONING CENTER, INC dues subscriptions Vnd: 0000017400 Invoice: FEB 2018	Invoice: FEB 2018 Ref#: 8718 (SUBSCRIPTION- PLANNING & ZONING NEWS 6/2) 101-410-960.000 101-000-202.000	350.00	350.00
		Expected Check Run: 03/06/2018			
				350.00	350.00
				5,724.00	5,724.00
Cash/Payable Account Totals:					
		ACCOUNTS PAYABLE	101-000-202.000		3,958.00
		ACCOUNTS PAYABLE	590-000-202.000		1,766.00
			TOTAL INCREASE IN PAYABLE:		5,724.00

Jay Zollinger

From: Charlene <abernethyc@charter.net>
Sent: Tuesday, March 06, 2018 4:33 PM
To: Jay Zollinger
Cc: jean aukerman; Amy Jenema; Cathy Dye; ucanbrew@aol.com; drwhite231@gmail.com; pscott875@hotmail.com; Shawn Winter; john iacoangeli
Subject: Environmental Impact Statement

9/5/2018

Jay Zollinger

Acme Township Supervisor

Dear Jay,

Dan Kelly has been refreshing with his openness about his development, desire to have an environmentally sound project and intent to use the setting to enhance his plans.

We do recommend an environmental impact statement. This could anticipate potential environmental problems with the design and resolve issues before they become expensive problems.

A special concern is the ground water level at this property. It is well known to be saturated soil in the spring and after heavy rain.

It is critical to protect the bay from runoff and contaminants.

Sincerely,

Board of Concerned Citizens of Acme Township

Denny Rohn

Charlene Abernethy

Paul Brink

Rachelle Babcock

Virginia Tegel



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 Board of Trustees
From: Shawn Winter, Planning & Zoning Administrator
CC: Jeff Jocks, Counsel; John Iacoangeli, Beckett & Raeder
Date: February 28, 2018
Re: Planned Development (PD) Application 2016-01

Enclosed is the application and review materials for the Planned Development (PD) 2016-01 submitted by Nate Elkins ("Applicant") of Influence Design Forum on behalf of Dan Kelly ("Developer"). The proposed PD intends to develop the Williamsburg Banquet Center property, and adjacent parcels, into a mixed-use community with a variety of single-family detached homes along Acme Creek. The mixed-use community will sit along M-72 with two- to three-story buildings consisting of commercial on the first floor and office or residential on the floors above. The single-family dwellings will be available for purchase to be occupied by full-time residents, or operated as short-term rentals through a rental pool program. The application presents the first development proposal under the Planned Development of the Zoning Ordinance adopted in October 2016.

The application has been reviewed by the Planning Commission pursuant to the procedures outlined in the Zoning Ordinance. A pre-application criteria for qualifications was performed in November 2016 where it was determined the conceptual plan did not meet the criteria to qualify for a PD. The Developer retained the services of the Applicant to revise his proposal and came back to the Planning Commission in March 2017 where it was determined the revised concept did meet the criteria to qualify for PD. The Applicant submitted a formal application that was reviewed by the Planning Commission in December 2017. A public hearing was held in January 2018, where no one spoke for or against the proposal. The project came back to the Planning Commission in February 2018 where a motion was made to recommend approval to the Township Board.

The enclosed packet includes all the documentation submitted and created in the review of the PD proposal. Not included is the pre-application materials, however, those materials are available for you review upon request. Included in the documents is a Finding of Facts to be reviewed by the Board as part of their approval process, as well as the Planned Development Agreement that outlines the general and specific provisions for the development of the property under the PD 2016-01 approval.

Given the recommendation by the Planning Commission, and upon satisfactory review by the Board, I submit the following motion for consideration:

Motion to approve Planned Development Application 2016-01 as presented with all documents and correspondence submitted, and as reflected in the Planned Development Agreement and the Finding of Facts.

**ACME TOWNSHIP MOTION TO APPROVE
PLANNED DEVELOPMENT APPLICATION 2016-01**

On motion by _____, with support by _____, the Acme Township Board of Trustees, by a _____ vote, adopts the following findings of fact and approves the Conceptual Planned Development ("PD") Application 2016-01.

I. RECITATIONS:

In October 2016, Dan Kelly ("Developer") sought pre-application approval for the criteria for qualifications to apply for PD to develop his property with forty (40) detached single-family homes that could be owner occupied, or purchased to be used within a rental pool for short-term rentals. It was determined by staff and the planning commission that proposal did not sufficiently meet the criteria to qualify for a PD.

The Developer resubmitted application materials in February 2017 with the scope of work increasing to include more detached single-family homes as well as two mixed-use communities along the property's right-of-way frontage. It was determined by staff and the Planning Commission that the revised application did meet the necessary criteria to qualify for a PD and that the Developer along with Nate Elkins ("Applicant") could move forward with a form PD application.

The Conceptual PD plan was reviewed by the Planning Commission at their meetings on December 12, 2017, January 8, 2018 and February 12, 2018 meetings. A public hearing was held on January 12, 2018 with no one speaking for or against the proposal. The Planning Commission, upon reviewing the application under the Planned Development standards of the Acme Township Zoning Ordinance ("Ordinance") and all other applicable sections of the Ordinance, recommended approval to the Township Board at the February 12, 2018 meeting.

The property under consideration for PD 2016-01 consists of the following four parcels and are herein referred to as the "Property":

Parcel A

Address: 4160 E M-72, Williamsburg, MI 49690
Parcel No.: 28-01-102-011-00
Legal Description: PT NW 1/4, SEC 2 T27N R10W COM NW SEC CNR, S 86 DEG 43' E 596.16', S 01 DEG 17' W 145.81' TO SLY HWY R/W & POB, S 88 DEG 42' E 205.81', S 300.34', S 66 DEG 97' W 325.36' TO SLY SHR ACME CREEK, N 13 DEG 23' W 90.08', N 16 DEG 30' E 48.41' TH N 9 DEG 10' W 109.34', N 35 DEG 27' E 56.73', E 72.45', N 150' TO POB.

Parcel B

Address: Street Number Not Assigned, Williamsburg, MI 49690
Parcel No.: 28-01-102-011-25
Legal Description: PART OF NW 1/4 SEC 2 T27N R10W COM NW SEC COR TH S 86 DEG 43' E 596.16 FT TH S145.81 FT TO SLY HWY R/W TH S 88 DEG 42' E 205.81 FT TH S 01 DEG 25' E 300.34FT TO POB TH S 88 DEG 42' E 100.11 FT THS 536.60 FT TO SHR ACME CREEK TH ALG SD SHR N 55 DEG 51' W 7.19 FT TH N 87 DEG 11' W 26.10 FT TH N

40 DEG 11' W 92.88 FT TH N 52 DEG 59' W 61.87 FT TH N 38 DEG 33' W 54.80 FT
TH N 43 DEG 42' W 94.47 FT TH N 33 DEG 31' W 64.06 FT TH N 43 DEG 42' W
117.95 FT TH N 50 DEG 34' W 68.80 FT TH N 66 DEG 07' E 325.26 FT TO POB

Parcel C

Address: 4200 E M-72, Williamsburg, MI 49690
Parcel No.: 28-01-102-014-01
Legal Description: PT NW 1/4 SEC 2 T27N R10W COM AT NW CNR SEC 2 TH S 86 DEG 43'27" E 895.66'
TH S 0 1 DEG 30'51" E 430.44' TO POB TH S 88 DEG 42'59" E 234.60' TH S 01 DEG
25'35" E 494.39' TH S 86 DEG 43'27" E 185.62' TH S 01 DEG 25'35" E 250' TO A PT
ON A TRAVERSE LINE ALONG ACME CREEK TH S 59 DEG 48'00" W 89.73' TH N 73
DEG 15'02" W 122.46' TH N 28 DEG 44'26" W 132.64' TH N 55 DEG 32'38" W
200.73' TH N 01 DEG 30'51" W 540.18' TO POB SPLIT ON 09/03/1998 FROM 01-
102-014-00;

Parcel D

Address: 4230 E M-72, Williamsburg, MI 49690
Parcel No.: 28-01-102-010-00
Legal Description: W 214.5' OF NE 1/4 OF NW 1/4 ALSO E 185' OF N 915' OF NW 1/4, NW 1/4. SEC 2
T27N R10W.

Written information, documents, drawings and arguments have been submitted by the Applicant, Acme Township's staff, Beckett & Raeder, and Acme Township's counsel, all of which are in the record of these proceedings.

The Acme Township Board has reviewed all the information submitted as described above, together with all of the minutes of the proceedings at the Acme Township Planning Commission in accordance with the review and approval process as outlined in the Ordinance. Hereinafter, the development of the Property shall be referred to as the "Project".

II. SUBMITTED DOCUMENTS:

The following documents have been submitted as part of the PD 2016-01 application and review process:

Pre-Application

1. Planned Development Pre-Application Submission and Review of Qualifications
2. Narrative
3. Drawings:
 - a. Existing Conditions Plan – Zoning District Overlay
 - b. Existing Conditions Plan – Businesses
 - c. Existing Conditions Plan – Property Ownership
 - d. Existing Conditions Plan – Natural Features Overlay
 - e. Concept Plan
 - f. Concept Plan – Circulation Overlay
 - g. Concept Plan – Green Infrastructure Overlay
 - h. Concept Plan – Neighborhood Zones Overlay
 - i. Concept Plan – Parks and Open Space Overlay

- j. Concept Plan – Concept Phasing Overlay
- 4. Pre-Application Review – Beckett & Raeder

Application

1. Planned Development Application
2. Project Narrative with the following documents enclosed:
 - a. Grand Traverse County DPW – preliminary review
 - b. M2E – Sewer and water demand estimates
 - c. Grand Traverse Band of Ottawa and Chippewa Indians – review and action to approve water connection between Tribal Community Water System and the Developer’s property
 - d. Grand Traverse County Soil Erosion and Sedimentation Control – preliminary review and response
 - e. M2E – Preliminary Storm Water Runoff Estimates
 - f. USDA – Custom Soil Resource Report
 - g. GT Metro Fire – Site Plan Review
 - h. MDOT – correspondence with MDOT Transportation Service Center officials
 - i. MDEQ – Correspondence related to permit requirements under Part 301, 303 and 31 of the Natural Resources and Environmental Protection Act (1994, PA 451, as amended)
 - j. Gourdie-Fraser Associates – Wetland Determination Form
 - k. Township Correspondence – parking requirements and short-term rentals
3. Drawings:

No.	Title	Date
n/a	Planned Unit Development Site Plan & Application	11.28.17
S.1	Existing Conditions Plan	11.28.17
S.2	Existing Conditions Plan – Zoning District Overlay	11.28.17
S.3	Existing Conditions Plan – Proposed Change in Land Use	11.28.17
S.4	Existing Conditions Plan – Location of Businesses	11.28.17
S.5	Existing Conditions Plan – Ecologically Sensitive Areas	11.28.17
S.6	Existing Conditions Plan – Forest Cover Types	11.28.17
S.7	Site Plan	11.28.17
S.7	Site Plan (with vegetation)	11.28.17
S.8	Neighborhood Plan	11.28.17
S.9	Modeling – Camera Location	11.28.17
S.10	Residential Neighborhood – Modeling Study, Camera 1	11.28.17
S.11	Residential Neighborhood – Modeling Study, Camera 2	11.28.17
S.12	Residential Neighborhood – Modeling Study, Camera 3	11.28.17
S.13	Residential Neighborhood – Modeling Study, Camera 4	11.28.17
S.14	Residential Neighborhood – Modeling Study, Camera 5	11.28.17
S.15	Mixed-Use Neighborhood – Modeling Study, Camera 6	11.28.17
S.16	Circulation Plan	11.28.17
S.17	Parking Management Plan	11.28.17
S.18	Cross Section Study – Section ID Map	11.28.17
S.19	Mixed-Use Neighborhood – Cross Section Study: Section A Main Street	11.28.17
S.20	Residential Neighborhood – Cross Section Study: Section B Secondary or Collector Street	11.28.17
S.21	Residential Neighborhood – Cross Section Study: Section C Tertiary or Local Street	11.28.17

S.22	Residential Neighborhood – Cross Section Study: Section D Tertiary or One-Way Street	11.28.17
S.23	Storm Water Management Plan	11.28.17
S.24	Park & Open Space Plan	11.28.17
S.25	Preliminary Utility Plan	11.28.17
S.26	Fire & Emergency Access Plan	11.28.17
S.27	Phasing Plan	11.28.17
S.28	Concept Grading Plan	01.22.18

4. Application Review – Beckett & Raeder
5. PD 2016-01 Planned Development Agreement (“PD Agreement”)

Compiled Minutes

Minutes related to the application from the Planning Commission meetings of:

- November 14, 2016
- March 13, 2017
- December 11, 2017
- January 8, 2018
- February 12, 2018

Hereinafter, the “Application” shall mean all documents, representations, and statements made by the Developer, Applicant, or their agents and consultants, compiled together.

III. FINDINGS

Now, therefore, the Acme Township Board of Trustees finds as the follows (Acme Township Board findings indicated by italics):

The Acme Township Board of Trustees has considered the Developer’s submissions in support of the application; Developer’s statements on the record and the meeting minutes in which those are reflected; the provisions set forth below that regulate the development and use of the property; the input received at the Acme Township Planning Commission’s public meetings and public hearings, including the minutes of those meetings and hearings; the recommendation of the Planning Commission, including its conditions; and the submitted documentation and input from the Township’s staff, Planning Consultant and subcontractors, and applicable governmental agencies. In light of the above, and the standards required by the Reviewing Documents, the Acme Township Board of Trustees finds the following:

19.1 Intent and Purpose

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

The Application is found to meet the following Cornerstones and Building Blocks the Acme Township Community Master Plan (2014):

CORNERSTONE: Focus on infrastructure improvement

BUILDING BLOCKS:

- 2. Continue collaboration with the Grand Traverse Band of Ottawa and Chippewa Indians on infrastructure projects, especially public water.*
- 3. Incorporate into Township projects, properties, and Ordinances specific practices and provisions to improve the quantity and quality of storm water treatment and handling, especially low event storm flows.*

CORNERSTONE: Develop a trail system that connects to local parks and the TART trail

BUILDING BLOCKS:

- 3. Preference should be given to trail locations in scenic areas which have minimal agricultural activity.*
- 6. Consult the 5-year Parks and Recreation Plan for the Township-road bike paths when reviewing new development projects for incorporation and implementation.*

CORNERSTONE: Create a vibrant, high-quality, commercial and mixed-use district

BUILDING BLOCKS:

- 1. Continue collaboration with the Grand Traverse Band of Ottawa and Chippewa Indians on infrastructure projects, especially public water.*
- 4. Ensure that off-street parking lots are inter-connected and properties have sidewalks wide enough to encourage outdoor dining, displays, and pedestrian activity.*

CONERSTONE: Maintain and improve the quality of surface and groundwater throughout the Township, region and the Grand Traverse Bay Watershed

BUILDING BLOCKS:

- 2. Incorporate low impact development (design) techniques into the zoning and storm water ordinances, especially those that address low event storms, such as rain gardens and bioretention, rooftop gardens, sidewalk storage, vegetated swales, buffers, and strips. Other techniques include tree preservation, roof leader disconnection, rain barrels and cisterns, porous pavement and pavers, soil amendments, and impervious surface reduction.*
- 4. Reinforce in the zoning and storm water ordinances the use of riparian buffers adjacent to tributaries and wetlands and provisions to protect environmentally sensitive areas.*
- 5. Consult with the Grand Traverse Bay Watershed Protection Plan (December 2005, as updated) as it relates to Acme Township and those strategies focused on East Bay. In particular, measures which establish and promote land and water management practices that conserve and protect the natural resources of the watershed, such as, providing adequate setbacks for buildings, minimize development clearings by landowners and establish riparian buffers along waterways and tributaries, and protecting wetlands.*

CORNERSTONE: Create a “community” attractive to all age groups

BUILDING BLOCKS:

- 3. Creating transportation plans that work for all ages and abilities.*
- 4. Promoting walkability and public transportation.*

5. *Creating opportunities for intergenerational interaction.*

FUTURE LAND USE MAP:

The Future Land Use Map (Figure 20, p. 68) designates the Property as “Town Center” in the future land use categories. The Township finds that the Development meets the town center description, defined as such:

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. As noted in the Master Plan, new commercial developments shall take place in high-density areas so that infrastructure installation, wherever needed, will be carried out efficiently. The main objectives in this category is to 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 to provide for commercial establishments that not only supply goods and services but also offer employment opportunities to Acme residents. Another objective is to encourage new residential growth with densities upwards of 14 to 18 units per acre.

Public infrastructure, water, sanitary sewer, roads, and non-motorized pathways will be required to fully develop and link properties into a cohesive community mixed use district. For the Town Center to work effectively and efficiently, connections among Acme Village, the Grand Traverse Town Center, the former Lautner Commons project property, and the Grand Traverse Resort and Spa are essential.

The intended uses in this category include, but are not limited to: general merchandise stores, restaurants (non-fast food types), coffee shops, professional offices of various kinds, motels, furniture stores, and personal service businesses (hair salons, spas and so on). This category also contemplates the possibility of mixed-use with residential dwellings above the first floor. Land uses in the Commercial areas should comport with the policies and actions of the Cornerstone entitled, “Create a Vibrant, High-Quality, Compact Commercial and Mixed-Use District,” “Focus on Infrastructure Improvement,” and “Encourage Recreation-based Tourism.”

- b. The development allowed under this Article shall be considered as an optional means of development only on terms agreeable to the Township.

Pursuant to the findings presented in this document and agreeable to the terms established in the PD Agreement.

- c. Use of the PD option will allow flexibility in the control of land development by encouraging innovation through an overall, comprehensive development plan to provide variety in design and layout; to achieve economy and efficiency in the use of land, natural resources, energy and in the provision of

public services and utilities; to encourage useful open spaces suited to the needs of the parcel in question; to provide proper housing including workforce housing; and to provide employment, service and shopping opportunities suited to the needs of the residents of the Township.

The Developer and Applicant have provided a thorough comprehensive plan for the development of the Property presented through the drawings in the Application; the compact design of the Project utilizes the Developer's investment in expanding water infrastructure to the Property, provides context sensitive designs to mitigate any negative effects to Acme Creek; preservation of existing vegetation along Acme Creek and within the setback will provide open space for property owners and guests, while the easement for the Acme Connector Trail will serve as part of a larger non-motorized transportation network while providing access to and from the Property; a variety of housing options have been incorporated to meet different needs; the mixed-use neighborhood component will allow for the creation of new jobs and economic opportunities.

- d. It is further intended the PD may be used to allow nonresidential uses of residentially zoned areas; to allow residential uses of nonresidential zoned areas; to permit densities or lot sizes which are different from the applicable district and to allow the mixing of land uses that would otherwise not be allowed; provided other community objectives are met and the resulting development would promote the public health, safety and welfare, reduce sprawl, and be consistent with the Acme Township Community Master Plan and Future Land Use Plan Map.

The Project will mix retail, service, office, single-family residential and multifamily residential within the property. The C-Corridor Commercial District expands into the MHN-Mixed Housing Neighborhood District on the east side of the property, and MHN-Mixed Housing Neighborhood District expands into the C-Corridor Commercial District on the west side of the property. The PD Agreement will allow for the potential to operate the residential properties, single-family and multifamily as short-term rentals through a rental pool.

- e. It is further intended the development will be laid out so the various land uses and building bulk will relate to one another and to adjoining existing and planned uses in such a way that they will be compatible, with no material adverse impact of one use on another.

The Project will have the greatest density, building mass and height along the M-72 right-of-way and will decrease in intensity towards the rear of the property along Acme Creek. The building designs presented are compatible with one another and to the development of the Grand Traverse Town Center to the east.

- f. The number of dwelling units for the PD development shall not exceed the number of dwelling units allowed under the underlying Zoning District, unless there is a density transfer approved by the Township.

By right, the Developer is entitled to 70 dwelling units in the area zoned C-Corridor Commercial and 158 dwelling units in the area zoned MHN-Mixed Housing Neighborhood, for a total of 228 dwelling units. The Project proposes a total of 126 dwelling units, with 76 as single-family homes and 50 as multifamily units.

19.3 Criteria for Qualifications

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

The subject properties are zoned C-Commercial Corridor and MHN – Mixed Housing Neighborhood.

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

Except for the short-term rental option of the residential properties, managed through rental pool, the uses and buildings are allowed by right in their respective zoning districts.

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

Utilizing the PD option allows for the efficient use of the land and infrastructure through a comprehensive planning process.

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

The Developer will be required to submit a Part 41 application to the Michigan Department of Environmental Quality for sewer lead expansion; a water distribution system will be provided from the Grand Traverse Band of Ottawa and Chippewa Indians' existing system at the expense of the Developer; Michigan Department of Transportation will determine if any additional improvements to M-72 are necessary at the time of site plan review and will be mitigated by the Developer in coordination with the improvements proposed by the Grand Traverse Band of Ottawa and Chippewa Indians. The Property pursuant to the Acme Township Community Master Plan is consistent with the future land use development patterns and facility load increases.

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

The density of the Project is less than that which is allowable by right on the Property.

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

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

CRITERIA MET: The Concept Plan accounts for, and incorporates the natural features of the site. The storm water and wetland delineation will be accounted for as the project moves into design phases.

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

CRITERIA MET: The proposed development concept is consistent with the Acme Shores Placemaking Plan and the Acme Township Master Plan.

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

CRITERIA MET: Final delineation of protected lands and any covenants focused on maintenance and protection will be subject to further review by Township Legal Counsel. The PD Agreement further requires a trail easement be dedicated for the Acme Connector Trail.

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

CRITERIA MET: The property is proposed as a mixed-use neighborhood which utilizes private streets and vegetated buffers to transition uses.

5. To promote the goals and objectives of the Township Master Plan.

CRITERIA MET: As indicated under Section 19.1(1) above.

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

CRITERIA MET: The approved Conceptual PD Plan and Application does provide quality building materials, architectural details and elevations associated with the proposed buildings; minimizes the extent of tree removal on the property; is sufficiently landscaped; preserves vegetation within the buffer along Acme Creek and associated wetlands; and includes a trail easement for the Acme Connector Trail.

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

CRITERIA MET: The approved Conceptual PD is a radical departure from typical suburban corridor commercial development. It is consistent with the Acme Shores Placemaking Plan and Community Master Plan.

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

The proposed mixed-use neighborhood and housing variety in the single-family neighborhoods are both consistent with the intent of their respective zoning districts, and the compact, human-scaled development pattern is reflective of a placemaking effort that achieves a welcoming environment encouraging non-motorized transportation, social interaction, and economic opportunities.

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

CRITERIA NOT APPLICABLE.

19.4 Uses Permitted

- a. A land use plan shall be proposed for the area to be included within the PD. The land use plan shall be defined primarily by the Township Zoning Ordinance Districts that are most applicable to the various land use areas of the PD.

A land use plan has been submitted with the Application that details the uses to be incorporated into the Project. All the proposed uses are allowed by right, with the exception of the short-term rental option for the residential properties without a Township license, managed through a rental pool.

- b. Uses permitted and uses permitted subject to Special Use Permit approval in this Ordinance may be allowed within the districts identified on the PD plan, except that some uses may be specifically prohibited from districts designated on the PD plan. Alternatively, the Township may allow uses not permitted in the district if specifically noted on the PD plan. Conditions applicable to uses permitted subject to Special Use Permit approval shall be used as guidelines for design and layout but may be varied by the Planning Commission provided such conditions are indicated on the PD plan.

The Project does not propose any uses requiring a Special Use Permit. The PD Agreement does allow for the short-term rental of the residential properties through a rental pool without needing a tourist home or vacation home license from the Township.

19.7.2 Submission Of Planned Development Plan And Application Materials

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

- a. A proposed PD plan application shall be submitted to the Township for review that contains the following:

1. A boundary survey of the exact acreage prepared by a registered land surveyor or civil engineer.

Boundary survey performed by Simmer Land Surveying.

2. A topographic map of the entire area at a contour interval of not more than two feet. This map shall show all major stands of trees, bodies of water, wetlands and unbuildable areas

Information provided on Sheet S.1-6.

3. A proposed development plan showing the following, but not limited to:

- a) Land use areas represented by the Zoning Districts listed as A-1, R-1, R-2, R-3, MHN, C, CF, or B-4 of this Ordinance.

Sheet S.2 illustrates the existing zoning classification of the Property. Sheet S.3 illustrates the proposed changes in land use relative to the base zoning.

- b) Vehicular circulation including major drives and location of vehicular access including cross sections of public streets or private places.

Sheet S.16 illustrates the proposed circulation pattern into and within the Project. Sheets S.18-22 illustrate the street cross section for the different road classifications within the project.

- c) Transition treatment, including minimum building setbacks to land adjoining the PD and between different land use areas within the PD.

Sheet S.7 illustrates the building locations relative to the adjoining properties along with the different land uses within the Project.

- d) The general location of nonresidential buildings and parking areas, estimated floor areas, building coverage and number of stories or height.

Sheet S.7 provides the location of the mixed-use buildings. Sheet S.8 provides the floor area dimensions of the buildings along with number of stories. Sheet S.17 illustrates the proposed parking areas and parking management plan.

- e) The general location of residential unit types and densities and lot sizes by area.

Sheet S.7 illustrates the proposed locations of the dwelling units. Sheet S.8 indicates the different neighborhood types and associated dwelling unit types. Sheets S.10-15 provides renderings of the proposed building forms and designs for the residential units.

- f) The general location and type of all Low Impact Development (LID) storm water management technologies.

Sheet S.23 illustrates the proposed conceptual LID storm water treatments. Final engineering will be completed as part of the site plan review process.

- g) Location of all wetlands, water and watercourses, proposed water detention areas and depth to groundwater.

Sheet S.5 illustrates the wetlands, water and watercourses. Sheet S.23 illustrates the proposed conceptual storm water management plan. Depth to groundwater will be determined through the site plan review process.

- h) The boundaries of open space areas that are to be preserved or reserved and an indication of the proposed ownership.

Open space within the development will be owned and maintained by the Developer, or until ownership is conveyed to a Home Owner's Association, if applicable (potential locations illustrated in sheet S.7). The trail easement for the Acme Connector Trail will be held by the Township with all related responsibilities (Sheet S.16)

- i) A schematic landscape treatment plan for open space areas, streets and border/transition areas to adjoining properties.

Conceptual vegetation plans (sheet S.6 and S.7) and street cross sections (S.19-22) have been provided and will be verified through site plan review by the Planning Commission. The wetland and stream buffer along Acme Creek will provide appropriate transition from the Project to the sensitive wetland and stream area.

- j) A preliminary grading plan, showing the extent of grading and delineating any areas, which are not to be graded or disturbed.

A preliminary grading plan has been provided on sheet S.28

- k) A public or private water distribution, storm and sanitary sewer plan.

Water system will be provided through an agreement with the Grand Traverse Band of Ottawa and Chippewa Indians at the Developer's expense. The project will hook up to the Grand Traverse Department of Public Works sanitary system following appropriate permits from the Michigan Department of Environmental Quality. Storm water will be treated on site through Low Impact Development storm water systems, for which the final designs will be approved by the Planning Commission through site plan review.

- l) Elevations of the proposed buildings using durable and traditional building materials shall be used. Materials such as exterior insulation finish system (EIFS), fluted concrete masonry units, concrete panels, panel brick, and scored concrete masonry unit block are not considered durable and traditional building materials.

Renderings have been provided to illustrate the conceptual building design and materials. Final site plan review for each phase will verify consistency with the approved Conceptual PD Plan.

- m) A written statement explaining in detail the full intent of the applicant, showing dwelling units types or uses contemplated and resultant population, floor area, parking and supporting documentation, including the intended schedule of development.

Written narrative submitted as part of the pre-application and Application, along with information provided on the site plan drawings, provides all the necessary information required under this Item.

- 4. A market study, traffic impact study, and /or environmental impact assessment, if requested by the Planning Commission or Board of Trustees.

Not requested.

5. A pattern book or design guidelines manual if requested by the Planning Commission or Board of Trustees.

Not requested.

- b. The Township Zoning Administrator and/or Planner will review the PD plan application for completeness. Once deemed complete, the Township Zoning Administrator and/or Planner shall notify the Planning Commission Chair who will place the application on the agenda for a preliminary review by the Planning Commission.

A review was conducted by Beckett & Raeder and Township staff. That review was presented and discussed initially at the December 11, 2017.

19.7.3 Preliminary Review and Approval of Planned Development

Planning Commission Review of Proposed PD Plan:

- a. Upon notification from the Township Zoning Administrator and/or Planner of a complete PD plan application, the Planning Commission shall review the proposed PD plan and make a determination about the proposal's qualification for the PD option and for adherence to the following objectives and requirements:

1. The proposed PD adheres to the conditions for qualification of the PD option and promotes the land use goals and objectives of the Township.

The Project meets the conditions for qualification of the PD option and promotes the land use goals and objectives of the Township as indicated above.

2. All applicable provisions of this Article shall be met. If any provision of this Article shall be in conflict with the provisions of any other section of this Article, the provisions of this Section shall apply to the lands embraced within a PD area.

All provisions of Article 19 in the Acme Township Zoning Ordinance have been met as indicated above.

3. There will be at the time of development, an acceptable means of disposing of sanitary sewage and of supplying the development with water and the road network, storm water drainage system, and other public infrastructure and services are satisfactory.

The sewage disposal system will connect to the Acme Township sanitary sewer system with review by Acme Township, the Grand Traverse Department of Public Works, and the Michigan Department of Environmental Quality. Water will be provided by the Grand Traverse Band of Ottawa and Chippewa Indians' system at the Developer's expense. Final storm water drainage system will be determined through the site plan review process and through a review by the Township engineer. Any improvements to M-72 will be identified by Michigan Department of

Transportation through the site plan review process. A trail easement for the Acme Connector Trail will be provided by the Developer.

- b. The Planning Commission shall hold a public hearing on the PD plan and shall give notice as provided in Section 9.1.2(c).

A public hearing was held at the January 12, 2018 Planning Commission meeting with due notice given. The comments from the public hearing are provided in the attached compiled minutes.

- c. After the public hearing and review, the Planning Commission shall report its findings and recommendations to the Township Board.

At the February 12, 2017 Planning Commission meeting, on a motion by Timmins, with support by Rosa, with a vote of 7-0, the Planning Commission recommended approval of Planned Development Application 2016-01 to the Township Board with drawings and supporting documents that have been submitted and the Planned Development Agreement as modified with removal [of prohibiting] short-term rentals [in] multi-family units above first-floor mixed use, maintain two-year water monitoring post construction, and removal of the trail in the wetland from the drawings.

The above finding of facts has been approved by the Acme Township Board of Trustees at their regular meeting on March 6, 2018 with the following vote:

Yes:

No:

Absent:

Abstain:

Jay Zollinger, Supervisor

Date

Cathy Dye, Clerk

Date



**TOWNSHIP OF ACME
COUNTY OF GRAND TRAVERSE
STATE OF MICHIGAN**

**PLANNED DEVELOPMENT (PD) 2016-01
KELLY RESTAURANT'S LLC**

PLANNED DEVELOPMENT AGREEMENT

This Planned Unit Development Agreement (the "Agreement") is executed this ____ day of _____, 20____ between ACME TOWNSHIP, a Michigan general law township, with its offices located at 6042 Acme Rd, Williamsburg, MI 49690 (the "Township"), and Kelly Restaurant's LLC (the "Developer").

RECITALS

- A. The Developer owns approximately ____ acres of real property located at _____ in Acme Township, Grand Traverse County, Michigan (the "Property"), more specifically described on the attached Exhibit A.
- B. The Developer applied to the Township for zoning approval to develop the Property as a Planned Development ("PD"). The Conceptual PD Plan depicting the scope of the development, dated _____, 20__ and on file with the Township, is incorporated herein and part of this Agreement and is attached as Exhibit B.
- C. As part of the Conceptual Approval of a PD Plan, Article XIX of the Acme Township Zoning Ordinance ("Zoning Ordinance") requires the preparation of a contract setting forth the conditions upon which the approval has been granted, which in turn serves as the basis for future site plan approval, and thereafter the development, use, and maintenance of the Project. In contemplating the Developer's request to seek Conceptual Approval of a PD Plan, the Township Planning Commission and Township Board adopted certain conditions of approval, which were relied upon by the Planning Commission and Township Board in granting their approval. The conditions, if any, adopted by the Planning Commission and Township Board, are attached as Exhibit C. Additional conditions of approval may also be included within the minutes of relevant meetings of the Planning Commission and/or Township Board. Furthermore, any representations or promises made by the Developer during the zoning review and approval process for the



Development (whether oral or in writing) shall also be additional conditions of approval if deemed appropriate by the Township.

- D. The Developer shall develop the Property only as specified in the attached approved Conceptual PD Plan, and consistent with all conditions and requirements (hereinafter, the development of the Property shall be referred to as the "Project").
- E. In reliance on their mutual promises and in order to memorialize their understanding, the parties have determined to enter into this Agreement.

GENERAL PROVISIONS

- A. The terms of this Agreement represent the product of negotiations between Developer and the Township, and shall be interpreted as a jointly-drafted agreement.
- B. Except as may be modified by this Agreement, the Zoning Ordinance shall apply to the Property. Any violation of the Zoning Ordinance by the Developer with respect to the Property shall be deemed a breach of this Agreement.
- C. The Zoning Board of Appeals (ZBA) shall have no jurisdiction over the Property.
- D. A material breach of this Agreement by Developer shall constitute a nuisance *per se*. In the event of a breach of this Agreement by Developer, its agents, officers, employees, or persons acting in concert with it, the Township may notify Developer of the occurrence of the breach and issue a written notice requiring the breach be cured within thirty (30) days; provided, however, that if the breach, by its nature, cannot be cured within thirty (30) days, Developer shall not be in breach hereunder if Developer commences the cure within the thirty (30) day period and diligently pursues the cure to completion. Failure to comply with such notice shall render Developer subject to enforcement by the Township for all legal and/or equitable remedies. The Developer shall pay all actual costs for enforcement incurred by the Township, including, but not limited to, attorneys' fees, expert witness fees and the like.
- E. This Agreement contains the entire agreement between the parties. No statements, promises, or endorsements, other than those expressly made or referenced in this Agreement, made by either party or agent of either party shall be valid or binding. This Agreement may not be amended except in writing signed by the parties and recorded in the same manner as this Agreement. In the event Developer desires to propose an amendment, an application shall be made to the Zoning Administrator, who shall process the application as follows: Proposed amendments or changes to an approved Conceptual PD plan shall be presented to the Planning Commission following the same procedures for amending a Special Use Permit outlined in Section 9.1.4 (Amendments and Modifications for Special Uses). The Planning Commission shall decide whether the



proposed modification is of such minor nature as not to violate the area and density requirements or to affect the overall character of the plan, and in such event may approve or deny the proposed amendment. If the Planning Commission decides the proposed amendment is material in nature, the Planning Commission and Township Board shall review the amendment under the provisions and procedures of the Planned Development Article in the Zoning Ordinance as they relate to final approval of the PD.

- F.** It is understood and agreed by the parties that if any part, term, or provision of this Agreement is finally held by the courts to be illegal or in conflict with any law of the State of Michigan or the United States, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if this Agreement did not contain the particular part, term or provision held to be invalid; provided, however, that if the provision, part of term invalidated is so fundamental to the entire Agreement that its purpose is frustrated, the Agreement is voidable at the option of either party.
- G.** This Agreement shall be governed by the laws of the State of Michigan, both as to interpretation and performance. Any and all suits for any and every breach of this Agreement may be instituted and maintained in any court of competent jurisdiction in the County of Grand Traverse, State of Michigan.
- H.** No waiver of any breach of this Agreement shall be held to be a waiver of any other or subsequent breach. All remedies afforded in this Agreement shall be taken and construed as cumulative, that is, in addition to every other remedy provided by law.
- I.** The signers of this Agreement warrant and represent that they have the authority to sign this Agreement on behalf of their respective principals and the authority to bind each party to this Agreement according to its terms. Further, each of the parties represents that the execution of this Agreement has been duly authorized and is binding on such party.
- J.** This Agreement shall run with the land and bind the parties, their heirs, successors, and assigns. This Agreement shall be recorded in the Grand Traverse County Records by the Township. It is understood that the Property is subject to changes in ownership and/or control at any given time, but that successors shall take their interest subject to the terms of this Agreement.
- K.** It is understood that the members of the Township Board and/or Township Administration and/or its departments may change, but the Township shall nonetheless remain bound by this Agreement.
- L.** Notwithstanding the foregoing, Developer, for itself and its successors and assigns, retains the right at any time prior to the commencement of construction of the improvements contemplated by the PD Plans to terminate the PD.



M. It is agreed that the final terms, conditions, requirements, and obligations of this Agreement represent the mutual understanding and agreement of the parties, and Developer fully accepts and agrees to the terms, conditions, requirements, and obligations contained herein, and shall not be permitted in the future to claim that their effect results in an unreasonable limitation upon the use of all or any portion of the Property, or to claim that enforcement of the terms and provisions of this Agreement cause an inverse condemnation, due process violation, or taking of all or any portion of the Property. Moreover, it is agreed that the improvements and undertakings described in this Agreement are necessary and roughly proportionate to the burdens created by the Development, and are necessary in order to ensure that public services and facilities necessary for and affected by the Project will be capable of accommodating the Development on the Property and the increased service and facility loads caused by the Project; to protect the natural environment and conserve natural resources; to ensure compatibility with adjacent uses of land; to promote the use of the Property in a socially, environmentally, and economically desirable manner; and to achieve legitimate objectives authorized under the Michigan Zoning Enabling Act, MCL 125.3101 *et seq.*

It is further agreed and acknowledged that all improvement required to be constructed and/or financed by Developer, both on-site and off-site, are clearly and substantially related to the burdens to be created by the Development and/or use of the Property, and all such improvements without exception are clearly and substantially related to the Township's legitimate interest in protecting the public health, safety, and general welfare, are roughly proportionate to such burdens created by the Development. It is further agreed that all fees to be imposed, as contemplated in this Agreement, do not constitute "taxes."



Jay B. Zollinger, Supervisor

STATE OF MICHIGAN)
)ss.
COUNTY OF GRAND TRAVERSE)

Notary Public
Grand Traverse County, Michigan
My Commission Expires: _____

Dan Kelly, Owner

STATE OF MICHIGAN)
)ss.
COUNTY OF GRAND TRAVERSE)

Notary Public
Grand Traverse County, Michigan
My Commission Expires:



EXHIBIT A

LEGAL DESCRIPTION(S)

Land in the Township of Acme, Grand Traverse County, Michigan, more fully described as:

Parcel A

Address: 4160 E M-72, Williamsburg, MI 49690
Parcel No.: 28-01-102-011-00
Legal Description: PT NW 1/4, SEC 2 T27N R10W COM NW SEC CNR, S 86 DEG 43' E 596.16', S 01 DEG 17' W 145.81' TO SLY HWY R/W & POB, S 88 DEG 42' E 205.81', S 300.34', S 66 DEG 97' W 325.36' TO SLY SHR ACME CREEK, N 13 DEG 23' W 90.08', N 16 DEG 30' E 48.41' TH N 9 DEG 10' W 109.34', N 35 DEG 27' E 56.73', E 72.45', N 150' TO POB.

Parcel B

Address: Street Number Not Assigned, Williamsburg, MI 49690
Parcel No.: 28-01-102-011-25
Legal Description: PART OF NW 1/4 SEC 2 T27N R10W COM NW SEC COR TH S 86 DEG 43' E 596.16 FT TH S145.81 FT TO SLY HWY R/W TH S 88 DEG 42' E 205.81 FT TH S 01 DEG 25' E 300.34 FT TO POB TH S 88 DEG 42' E 100.11 FT TH S 536.60 FT TO SHR ACME CREEK TH ALG SD SHR N 55 DEG 51' W 7.19 FT TH N 87 DEG 11' W 26.10 FT TH N 40 DEG 11' W 92.88 FT TH N 52 DEG 59' W 61.87 FT TH N 38 DEG 33' W 54.80 FT TH N 43 DEG 42' W 94.47 FT TH N 33 DEG 31' W 64.06 FT TH N 43 DEG 42' W 117.95 FT TH N 50 DEG 34' W 68.80 FT TH N 66 DEG 07' E 325.26 FT TO POB

Parcel C

Address: 4200 E M-72, Williamsburg, MI 49690
Parcel No.: 28-01-102-014-01
Legal Description: PT NW 1/4 SEC 2 T27N R10W COM AT NW CNR SEC 2 TH S 86 DEG 43'27" E 895.66' TH S 0 1 DEG 30'51" E 430.44' TO POB TH S 88 DEG 42'59" E 234.60' TH S 01 DEG 25'35" E 494.39' TH S 86 DEG 43'27" E 185.62' TH S 01 DEG 25'35" E 250' TO A PT ON A TRAVERSE LINE ALONG ACME CREEK TH S 59 DEG 48'00" W 89.73' TH N 73 DEG 15'02" W 122.46' TH N 28 DEG 44'26" W 132.64' TH N 55 DEG 32'38" W 200.73' TH N 01 DEG 30'51" W 540.18' TO POB SPLIT ON 09/03/1998 FROM 01-102-014-00;

Parcel D

Address: 4230 E M-72, Williamsburg, MI 49690
Parcel No.: 28-01-102-010-00
Legal Description: W 214.5' OF NE 1/4 OF NW 1/4 ALSO E 185' OF N 915' OF NW 1/4, NW 1/4. SEC 2 T27N R10W.

**EXHIBIT B****APPROVED CONCEPTUAL PD PLAN DRAWINGS**

Attached herein to this Agreement are the approved Conceptual PD Plan drawings.

No.	Title	Date
n/a	Planned Unit Development Site Plan & Application	11.28.17
S.1	Existing Conditions Plan	11.28.17
S.2	Existing Conditions Plan – Zoning District Overlay	11.28.17
S.3	Existing Conditions Plan – Proposed Change in Land Use	11.28.17
S.4	Existing Conditions Plan – Location of Businesses	11.28.17
S.5	Existing Conditions Plan – Ecologically Sensitive Areas	11.28.17
S.6	Existing Conditions Plan – Forest Cover Types	11.28.17
S.7	Site Plan	11.28.17
S.7	Site Plan (with vegetation)	11.28.17
S.8	Neighborhood Plan	11.28.17
S.9	Modeling – Camera Location	11.28.17
S.10	Residential Neighborhood – Modeling Study, Camera 1	11.28.17
S.11	Residential Neighborhood – Modeling Study, Camera 2	11.28.17
S.12	Residential Neighborhood – Modeling Study, Camera 3	11.28.17
S.13	Residential Neighborhood – Modeling Study, Camera 4	11.28.17
S.14	Residential Neighborhood – Modeling Study, Camera 5	11.28.17
S.15	Mixed-Use Neighborhood – Modeling Study, Camera 6	11.28.17
S.16	Circulation Plan	11.28.17
S.17	Parking Management Plan	11.28.17
S.18	Cross Section Study – Section ID Map	11.28.17
S.19	Mixed-Use Neighborhood – Cross Section Study: Section A Main Street	11.28.17
S.20	Residential Neighborhood – Cross Section Study: Section B Secondary or Collector Street	11.28.17
S.21	Residential Neighborhood – Cross Section Study: Section C Tertiary or Local Street	11.28.17
S.22	Residential Neighborhood – Cross Section Study: Section D Tertiary or One-Way Street	11.28.17
S.23	Storm Water Management Plan	11.28.17
S.24	Park & Open Space Plan	11.28.17
S.25	Preliminary Utility Plan	11.28.17
S.26	Fire & Emergency Access Plan	11.28.17
S.27	Phasing Plan	11.28.17
S.28	Concept Grading Plan	01.22.18



EXHIBIT C

SPECIFIC CONDITIONS

The following conditions have been adopted by the Township Planning Commission and Township Board:

A. Density:

- 1) The PD Plan proposes seventy six (76) detached single-family dwelling units on the 12.51 acres designated as MHN – Mixed Housing Neighborhood District for a density of 6.08 du/ac. If the Developer wishes to modify the density in the MHN District by not more than eight (8) dwelling units, then the change shall constitute a minor amendment. If the Developer wishes to modify the density in the MHN District by more than eight (8) dwelling units, then the change shall constitute a major amendment.
- 2) The PD Plan proposes fifty (50) multifamily units on the 5.66 acres designated as C – Corridor Commercial District for a density of 8.83 du/ac. If the Developer wishes to modify the density in the C District by not more than five (5) dwelling units, then the change shall constitute a minor amendment. If the Developer wishes to modify the density in the C District by more than five (5) dwelling units, then the change shall constitute a major amendment.

B. Land Use: In addition to the aforementioned allowable dwelling units, the following land uses by type and area shall be allowed in the area designated C on the PD Plan:

- 1) Commercial – 45,000 square feet
- 2) Office – 20,000 square feet
- 3) If the Developer wishes to modify item 1) or 2) above by up to ten (10) percent, then the change shall constitute a minor amendment. If the Developer wishes to modify item 1) or 2) above by more than ten (10) percent, then the change shall constitute a major amendment.

C. Storm Water: The approved Conceptual PD Plan presents multiple low impact development (LID) storm water management techniques. The final site plan for each phase shall meet the LID storm water management requirements as required by the Planned Development Article of the Zoning Ordinance, and consistent with the Acme Township Storm Water Ordinance.

D. Acme Creek Monitoring Program: The Developer shall monitor the water quality of Acme Creek to ensure through the development of the Project that the water quality meets or exceeds the Part 4 Water Quality Standards prescribed under Part 31 of the Water Resource Protection section of NREPA (MCL 324.3101) with the following conditions:

- 1) The collecting, analyzing, and reporting of the water quality shall be completed by a qualified, independent party.



- 2) Measurements shall be taken at two locations: where Acme Creek enters the Property and exits the Property.
- 3) Water quality samples shall be collected, analyzed and reported to the Township to establish a baseline prior to the issuance of any land use permit for the Project.
- 4) Once a land use permit has been issued for a particular phase of development, water quality samples shall be collected, analyzed, and reported to the Township monthly until construction has reached completion for the development phase.
- 5) Once construction has been completed for a development phase, water quality samples shall be collected, analyzed, and reported to the Township quarterly for two (2) consecutive years.
- 6) In the event that the construction of a development phase overlaps the post-construction monitoring of a previous phase, the timeline and frequency of collecting, analyzing, and reporting water quality shall be based on the most recent phase of development.
- 7) The Acme Creek Monitoring Program shall collect, analyze, and report on the following parameters consistent with Part 4 Water Quality Standards: e Coli, dissolved oxygen, water temperature, specific conductivity, pH, volatile organic compounds, total organic carbon, total dissolved solids, total suspended solids, turbidity, water velocity, and water elevation.

E. Non-motorized Facilities: The Developer must provide an easement for a non-motorized shared-use facility connecting the property to the south and the Grand Traverse Town Center. The location of the easement shall be in the general location illustrated on the approved Conceptual PD Plan and shall support a paved trail surface with a minimum width of ten (10) feet. The trail easement agreement, with a survey and legal description, shall be recorded with the Grand Traverse County Register of Deeds. Sidewalks along both sides of all street right-of-ways and access routes leading to parking lots shall be constructed as presented in the approved Conceptual PD Plan.

F. Cross Access Management: The Developer agrees to enter into a mutually acceptable access easement agreement for vehicular and non-motorized traffic with abutting property owners in the general locations indicated on the approved Conceptual PD Plan when those abutting properties are developed, redeveloped, and/or required by Acme Township.

G. Existing Vegetation: All vegetation within the mandatory stream and wetland setbacks shall be maintained in a natural state. Only the removal of invasive species, diseased, or dying vegetation shall be permitted. The exception being the removal of vegetation to accommodate the designated non-motorized trail.

H. Short-Term Rentals: Short-term rental of the detached single-family homes in the MHN-Mixed Housing Neighborhood District and the multifamily units above the first floor in the C-Corridor Commercial District shall be allowed without a license from Acme Township.



-
- I. Architecture and Construction:** Single-family dwelling units shall be of a design similar to that which has been presented in the approved Conceptual PD Plan and accompanying site plan approvals. The single-family homes shall sit on a permanent foundation or slab and shall not be on a chassis, or a chassis anchored to a slab or foundation. The mixed-use buildings presented in the plan shall meet all the architectural requirements of the base zoning district. Any building design change shall be submitted to the Planning Commission for review and approval as a minor amendment to the approved Conceptual PD Plan.
- J. Condominium Home Owner's Association (HOA) Bylaws:** A copy of the condominium HOA bylaws shall be submitted to the Township and include the contact information for the HOA. An updated copy shall be submitted to the Township any time the HOA bylaws are amended or the contact information has changed.
- K. Phasing Requirement:** The construction phasing shall follow the Phasing Plan included in the approved Conceptual PD Plan. The Developer may modify the Phasing Plan depending on market conditions, project financing, and permit review requirements through a minor amendment to the approved Conceptual PD Plan.
- L. Expiration:** The Developer shall have two (2) years to submit an application for site plan review. After site plan approval, the expiration of the approval shall follow the same timeline for site plan reviews and land use permits as outlined in the Zoning Ordinance. If at any time the approval of the Conceptual PD Plan or subsequent site plan reviews and land use permits expire, the approved Conceptual PD Plan shall be considered null and void and the Property shall revert back to the underlying zoning designation, unless extended by a major amendment. Prior to the commencement of any construction, the Developer may void the approved Conceptual PD Plan and revert the Property back to its underlying zoning designation through a written request to the Zoning Administrator. If the Property reverts back to the underlying zoning designation, the Township shall record a document stating that the approved Conceptual PD Plan and this Agreement have expired and are no longer applicable.

**COMPILED MINUTES
PLANNED DEVELOPMENT APPLICATION 2016-01**

November 14, 2016

NEW BUSINESS

1. *Kelly Planned Development Pre-Application Review – Iacoangeli*

Dan Kelly, owner of The Williamsburg and Catering by Kellys, was on hand to present an overview of his Planned Development (PD) for the pre-application review. This part of the process is to have the Planning Commission determine if the project qualifies for a PD. Kelly has been exploring opportunity to develop the property, consisting of approximately 13 acres. The initial idea was to create a resort community consisting of 40 cottages, to be developed in phases. The cottages would be designed for weekly and nightly rentals.

Kelly presented a development overview that included greater detail on the resort concept. The TART Trail extension (Acme Connector Trail), is a strong asset to his future development plans. Kelly discussed existing sewer, extending water from the Tribe, excavation, and landscaping that he is anticipating being part of the development. The intent is to keep all the old growth pines and hardwoods. Poplars would be removed to site the cabins, which would contain stoves, laundry facilities, and be approximately 450-500 square feet. The facility would include a pool and tiki bar. Commercial opportunities have been considered and Kelly would like to reduce the size of the existing parking lot to allow additional commercial uses, along with renovations and patio to The Williamsburg. The commercial uses would be sited up front near the road, but would be developed in a later phase. Kelly wants to ensure the commercial uses fit the concept and existing development on the property, keeping in mind that the future development of the neighboring Town Center will dictate the commercial uses. Kelly felt the concept plan submitted in the pre-application did not fully capture the complete development he was envisioning.

Iacoangeli's review of the Criteria for Qualification determined that the project, as presented in the pre-application did not qualify for a PD. The plan presented by Kelly at the meeting moved more towards the goals and objectives of a PD. It was recommended that instead of starting with an engineer, to begin by working with a landscape architect or land planner to develop an overall master plan for the PD, engineering to follow at a later date. Iacoangeli wanted to see a plan that more fully captured the development potential of the site.

Wentzloff asked about the current zoning. Winter stated that it is Corridor Commercial in the front, Mixed Housing Neighborhood in the rear. These zoning districts do qualify for a PD. Timmins asked if Mixed Housing Neighborhood allows the cabin development by right, Winter noted that it does not, but would be allowed through a PD. Kelly stated that he wants paved drives, not gravel, and to establish a more upscale facility, as opposed to a rustic up-north cabin feel.

Wentzloff asked staff what is needed by the Commission to move forward. Iacoangeli suggested Kelly come back with refined plan complete with phasing that shows the integration of uses. Wentzloff asked about phasing, and sequencing. Iacoangeli informed the PC that they have the right to establish conditions that facilitate proportionality, ensuring components of different uses

get implemented. Steve Feringa gave an example that the storm water system may need to be completed in its entirety before Phase I can start.

Kelly will revise the plan to create a holistic conceptual plan and come back to the PC.

March 13, 2017

OLD BUSINESS

1. *Kelly Planned Development [PD 2016-01] – Pre-Application Submission and Review*

Winter provided summary to date of the application and the PC recommendation for a more comprehensive plan. Nathan Elkins of Influence Design Forum who has been working with Mr. Kelly for a number of years presented the pre-application drawings and concept plan for the development along M-72 to get further feedback. The basic framework behind the development is a mixed use neighborhood development with commercial, multi-family and single-family residential zones with structures built within the natural environment. Residential structures would be 400-800 square feet. Architectural elements drawn from scandinavian designs mixed in with up-north cottage charm yet with a modern touch. A greenbelt line is set along the setback utilizing construction sensitive to the environment. Stormwater elements will be designed to allow quick infiltration utilizing techniques such as infiltrators under streets, bioswales, cisterns and stormwater gardens. The idea being to make stormwater basins that blend and are part of the development itself. Scheduling is important so they are seeking approval for concept so they can prepare for a June/July PC meeting. That plan would have more scale, complete streets, mixed uses and presented in a way sensitive to environmental resources. Understanding that approval of preliminary application by no means is indicative of overall plan approval.

Wentzloff asked about the type of homes in the mixed-use zone which the applicant indicated would be condos with rental as well. Also concerns of the lack of public water and infrastructure availability for the development. Applicant is aware of this need and hopes to coordinate with nearby infrastructure and hopes that a collaborative agreement, perhaps with the Township and Grand Traverse Band, may be reached to handle the requirements for this type of development. White indicated that the township has not wished to get into the “water business”. Building code determines minimum square footage. Density figures indicate about 8-9 units/acre which meet zoning in this area. PC concluded the pre-application plan meets the requirements for consideration of a planned development.

Motion by Forgette that based on findings that applicant’s pre-application meets the preliminary determination criteria for consideration as a PD with understanding that a key element is public water availability, support by Balentine. Motion carried unanimously.

December 11, 2017

NEW BUSINESS

2. *Planned Development 2016-01 – Dan Kelly*

Nathan Elkins of Influence Design Forum in Traverse City presented a planned Development

application on behalf of Dan Kelly for the property along M-72. Since the last PC meeting additional property has been purchased changing the original plan as previously presented. The development would consist of commercial businesses, multi and single-family homes. An overview was given of the various dimensions of housing, parking, roads, walk ways, bike trail access, water features, landscaping, storm water usage and the infiltration system. The project will be completed in phases depending on the market as the housing is sold. Dan Kelly stated the housing will be built as sold and the project will be done in phases. Each phase will not begin until the last one is near completion.

John Iacoangeli stated if the proposed plan is approved, the applicant would come before the Planning Commission for site plan review for each phase of construction. He recommended the next step would be to go to public hearing at the next PC meeting.

Motion by Timmins to set a Public Hearing for January 8, 2018 PC Meeting to discuss PD 2016-01, Support by Balentine. Motion carried unanimously.

January 8, 2018

PUBLIC HEARINGS:

4. Planned Development 2016-01 – IDF, Dan Kelly: None

OLD BUSINESS:

4. *Planned Development 2016-01 – IDF, Dan Kelly*

Dan Kelly and Nathan Elkins of Influence Design Forum in Traverse City were available for questions. Elkins asked to have some flexibility in the agreement for any changes that may occur as the project develops. Correspondence from MDOT on the traffic related concerns and the letter from Traverse Bay Watershed Center on watershed issues were discussed. Winter recommended the Planned Development Agreement needs to include language pertaining to these issues and any other conditions of concerns. Winters and Jocks will work on a draft version to review at the February commission meeting before moving the Kelly PD agreement on to the Board.

February 12, 2018 (draft)

OLD BUSINESS:

2. Planned Development 2016-01 – IDF, Dan Kelly
Dan Kelly and Nathan Elkins of Influence Design Forum in Traverse City, were available for questions. Items on the Planned Development were discussed, Acme Creek monitoring and the short-term rentals of the apartments in the mixed-use neighborhood.

Motion by Timmins to recommend approval of Planned Development Application 2016-01 to the Township Board with drawings and supporting documents that have been submitted and the Planned Development Agreement as modified with removal in Short-term Rentals multi-family units above first floor mixed use, maintain the two-year water monitoring post

construction, and removal of the trail in the wet land from the drawings, supported by Rosa.
Motion carried unanimously.

planning review

Date: 12.06.2017

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

Project: Kelly's Restaurant LLC
4240 East M-72
PD 2016-01

Request: Preliminary Approval for a Planned Development

Applicant: Kelly's Restaurant LLC
4240 East M-72
Williamsburg, MI 49690

Parcel Address: 4240 East M-72

Parcel Number: 28-01-102-014-01 (4.58 Acres)
28-01-102-010-00 (8.47 Acres)
28-01-102-011-00 (2.34 Acres)

General Description:

The Applicant is resubmitting an application for a Planned Development based on comments received during a preliminary review in November 2016 and March 2017. The proposed concept plan envisions a retail/residential mixed use development with frontage on M-72 consistent with the Corridor Commercial (C) zoning designation and a series of resort-style neighborhoods within the interior of the site on property zoned Mixed Housing Neighborhood (MHN). The overall site is 20.40 acres in size and the CC zoning consists of 7.31 acres and the MHN zoning comprises 13.17 acres.

The property in 2003 was zoned B-2 (Commercial) and currently is zoned C (Corridor Commercial) and MHN (Mixed Housing Neighborhood). The Applicant is proposing to use the Township's Planned Development provision to develop this project.

The subject property has been the recipient of several special use permits, including:

SUP 1-9-84-1	Movie Theater
SUP 6-4-84-1	Minor Amendment to reduce the number of screens from 3 to 2.
SUP 2003-01P	Convert the theater to a banquet facility and add new commercial kitchen.
SUP 2004-4P	Minor Amendment to amend landscaping
SUP 2006-04P	Minor Amendment to allow outdoor events.

If the PD is approved these SUP's will no longer apply to the property.

The proposed development will be served by public sewer and water provided through an agreement from the Grand Traverse Band.

Land Use and Zoning Allocation

The Applicant is proposing through the PD process to reallocate the underlying zoning to slightly increase the C-Corridor Commercial and decrease the MHN -Mixed Neighborhood Housing.

Based on the information provided on the plans the commercial buildings will have a lot coverage of 15% and floor area ratio (FAR) of .87, which indicates that the proposed commercial development is not dense and suburban in character. The proposed housing unit density is well within the limits of the ordinance. The MHN allows up to twelve (12) dwellings per acre and the proposed development ranges from 6.08 units per acre in the MHN district and 8.83 units per acre in the C district. The lower density in the MHN is a result of the Applicant desiring to maintain and work within the existing tree cover.

Land Use	Commercial	Office	Housing
C (Corrdior Commercial)	38,300	16,200	50 (8.83)
MHN (Mixed Housing Neighborhodd			76 (6.08)
Total	38,300	16,200	126

Zoning Category	Existing	Proposed	Total
C (Corridor Commercial)	5.00	5.66	18.17
MHN (Mixed Housing Neighborhodd	13.17	12.51	18.17

Planned Development Process:

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

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

The PD process is divided into reasonable and manageable parts.

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

Part 1 is the gateway to the PD process. The Applicant is required to meet 5 out of 9 community objectives in order for the pre-application to be considered. These objectives tie directly to the Community Master Plan and the Township's goal of protecting and preserving natural resources and open space. The Pre-Application was approved at the March 13, 2017 Planning Commission meeting.

Part 2 commences once the pre-application is approved. This includes the submission of a full application package which includes a detailed narrative and site design. If the Planning Commission finds that the application is consistent with the intent of the ordinance and community master plan it schedules a public hearing.

(After the public hearing, the Planning Commission shall report its findings and recommendation to the Board. The Planning Commission shall review the proposed PD plan and make a determination about the proposal's qualification for the PD option and for adherence to the following objectives and requirements:

1. The proposed PD adheres to the conditions for qualification of the PD option and promotes the land use goals and objectives of the Township.
2. All applicable provisions of the PD ordinance shall be met. If any provision of this ordinance shall be in conflict with the provisions of any other section of this chapter, the provisions of the ordinance shall apply to the lands embraced within a PD area.
3. There will be at the time of development, an acceptable means of disposing of sanitary sewage and of supplying the development with water and the road network, storm water drainage system, and other public infrastructure and services are satisfactory.

Part 3 commences with the approval of application and this allows the Applicant to build the project in one phase or multiple phases, subject to a submission and approval of a site plan(s).

Preliminary Application Evaluation

Criteria	Response
Land use areas represented by the zoning districts listed as A-1, R-1, R-2, R-3, B1S, B-2, B-3, and B-4 of this Ordinance.	The subject properties are zoned C-Commercial Corridor and MHN – Mixed Housing Neighborhood.
Vehicular circulation including major drives and location of vehicular access including cross sections of public streets or private places.	The proposed development maintains the existing two curb cuts on M-72. In addition, the plans indicate two stub streets with the adjacent Grand Traverse Town Center property. Sheet 16 delineates the circulation system classification within the oriject. Sheets 19 through 22 show the street cross sections within the proposed development. All cross sections show sidewalks.

Transition treatment, including minimum building setbacks to land adjoining the PD and between different land use areas within the PD.	The proposed development is a walkable neighborhood where the different uses are in close proximity to one another. The largest buffer area is along the Acme Creek corridor where the combination of setback from the creek and the wetlands. Setback from the creek is 50 feet and the wetland setback is 25 feet. In some locations the setbacks exceed 100 feet. Sheets 4, 5 and 6 illustrate the various setbacks and boundaries.
The general location of nonresidential buildings and parking areas, estimated floor areas, building coverage and number of stories or height.	Sheet 8 include information on building type, number of floors, and housing density.
The general location of residential unit types and densities and lot sizes by area.	Sheet 8 include information on building type, number of floors, and housing density.
Location of all wetlands, water and watercourses, proposed water detention areas and depth to groundwater.	Sheet 5 notes the location of ecologically sensitive areas including delineated wetland boundaries. Sheet 23 addresses the storm water collection system, location of ponds and utilization of rain gardens. Although not required as part of this phase, the Township Engineer has been asked to perform a general review of the proposed stormwater network. The Applicant has been briefed, and is well aware, of the water quality issues associated with Acme Creek. It has been recommended that prior to implementation and during construction that water quality samples be undertaken periodically in the same fashion as GTTC.
The boundaries of open space areas that are to be preserved or reserved and an indication of the proposed ownership.	Sheet 7 provides a framework where open space within the development will occur. Sheet 24 illustrates the location of park and open space within the development. All open space is within the boundaries of the development.
A schematic landscape treatment plan for open space areas, streets and border/transition areas to adjoining properties.	Sheets 19 through 22 illustrate the landscape treatment along internal streets and Sheet 24 notes the open space provided within the site, much of which is provided through the preservation of the existing tree cover, and setbacks from Acme Creek and delineated wetlands.

A preliminary grading plan, showing the extent of grading and delineating any areas, which are not to be graded or disturbed.	Sheet 23 provides the stormwater plan for the site which shows the proposed topography for the site. However, a grading plan which addresses this specific criteria is not provided.
A public or private water distribution, storm and sanitary sewer plan.	Sheet 25 illustrates the location of water lines and the sanitary sewer collection system.
Elevations of the proposed buildings using durable and traditional building materials shall be used. Materials such as exterior insulation finish system (EIFS), fluted concrete masonry units, concrete panels, panel brick, and scored concrete masonry unit block are not considered durable and traditional building materials.	Sheets 10 through 15 show proposed building elevations. Materials appear to be traditional; wood, metal, brick and stone. Detailed construction plans will be reviewed to ensure that non-traditional materials are not used.
A written statement explaining in detail the full intent of the applicant, showing dwelling units types or uses contemplated and resultant population, floor area, parking and supporting documentation, including the intended schedule of development.	Sheet 27 denotes the phasing plan for the development which is proposed in four stages. Phase 1 would be the housing units along Acme Creek along the southern portion of the property.
A market study, traffic impact study, and /or environmental impact assessment, if requested by the Planning Commission or Board of Trustees.	The proposed development was included in the regional network assessment as part of the GTTC traffic study. Improvements to M-72 and Lautner Road where based on full build-out of GTTC so there should not be a problem with capacity. Based on the EPA Mixed-Use Traffic model the development will result in 6,922 daily trip ends consisting for home-based work trips, home-based other related trips, and non home-based trips. The AM Peak traffic is estimated at 249 trips and the PM Peak has a trip generation of 739. As a result of this assessment a full traffic study doesn't appear to be warranted. However, this is predicated on revised build-out plans for GTTC. If the revised plans for GTTC result in less commercial development than originally approved than there should be added capacity within the traffic network. The housing market has been assessed by Networks Northwest through a regional Target Market Assessment. Based on these

	finding there is demand for both year-round single family and multifamily housing. It should be noted that some of the proposed housing is targeted for seasonal residents.
A pattern book or design guidelines manual if requested by the Planning Commission or Board of Trustees.	This is a decision the Planning Commission can make. However, the elevations presented in the plans provides a reasonable insight to the design intent of the development.

Assessment of the Application

The application and submission materials address the criteria outlined in the ordinance for the "Submittal of the PD Plan and Application Materials."

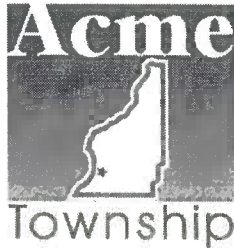
Findings

The application is sufficiently complete to schedule a public hearing. The plans provided a comprehensive framework to provide the Planning Commission and the public enough information to evaluate the appropriateness of the project. In advance of the public hearing the following information needs to be submitted:

1. A grading plan that illustrates areas within the property that will be disturbed (graded) and areas that will not be disturbed. Approximate amounts of disturbed material should be included in the plan or plan narrative.
2. A narrative how the Applicant will approach water quality monitoring of Acme Creek.
3. Submission of discussions and recommendations from MDOT on traffic related concerns.
4. Documentation supporting the extension of water from GTB to the property.

Recommendation

It is recommended that the Planning Commission schedule a public hearing on the application.



PLANNED DEVELOPMENT APPLICATION

Township of Acme, Grand Traverse County, Michigan

6042 Acme Road, Williamsburg, MI 49690

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

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

OWNER INFORMATION (please type or print clearly)

Name: KELLY RESTAURANTS LLC Phone: 231-938-3663

Mailing Address: 4230 M-72 EAST HIGHWAY

City: WILLIAMSBURG State: MI Zip: 49690

Email Address: info@cateringbykellys.com

APPLICANT INFORMATION (please type or print clearly)

Name: INFLUENCE DESIGN FORUM LLC Phone: 231-944-4114

Mailing Address: 120 E. FRONT ST. 2ND FLR. LOFT PO BOX 1507

City: TRAVERSE CITY State: MI Zip: 49684

Email Address: nate@influencedesignforum.com

PROJECT INFORMATION (please type or print clearly)

Name of Project: PUD Application

Address: 4230 M-72 EAST HIGHWAY

Parcel Number(s): SEE PLANS Current Zoning: SEE PLANS

Existing Site Plan Reviews, Special Use Permits, or Variances: NO

Proposed Use/Change to Property: SEE PLANS

Estimated Start and Completion Dates of Each Phase: SEE PLANS

Planning Commission Criteria of Qualifications Approval Date: _____

APPLICATION SUBMISSION**Format Requirements**

All applications, reports and drawings shall meet the following requirements upon submission:

	One paper copy and one digital copy of complete application materials
	Drawings provided in AutoCad™, Microstation, or similar site civil/architectural drawing format requested by the Planning Commission
	Drawings scaled to not less than one 1 inch equals 100 feet (unless otherwise allowed by Township)
	All other graphics and exhibits, text or tabular information submitted in Adobe Acrobat™ "pdf" Format

Plan Element Requirements

A proposed PD application shall contain the following elements:

Met	Planned Development Plan Elements
	1. Boundary survey of exact acreage prepared by a registered land surveyor or civil engineer
	2. Topographic map of entire project area at a maximum two-foot contour interval. Includes major stands of trees, bodies of water, wetlands, unbuildable areas
	3. A proposed development showing the following, but not limited to:
	a. Land use area zoning districts
	b. Vehicular circulation, major drives, vehicular access, cross sections of public and private streets
	c. Transition treatment, including minimum building setbacks to adjacent land and between land use areas within planned development
	d. General location of nonresidential buildings and parking areas, estimated floor areas, building coverage and number of stories/heights
	e. General location of residential unit types, densities, and lot sizes by area
	f. General location of LID storm water management technologies
	g. Location of all wetlands, water and watercourses, proposed water detention areas and depth to ground water
	h. Boundaries of open space areas that are to be preserved or reserved and an indication of property ownership
	i. Schematic landscape treatment plan for open space, streets, and border/transition areas adjoining properties
	j. Preliminary grading plan, showing extent of grading and delineating any areas which are not to be graded or disturbed
	k. Public or private water distribution, storm, and sanitary sewer plan
	l. Elevations of proposed buildings using durable and traditional materials
	m. Written narrative explaining in detail the full intent of the project, showing dwelling unit types or uses contemplated, resultant population, floor area, parking and supporting documentation, intended schedule of development
	4. Market study, traffic impact study, and/or environmental impact assessment (if requested by the Planning Commission or Township Board)
	5. Pattern book or design guidelines manual (if requested by the Planning Commission or Township Board)

Agency Requirements

Documentation from the following regulatory agencies is required to determine if the proposed PD project appears likely to meet their permit requirements to promote public health, safety, and welfare.

	Grand Traverse County Health Department (well and septic)
	Grand Traverse County Department of Public Works (sewer)
	Grand Traverse Band of Ottawa & Chippewa Indians (water)
	Grand Traverse County Soil Erosion and Sediment Control Department (soil erosion)
	Grand Traverse Metro Fire Department (emergency services)
	Grand Traverse County Sheriff's Department (public safety)
	Grand Traverse County Road Commission (new roads, county road driveways)
	Michigan Department of Transportation (driveways, projects along US-31 and M-72)
	Michigan Department of Environmental Quality (wetlands)

PLANNING COMMISSION REVIEW

Once the application is determined to be complete, the Planning Commission will review the proposed PD project's qualifications for a PD option and adherence to the following objectives and requirements:

1. The proposed PD adheres to the conditions for qualification of the PD option and promotes the land use goals and objectives of the Township.
2. All applicable provisions of the PD Article shall be met. If any provision of the Article shall be in conflict with the provisions of any other section of the Article, the provisions of Section 19.7 Acme Township Zoning Ordinance shall apply to the lands embraced within the PD area.
3. There will be at the time of development, an acceptable means of disposing of sanitary sewage and of supplying the development with water and the road network, storm water drainage system, and other public infrastructure and services are satisfactory.

Following the preliminary review, the Planning Commission will set a public hearing on the proposed PD plan and will give notice as specified in Section 9.1.2(c) Acme Township Zoning Ordinance.

After completion of the review and public hearing, the Planning Commission will report its findings and recommendation to the Township Board for final approval.

TOWNSHIP BOARD APPROVAL

Upon recommendation from the Planning Commission, the Township Board will review all findings and make a final determination as to approve the PD project or not. If approved, then the PD project may proceed forward in accordance with the requirements of Section 19.7.4 and 19.8 of the Acme Township Zoning Ordinance.

FEES AND ESCROW POLICY ACKNOWLEDGEMENT

At the time of application, the applicant will submit the PD application fee according to the Acme Township Schedule of Fees. Additionally, the applicant must sign an Escrow Policy Acknowledgement and submit an initial escrow deposit as determined by the Township.

Application Number: PD 2016-01

AFFIDAVIT

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

Signed: Dan Kelly Date: 11/28/17
Print Name: DAN KELLY

NOTES - FOR TOWNSHIP USE ONLY

Date Received: 11/28/17 Fee Tendered: \$1,000.00
Escrow Amount: \$2,500.00 Project No. (T&A): 080 (for billing)
Date of Preliminary Planning Commission Review: 12/11/17
Date of Public Hearing: _____
Date of Public Hearing Notice: _____
Date of Planning Commission Recommendation: _____
Recommended to Township Board for Approval: **YES** **NO**

set number

influence
design
forum
LLC

studio

120 E. Front St.
2nd Floor Loft
P.O. Box 1507
Traverse City, MI 49685
(231) 944.4114

www.influencedesignforum.com

PLANNED UNIT DEVELOPMENT SITE PLAN & APPLICATION

KELLY RESTAURANTS LLC

OWNER

KELLY RESTAURANTS
4230 M-72 EAST HIGHWAY
WILLIAMSBURG, MI 49690

(231) 938-3663
(231) 342-4550

PLANNER

INFLUENCE DESIGN FORUM, LLC
PO BOX 1507
120 EAST FRONT ST. 2ND FLR. LOFT
TRAVERSE CITY, MI 49685

(231) 944-4114
www.influencedesignforum.com

CIVIL ENGINEER

M2E, LLC
1230 PENINSULA CT.
TRAVERSE CITY, MI 49686

(231) 218-0590

PUBLIC AGENCIES & UTILITIES

UTILITY AGENCIES

CONSUMERS ENERGY
Telephone: 231.929.6242

CHARTER COMMUNICATIONS
Telephone: 231.929.7012

DTE ENERGY
Telephone: 231.592.3244

AT&T MICHIGAN
Telephone: 231.941.2707

PUBLIC AGENCIES

ACME TOWNSHIP
ZONING ADMINISTRATOR
Telephone: 231.938.1350

GRAND TRAVERSE COUNTY SOIL
EROSION
Telephone: 231.995.6042

GRAND TRAVERSE COUNTY
CONSTRUCTION CODE
Telephone: 231.995.6049

EMERGENCY SERVICES

EMERGENCY CALLS
911

FIRE DEPARTMENTS
Emergency Service: **911**

EMERGENCY AMBULANCE SERVICE
911

Grand Traverse Metro Fire Department
Telephone: 231.947.3000

POLICE AGENCIES
Emergency Service: **911**

MISS DIG 811
Emergency Service
Telephone: 1.800.482.7171

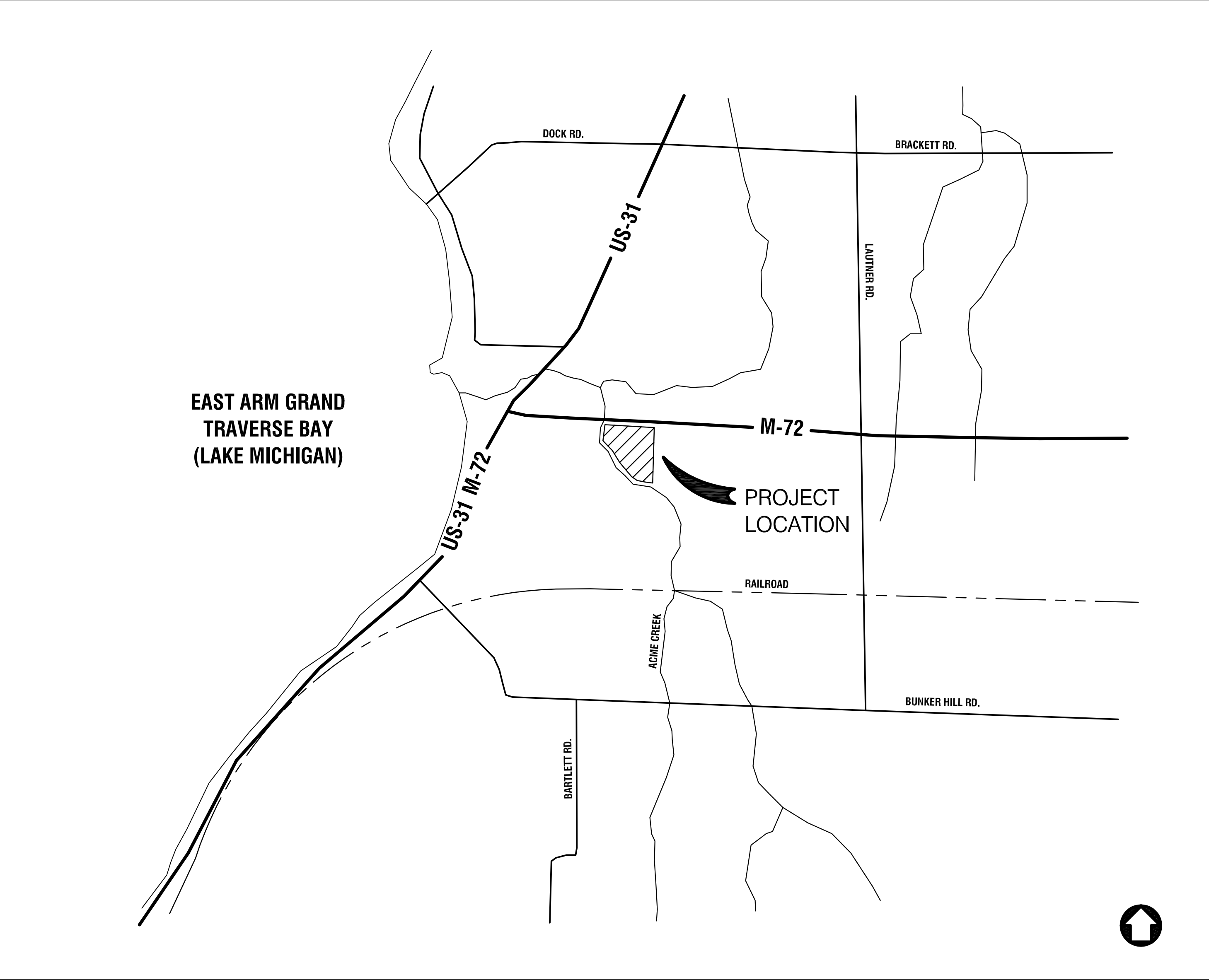
Grand Traverse County Sheriff:
Telephone: 231.995.5000

Michigan State Police: Telephone:
231.946.4646

INFLUENCE DESIGN FORUM COMMISSION / JOB NO. 2017101.01

LOCATION MAP

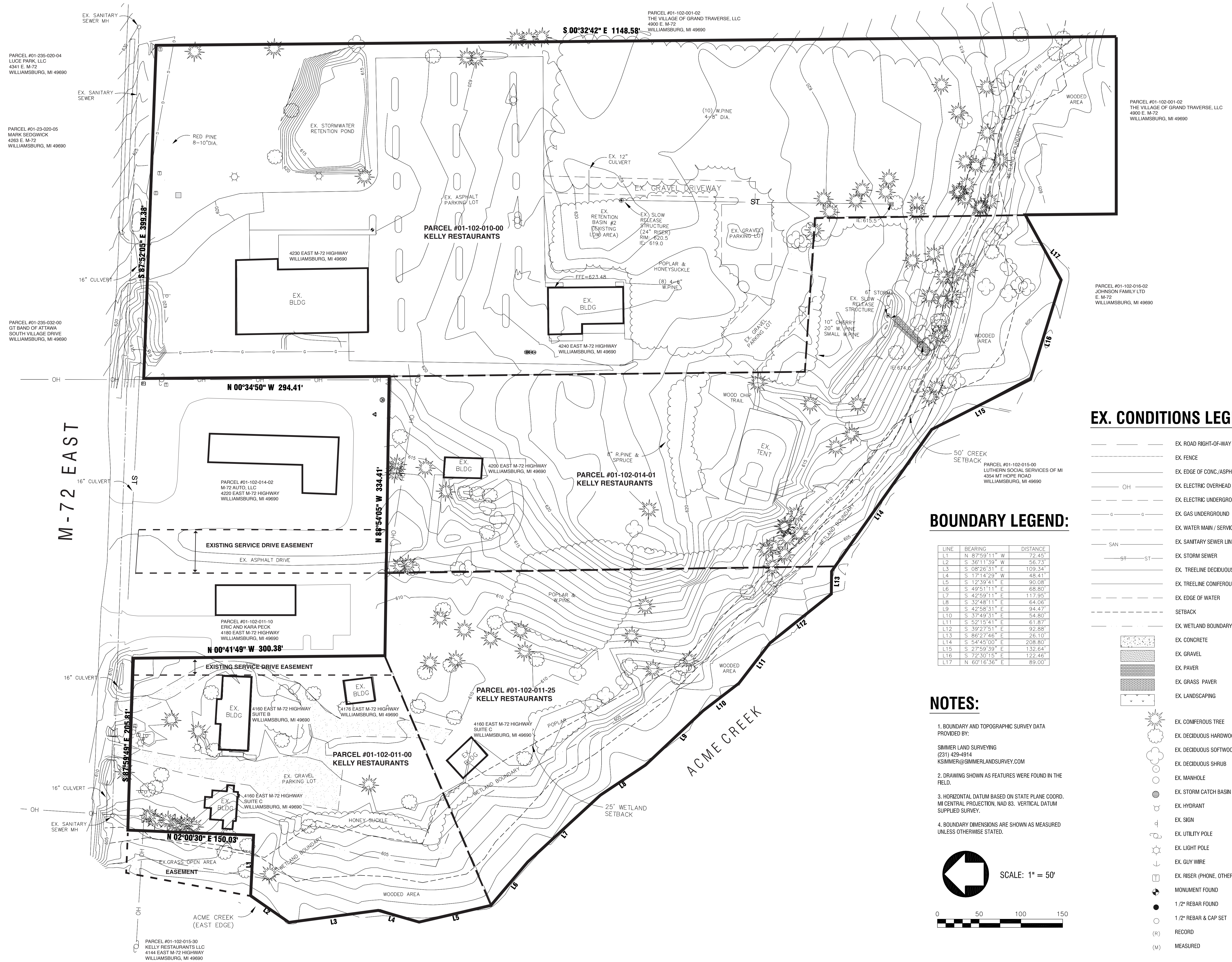
ACME TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN



ISSUE DATE	DESCRIPTION
11-28-17	PUD APPLICATION

SHEET INDEX

DRAWING NO.	SHEET DESCRIPTION
C	COVER
S1	EXISTING CONDITIONS PLAN
S2	EXISTING CONDITIONS: ZONING DISTRICT OVERLAY
S3	EXISTING CONDITIONS: PROPOSED CHANGE IN LAND USE
S4	EXISTING CONDITIONS: LOCATION OF BUSINESSES
S5	EXISTING CONDITIONS: ECOLOGICALLY SENSITIVE AREAS
S6	EXISTING CONDITIONS: FOREST COVER TYPES
S7	OVERALL SITE PLAN
S8	NEIGHBORHOOD PLAN
S9	MODELING STUDY: CAMERA LOCATION ID MAP
S10	MODELING STUDY: CAMERA 1
S11	MODELING STUDY: CAMERA 2
S12	MODELING STUDY: CAMERA 3
S13	MODELING STUDY: CAMERA 4
S14	MODELING STUDY: CAMERA 5
S15	MODELING STUDY: CAMERA 6
S16	CIRCULATION PLAN
S17	PARKING MANAGEMENT PLAN
S18	CROSS-SECTION STUDY: SECTION ID MAP
S19	CROSS-SECTION STUDY: SECTION A - MAIN STREET
S20	CROSS-SECTION STUDY: SECTION B - SECONDARY OR COLLECTOR STREET
S21	CROSS-SECTION STUDY: SECTION C - TERTIARY OR LOCAL STREET
S22	CROSS-SECTION STUDY: SECTION D - TERTIARY OR LOCAL ONE-WAY STREET
S23	STORMWATER MANAGEMENT PLAN
S24	PARK AND OPEN SPACE PLAN
S25	PRELIMINARY UTILITY PLAN
S26	FIRE & EMERGENCY ACCESS PLAN
S27	PHASING PLAN
C-S7	FIRE & EMERGENCY SERVICES SITE PLAN REVIEW PLAN SET



EX. CONDITIONS LEGEND:

- EX. ROAD RIGHT-OF-WAY
- EX. FENCE
- EX. EDGE OF CONC./ASPHALT
- EX. ELECTRIC OVERHEAD
- EX. ELECTRIC UNDERGROUND
- EX. GAS UNDERGROUND
- EX. WATER MAIN / SERVICE LINE
- EX. SANITARY SEWER LINE
- EX. STORM SEWER
- EX. TREELINE DECIDUOUS
- EX. TREELINE CONIFEROUS
- EX. EDGE OF WATER
- SETBACK
- EX. WETLAND BOUNDARY

- EX. CONCRETE
- EX. GRAVEL
- EX. PAVER
- EX. GRASS PAVER
- EX. LANDSCAPING

- EX. CONIFEROUS TREE
- EX. DECIDUOUS HARDWOOD TREE
- EX. DECIDUOUS SOFTWOOD TREE
- EX. DECIDUOUS SHRUB
- EX. MANHOLE
- EX. STORM CATCH BASIN
- EX. HYDRANT
- EX. SIGN
- EX. UTILITY POLE
- EX. LIGHT POLE
- EX. GUY WIRE
- EX. RISER (PHONE, OTHER)
- MONUMENT FOUND
- 1/2" REBAR FOUND
- 1/2" REBAR & CAP SET
- RECORD
- MEASURED

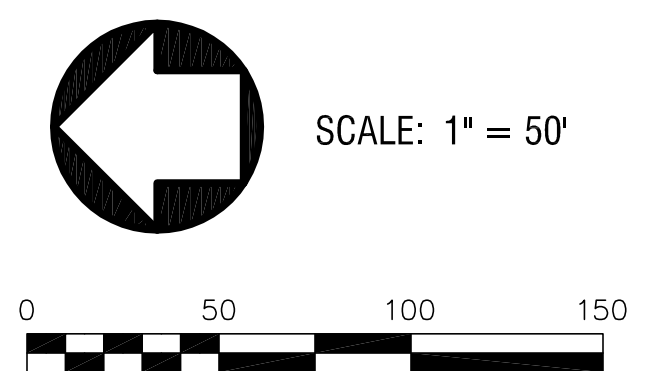
BOUNDARY LEGEND:

LINE	BEARING	DISTANCE
L1	N 87°59'11" W	72.45'
L2	S 38°11'39" W	56.73'
L3	S 08°26'31" E	109.34'
L4	S 17°14'29" W	48.41'
L5	S 12°39'41" E	90.08'
L6	S 49°51'11" E	68.80'
L7	S 42°59'11" E	117.95'
L8	S 32°48'11" E	64.06'
L9	S 42°58'31" E	94.47'
L10	S 37°49'31" E	54.80'
L11	S 52°15'41" E	61.87'
L12	S 39°27'51" E	92.88'
L13	S 86°27'46" E	26.10'
L14	S 54°45'00" E	208.80'
L15	S 27°59'39" E	132.64'
L16	S 72°30'15" E	122.46'
L17	N 60°16'36" E	89.00'

NOTES:

- BOUNDARY AND TOPOGRAPHIC SURVEY DATA PROVIDED BY:

SIMMER LAND SURVEYING
(231) 429-4914
KSIMMER@SIMMERLANDSURVEY.COM
- DRAWING SHOWN AS FEATURES WERE FOUND IN THE FIELD.
- HORIZONTAL DATUM BASED ON STATE PLANE COORD. MI CENTRAL PROJECTION, NAD 83. VERTICAL DATUM SUPPLIED SURVEY.
- BOUNDARY DIMENSIONS ARE SHOWN AS MEASURED UNLESS OTHERWISE STATED.



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REGISTRATION SEAL

ISSUE DATE	DESCRIPTION
11-28-17	PUD APPLICATION

PROJECT

PLANNED UNIT
DEVELOPMENT

CLIENT
KELLY RESTAURANTS
4230 M-72 EAST HWY.
WILLIAMSBURG, MI 49690

PRINCIPAL:

PROJECT MGR.:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

COMMISSION / JOB NO.:

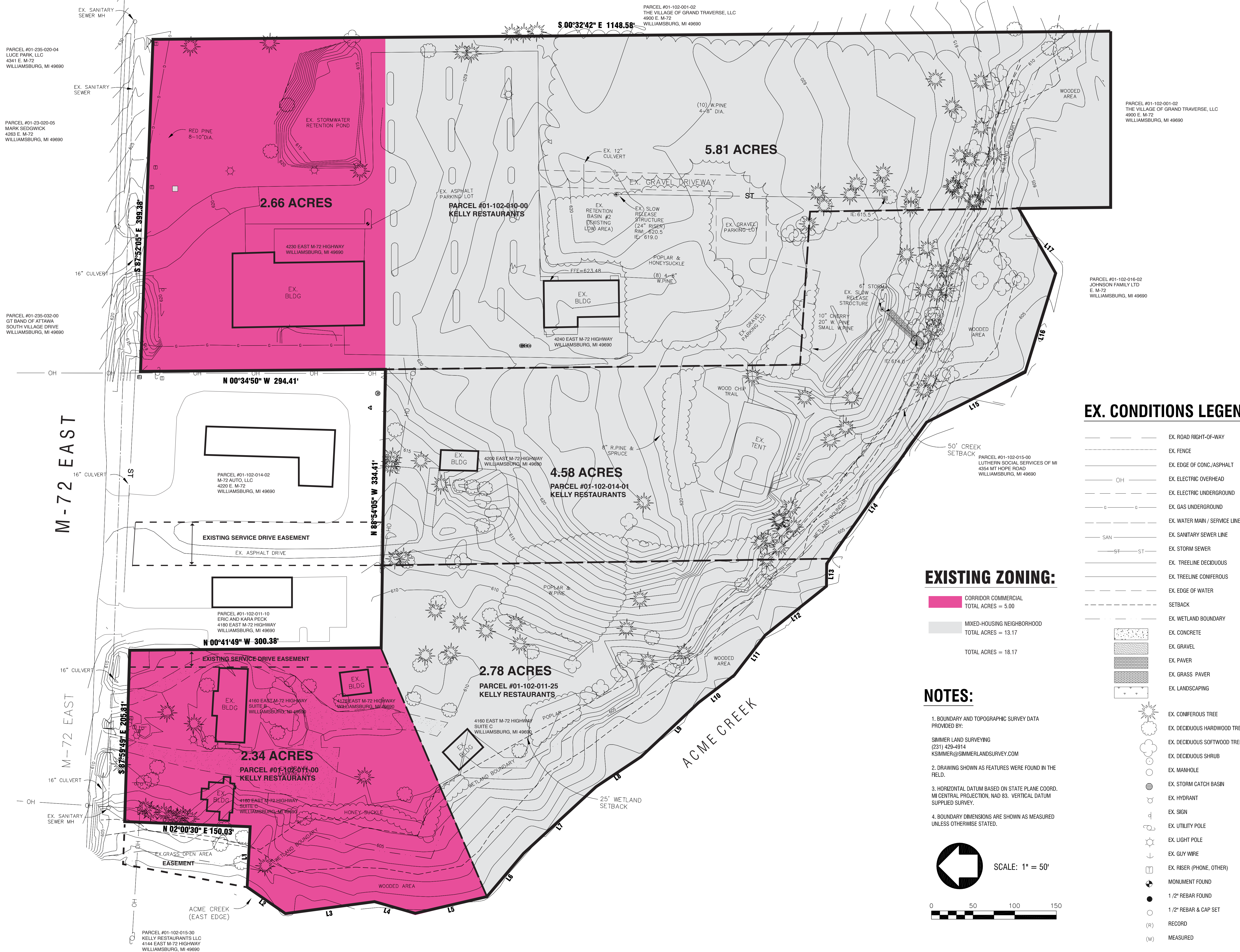
2017101.01

DRAWING TITLE

EXISTING CONDITIONS PLAN

S.1

S.2



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11-25-17	PAID APPLICATION

ISSUE DATE	DESCRIPTION
11-28-17	RUD APPLICATION

PLANNED UNIT DEVELOPMENT

CLIENT

KELLY RESTAURANTS
4230 M-72 EAST HWY.
WILLIAMSBURG, MI 49690

PRINCIPAL: _____ NGE _____

PROJECT MGR.: _____

DESIGNED BY: _____ NGE

DRAWN BY: _____

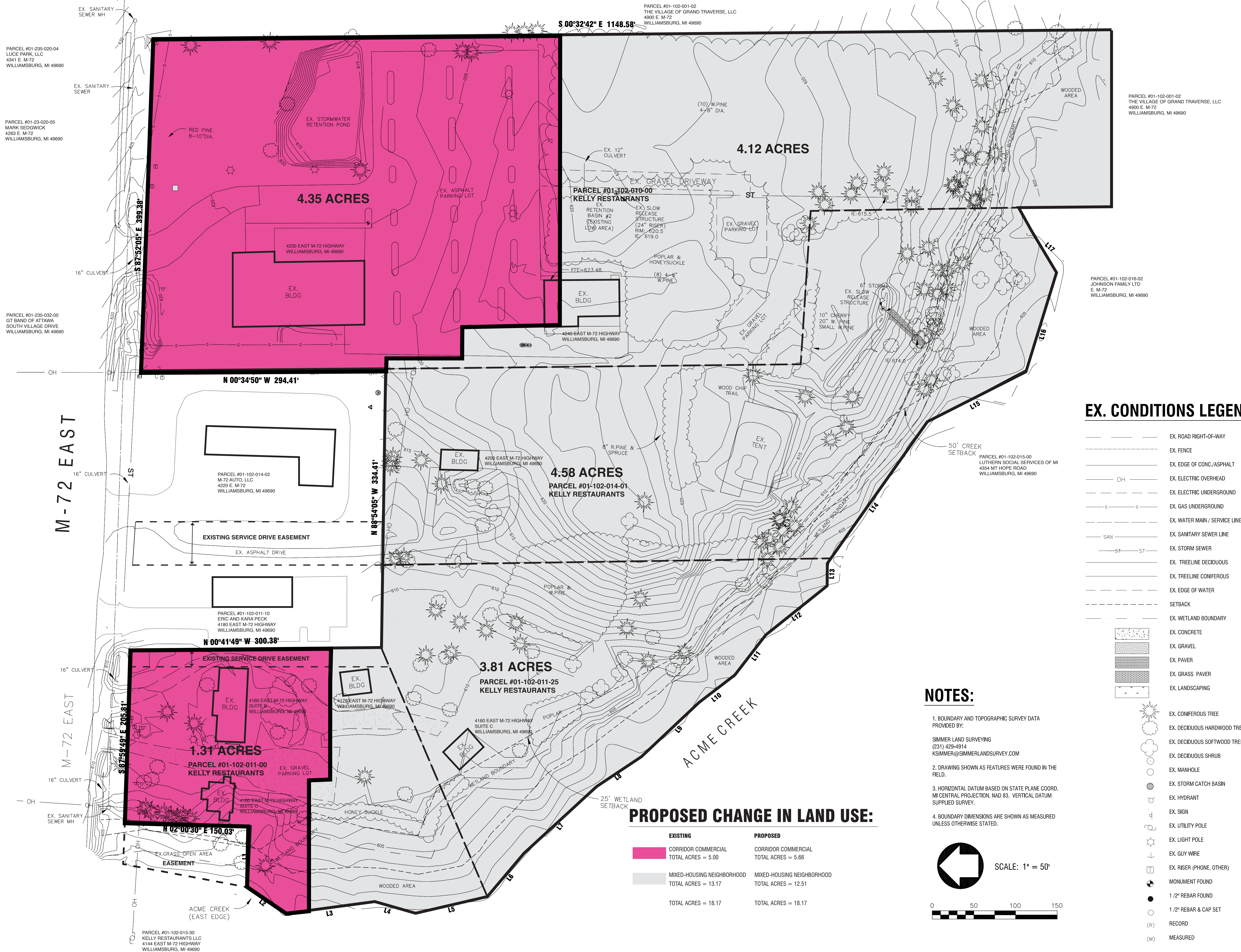
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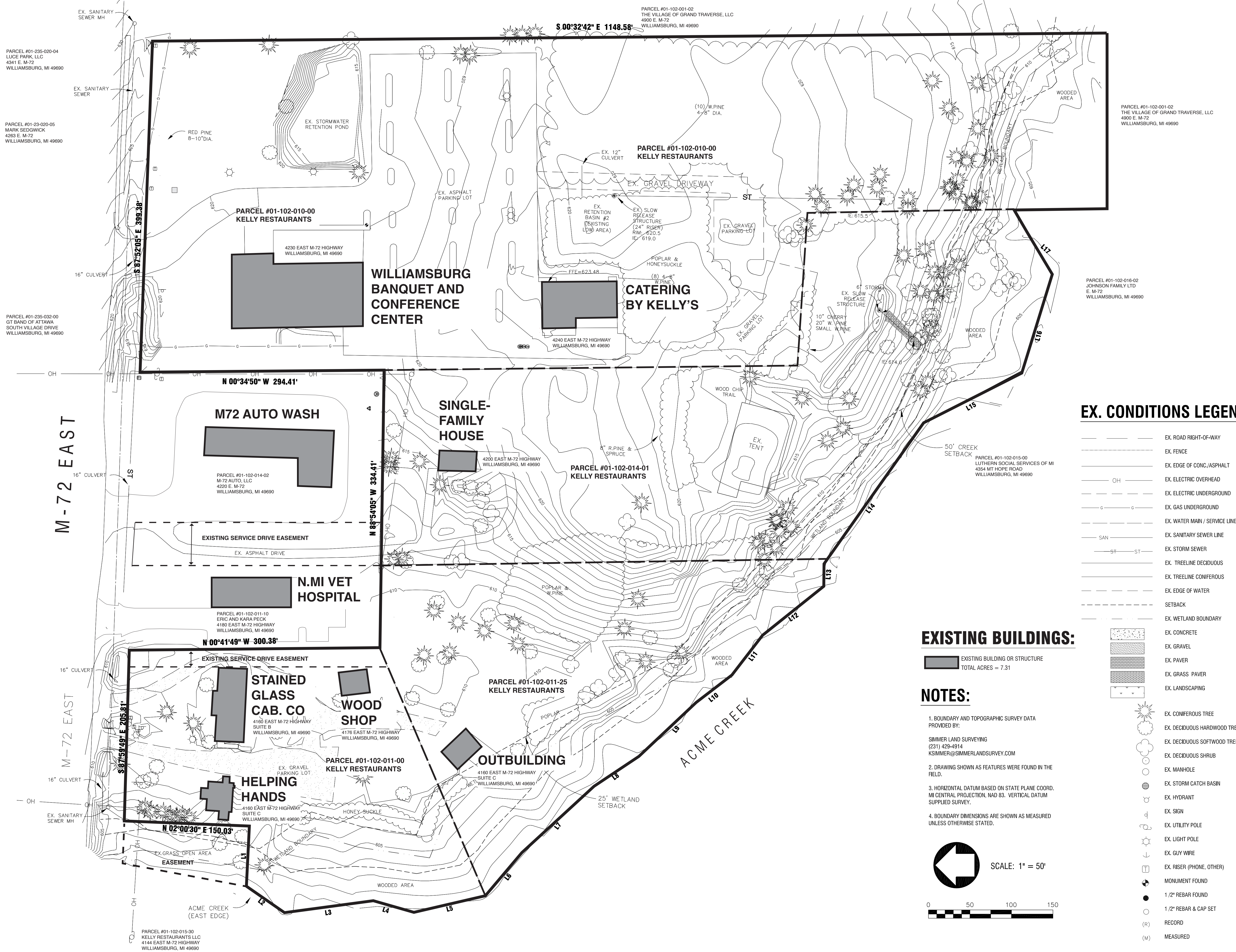
EXISTING CONDITIONS PLAN

Proposed Change in Land Use

S.3



S.4



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11-28-17	PUD APPLICATION

PLANNED UNIT DEVELOPMENT







KELLY RESTAURANTS
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WILLIAMSBURG, MI 49690

DRAWING TITLE

S.5



ECOLOGICALLY SENSITIVE AREAS:

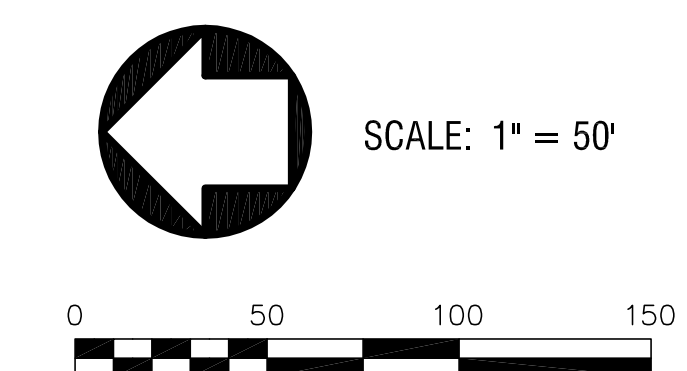
-  ACME CREEK
 DELINEATED WETLAND
 PROPERTY BOUNDARY
 WETLAND BOUNDARY
 50' CREEK SETBACK
 25' WETLAND SETBACK

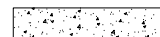



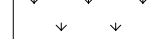















100-YEAR FLOOD PLAIN APPROX. 5' ABOVE ORDINARY HIGH WATER MARK PER MDEQ

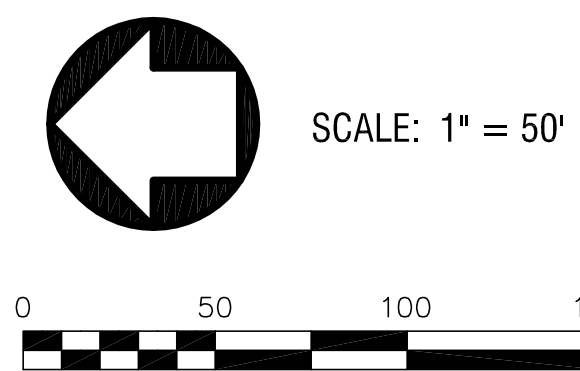
NOTES:

1. BOUNDARY AND TOPOGRAPHIC SURVEY DATA PROVIDED BY:

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4. BOUNDARY DIMENSIONS ARE SHOWN AS MEASURED UNLESS OTHERWISE STATED.



- | | |
|---|-------------------------------|
| _____ EX. ROAD RIGHT-OF-WAY | EX. ROAD RIGHT-OF-WAY |
| _____ EX. FENCE | EX. FENCE |
| _____ EX. EDGE OF CONC./ASPHALT | EX. EDGE OF CONC./ASPHALT |
| _____ OH _____ EX. ELECTRIC OVERHEAD | EX. ELECTRIC OVERHEAD |
| _____ EX. ELECTRIC UNDERGROUND | EX. ELECTRIC UNDERGROUND |
| _____ G _____ G EX. GAS UNDERGROUND | EX. GAS UNDERGROUND |
| _____ EX. WATER MAIN / SERVICE LINE | EX. WATER MAIN / SERVICE LINE |
| _____ SAN _____ EX. SANITARY SEWER LINE | EX. SANITARY SEWER LINE |
| _____ ST _____ ST EX. STORM SEWER | EX. STORM SEWER |
| _____ EX. TREELINE DECIDUOUS | EX. TREELINE DECIDUOUS |
| _____ EX. TREELINE CONIFEROUS | EX. TREELINE CONIFEROUS |
| _____ EX. EDGE OF WATER | EX. EDGE OF WATER |
| ----- SETBACK | SETBACK |
| ----- EX. WETLAND BOUNDARY | EX. WETLAND BOUNDARY |
|  EX. CONCRETE | EX. CONCRETE |
|  EX. GRAVEL | EX. GRAVEL |
|  EX. PAVER | EX. PAVER |
|  EX. GRASS PAVER | EX. GRASS PAVER |
|  EX. LANDSCAPING | EX. LANDSCAPING |
|  EX. CONIFEROUS TREE | EX. CONIFEROUS TREE |
|  EX. DECIDUOUS HARDWOOD TREE | EX. DECIDUOUS HARDWOOD TREE |
|  EX. DECIDUOUS SOFTWOOD TREE | EX. DECIDUOUS SOFTWOOD TREE |
|  EX. DECIDUOUS SHRUB | EX. DECIDUOUS SHRUB |
|  EX. MANHOLE | EX. MANHOLE |
|  EX. STORM CATCH BASIN | EX. STORM CATCH BASIN |
|  EX. HYDRANT | EX. HYDRANT |
|  EX. SIGN | EX. SIGN |
|  EX. UTILITY POLE | EX. UTILITY POLE |
|  EX. LIGHT POLE | EX. LIGHT POLE |
|  EX. GUY WIRE | EX. GUY WIRE |
|  EX. RISER (PHONE, OTHER) | EX. RISER (PHONE, OTHER) |
|  MONUMENT FOUND | MONUMENT FOUND |
|  1/2" REBAR FOUND | 1/2" REBAR FOUND |
|  1/2" REBAR & CAP SET | 1/2" REBAR & CAP SET |
| (R) RECORD | RECORD |
| (M) MEASURED | MEASURED |



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ISSUE DATE	DESCRIPTION
11-28-17	PUD APPLICATION

PLANNED UNIT DEVELOPMENT

KELLY RESTAURANTS
4230 M-72 EAST HWY.
WILLIAMSBURG, MI 49690

COMMISSION / JOB NO.: 2017101.01

SITE PLAN

S.7



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WILLIAMSBURG, MI 49690

PRINCIPAL:	
PROJECT MGR.:	
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
COMMISSION / JOB NO.:	201710















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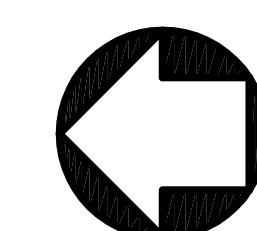
SITE PLAN

S.7



GENERAL LEGEND:

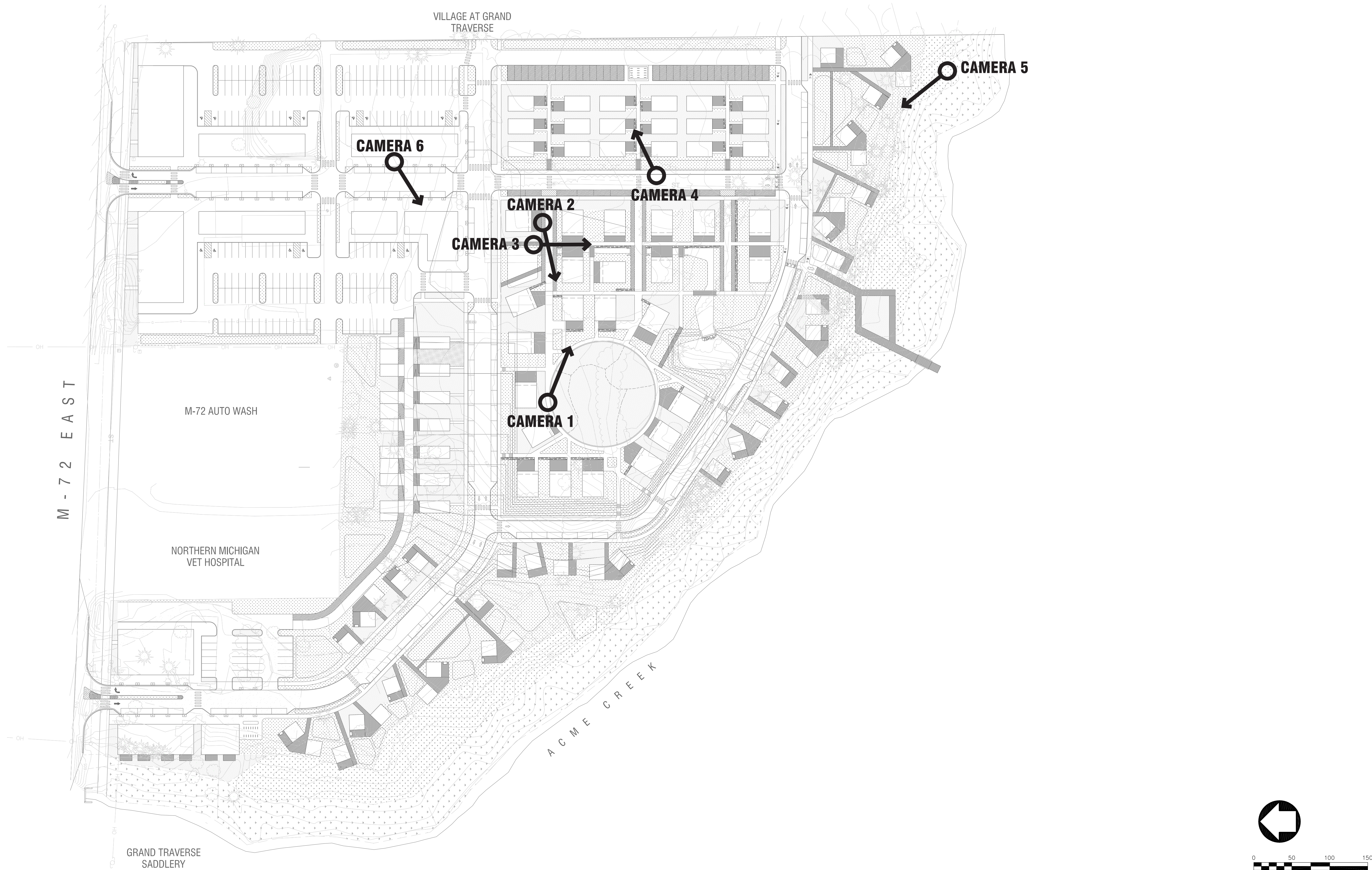
- | | |
|---|---|
|  | GRASS / LAWN |
|  | PERMEABLE PAVERS |
|  | WOOD DECKS |
|  | NATIVE LANDSCAPING |
|  | ENHANCED GREENBELT / EXISTING NATIVE VEGETATION |
|  | EXISTING NATIVE VEGETATION |
|  | BIOSWALE / STORM WATER GARDEN |
|  | WATER FEATURE / CREEK |
|  | SIDEWALK |
|  | STONE WALL |
|  | SINGLE TRACK TRAIL |
|  | PARKING LOT / STREET |
|  | TRANSIT STOP |
|  | BICYCLE PARKING |



SCALE: 1" = 50'



















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[illegible]

PROJECT

PLANNED UNIT DEVELOPMENT

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PRINCIPAL:	NGE
PROJECT MGR.:	
DESIGNED BY:	NGE
DRAWN BY:	
CHECKED BY:	
COMMISSION / JOB NO.:	2017101.01

PROJECT MGR.: _____

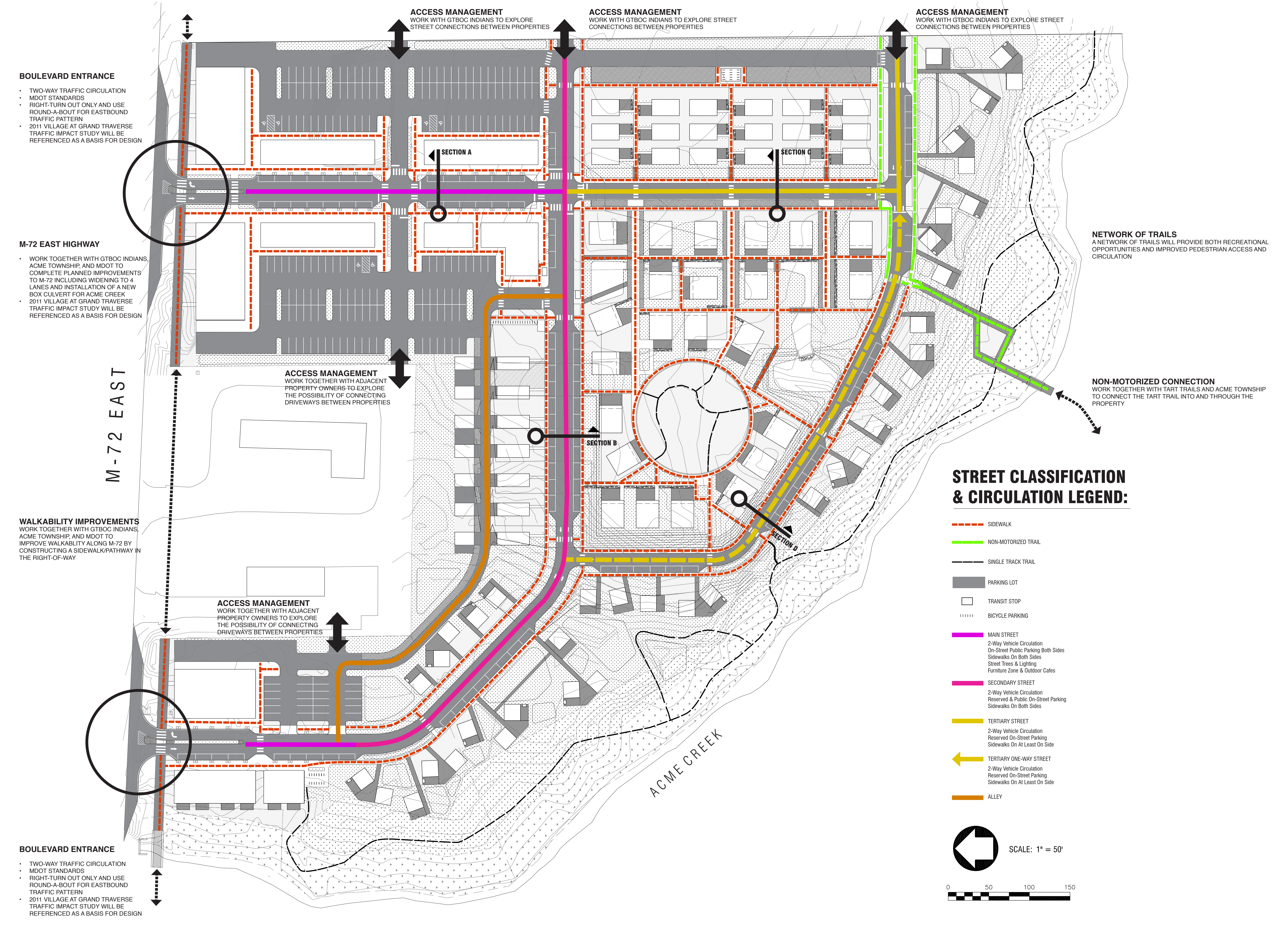
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COMMISSION / JOB NO.: 2017101.01

DRAWING TITLE

CIRCULATION PLAN

S.16



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PROJECT

PLANNED UNIT DEVELOPMENT

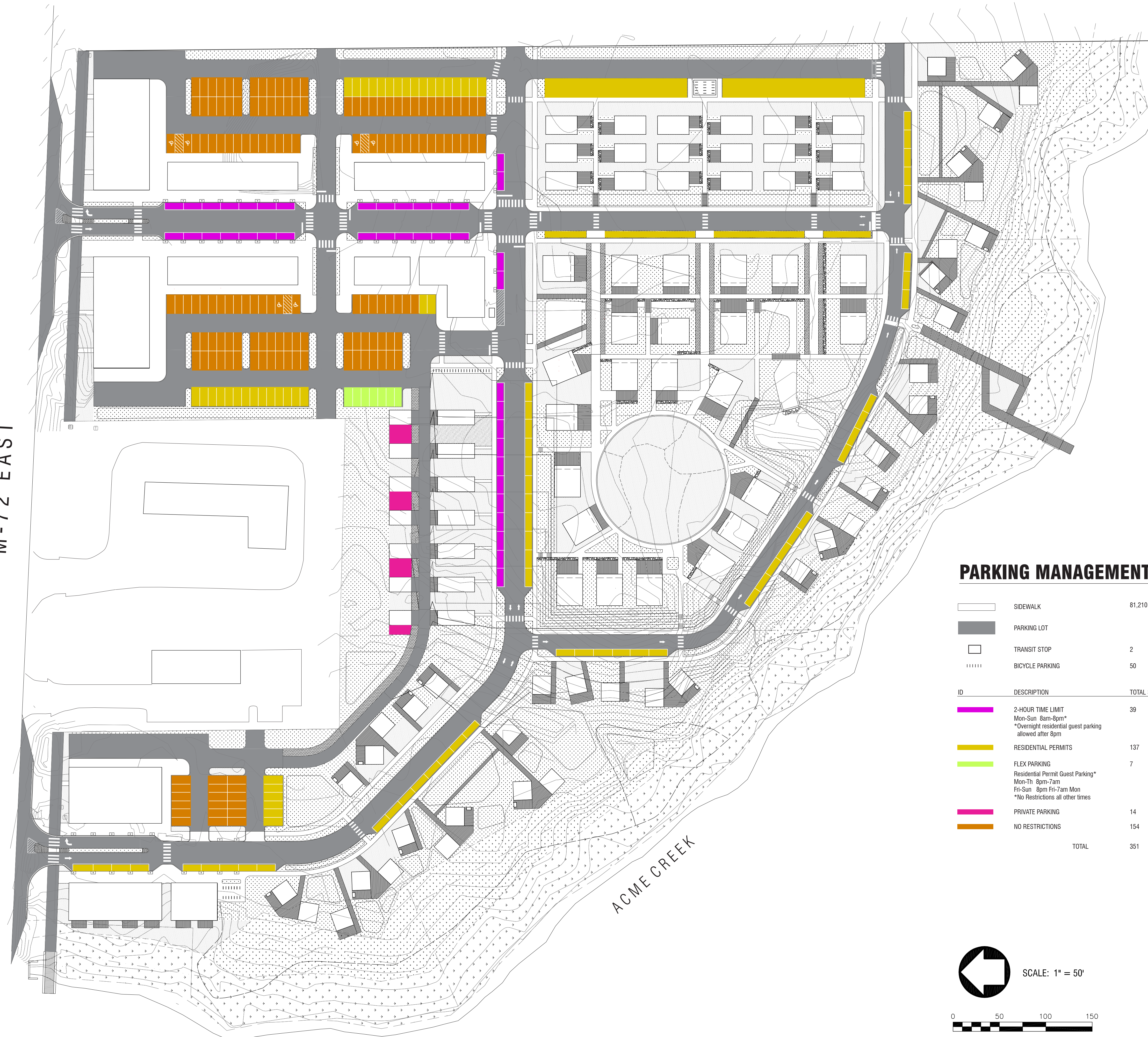
CLIENT
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PRINCIPAL:	
PROJECT MGR.:	
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
COMMISSION / JOB NO.:	201710










DRAWING TITLE

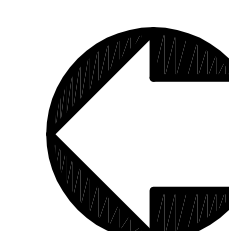
PARKING MANAGEMENT PLAN

S.17



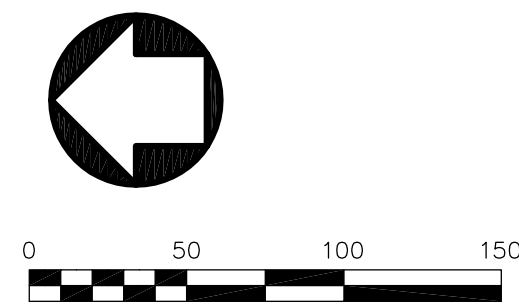
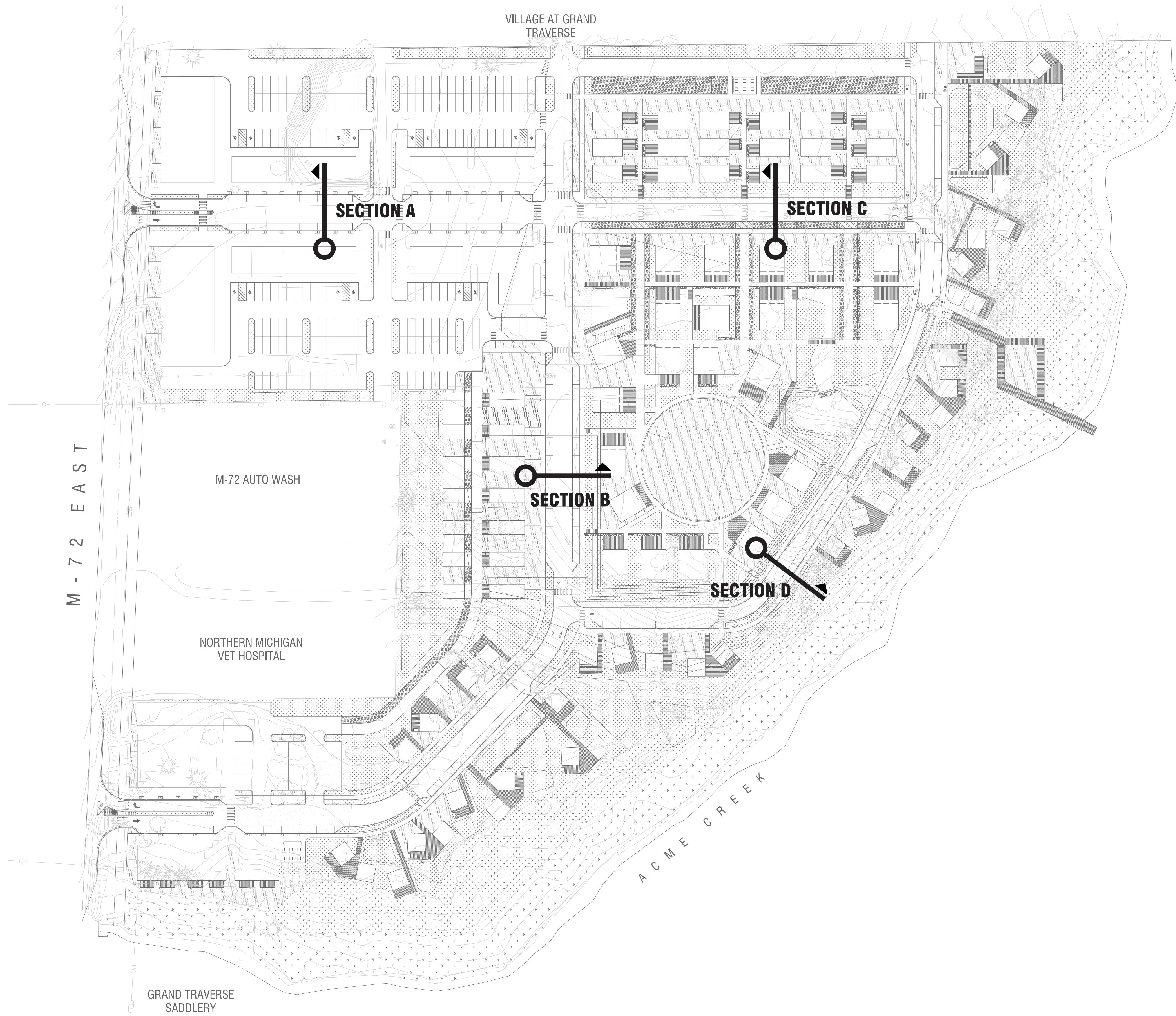
PARKING MANAGEMENT LEGEND:

	SIDEWALK	81,210 Square Feet
	PARKING LOT	
	TRANSIT STOP	2
	BICYCLE PARKING	50
ID	DESCRIPTION	TOTAL SPACES
	2-HOUR TIME LIMIT Mon-Sun 8am-8pm* *Overnight residential guest parking allowed after 8pm	39
	RESIDENTIAL PERMITS	137
	FLEX PARKING Residential Permit Guest Parking* Mon-Th 8pm-7am Fri-Sun 8pm Fri-7am Mon *No Restrictions all other times	7
	PRIVATE PARKING	14
	NO RESTRICTIONS	154
	TOTAL	351



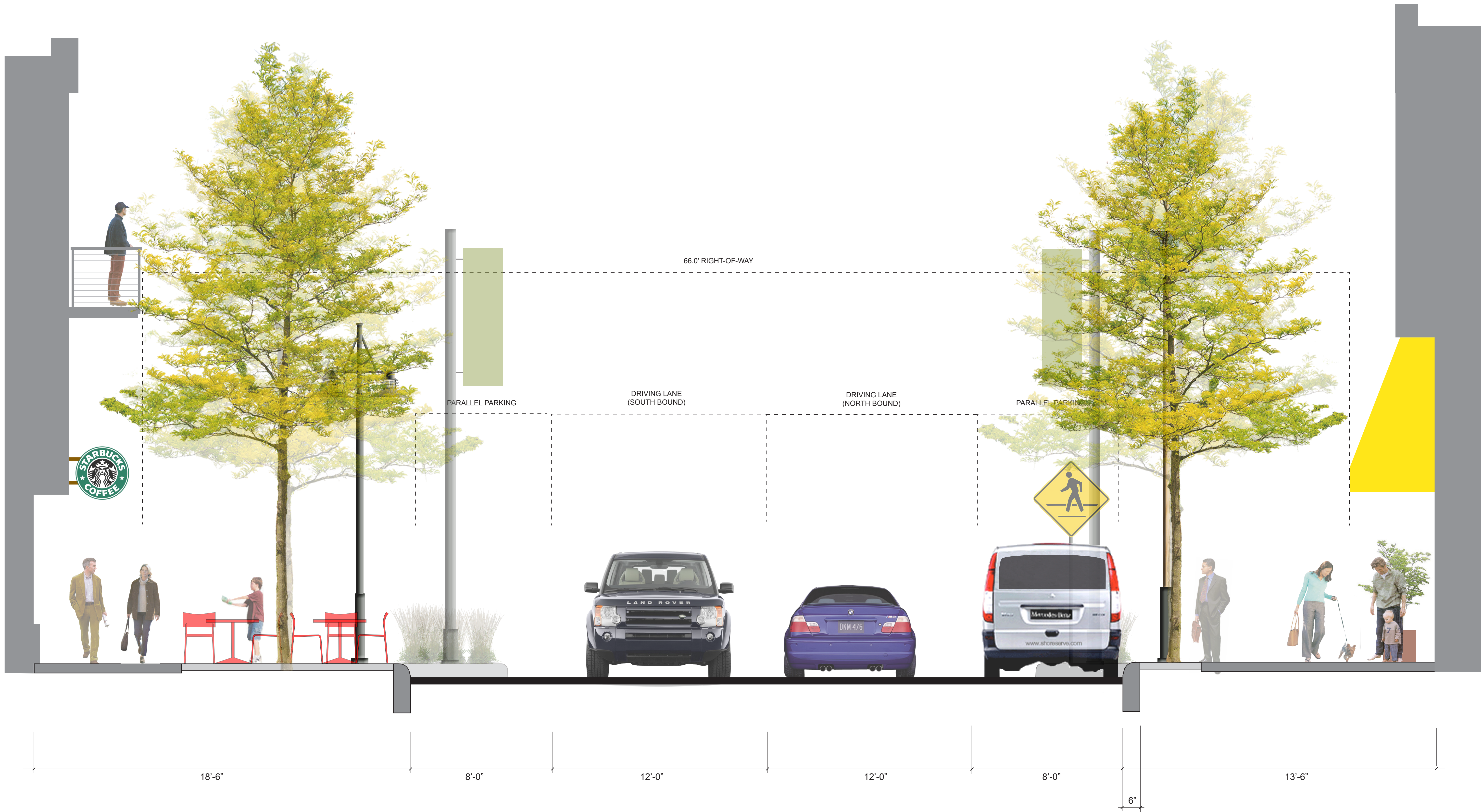
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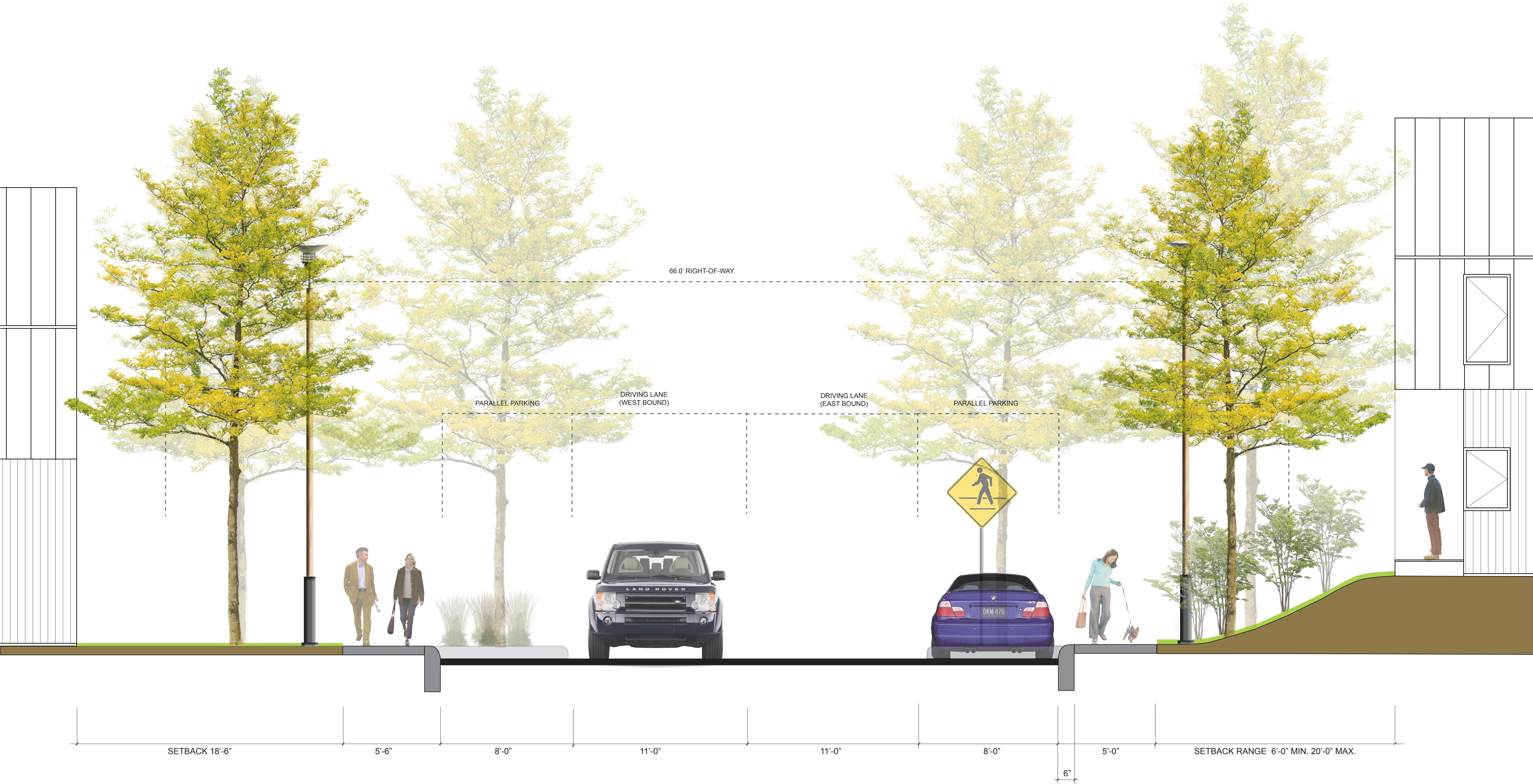


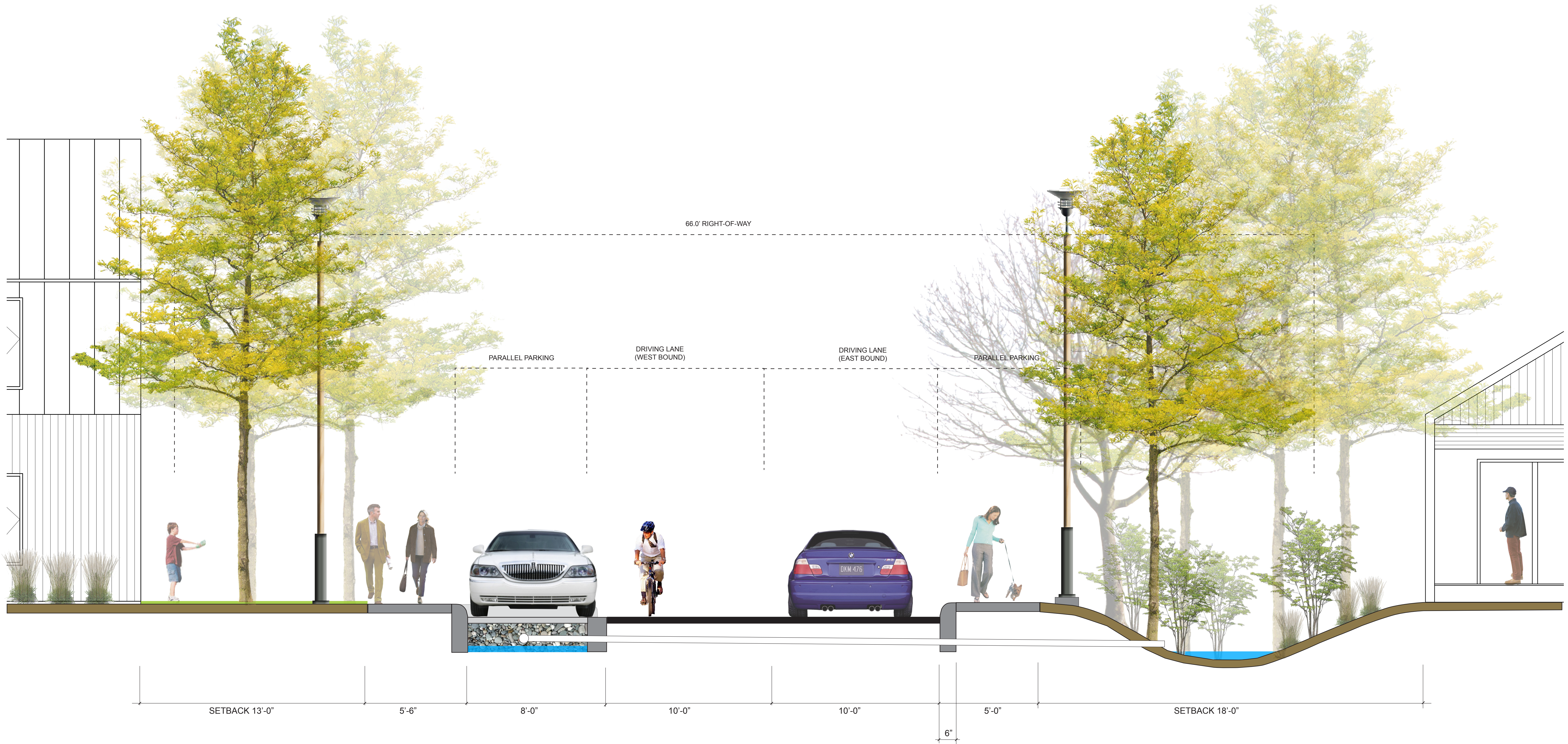


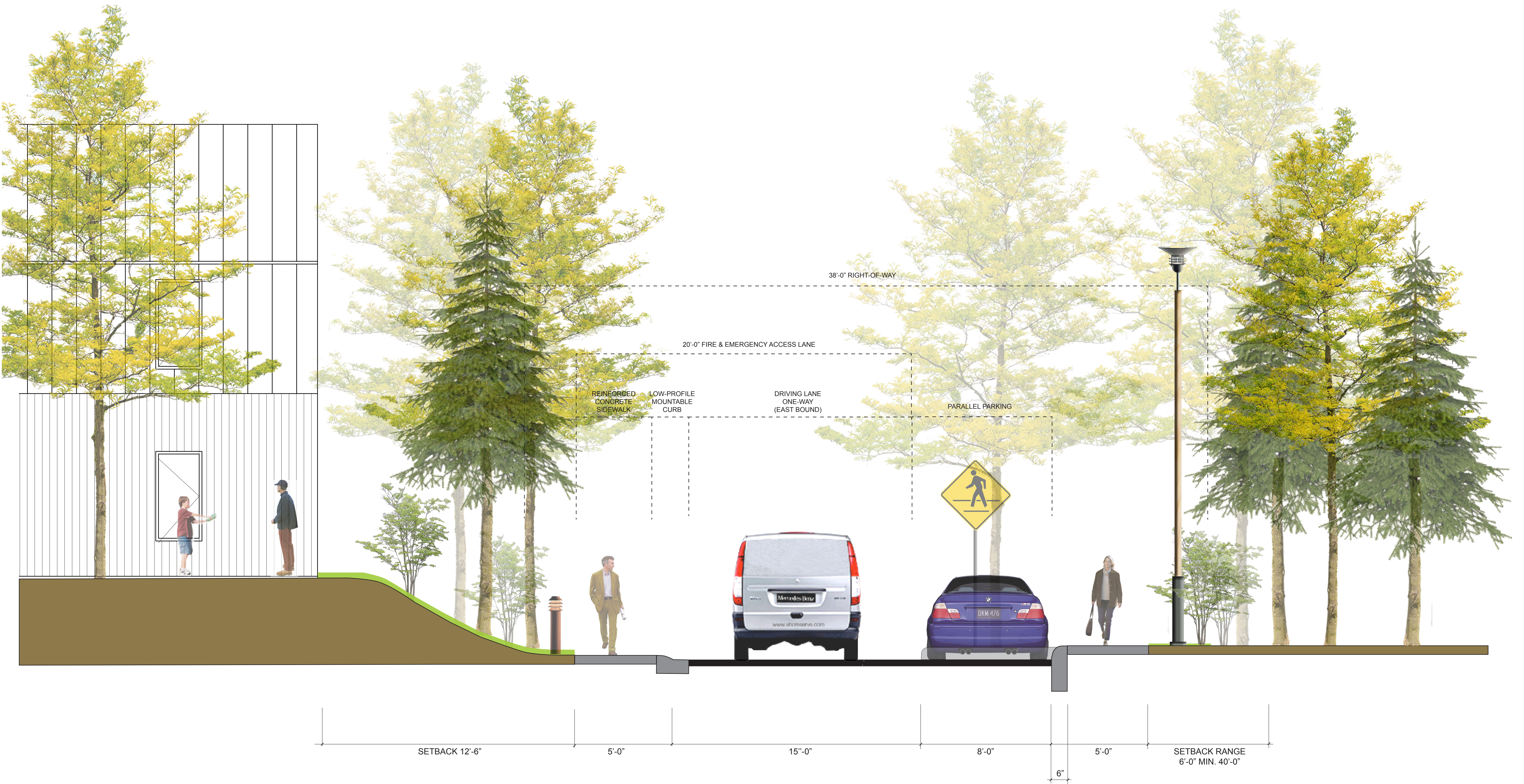
PRINCIPAL	NGE
PROJECT MANAGER	
DESIGNED BY	NGE
DRAWN BY	
CHECKED BY	
COMMISSION / JOB NO.	2017101.01

ISSUE DATE	DESCRIPTION
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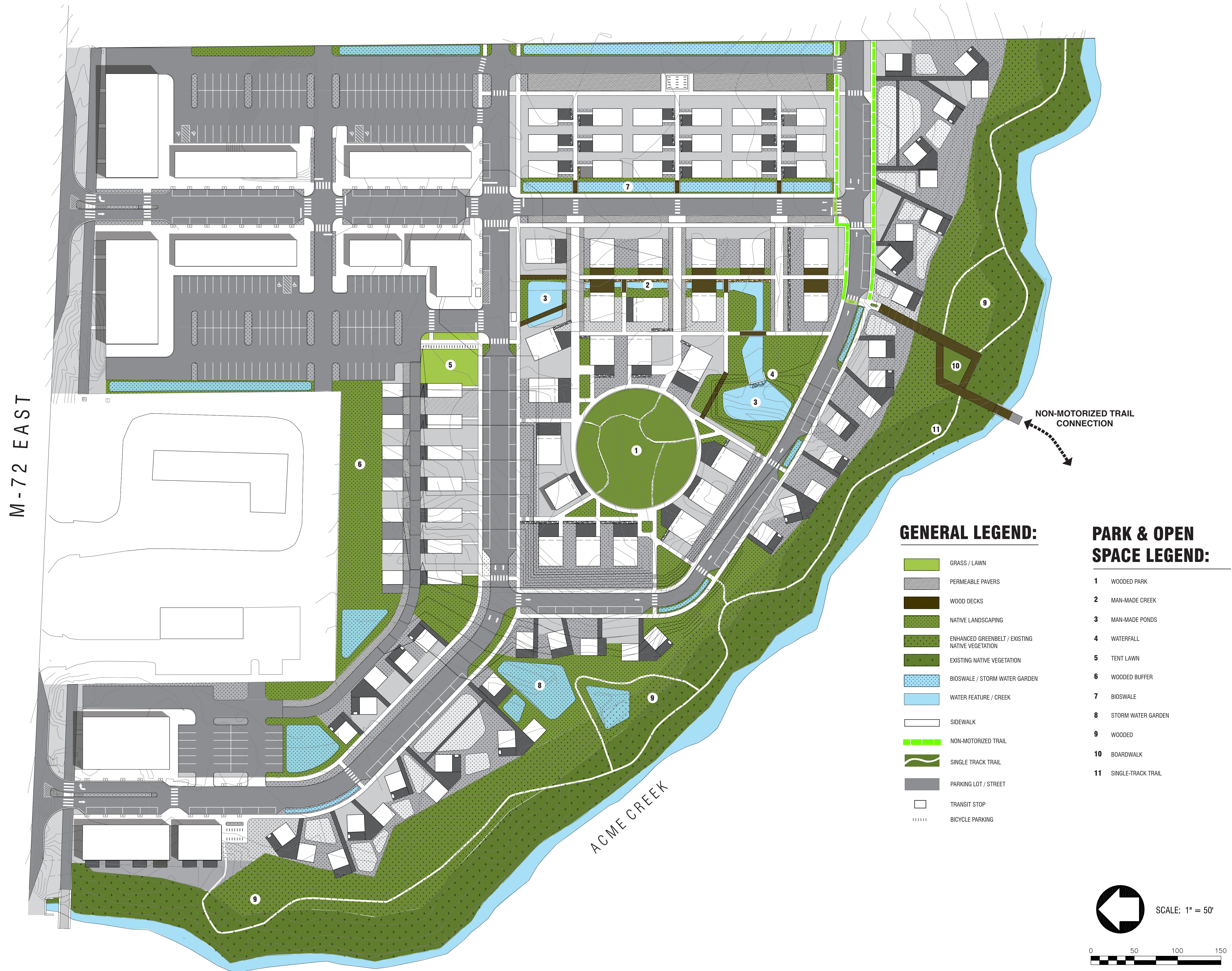
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PLANNED UNIT DEVELOPMENT

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WILLIAMSBURG, MI 49690

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PARK & OPEN SPACE PLAN



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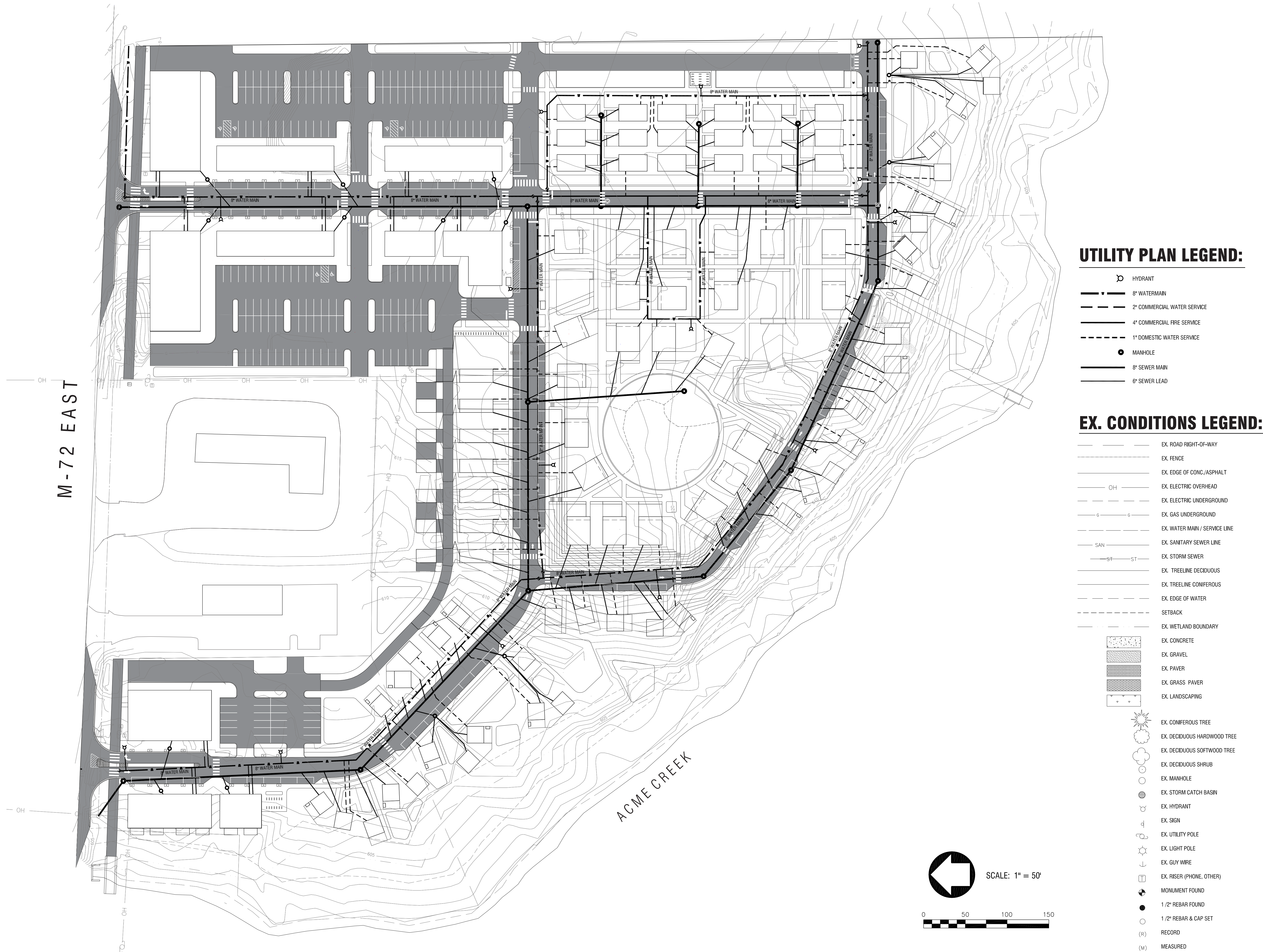
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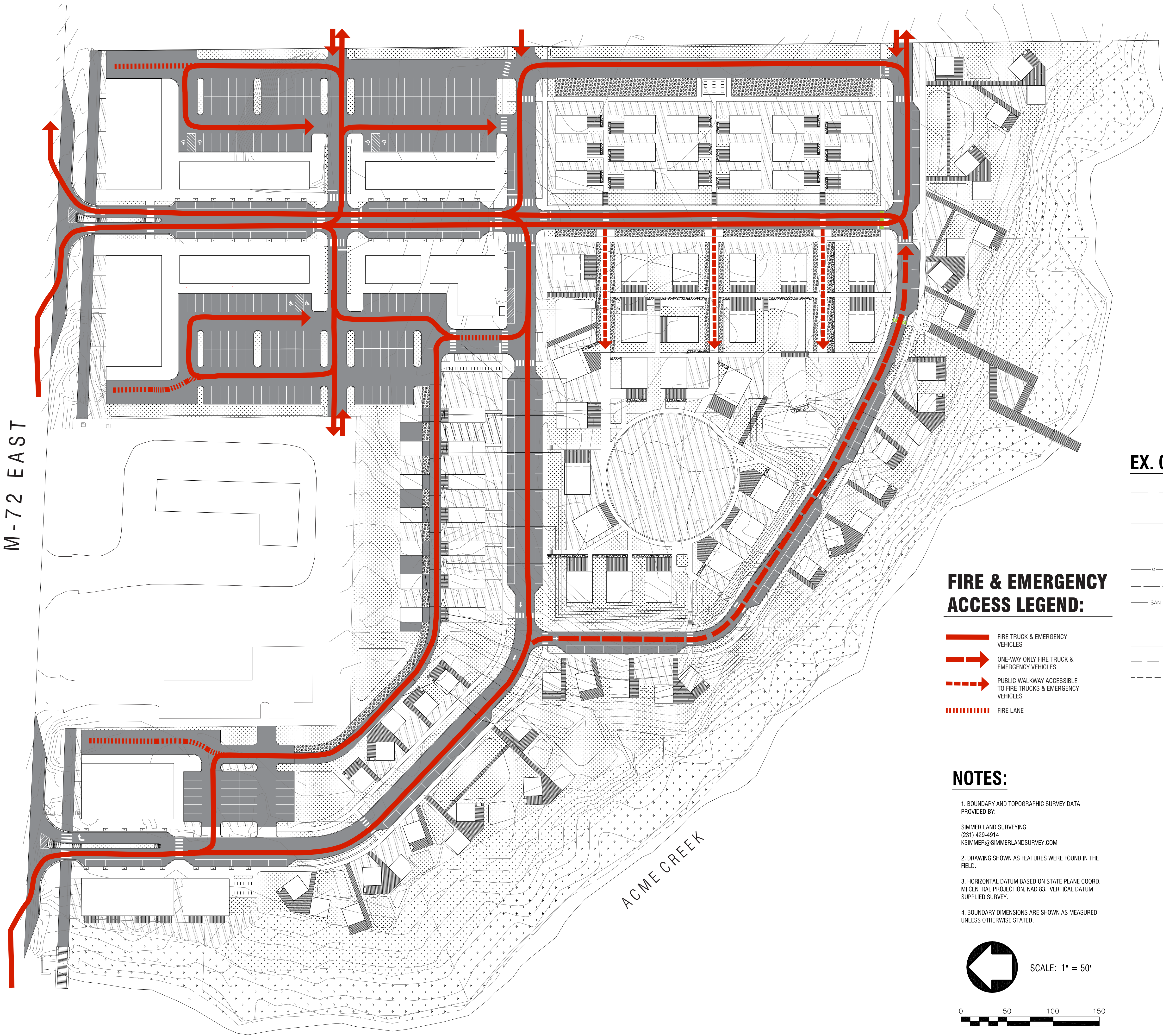
PLANNED UNIT DEVELOPMENT

KELLY RESTAURANTS
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PRELIMINARY UTILITY PLAN

S.25





M-72 EAST

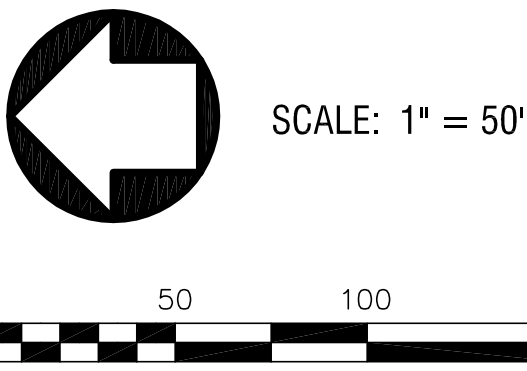
ACME CREEK

FIRE & EMERGENCY ACCESS LEGEND:

- FIRE TRUCK & EMERGENCY VEHICLES
- ONE-WAY ONLY FIRE TRUCK & EMERGENCY VEHICLES
- PUBLIC WALKWAY ACCESSIBLE TO FIRE TRUCKS & EMERGENCY VEHICLES
- FIRE LANE

NOTES:

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KSIMMER@SIMMERLANDSURVEY.COM
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- EX. RISER (PHONE, OTHER)
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CLIENT

KELLY RESTAURANTS
4230 M-72 EAST HWY.
WILLIAMSBURG, MI 49690

PRINCIPAL: _____ NGE

PROJECT MGR: _____

DESIGNED BY: _____ NGE

DRAWN BY: _____

CHECKED BY: _____

COMMISSION / JOB NO.: _____ 2017101.01

DRAWING TITLE

FIRE & EMERGENCY ACCESS PLAN

S.26

1. COMPLETE CONSTRUCTION OF PARKING LOTS
2. COMPLETE CONSTRUCTION OF LIMITED SIDEWALK.
3. BEGIN CONSTRUCTION OF MIXED-USE NEIGHBORHOOD II.
4. COMPLETE RESTORATION AND LIMITED LANDSCAPING.



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PLANNED UNIT DEVELOPMENT

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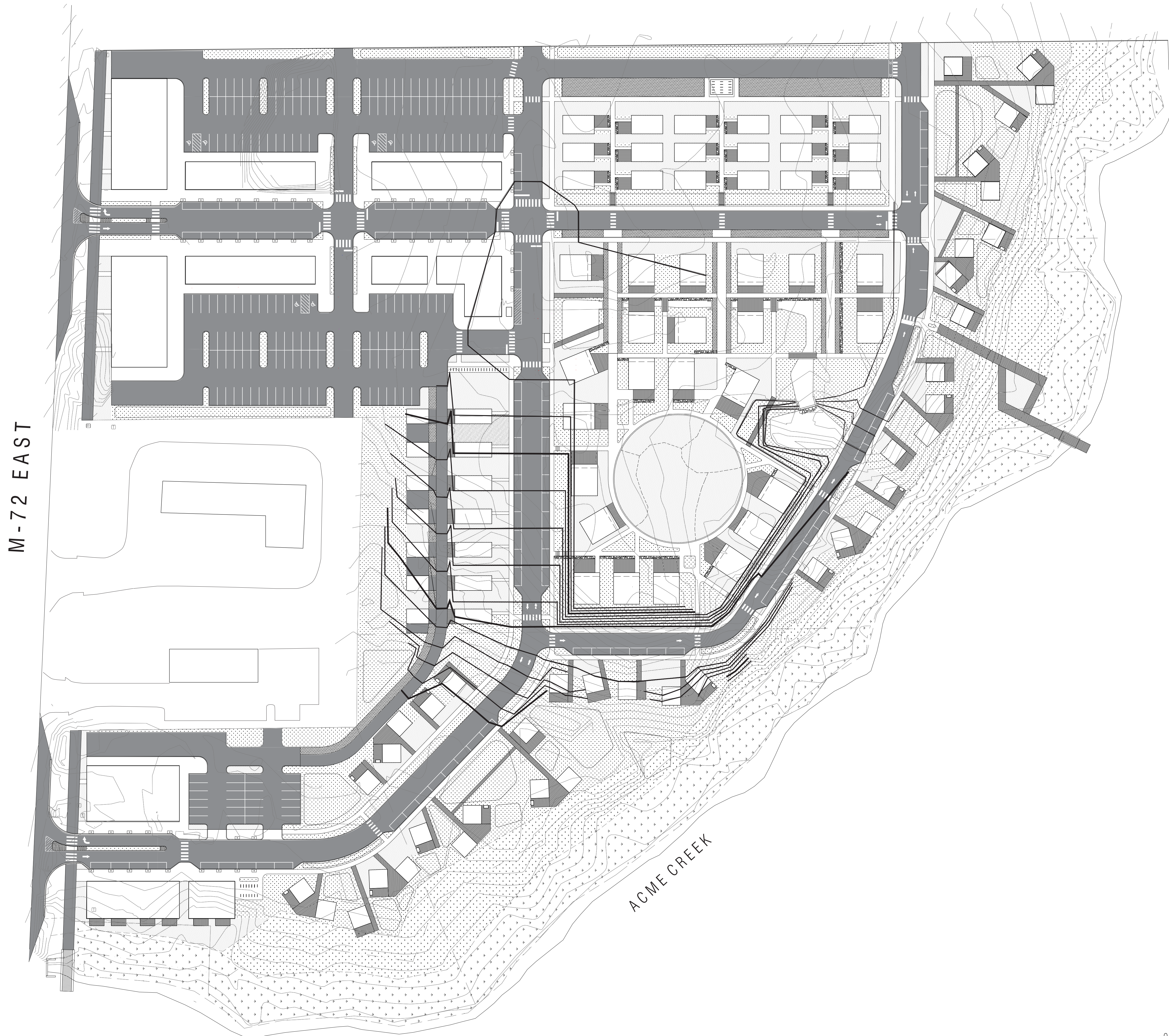
KELLY RESTAURANTS
4230 M-72 EAST HWY.
WILLIAMSBURG, MI 49690

PRINCIPAL:	NGE
PROJECT MGR.:	
DESIGNED BY:	NGE
DRAWN BY:	
CHECKED BY:	
COMMISSION / JOB NO.:	2017101.01

DRAWING TITLE

CONCEPT GRADING PLAN

S.28





Planned Unit Development Site Plan & Application

Kelly Restaurant's LLC 4240 E M-72

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iDF



Studio Profile

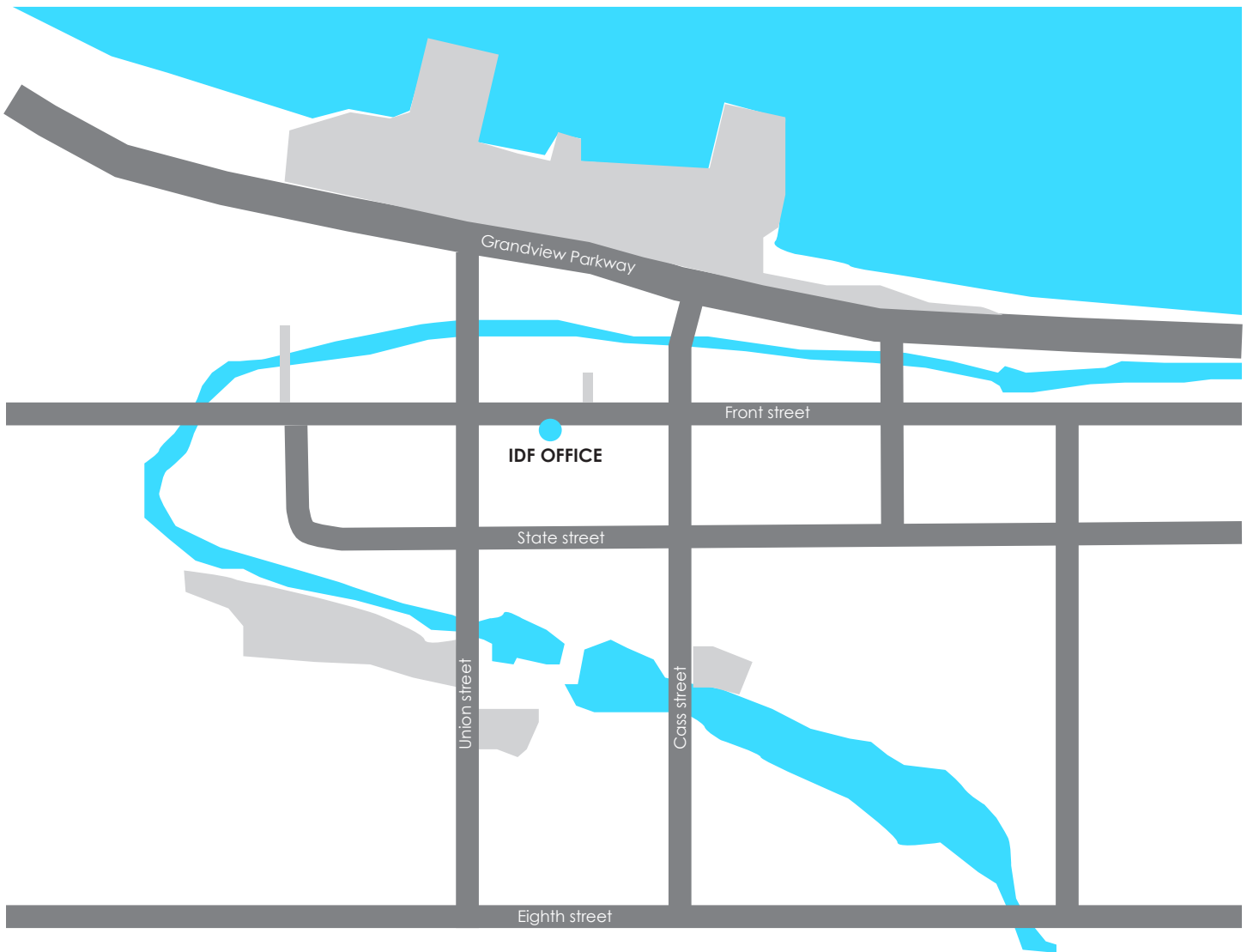
BACKGROUND

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

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

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

Contact



Nathan G. Elkins, ASLA

Influence Design Forum LLC
120 E. Front St., 2nd Flr. Loft
P.O. Box 1507
Traverse City, MI 49685

nate@influencedesignforum.com
(231) 944.4114



www.influencedesignforum.com

studio

120 East Front St.
2nd Floor Loft
PO Box 1507
Traverse City MI 49685
(231) 944.4114

**influence
design
forum**
LLC

November 28, 2017

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

**RE: Planned Unit Development Site Plan & Application for Kelly Restaurant's LLC, 4240 M-72
East Highway, Williamsburg, MI 49690**

Dear Shawn,

Influence Design Forum (IDF) is pleased to submit a full PUD application on behalf of Dan Kelly and Kelly Restaurant's. Please find attached the application form, site plan, plan elements, studies, and permitting agency reviews.

We are excited and look forward to collaborating with the Township.

Sincerely,
INFLUENCE DESIGN FORUM

A handwritten signature in black ink, appearing to read 'N. Elkins', followed by a horizontal line and a period.

Nathan G. Elkins, ASLA
Studio Director

cc. Dan Kelly
John Iacoangeli, Planning Commission Chair



GT County Public Works

Permitting Agency Review

1. RESPONSE FROM COUNTY DPW
2. SEWER & WATER STUDY



**GRAND TRAVERSE COUNTY
DEPARTMENT OF PUBLIC WORKS**

PUBLIC SERVICE BUILDING
2650 LAFRANIER ROAD
TRAVERSE CITY, MI 49686-8972
(231) 995-6039 • FAX (231) 929-7226

November 30, 2017

Nate Elkins, IDF
120 East Front Street
Traverse City, Michigan 49686

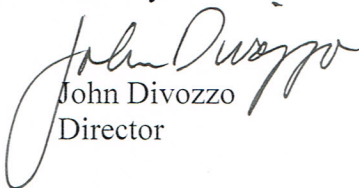
Re: 4230 M-72 Development

Dear Nate:

The DPW has performed a preliminary review of the proposed utility needs for the PUD and mixed-use development plan in Acme Township. Based upon information provided, the DPW is confident that capacity exists in the sewer system to support this development.

Please contact our office if you have any questions, comments, or concerns.

Thank you.


John Divozzo
Director



RECYCLED PAPER



February 20, 2017

RE: Sewer and Water Demand Estimate, Proposed PUD, Acme Township, Michigan

The purpose of this preliminary study is to determine initial water and sewer demand estimates for a new mixed use PUD proposed in Acme Township. The development proposes various commercial, office and residential uses.

The demand basis for this initial water and sewer study is based on the PUD concept prepared by IDF Studios along with a chart indicating the anticipated uses and density of the overall development. These documents include PUD Concept Alternative 2, Dated January 1, 2017 and the development analysis spreadsheet dated January 27, 2017.

The flow estimates are based on utilizing Table 1 of the Acme Township Schedule of Residential Equivalents, dated March, 2016. This approach defines one residential equivalent unit (REU) as approximately 200 gallons per day. This is slightly lower than the typical 300 gallons per day that has historically been the standard, however, this appears to fit this development plan very well due to the large number of smaller single family units and the fact that most fixtures utilized in today's construction generate much lower flows than the historical fixtures that were utilized.

The flow estimates are based on the provided data included in The development analysis spreadsheet prepared by IDF studios. The spreadsheet breaks the anticipated uses down into three categories. These include Commercial, Residential and Office spaces. At this point there are no defined uses in the commercial and office space components of this development so as the project is built out the uses may alter and changes the sewer and water demands based on the specific uses that are proposed for each building.

Based on the size and location of the project, we have removed 6,000 square feet from the overall building area anticipated for the commercial and office uses to include three restaurants. As noted, above, the residential units proposed in this development are 1 and two bedroom units. Utilizing the value of 200 GPD for each of these residential units will help provide for some buffer if more intense uses are proposed in the commercial and office space component of this development. Utilizing, the REU values outlined in the Acme Township Table 1, Schedule of Residential Equivalents we have come up with the following water and sewer estimates for this conceptual mixed use PUD. The table below outlines the estimated daily sewer and water demand for this development based on the three anticipated uses in this project.

Residential Uses

Total Residential Units Proposed = 156, single and two bedroom units.

Estimated daily flow based on 1 REU = 200 GPD = 156 REU * 200 GPD/REU = 31,200 GPD

Commercial and Office Uses

Total anticipated area of commercial and office space = 57,400 sq.ft

Remove 6,000 sq.ft for restaurant space = 51,400 sq.ft.

Estimated daily flow based on Acme Township Table 1 = 1REU + 0.50 REU per 1,000 sq.ft.

Estimated daily flow = (1REU + 0.50*51.4 sq.ft) = 26.7 REU*200 GPD/REU = 5,340 GPD

Restaurant Uses

Total Seats Proposed = 180, 60 each per restaurant

Estimated daily flow based on 0.125 REU per seat

Estimated Daily Flow = 180 seats*0.125 REU/seat = 22.5 REU * 200 GPD/REU = 4,500 GPD

Total estimated daily flows for the Conceptual PUD = 41,040 GPD



GTBOC Indians

Permitting Agency Review

1. TRIBAL COUNCIL ACTION & APPROVAL OF CONNECTION TO WATERMAIN



**The Grand Traverse Band of
Ottawa and Chippewa Indians**

2605 N. West Bay Shore Drive • Peshawbestown, MI 49682-9275 • (231) 534-7750

Certification of Tribal Council Action
Regular Session of September 20, 2017

**I hereby certify as the Tribal Council Secretary that the foregoing
Motion was Approved and Adopted at the Regular Session of the
Grand Traverse Band of Ottawa & Chippewa Indians Tribal Council**

Williamsburg Conference Center Water Service

Motion made by Tribal Council Member Shomin and Supported by Tribal Council Member Wilson to approve the water connection between Tribal Community Water System and Mr. Dan Kelly, located at 4230 M-72 East, to be paid in full by Mr. Dan Kelly.

6-FOR; 0-AGAINST; 0-ABSENT; 0-ABSTAINING
Motion Carries



Jane A. Rohl, GTB Tribal Council Secretary

CC: Ron Anderson; Joe Huhn

The Grand Traverse Band of Ottawa and Chippewa Indians

Agenda Topic/Title: Williamsburg Conference Center Water Service

If required, all signed documents will be returned the above individual who is responsible to complete with the appropriate offices at GTB-OCI.

Date: 9/20/2017 Date: _____ Date: _____

☐ Unfinished Business New Business ☐ Closed Session

☒ Approval by Motion ☐ Information Only

☐ Resolution Approval # _____ ☐ Other (please specify)

Do you have a past motion: ☒ No ☐ Yes, (please attach)

Outcome Requested: Motion to Approve a water connection between the Tribal Community Water System and Dan Kelly located at 4230 M-72 East to be paid in full by Mr. Dan Kelly.

Signatures: Program Director: [Signature] Date: 9-11-17
Supervisor: [Signature] Date: 9-11-17
Division Manager: [Signature] Date: 9/11/17

Tribal Manager: [Signature] Date: 9-11-2017
Signature of TM needed before this Agenda Request can be added to the TC Agenda

rev 9/07 – MP 1/11 – 5/11 TMO 4/12 TMO 5/12 TMO 2/15 TMO
GTB Forms\Tribal Council\ Tribal Council Agenda Request Form

GRAND TRAVERSE BAND LEGAL DEPARTMENT REVIEW APPROVAL FORM

Date: 8/18/2017

Presented By: Joe Huhn

Department: Public Works

Resolution Number(s):

Document Title(s)/Subject Matter:

Dan Kelly Water main extension

4240 M-72 East Acme Michigan

☒ The above document(s) have been reviewed by the GTB Legal Dept. and are approved for signature &/or further action.

☐ The above document(s) have been reviewed by the GTB Legal Dept. and are NOT approved. Reason:

Reviewed by: John Pelsky

John Pelsky Sept. 11, 2017
Signature Date

Please note: Approval of Documents Does NOT Guarantee Approval by Tribal Council

Rev: 12-04

Do Not Separate Form

GRAND TRAVERSE BAND CFO GRANT REVIEW APPROVAL FORM (MATCH GRANTS)

Date: 8/18/2017

Presented By: Joe Huhn

Department: Public Works

Grant Number(s):

Grant Title(s)/Subject Matter:

Dan Kelly water main extension Acme, MI

☒ The above document(s) have been reviewed by the CFO and are approved for signature &/or further action.

☐ The above document(s) have been reviewed by the CFO and are NOT approved. Reason:

Dollar Amount Requested: \$

Reviewed by: Rebecca L. Woods

Rebecca L. Woods 9/14/17
Signature Date

Please note: Approval of Documents Does NOT Guarantee Approval by Tribal Council

Rev: 12-04

* will Dan Kelly be in competition with our development.

Memorandum

To: Tribal Manager, Tribal Council, Ron Anderson
From: Joseph R. Huhn
Date: 8/18/2017
Re: Water service for Williamsburg Banquet and Conference Center

In 2014 Dan Kelly of the Williamsburg Banquet and Conference Center located at 4230 M-72 East in Acme, MI. had requested water service to his property. At that time, Mr. Kelly had intended on allowing a new Oryana grocery store to locate at this location. Plans had apparently changed and Oryana did not move to this site.

On March 23rd, 2017, I received another call from Mr. Kelly regarding water service for his property in Acme. Mr. Kelly is currently proposing the construction of 120 residential units and up to 30 commercial buildings. The estimated water usage for his proposed development is 41,000 gallons per day. On March 31st, 2017, Mr. Kelly emailed me an official request to service his property with the Tribal community water system (email attached).

To service this development an extension will need to be installed from its existing location going west approximately 1,600 feet. This extension includes the 1,600 feet of 12" water main, two valves and three fire hydrants. The estimated cost to install this infrastructure is \$90,000. Mr. Kelly would be responsible for the full cost of construction, engineering and inspections.

On May 23rd, 2017 Ron Anderson and I had a working session with Tribal Council which Dan Kelly also attended. During the meeting Dan had explained his plans to Council for the development. There was some discussion about the possibility of him receiving credit for the cost of the water main extension. On May 24th, 2017 I met with Dan Kelly again and informed him that there would be no credit for connections from the extension of the water main to his property.

An Income analysis from this project is listed below:

Connections fees: 150 units X \$1,700/unit = \$255,000

Base Rate Income: \$18.15/month base rate x 12 months x 150 units = \$32,670/year

Usage Rate Income: \$2.00/1,000 gallons x 41,000 gallons/day x 365 days = \$29,930/year

Yearly Expenses: Electricity \$2,800 + Chlorine \$326 + Labor \$800 + Depreciation \$3,600 = \$7,526

Total Income minus Expenses: \$62,600 - \$7,526 = \$55,074 + Connection fees of \$255,000

August 18, 2017

Based on the well capacity of our existing system and the current usage, the Tribal Community Water System is capable of supplying the requested flow to this proposed development. It is my recommendation that we allow Mr. Kelly to connect to our system thru the extending of a water main to his property.

If you have any further questions or concerns regarding this issue please call or email me at the number below.

Thanks

Joe Huhn
joe.huhn@gtbindians.com 231-499-4235

Huhn, Joe

From: Catering by Kelly <info@cateringbykellys.com>
Sent: Friday, March 31, 2017 11:30 AM
To: Huhn, Joe
Subject: Water Hook Up
Attachments: Water Demand Estimate.pdf; presentation_pre-app_pc.pdf

Kelly Restaurants, L.L.C

4240 M 72 East
Williamsburg, MI 49690

Phone (231) 938-3663
Cell Phone (231) 342-4550

March 31, 2017

Grand Traverse Band of Ottawa & Chippewa Indians
Mr. Joe Huhn
Joe.huhn@gtbindians.com

Dear Joe,

This is a formal request for your consideration of hooking up to the tribal water supply. As discussed, attached is our preliminary Planned Development Submittal which was approved by the Acme Planning Commission on March 13, 2017. Also attached is an Engineered Water Demand Estimate.

I am asking the tribe to run a water main down M-72 to the Stained Glass Company property, approximately 1600 feet.

We anticipate 120 residential and 30-40 commercial hook-ups. Using \$1700 as a hook-up fee, the calculation more than pays for the extension.

Please consider this request and let me know if the Tribal Council would like to have me formally present my development ideas.

Much Appreciated,
Dan Kelly
Owner, Kelly Restaurants, L.L.C



February 20, 2017

RE: Sewer and Water Demand Estimate, Proposed PUD, Acme Township, Michigan

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Estimated daily flow based on 0.125 REU per seat

Estimated Daily Flow = $180 \text{ seats} * 0.125 \text{ REU/seat} = 22.5 \text{ REU} * 200 \text{ GPD/REU} = 4,500 \text{ GPD}$

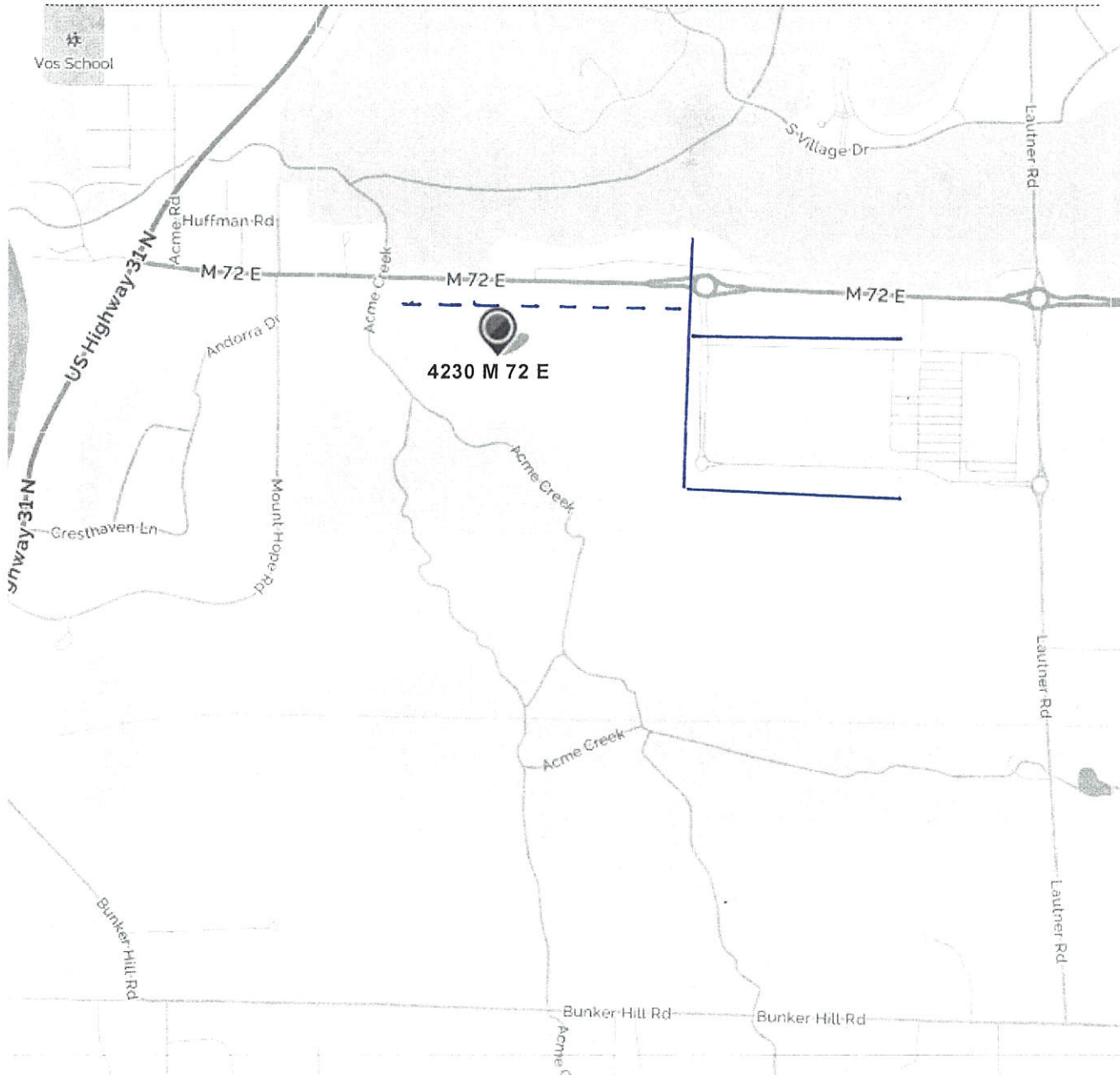
Total estimated daily flows for the Conceptual PUD = 41,040 GPD

Search Results for "4230 M 72 E, Williamsburg, MI 49690-9309"

mapquest

page 1 of 1

1. 4230 M 72 E
4230 M 72 E,
Williamsburg, MI 49690-9309





GT County SESC

Permitting Agency Review

1. PRELIMINARY SITE PLAN REVIEW
2. RESPONSE FROM SESC OFFICE
3. PRELIMINARY STORMWATER RUNOFF CALCULATIONS

SEDIMENTATION CONTROL PROGRAM
400 BOARDMAN AVE.
TRAVERSE CITY, MICHIGAN 49684
PHONE: (231) 995-6042 FAX: (231) 922-4636

PRELIMINARY REVIEW

PERMIT APPLICATION

PART 91, SOIL EROSION & SEDIMENTATION CONTROL, OF ACT 451 OF 1994,
AS AMENDED GTC SOIL EROSION

ALL APPLICATION ITEMS MUST BE COMPLETED

Permit #:
Date Applied:
Expiration:
Receipt #:

APPLICANT: Owner ☐ Developer ☐ Contractor ☐ Engineer ☐ Other ☒

Name:	INFLUENCE DESIGN FORUM LLC			Email:	nate@influencedesignforum.com
Address:	120 E FRONT ST 2ND FLR LOFT			Phone:	231-944-4114
City:	TRAVERSE CITY	State:	MI	Zip:	49684
				Address:	

SITE LOCATION INFORMATION: NOTE - TWO COMPLETE SET OF PLANS MUST BE ATTACHED

Township:	ACME	Section:		Town:		Range:		Subdivision:		Lot #:	
Address:	4230 M-72 EAST HIGHWAY					City:	WILLIAMSBURG				
State:	MI	Zip:	49690	Property Tax #:							

PROPOSED EARTH CHANGE:

Type of Change:	Size of Earth Change:
MDEQ Permit # (If Applicable):	Permit Fee: \$
Excavation Start Date:	Date to be Completed:

***Make Checks Payable to GTC**

REASON FOR PERMIT:

SOM PA 451, PART 91 REQUIREMENTS

GTC SESC REQUIREMENTS

<input checked="" type="checkbox"/> Within 500' of Lake or Stream *Estimated Distance to lake or Stream: _____ Name of Water Body: <u>ACME CREEK</u>	<input checked="" type="checkbox"/> Commercial Site
<input checked="" type="checkbox"/> Acreage (Soil Disturbance of 1 Acre or More) *Must be completed	<input checked="" type="checkbox"/> Within 100' of Protected Wetlands
	<input type="checkbox"/> Slopes of 10% or Greater
	<input type="checkbox"/> Heavy Clay Soils
	<input checked="" type="checkbox"/> Township Required / Development Required
	<input type="checkbox"/> Drain Easement on Site / Within a Drainage District

PARTIES RESPONSIBLE FOR EARTH CHANGE

PROPERTY OWNER of Record (Include Warranty Deed for properties purchased less than 3 months ago)

Name :	KELLY RESTAURANTS LLC	Email:	info@cateringbykellys.com				
Mailing Address:	4230 M-72 EAST HIGHWAY		Phone:	231-938-3663			
City:	WILLIAMSBURG	State:	MI	Zip:	49690	Cell Phone:	

Person "On-Site" Responsible for Earth Change:	Email:		
Company Name:	Phone:		
Mailing Address:			
City:	State:	Zip:	Cell Phone:

I (we) affirm that the above information is accurate and that I (we) will conduct the above described earth change in accordance with Part 91, Soil Erosion & Sedimentation Control, of the Natural Resource and Environmental Protection Act, Act 451 of the Public Acts of 1994, and/or the 2003 Grand Traverse County Soil Erosion Ordinance, its corresponding rules, applicable local ordinances and the agreements accompanying this application, and that I (we) have been notified and understand that the aforementioned ordinances are more restrictive than Part 91 of the N.R.E.P.A..

Owner's Signature:	Print Name: DAN KELLY	Date: 11/29/17
Designated Agent's Signature:	Print Name: NATE ELKINS	Date: 11/29/17

*** The Landowner is responsible for the maintenance of all permanent SESC measures.** **Designated Agent must have a written statement from landowner authorizing him/her to secure a permit in the landowner's name.

COMMENCEMENT OF WORK PRIOR TO RECEIVING THE APPROVED PERMIT is a municipal or state civil infraction that may subject you to a fine of not more than \$2,500.00. Knowingly violating the Soil Erosion and Sedimentation Control Act, of 1994 PA 451, as amended or knowingly making a false statement on the permit application or a soil erosion or sedimentation control plan may subject you to a civil fine of not more than \$10,000.00 for each day of the violation. In addition, knowingly violating section 9112 or 9117, relating to a determination that the work undertaken does not conform to a permit or plan or adversely affects adjacent land or waters, may be responsible for a civil fine of not less than \$2,500.00 nor more than \$25,000.00 for each day of the violation.

PERMIT PROCEDURES

In accordance with Part 91 of Act 451 of 1994, as amended, and/or the GTC Ordinance #25 of 2003 and their corresponding General Rules, the undersigned herewith makes application for a permit to undertake a proposed earth change. Permit requirements will be as follows:

1. A person proposing to undertake an earth change shall submit an application for a state prescribed permit to the appropriate enforcing agency. In land development, the application shall be submitted by the landowner or their designated agent (a person who has written authorization from the landowner to sign the application and secure a permit in the landowner's name), whoever is responsible for the earth change.
2. The application shall be accompanied by a soil erosion and sedimentation control plan and any other document with the appropriate enforcing agency may require.
3. The soil erosion and sedimentation control plan shall be reviewed and approved by a person designated by the county or local enforcing agency who is trained and experienced in soil erosion and sedimentation control techniques.
4. The appropriate enforcing agency shall approve, disapprove or require modification of an application for an earth change permit within 30 calendar days following receipt of the application. Notification of disapproval shall be made by certified mail with the reasons for disapproval and conditions required for approval.
5. A state prescribed application form shall be provided to the applicant by the county or local enforcing agency.
6. A state prescribed permit shall be used by each county for local enforcing agency and shall include any additional provisions that may be required by the county or local enforcing agency. The permit shall be available on the site of the earth change for inspection.
7. Upon a determination that an applicant has met all the requirements of Part 91 and the promulgated rules, and the local ordinance, if applicable, the appropriate enforcing agency shall issue a permit for the proposed earth change.
8. An "authorized public agency" is exempt from obtaining a permit from a county or local enforcing agency, but shall notify the county or local enforcing agency of each proposed earth change.
9. When an earth change is under the jurisdiction of 2 or more local or county enforcing agencies, the person must obtain coverage in each jurisdiction, unless there is an interlocal agreement.

Checklist for Permit Applications

- ☐ Fill in all blanks including emails and phone numbers
 - A name must be in “Person Responsible for Earth Change”
 - “Same as Above” is not acceptable
- ☐ Type of Change must be specific and include all aspects of the project
 - For example: New House must also include deck, garage, septic, pool
- ☐ Size of Earth Change must include all disturbed areas, not just the footprint of the project
- ☐ Excavation Start Date and Date to be Completed must be the same as the starting and ending dates on the construction schedule
- ☐ Stamp construction schedule on the site plan – all blanks must be filled, N/A can be used for items that are not applicable
- ☐ Property Tax Number must be listed.
- ☐ Reason for Permit:
 - Distance to water must be indicated. If it is not within 500 ft of a body of water, do not check the box. Write in the body of water and the distance.

Check all applicable boxes

- ☐ Property Owner must be filled out completely. If property was purchased within past – months, a warranty deed is needed as proof of ownership.
- ☐ Owner’s signature is required. If there is a designated agent, a designated agent’s letter, signed by the owner is required. It can be sent by email if the applicant does not have it, but the permit will not be issued without it.
- ☐ Commercial sites need to have a Maintenance Agreement. It can be filled out later, but the permit will not be issued without it.
- ☐ Two (2) copies of the site plan are required.
- ☐ Additional fees may be charged after the Inspector reviews the site plan:
 - Surety may be required which is refunded when the site is stabilized
- ☐ The permit fee covers three (3) inspections. Any additional inspections due to compliance, sensitivity or requests from the applicant/owner will be charged \$55.00



November 10th, 2017

IDF
Mr. Nate Elkins
Traverse City, MI

RE: Preliminary Storm Water Runoff Estimates, Acme PUD, Acme Township, Michigan

Dear Mr. Elkins,

Per your request M2E has taken an initial stab at developing preliminary storm water retention volumes for the proposed PUD in Acme Township, Grand Traverse County, Michigan. Enclosed please find preliminary storm water runoff calculations for the various districts that you have broken out for the PUD. In general, the districts that you have created make sense and will help develop a reasonable preliminary basis of design for the estimated storm water retention requirements on this site. When final calculations are developed, a few of the areas that you have broken out separately will likely end up being combined through a storm sewer network based on the existing topography of the site and current drainage patterns.

Based on the size of each district that you have broken out, we have utilized the Rational Method to determine the preliminary storm water volume requirements for each district. With the exception of district MU01 the storm water volume calculations are based on providing storage for the 25-year developed condition storm event less the pre-existing 2-year rainfall event for each district. This method is generally accepted for new construction based on the current county storm water runoff control ordinance and state guidelines. This approach assumes that each of these districts will have an available overflow route to a natural drainage course which in this case is Acme creek. The overflow would only take place during large rain events and the discharge rate would mimic the pre-existing site conditions within each drainage district. This assumption is typically allowable for a site with a natural overflow route to a creek or lake but will require approval from both the county and MDEQ. This will also require that the design be based on Best Management Practices to help control any additional sediment discharge off this site and only discharge pre-treated storm water through a combination of bio-swales and storm water controls that the MDEQ and local storm water authority will approve.

Due to the topography and existing conditions, the storm water volume requirements that have been developed for District MU01 are based on providing storage for the 100 year rain event with no outlet. The soils in this area of the site are also noted to be more loamy and do not appear to be well drained. It may be possible to create an outlet for this district, which is highly recommended however, the volume required for this district will not change due to the fact that this area is currently land locked and does not appear to have a direct discharge point. As the project moves forward, further site reconnaissance is recommended to verify certain assumptions in this evaluation and possibly uncover additional information that is not shown in the existing survey or is not evident until becoming more familiar with the drainage patterns on the property.

Along with these preliminary calculations, I have reviewed available soils information for this property published by the USDA and NRCS. Note, this information is general and is not always completely accurate. Unlike the very heavy soils to the east of this site, in general, the soils based on the available mapping data are loamy sands with a reasonable infiltration capacity. For the majority of the site, the USDA mapping information also indicates that although the upper soil horizons are well drained loamy sands as you get further below grade the soils begin to get heavier and become more poorly drained. This lends itself well to your proposed shallow storm water retention concept however, this approach will require a great deal of storm water conveyance design, BMP's and innovative storm water controls to incorporate this type of this system into the project. The USDA mapping indicates that the existing developed area on the northeast corner of the site has much heavier soils than the remaining areas of the property.

Currently, the storm water calculations developed for all of the proposed districts do not include any credit or reduction in volume due to the infiltration capacity of the soils. I believe that if we can prove the infiltration capacity of the existing soils, this can help reduce the overall sizing of the storm water retention facilities. Soil borings will need to be completed on this site to verify the soils if we plan to utilize infiltration as a means to reduce the total storm water volume required on this site. Along with soil borings, percolation or infiltration testing would also need to be completed.

Many areas of this site are already developed. It appears that there are currently two release points that allow for overflows to Acme Creek from past development that has taken place on these properties. Before moving forward with final storm water design calculations, research on the past construction documents for these developed areas should be done to determine what existing release rates have been historically allowed from these areas. Even if there is not a direct pipe overflow, due to the topography most of the areas on this site have an existing release that is directed towards Acme Creek.

Your goal to maintain Low profile storm retention basins in the areas shown may be achievable but this will require a great deal of engineering analysis of flow through the storm water treatment train. Innovative storm water techniques and BMP's will become important and will require progressive and innovative storm water design calculations to ensure a quality design. In your initial master plan you are proposing this technology which I believe will be a good thing to help create a productive storm water control plan that will meet both local and state standards and requirements.

The following pages indicate the preliminary estimates for storm water volume requirements for each of the districts that have been evaluated. Also included are pages from the USDA NRCS soil survey that are pertinent to this property.

Please review the enclosed information and give me a call or write back to discuss any questions.

Sincerely,

M2E, LLC

A handwritten signature in blue ink that reads "Ryan A. Cox". The signature is fluid and cursive, with the first name "Ryan" being more prominent than the last name "Cox".

Ryan A. Cox, PE
Civil Engineer

INFILTRATION BASIN DESIGN

Drainage District MU01

Modified Rational Method, 100-year Developed

Project: Kelly - Acme

Project #: 2017-165

100-year Developed Condition

Sub-District	"C" Factor	Area (s.f.)	Area (acres)	Weighted Area (CxA)	Weighted "C"
Pavement	0.95	99,370	2.281	2.167	
Building(s) roof	0.95	32,300	0.742	0.704	
Concrete	0.95	31,791	0.730	0.693	
Other impervious	0.90	0	0.000	0.000	
Open	0.20	29,945	0.687	0.137	
Total		193,406	4.440	3.702	0.83

Infiltration Parameters			
Measured/Assumed Infiltration Rate of Soil	=	0.00	in/hr
Calculated Infiltration Rate (0.50 safety factor)	=	0.00	in/hr
Area of Basin Provided (measured at 1/2 Depth)	=	0.00	s.f.

100-year storm IDF table with "CA" and Infiltration applied					
Duration (min.)	Intensity (in/hr)	Weighted Area (acres)	Peak Runoff (cfs)	Infiltration Rate (cfs)	Required Storage (c.f.)
10	6.29	3.702	23.29	0.00	13,973
15	5.48	3.702	20.29	0.00	18,260
20	4.67	3.702	17.29	0.00	20,748
30	3.76	3.702	13.92	0.00	25,058
40	3.06	3.702	11.33	0.00	27,190
45	2.85	3.702	10.55	0.00	28,490
50	2.67	3.702	9.89	0.00	29,656
60	2.39	3.702	8.85	0.00	31,856
75	2.02	3.702	7.48	0.00	33,655
90	1.78	3.702	6.59	0.00	35,588
105	1.61	3.702	5.96	0.00	37,554
120	1.48	3.702	5.48	0.00	39,453
180	1.08	3.702	4.00	0.00	43,185
240	0.86	3.702	3.18	0.00	45,851
300	0.72	3.702	2.67	0.00	47,983
360	0.64	3.702	2.37	0.00	51,182
420	0.56	3.702	2.07	0.00	52,248
480	0.51	3.702	1.89	0.00	54,381
540	0.46	3.702	1.70	0.00	55,181
600	0.43	3.702	1.59	0.00	57,313
720	0.37	3.702	1.37	0.00	59,179
1080	0.27	3.702	1.00	0.00	64,777
1440	0.21	3.702	0.78	0.00	67,688

◀ PEAK

Required Volume

Volume Required = peak storage volume = **67688.336 c.f.**

Note: There is approximately 50,000 c.f. of storage in existing basin.

INFILTRATION BASIN DESIGN

Drainage District MU02

Modified Rational Method, 25-year Developed vs. 2-year Undeveloped

Project: Kelly - Acme, Michigan

Project #: 2017-165

25-year Developed Condition

Sub-District	"C"	Area		Weighted Area (CxA)	Weighted "C"
	Factor	(s.f.)	(acres)		
Pavement	0.95	10,897	0.250	0.238	
Building(s) roof	0.95	12,000	0.275	0.262	
Concrete	0.95	6,530	0.150	0.142	
Other impervious	0.90	768	0.018	0.016	
Open	0.15	30,353	0.697	0.105	
Total		60,548	1.390	0.762	0.55

Infiltration Parameters					
Measured/Assumed Infiltration Rate of Soil	=	0.00	in/hr		
Calculated Infiltration Rate (0.50 safety factor)	=	0.00	in/hr		
Area of Basin Provided (measured at 1/2 Depth)	=	0.00	s.f.		

25-year storm IDF table with "CA" and Infiltration applied					
Duration (min.)	Intensity (in/hr)	Weighted Area (acres)	Peak Runoff (cfs)	Infiltration Rate (cfs)	Required Storage (c.f.)
10	4.82	0.762	3.67	0.00	2,204
15	4.20	0.762	3.20	0.00	2,881
20	3.58	0.762	2.73	0.00	3,274
30	2.88	0.762	2.20	0.00	3,951
40	2.34	0.762	1.78	0.00	4,280
45	2.18	0.762	1.66	0.00	4,486
50	2.05	0.762	1.56	0.00	4,687
60	1.83	0.762	1.39	0.00	5,021
75	1.55	0.762	1.18	0.00	5,316
90	1.36	0.762	1.04	0.00	5,597
105	1.23	0.762	0.94	0.00	5,906
120	1.13	0.762	0.86	0.00	6,201
180	0.83	0.762	0.63	0.00	6,832
240	0.66	0.762	0.50	0.00	7,244
300	0.56	0.762	0.43	0.00	7,683
360	0.49	0.762	0.37	0.00	8,067
420	0.43	0.762	0.33	0.00	8,259
480	0.39	0.762	0.30	0.00	8,561
540	0.35	0.762	0.27	0.00	8,643
600	0.33	0.762	0.25	0.00	9,054
720	0.28	0.762	0.21	0.00	9,219
1080	0.20	0.762	0.15	0.00	9,878
1440	0.16	0.762	0.12	0.00	10,668
Max. Storage Volume (w/ infiltration)					10,668 c.f.

◀ PEAK

2-year Undeveloped Condition

Sub-District	C	Area		Weighted Area (CxA)	Weighted "C"
		(s.f.)	(acres)		
Open	0.15	60,548	1.390	0.209	
Existing Impervious	0.95	0	0.000	0.000	
Total		60,548	1.390	0.209	0.15

Duration = 15 min. (matches duration at peak volume of 25-yr dev.)
 Intensity = 2.24 in/hr (2-year storm for above duration)
 Volume = 420 c.f. (Q = CIA)

Required Volume

Vol. Required = 25-yr developed minus the 2-yr undeveloped =

10,248 c.f.

INFILTRATION BASIN DESIGN

Drainage District R01

Modified Rational Method, 25-year Developed vs. 2-year Undeveloped

Project: Kelly - Acme, Michigan

Project #: 2017-165

25-year Developed Condition

Sub-District	"C" Factor	Area (s.f.)	Area (acres)	Weighted Area (CxA)	Weighted "C"
Pavement	0.95	11,281	0.259	0.246	
Building(s) roof	0.95	7,168	0.165	0.156	
Concrete	0.95	5,429	0.125	0.118	
Other impervious	0.90	0	0.000	0.000	
Open	0.15	28,394	0.652	0.098	
Total		52,272	1.200	0.619	0.52

Infiltration Parameters			
Measured/Assumed Infiltration Rate of Soil	=	0.00	in/hr
Calculated Infiltration Rate (0.50 safety factor)	=	0.00	in/hr
Area of Basin Provided (measured at 1/2 Depth)	=	0.00	s.f.

25-year storm IDF table with "CA" and Infiltration applied					
Duration (min.)	Intensity (in/hr)	Weighted Area (acres)	Peak Runoff (cfs)	Infiltration Rate (cfs)	Required Storage (c.f.)
10	4.82	0.619	2.98	0.00	1,789
15	4.20	0.619	2.60	0.00	2,338
20	3.58	0.619	2.21	0.00	2,657
30	2.88	0.619	1.78	0.00	3,206
40	2.34	0.619	1.45	0.00	3,474
45	2.18	0.619	1.35	0.00	3,641
50	2.05	0.619	1.27	0.00	3,804
60	1.83	0.619	1.13	0.00	4,075
75	1.55	0.619	0.96	0.00	4,314
90	1.36	0.619	0.84	0.00	4,542
105	1.23	0.619	0.76	0.00	4,793
120	1.13	0.619	0.70	0.00	5,032
180	0.83	0.619	0.51	0.00	5,545
240	0.66	0.619	0.41	0.00	5,879
300	0.56	0.619	0.35	0.00	6,235
360	0.49	0.619	0.30	0.00	6,547
420	0.43	0.619	0.27	0.00	6,702
480	0.39	0.619	0.24	0.00	6,947
540	0.35	0.619	0.22	0.00	7,014
600	0.33	0.619	0.20	0.00	7,348
720	0.28	0.619	0.17	0.00	7,482
1080	0.20	0.619	0.12	0.00	8,016
1440	0.16	0.619	0.10	0.00	8,657
Max. Storage Volume (w/ infiltration)				8,657	◀ PEAK c.f.

2-year Undeveloped Condition

Sub-District	C	Area (s.f.)	Area (acres)	Weighted Area (CxA)	Weighted "C"
Open	0.15	52,272	1.200	0.180	
Existing Impervious	0.95	0	0.000	0.000	
Total		52,272	1.200	0.180	0.15

Duration = 15 min. (matches duration at peak volume of 25-yr dev.)
 Intensity = 2.24 in/hr (2-year storm for above duration)
 Volume = 363 c.f. (Q = CIA)

Required Volume

Vol. Required = 25-yr developed minus the 2-yr undeveloped =

8,295 c.f.

INFILTRATION BASIN DESIGN

Drainage District R02

Modified Rational Method, 25-year Developed vs. 2-year Undeveloped

Project: Kelly - Acme, Michigan

Project #: 2017-165

25-year Developed Condition

Sub-District	"C" Factor	Area (s.f.)	Area (acres)	Weighted Area (CxA)	Weighted "C"
Pavement	0.95	3,740	0.086	0.082	
Building(s) roof	0.95	21,896	0.503	0.478	
Concrete	0.95	17,091	0.392	0.373	
Other impervious	0.90	8,602	0.197	0.178	
Open	0.15	83,707	1.922	0.288	
Total		135,036	3.100	1.398	0.45

Infiltration Parameters			
Measured/Assumed Infiltration Rate of Soil	=	0.00	in/hr
Calculated Infiltration Rate (0.50 safety factor)	=	0.00	in/hr
Area of Basin Provided (measured at 1/2 Depth)	=	0.00	s.f.

25-year storm IDF table with "CA" and Infiltration applied					
Duration (min.)	Intensity (in/hr)	Weighted Area (acres)	Peak Runoff (cfs)	Infiltration Rate (cfs)	Required Storage (c.f.)
10	4.82	1.398	6.74	0.00	4,042
15	4.20	1.398	5.87	0.00	5,284
20	3.58	1.398	5.00	0.00	6,005
30	2.88	1.398	4.03	0.00	7,246
40	2.34	1.398	3.27	0.00	7,850
45	2.18	1.398	3.05	0.00	8,227
50	2.05	1.398	2.87	0.00	8,597
60	1.83	1.398	2.56	0.00	9,209
75	1.55	1.398	2.17	0.00	9,750
90	1.36	1.398	1.90	0.00	10,265
105	1.23	1.398	1.72	0.00	10,832
120	1.13	1.398	1.58	0.00	11,373
180	0.83	1.398	1.16	0.00	12,530
240	0.66	1.398	0.92	0.00	13,285
300	0.56	1.398	0.78	0.00	14,090
360	0.49	1.398	0.68	0.00	14,794
420	0.43	1.398	0.60	0.00	15,147
480	0.39	1.398	0.55	0.00	15,700
540	0.35	1.398	0.49	0.00	15,851
600	0.33	1.398	0.46	0.00	16,606
720	0.28	1.398	0.39	0.00	16,908
1080	0.20	1.398	0.28	0.00	18,116
1440	0.16	1.398	0.23	0.00	19,565
Max. Storage Volume (w/ infiltration)				19,565	◀ PEAK c.f.

2-year Undeveloped Condition

Sub-District	C	Area (s.f.)	Area (acres)	Weighted Area (CxA)	Weighted "C"
Open	0.15	135,036	3.100	0.465	
Existing Impervious	0.95	0	0.000	0.000	
Total		135,036	3.100	0.465	0.15

Duration = 15 min. (matches duration at peak volume of 25-yr dev.)
 Intensity = 2.24 in/hr (2-year storm for above duration)
 Volume = 937 c.f. (Q = CIA)

Required Volume

Vol. Required = 25-yr developed minus the 2-yr undeveloped =

18,627 c.f.

INFILTRATION BASIN DESIGN

Drainage District R03

Modified Rational Method, 25-year Developed vs. 2-year Undeveloped

Project: Kelly - Acme, Michigan

Project #: 2017-165

25-year Developed Condition

Sub-District	"C" Factor	Area (s.f.)	Area (acres)	Weighted Area (CxA)	Weighted "C"
Pavement	0.95	3,864	0.089	0.084	
Building(s) roof	0.95	12,240	0.281	0.267	
Concrete	0.95	7,381	0.169	0.161	
Other impervious	0.90	3,162	0.073	0.065	
Open	0.15	44,356	1.018	0.153	
Total		71,003	1.630	0.730	0.45

Infiltration Parameters			
Measured/Assumed Infiltration Rate of Soil	=	0.00	in/hr
Calculated Infiltration Rate (0.50 safety factor)	=	0.00	in/hr
Area of Basin Provided (measured at 1/2 Depth)	=	0.00	s.f.

25-year storm IDF table with "CA" and Infiltration applied					
Duration (min.)	Intensity (in/hr)	Weighted Area (acres)	Peak Runoff (cfs)	Infiltration Rate (cfs)	Required Storage (c.f.)
10	4.82	0.730	3.52	0.00	2,112
15	4.20	0.730	3.07	0.00	2,760
20	3.58	0.730	2.61	0.00	3,137
30	2.88	0.730	2.10	0.00	3,786
40	2.34	0.730	1.71	0.00	4,101
45	2.18	0.730	1.59	0.00	4,298
50	2.05	0.730	1.50	0.00	4,491
60	1.83	0.730	1.34	0.00	4,811
75	1.55	0.730	1.13	0.00	5,094
90	1.36	0.730	0.99	0.00	5,363
105	1.23	0.730	0.90	0.00	5,659
120	1.13	0.730	0.83	0.00	5,941
180	0.83	0.730	0.61	0.00	6,546
240	0.66	0.730	0.48	0.00	6,940
300	0.56	0.730	0.41	0.00	7,361
360	0.49	0.730	0.36	0.00	7,729
420	0.43	0.730	0.31	0.00	7,913
480	0.39	0.730	0.28	0.00	8,202
540	0.35	0.730	0.26	0.00	8,281
600	0.33	0.730	0.24	0.00	8,675
720	0.28	0.730	0.20	0.00	8,833
1080	0.20	0.730	0.15	0.00	9,464
1440	0.16	0.730	0.12	0.00	10,221
Max. Storage Volume (w/ infiltration)					10,221 c.f.

◀ PEAK

c.f.

2-year Undeveloped Condition

Sub-District	C	Area (s.f.)	Area (acres)	Weighted Area (CxA)	Weighted "C"
Open	0.15	71,003	1.630	0.245	
Existing Impervious	0.95	0	0.000	0.000	
Total		71,003	1.630	0.245	0.15

Duration = 15 min. (matches duration at peak volume of 25-yr dev.)
 Intensity = 2.24 in/hr (2-year storm for above duration)
 Volume = 493 c.f. (Q = CIA)

Required Volume

Vol. Required = 25-yr developed minus the 2-yr undeveloped =

9,728 c.f.

INFILTRATION BASIN DESIGN

Drainage District R04

Modified Rational Method, 25-year Developed vs. 2-year Undeveloped

Project: Kelly - Acme, Michigan

Project #: 2017-165

25-year Developed Condition

Sub-District	"C"	Area		Weighted	Weighted
	Factor	(s.f.)	(acres)	Area (CxA)	"C"
Pavement	0.95	16,821	0.386	0.367	
Building(s) roof	0.95	8,400	0.193	0.183	
Concrete	0.95	6,050	0.139	0.132	
Other impervious	0.90	8,730	0.200	0.180	
Open	0.15	117,686	2.702	0.405	
Total		157,687	3.620	1.268	0.35

Infiltration Parameters					
Measured/Assumed Infiltration Rate of Soil	=	0.00	in/hr		
Calculated Infiltration Rate (0.50 safety factor)	=	0.00	in/hr		
Area of Basin Provided (measured at 1/2 Depth)	=	0.00	s.f.		

25-year storm IDF table with "CA" and Infiltration applied					
Duration (min.)	Intensity (in/hr)	Weighted Area (acres)	Peak Runoff (cfs)	Infiltration Rate (cfs)	Required Storage (c.f.)
10	4.82	1.268	6.11	0.00	3,666
15	4.20	1.268	5.32	0.00	4,792
20	3.58	1.268	4.54	0.00	5,446
30	2.88	1.268	3.65	0.00	6,571
40	2.34	1.268	2.97	0.00	7,119
45	2.18	1.268	2.76	0.00	7,461
50	2.05	1.268	2.60	0.00	7,796
60	1.83	1.268	2.32	0.00	8,351
75	1.55	1.268	1.96	0.00	8,842
90	1.36	1.268	1.72	0.00	9,309
105	1.23	1.268	1.56	0.00	9,823
120	1.13	1.268	1.43	0.00	10,313
180	0.83	1.268	1.05	0.00	11,363
240	0.66	1.268	0.84	0.00	12,047
300	0.56	1.268	0.71	0.00	12,778
360	0.49	1.268	0.62	0.00	13,416
420	0.43	1.268	0.55	0.00	13,736
480	0.39	1.268	0.49	0.00	14,238
540	0.35	1.268	0.44	0.00	14,375
600	0.33	1.268	0.42	0.00	15,059
720	0.28	1.268	0.35	0.00	15,333
1080	0.20	1.268	0.25	0.00	16,428
1440	0.16	1.268	0.21	0.00	17,743

Max. Storage Volume (w/ infiltration) 17,743 c.f.

2-year Undeveloped Condition

Sub-District	C	Area		Weighted	Weighted
		(s.f.)	(acres)	Area (CxA)	"C"
Open	0.15	157,687	3.620	0.543	
Existing Impervious	0.95	0	0.000	0.000	
Total		157,687	3.620	0.543	0.15

Duration = 15 min. (matches duration at peak volume of 25-yr dev.)
 Intensity = 2.24 in/hr (2-year storm for above duration)
 Volume = 1095 c.f. (Q = CIA)

Required Volume

Vol. Required = 25-yr developed minus the 2-yr undeveloped = 16,648 c.f.

INFILTRATION BASIN DESIGN

Drainage District R05

Modified Rational Method, 25-year Developed vs. 2-year Undeveloped

Project: Kelly - Acme, Michigan

Project #: 2017-165

25-year Developed Condition

Sub-District	"C" Factor	Area (s.f.)	Area (acres)	Weighted Area (CxA)	Weighted "C"
Pavement	0.95	14,215	0.326	0.310	
Building(s) roof	0.95	7,200	0.165	0.157	
Concrete	0.95	6,652	0.153	0.145	
Other impervious	0.90	11,156	0.256	0.230	
Open	0.15	86,665	1.990	0.298	
Total		125,888	2.890	1.141	0.39

Infiltration Parameters			
Measured/Assumed Infiltration Rate of Soil	=	0.00	in/hr
Calculated Infiltration Rate (0.50 safety factor)	=	0.00	in/hr
Area of Basin Provided (measured at 1/2 Depth)	=	0.00	s.f.

25-year storm IDF table with "CA" and Infiltration applied					
Duration (min.)	Intensity (in/hr)	Weighted Area (acres)	Peak Runoff (cfs)	Infiltration Rate (cfs)	Required Storage (c.f.)
10	4.82	1.141	5.50	0.00	3,300
15	4.20	1.141	4.79	0.00	4,313
20	3.58	1.141	4.08	0.00	4,902
30	2.88	1.141	3.29	0.00	5,915
40	2.34	1.141	2.67	0.00	6,408
45	2.18	1.141	2.49	0.00	6,716
50	2.05	1.141	2.34	0.00	7,017
60	1.83	1.141	2.09	0.00	7,517
75	1.55	1.141	1.77	0.00	7,959
90	1.36	1.141	1.55	0.00	8,380
105	1.23	1.141	1.40	0.00	8,842
120	1.13	1.141	1.29	0.00	9,284
180	0.83	1.141	0.95	0.00	10,228
240	0.66	1.141	0.75	0.00	10,844
300	0.56	1.141	0.64	0.00	11,502
360	0.49	1.141	0.56	0.00	12,077
420	0.43	1.141	0.49	0.00	12,364
480	0.39	1.141	0.45	0.00	12,816
540	0.35	1.141	0.40	0.00	12,939
600	0.33	1.141	0.38	0.00	13,556
720	0.28	1.141	0.32	0.00	13,802
1080	0.20	1.141	0.23	0.00	14,788
1440	0.16	1.141	0.18	0.00	15,971

Max. Storage Volume (w/ infiltration) 15,971 c.f.

◀ PEAK

2-year Undeveloped Condition

Sub-District	C	Area (s.f.)	Area (acres)	Weighted Area (CxA)	Weighted "C"
Open	0.15	125,888	2.890	0.434	
Existing Impervious	0.95	0	0.000	0.000	
Total		125,888	2.890	0.434	0.15

Duration = 15 min. (matches duration at peak volume of 25-yr dev.)
 Intensity = 2.24 in/hr (2-year storm for above duration)
 Volume = 874 c.f. (Q = CIA)

Required Volume

Vol. Required = 25-yr developed minus the 2-yr undeveloped =

15,097 c.f.



United States
Department of
Agriculture

NRCS

Natural
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A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Grand Traverse County, Michigan**



November 9, 2017

Custom Soil Resource Report Soil Map



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AsA	Au Gres-Saugatuck sands, 0 to 2 percent slopes	0.5	0.7%
EyB	Emmet sandy loam, 2 to 6 percent slopes	3.4	5.4%
EyC	Emmet sandy loam, 6 to 12 percent slopes	6.1	9.6%
EyC2	Emmet sandy loam, 6 to 12 percent slopes, moderately eroded	0.8	1.3%
EyD	Emmet sandy loam, 12 to 18 percent slopes	1.9	3.0%
EyE2	Emmet sandy loam, 18 to 25 percent slopes, moderately eroded	0.3	0.4%
EyF	Emmet sandy loam, 25 to 45 percent slopes	0.2	0.4%
GxA	Guelph-Nester loams, 0 to 2 percent slopes	14.0	22.0%
GxB2	Guelph-Nester loams, 2 to 6 percent slopes, moderately eroded	0.8	1.2%
IsA	Iosco-Ogemaw loamy sands, 0 to 2 percent slopes	0.4	0.6%
KaA	Kalkaska loamy sand, 0 to 2 percent slopes	10.3	16.1%
KaA2	Kalkaska loamy sand, 0 to 2 percent slopes, moderately eroded	3.1	4.9%
KaC	Kalkaska loamy sand, 6 to 12 percent slopes	2.3	3.6%
KaD	Kalkaska loamy sand, 12 to 18 percent slopes	4.9	7.6%
KsB	Karlin sandy loams, 2 to 6 percent slopes	3.6	5.6%
Lu	Carlisle muck, 0 to 2 percent slopes, cool	5.7	9.0%
Ru	Roscommon mucky loamy sand	1.2	1.9%
Tp	Tonkey-Hettinger-Pickford loams, overwash	1.9	3.0%
WdC	Wind eroded land, sloping	2.3	3.7%
Totals for Area of Interest		63.7	100.0%

Custom Soil Resource Report

Across-slope shape: Linear

Parent material: Sandy glaciofluvial deposits cemented with ortstein

Typical profile

H1 - 0 to 2 inches: sand

H2 - 2 to 12 inches: sand

H3 - 12 to 26 inches: sand

H4 - 26 to 60 inches: sand

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: About 12 inches to ortstein

Natural drainage class: Somewhat poorly drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 5.95 in/hr)

Depth to water table: About 6 to 18 inches

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: Very low (about 0.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4w

Hydrologic Soil Group: B/D

Hydric soil rating: No

Minor Components

Roscommon

Percent of map unit: 5 percent

Landform: Depressions on lake plains, depressions on outwash plains

Landform position (three-dimensional): Talf

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: Yes

EyB—Emmet sandy loam, 2 to 6 percent slopes

Map Unit Setting

National map unit symbol: 6c3f

Elevation: 600 to 1,400 feet

Mean annual precipitation: 27 to 32 inches

Mean annual air temperature: 41 to 45 degrees F

Frost-free period: 90 to 140 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Emmet and similar soils: 90 percent

Minor components: 10 percent

Custom Soil Resource Report

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Emmet

Setting

Landform: Moraines, till plains

Landform position (three-dimensional): Rise

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: 24 to 50 inches of loamy material over calcareous loamy till

Typical profile

H1 - 0 to 8 inches: sandy loam

H2 - 8 to 30 inches: sandy loam

H3 - 30 to 38 inches: sandy clay loam

H4 - 38 to 60 inches: sandy loam

Properties and qualities

Slope: 2 to 6 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Well drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum in profile: 30 percent

Available water storage in profile: Moderate (about 7.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2e

Hydrologic Soil Group: B

Hydric soil rating: No

Minor Components

Leelanau

Percent of map unit: 10 percent

Landform: Moraines

Landform position (three-dimensional): Rise

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: No

EyC—Emmet sandy loam, 6 to 12 percent slopes

Map Unit Setting

National map unit symbol: 6c3h

Elevation: 600 to 1,400 feet

Custom Soil Resource Report

Mean annual precipitation: 27 to 32 inches
Mean annual air temperature: 41 to 45 degrees F
Frost-free period: 90 to 140 days
Farmland classification: Farmland of local importance

Map Unit Composition

Emmet and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Emmet

Setting

Landform: Moraines, till plains
Landform position (two-dimensional): Summit, shoulder, backslope, footslope, toeslope
Landform position (three-dimensional): Interfluvium, head slope, nose slope, side slope, base slope, crest
Down-slope shape: Linear
Across-slope shape: Linear, convex
Parent material: 24 to 50 inches of loamy material over calcareous loamy till

Typical profile

H1 - 0 to 8 inches: sandy loam
H2 - 8 to 30 inches: sandy loam
H3 - 30 to 38 inches: sandy clay loam
H4 - 38 to 60 inches: sandy loam

Properties and qualities

Slope: 6 to 12 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 30 percent
Available water storage in profile: Moderate (about 7.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: B
Hydric soil rating: No

Minor Components

Leelanau

Percent of map unit: 10 percent
Landform: Moraines
Landform position (two-dimensional): Shoulder, backslope, footslope, toeslope, summit
Landform position (three-dimensional): Interfluvium, head slope, nose slope, side slope, base slope, crest
Down-slope shape: Linear

Across-slope shape: Linear, convex

Hydric soil rating: No

EyC2—Emmet sandy loam, 6 to 12 percent slopes, moderately eroded

Map Unit Setting

National map unit symbol: 6c3j

Elevation: 600 to 1,400 feet

Mean annual precipitation: 27 to 32 inches

Mean annual air temperature: 41 to 45 degrees F

Frost-free period: 90 to 140 days

Farmland classification: Farmland of local importance

Map Unit Composition

Emmet, moderately eroded, and similar soils: 90 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Emmet, Moderately Eroded

Setting

Landform: Moraines, till plains

Landform position (two-dimensional): Summit, shoulder, backslope, footslope, toeslope

Landform position (three-dimensional): Interfluve, head slope, nose slope, side slope, base slope, crest

Down-slope shape: Linear

Across-slope shape: Linear, convex

Parent material: 24 to 50 inches of loamy material over calcareous loamy till

Typical profile

H1 - 0 to 8 inches: sandy loam

H2 - 8 to 30 inches: sandy loam

H3 - 30 to 38 inches: sandy clay loam

H4 - 38 to 60 inches: sandy loam

Properties and qualities

Slope: 6 to 12 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Well drained

Runoff class: Low

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum in profile: 30 percent

Available water storage in profile: Moderate (about 7.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Properties and qualities

Slope: 12 to 18 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 30 percent
Available water storage in profile: Moderate (about 7.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: B
Hydric soil rating: No

Minor Components

Leelanau

Percent of map unit: 5 percent
Landform: Moraines
Landform position (two-dimensional): Summit, shoulder, backslope, footslope, toeslope
Landform position (three-dimensional): Interfluvial, head slope, nose slope, side slope, base slope, crest
Down-slope shape: Convex, linear
Across-slope shape: Concave, convex
Hydric soil rating: No

East lake

Percent of map unit: 5 percent
Landform: Beach ridges, lake terraces, outwash plains, moraines
Landform position (two-dimensional): Summit, shoulder, backslope, footslope, toeslope
Landform position (three-dimensional): Interfluvial, head slope, nose slope, side slope, base slope, crest
Down-slope shape: Convex, linear
Across-slope shape: Concave, convex
Hydric soil rating: No

EyE2—Emmet sandy loam, 18 to 25 percent slopes, moderately eroded

Map Unit Setting

National map unit symbol: 6c3n
Elevation: 600 to 1,400 feet
Mean annual precipitation: 27 to 32 inches
Mean annual air temperature: 41 to 45 degrees F

Custom Soil Resource Report

Frost-free period: 90 to 150 days

Farmland classification: Not prime farmland

Map Unit Composition

Emmet, moderately eroded, and similar soils: 90 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Emmet, Moderately Eroded

Setting

Landform: Moraines, till plains

Landform position (two-dimensional): Summit, shoulder, backslope, footslope, toeslope

Landform position (three-dimensional): Interfluvium, head slope, nose slope, side slope, base slope, crest

Down-slope shape: Convex, linear

Across-slope shape: Concave, convex

Parent material: 24 to 50 inches of loamy material over calcareous loamy till

Typical profile

H1 - 0 to 8 inches: sandy loam

H2 - 8 to 30 inches: sandy loam

H3 - 30 to 38 inches: sandy clay loam

H4 - 38 to 60 inches: sandy loam

Properties and qualities

Slope: 18 to 25 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Well drained

Runoff class: Medium

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum in profile: 30 percent

Available water storage in profile: Moderate (about 7.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6e

Hydrologic Soil Group: B

Hydric soil rating: No

Minor Components

Leelanau

Percent of map unit: 5 percent

Landform: Moraines

Landform position (two-dimensional): Summit, shoulder, backslope, footslope, toeslope

Landform position (three-dimensional): Interfluvium, head slope, nose slope, side slope, base slope, crest

Down-slope shape: Convex, linear

Across-slope shape: Concave, convex

Hydric soil rating: No

Custom Soil Resource Report

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum in profile: 30 percent

Available water storage in profile: Moderate (about 7.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 7e

Hydrologic Soil Group: B

Hydric soil rating: No

Minor Components

Leelanau

Percent of map unit: 5 percent

Landform: Moraines

Landform position (two-dimensional): Summit, shoulder, backslope, footslope, toeslope

Landform position (three-dimensional): Interfluvium, head slope, nose slope, side slope, base slope, crest

Down-slope shape: Convex, linear

Across-slope shape: Concave, convex

Hydric soil rating: No

East lake

Percent of map unit: 5 percent

Landform: Beach ridges, lake terraces, outwash plains, moraines

Landform position (two-dimensional): Summit, shoulder, backslope, footslope, toeslope

Landform position (three-dimensional): Interfluvium, head slope, nose slope, side slope, base slope, crest

Down-slope shape: Convex, linear

Across-slope shape: Concave, convex

Hydric soil rating: No

GxA—Guelph-Nester loams, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 6c43

Elevation: 600 to 1,400 feet

Mean annual precipitation: 27 to 32 inches

Mean annual air temperature: 41 to 46 degrees F

Frost-free period: 100 to 140 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Guelph and similar soils: 60 percent

Custom Soil Resource Report

Nester and similar soils: 40 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Guelph

Setting

Landform: Moraines, till plains

Landform position (three-dimensional): Rise

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Loamy till

Typical profile

H1 - 0 to 6 inches: loam

H2 - 6 to 21 inches: clay loam

H3 - 21 to 60 inches: silt loam

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Well drained

Runoff class: Medium

Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum in profile: 30 percent

Available water storage in profile: High (about 9.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2s

Hydrologic Soil Group: C

Hydric soil rating: No

Description of Nester

Setting

Landform: Moraines

Landform position (three-dimensional): Rise

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: 20 to 36 inches of loamy and clayey material over calcareous loamy and clayey till

Typical profile

H1 - 0 to 8 inches: loam

H2 - 8 to 14 inches: silty clay loam

H3 - 14 to 28 inches: clay loam

H4 - 28 to 60 inches: clay loam

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Well drained

Runoff class: High

Custom Soil Resource Report

H3 - 20 to 26 inches: loamy sand
H4 - 26 to 60 inches: sandy clay loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: About 10 inches to ortstein
Natural drainage class: Somewhat poorly drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.57 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 20 percent
Available water storage in profile: Very low (about 1.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 5w
Hydrologic Soil Group: B/D
Hydric soil rating: No

KaA—Kalkaska loamy sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 6c4n
Elevation: 600 to 1,900 feet
Mean annual precipitation: 27 to 34 inches
Mean annual air temperature: 39 to 46 degrees F
Frost-free period: 70 to 150 days
Farmland classification: Not prime farmland

Map Unit Composition

Kalkaska and similar soils: 95 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Kalkaska

Setting

Landform: Outwash plains, moraines
Landform position (three-dimensional): Rise
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy glaciofluvial deposits

Typical profile

H1 - 0 to 6 inches: loamy sand
H2 - 6 to 8 inches: sand
H3 - 8 to 36 inches: sand
H4 - 36 to 60 inches: sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Somewhat excessively drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Low (about 3.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4s
Hydrologic Soil Group: A
Hydric soil rating: No

Minor Components

East lake

Percent of map unit: 5 percent
Landform: Beach ridges, lake terraces, outwash plains
Landform position (three-dimensional): Rise
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

KaA2—Kalkaska loamy sand, 0 to 2 percent slopes, moderately eroded

Map Unit Setting

National map unit symbol: 6c4p
Elevation: 600 to 1,900 feet
Mean annual precipitation: 27 to 34 inches
Mean annual air temperature: 39 to 46 degrees F
Frost-free period: 70 to 150 days
Farmland classification: Not prime farmland

Map Unit Composition

Kalkaska, moderately eroded, and similar soils: 95 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Kalkaska, Moderately Eroded

Setting

Landform: Outwash plains, moraines
Landform position (three-dimensional): Rise
Down-slope shape: Linear
Across-slope shape: Linear

Custom Soil Resource Report

Parent material: Sandy glaciofluvial deposits

Typical profile

H1 - 0 to 6 inches: loamy sand

H2 - 6 to 8 inches: sand

H3 - 8 to 36 inches: sand

H4 - 36 to 60 inches: sand

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Somewhat excessively drained

Runoff class: Negligible

Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: Low (about 3.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4s

Hydrologic Soil Group: A

Hydric soil rating: No

Minor Components

East lake

Percent of map unit: 5 percent

Landform: Beach ridges, lake terraces, outwash plains

Landform position (three-dimensional): Rise

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: No

KaC—Kalkaska loamy sand, 6 to 12 percent slopes

Map Unit Setting

National map unit symbol: 6c4s

Elevation: 600 to 1,900 feet

Mean annual precipitation: 27 to 34 inches

Mean annual air temperature: 39 to 46 degrees F

Frost-free period: 70 to 150 days

Farmland classification: Not prime farmland

Map Unit Composition

Kalkaska and similar soils: 95 percent

Minor components: 5 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Kalkaska

Setting

Landform: Outwash plains, moraines

Landform position (two-dimensional): Summit, shoulder, backslope, footslope, toeslope

Landform position (three-dimensional): Interfluvium, head slope, nose slope, side slope, base slope, crest

Down-slope shape: Linear

Across-slope shape: Linear, convex

Parent material: Sandy glaciofluvial deposits

Typical profile

H1 - 0 to 6 inches: loamy sand

H2 - 6 to 8 inches: sand

H3 - 8 to 36 inches: sand

H4 - 36 to 60 inches: sand

Properties and qualities

Slope: 6 to 12 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Somewhat excessively drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: Low (about 3.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6s

Hydrologic Soil Group: A

Hydric soil rating: No

Minor Components

East lake

Percent of map unit: 5 percent

Landform: Beach ridges, lake terraces, outwash plains

Landform position (two-dimensional): Summit, shoulder, backslope, footslope, toeslope

Landform position (three-dimensional): Interfluvium, head slope, nose slope, side slope, base slope, crest

Down-slope shape: Linear

Across-slope shape: Linear, convex

Hydric soil rating: No

Hydric soil rating: Yes

Ru—Roscommon mucky loamy sand

Map Unit Setting

National map unit symbol: 6c7w

Elevation: 600 to 1,500 feet

Mean annual precipitation: 22 to 35 inches

Mean annual air temperature: 39 to 46 degrees F

Frost-free period: 70 to 140 days

Farmland classification: Farmland of local importance

Map Unit Composition

Roscommon and similar soils: 95 percent

Minor components: 5 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Roscommon

Setting

Landform: Depressions on lake plains, depressions on outwash plains

Landform position (three-dimensional): Talf

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Sandy glaciofluvial deposits

Typical profile

H1 - 0 to 3 inches: mucky loamy sand

H2 - 3 to 60 inches: sand

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Poorly drained

Runoff class: Negligible

Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)

Depth to water table: About 0 inches

Frequency of flooding: None

Frequency of ponding: Frequent

Calcium carbonate, maximum in profile: 10 percent

Available water storage in profile: Low (about 4.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6w

Hydrologic Soil Group: A/D

Hydric soil rating: Yes

Custom Soil Resource Report

H3 - 20 to 60 inches: silty clay

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Poorly drained

Runoff class: Very high

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)

Depth to water table: About 0 inches

Frequency of flooding: None

Frequency of ponding: Frequent

Calcium carbonate, maximum in profile: 30 percent

Available water storage in profile: Moderate (about 7.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 5w

Hydrologic Soil Group: D

Hydric soil rating: Yes

WdC—Wind eroded land, sloping

Map Unit Composition

Wind eroded land: 100 percent

Estimates are based on observations, descriptions, and transects of the mapunit.



GT Metro Fire Department

Permitting Agency Review

1. FIRE & EMERGENCY SERVICES SITE PLAN REVIEW
2. PLAN REVIEW FROM FIRE DEPARTMENT



GRAND TRAVERSE METRO FIRE DEPARTMENT

FIRE PREVENTION BUREAU

897 Parsons Road ~ Traverse City, MI 49686
Phone: (231) 947-3000 Fax: (231) 947-8728 ~ Website: www.gtmetrofire.org Email: Info@gtmetrofire.org

SITE PLAN REVIEW APPLICATION

DATE: 11/14/17 (FOR OFFICE USE ONLY) ID# _____

APPLICANT/ COMPANY NAME: INFLUENCE DESIGN FORUM LLC

CONTACT PERSON: NATE ELKINS

ADDRESS: 120 E. FRONT ST. 2ND FLR LOFT

CITY: TRAVERSE CITY STATE: MI ZIP: 49684

PHONE NUMBERS: BUSINESS _____ CELL 231-944-4114

EMAIL: NATE@INFLUENCEDESIGNFORUM.COM

DEVELOPMENT/ BUSINESS NAME: KELLY RESTAURANTS

SITE ADDRESS: 4230 M-72 EAST TOWNSHIP: ACME

CITY: WILLIAMSBURG STATE: MI ZIP: 49690

SPECIFIC USE OF BUILDING: MIXED-USE DEVELOPMENT

BUILDING SIZE (LxWxH): SEE PLANS NUMBER of STORIES: SEE PLANS

CONSTRUCTION TYPE TBD SITE SERVICED BY GTB MUNICIPAL WATER YES NO

Complete civil engineering drawings shall be submitted with this application including the following:


Plans drawn to scale showing property boundaries, building locations, topography, water supply main sizes and hydrant locations, all roads/designated fire lanes/ property access/egress points with dimensions and turning radius, building construction type, use group and presence of automatic fire protection systems.

Site Plan Review -available in district only (Acme, East Bay & Garfield Twps.)

\$75.00 Includes 2 reviews

Additional reviews charged at \$75.00 per hour, minimum charge 1 hour

**** All fees shall be paid before permit can be issued, requests for inspections, or approvals for occupancy.**

APPLICANT SIGNATURE: 



GRAND TRAVERSE METRO FIRE DEPARTMENT

FIRE PREVENTION BUREAU

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

SITE PLAN REVIEW RECORD

ID # P-1192-5865-M6338

DATE: 11/30/17

PROJECT NAME: Kelly Mixed-Use Development

PROJECT ADDRESS: 4230 M-72 East

TOWNSHIP: Acme

APPLICANT NAME: Nate Elkins

APPLICANT COMPANY: Influence Design Forum LLC

APPLICANT ADDRESS: 120 E. Front St. 2nd Floor Loft

APPLICANT CITY: Traverse City STATE: MI ZIP: 49684

APPLICANT PHONE # 231-944-4114 FAX #

REVIEW FEE: **\$75.00**

Reviewed By: Brian Belcher Assistant Chief/ Fire Marshal

This review is based solely on the materials submitted for review and does not encompass any outstanding information. Compliance with all applicable code provisions is required and is the responsibility of the permit holder. Items not listed on the review do not negate any requirements of the code nor the compliance with same. Inspection requests must be made a minimum of 48 hours prior to needed inspection. This plan review is based on the 2012 International Fire Code, as adopted.



GRAND TRAVERSE METRO FIRE DEPARTMENT

FIRE PREVENTION BUREAU

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

SITE PLAN REVIEW

ID # P-1192-5865-M6338

DATE: 11/30/17

1. 503.2.1 Dimensions.

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

2. 503.2.2 Authority.

The fire code official shall have the authority to require or permit modifications to the required access widths where they are inadequate for fire or rescue operations or where necessary to meet the public safety objectives of the jurisdiction.

-Provide a minimum of 15 feet width at the East and West entrances to the complex where the parallel parking begins. Plans indicate a width of only 12 feet.

3. 503.2.3 Surface.

Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

-Plans indicate grass pavers on the fire apparatus access roads and the fire lanes that access the housing units. Grass pavers are not a maintainable surface and therefore are not allowed fire apparatus access roads and fire lanes.

4. 503.2.5 Dead ends.

Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus.

-Provide a turnaround or a connector fire department access road for the center housing units.

5. 503.1.1 Buildings and facilities.

Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

-Plans indicate homes that have access that exceeds the 150 foot requirement. Provide access that meets the above requirement.



GRAND TRAVERSE METRO FIRE DEPARTMENT

FIRE PREVENTION BUREAU

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

6. D105.1 Where required.

Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

7. D105.2 Width.

Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

8. D105.3 Proximity to building.

At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

9. D105.4 Obstructions.

Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

-Aerial access may be required for any building exceeding 30 feet. Provide building heights. Plans indicate what may be aerial access, locations and dimensions are not clear.

10. 507.5.1 Where required.

Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

-Additional fire hydrants may be required for commercial buildings in parking lot areas and also on the two way street for the East housing area.

11. 507.5.4 Obstruction.

Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants.



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12. 507.5.5 Clear space around hydrants.

A 3-foot (914 mm) clear space shall be maintained around the circumference of fire hydrants, except as otherwise required or approved.

13. 507.5.6 Physical protection.

Where fire hydrants are subject to impact by a motor vehicle, guard posts or other approved means shall comply with Section 312.

- Fire hydrants cannot be obstructed by parking and bicycle racks as indicated on the plans. Install hydrants according to the criteria in 507.5.4, 507.5.5, and 507.5.6.

14. 505.1 Address identification.

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

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

15. 505.2 Street or road signs.

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

16. 507.3 Fire flow.

Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method.

-The very minimum fire flow required is 1500 gallons per minute. This amount could be greater based on building size and construction type.

17. 3312.1 When required.

An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site.



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18. 3310.1 Required access.

Approved vehicle access for fire fighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet (30 480 mm) of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.

Resubmit updated drawings.



MDOT

Permitting Agency Review

1. RESPONSE FROM MDOT

From: Wiest, Jeremy (MDOT) WiestJ@michigan.gov 
Subject: RE: KELLY_acme twp pud submittal_sewer demand
Date: November 7, 2017 at 3:37 PM
To: IDF (Nate Elkins) nate@influencedesignforum.com
Cc: Burzynski, Steve (MDOT) BurzynskiS@michigan.gov, Liptak, Rick (MDOT) LiptakR@michigan.gov



Nathan,

I appreciate the opportunity to review the development concepts prior to them getting too far along in the process.

To start MDOT does not have any plans to do any sort of work in this area, not even in our 5-year plan. I do know that the Tribe has talked about doing work to the Acme Creek culvert that crosses under M-72. And with that they may continue the 5 lane section from the intersection east to the roundabout, but don't quote me on any of that as I'm speaking for the Tribe. The only thing that I'm sure about is that MDOT doesn't have any planned work in this location.

Looking at the provided sight plan I do have some concerns with the spacing between the existing driveways (M-72 Auto Wash and Northern Michigan Veterinary Hospital) and the proposed development driveways. We would like to see more interconnection with the properties that are not part of this development to reduce the number of driveways out onto M-72.

If you have any questions please let me know.

Thanks!

Jeremy

Jeremy R Wiest, P.E.

Permit Engineer

Michigan Department of Transportation

Traverse City Transportation Service Center

2084 US-31 South, Suite B

Traverse City, MI 49685

Phone: 231-941-1986

From: IDF (Nate Elkins) [<mailto:nate@influencedesignforum.com>]

Sent: Tuesday, November 7, 2017 12:29 PM

To: Wiest, Jeremy (MDOT) <WiestJ@michigan.gov>

Subject: KELLY_acme twp pud submittal_sewer demand

Dear Mr. Wiest,

...

We are preparing a PUD / mixed-use development plan submittal for our client Dan Kelly in Acme Township. The project is located at 4230 M-72 East (property currently has the Williamsburg Events Center, Catering By Kelly's commercial kitchen, a private home, and 2 other commercial buildings).

I understand its early on in the planning process and Mr. Kelly has not even been approved for the PUD by the Township, but I would like to begin the conversation prior to submittal so we can be better prepared to address the Acme Township Planning Commission. We currently show one concept that would require drivers to exit right-only and use the new round-a-bouts to return westbound. We also show (2) possible street connections to the VGT property to the east to improve future access management.

It is also my understanding that MDOT has current plans to make changes to the road (widening and new sidewalks) adjacent to the property so it will be important to coordinate those proposed improvements.

The submittal for the PUD will be going in the week of Thanksgiving and it would be much appreciated if we could arrange a time to discuss Mr. Kelly's project prior to then.

Please call or email me directly with any questions - All the Best,

Nathan Elkins, ASLA / Studio Director / IDF / Research, Planning & Design / 120 East Front Street, 2nd Floor Loft / Downtown Traverse City, Michigan / www.influencedesignforum.com / (231) 944-4114

Influence Design Forum (IDF) Studio is a multidisciplinary collective of professionals exploring the seams that make up the outdoor spaces we inhabit everyday - through an ecological and social context exploring the landscape, art, culture and the built environment. Our Studio brings together a diverse group of designers, planners, artists, scientists, engineers and policy makers to problem solve, innovate and research new ideas for the future.

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From: Wiest, Jeremy (MDOT) WiestJ@michigan.gov
Subject: RE: KELLY_acme twp pud submittal_sewer demand
Date: November 8, 2017 at 11:46 AM
To: IDF (Nate Elkins) nate@influencedesignforum.com
Cc: Burzynski, Steve (MDOT) BurzynskiS@michigan.gov, Liptak, Rick (MDOT) LiptakR@michigan.gov

WJ

Nate,

As I mentioned during our phone conversation it would be in the developers best interest to have a Traffic Impact Study completed. By having this completed it would tell if there is a need for any improvement to the M-72 roadway. As I mentioned there are concerns with the number of driveways and the spacing between them. Along with the lefts into the sight given the number of driveways in a short stretch. Something else that we didn't discuss is the impact of having access to and from the VGT property.

If you have any other questions/concerns please let me know.

Thanks!

Jeremy

Jeremy R Wiest, P.E.
Permit Engineer
Michigan Department of Transportation
Traverse City Transportation Service Center
2084 US-31 South, Suite B
Traverse City, MI 49685
Phone: 231-941-1986

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Sent: Tuesday, November 7, 2017 3:37 PM
To: 'IDF (Nate Elkins)' <nate@influencedesignforum.com>
Cc: Burzynski, Steve (MDOT) <BurzynskiS@michigan.gov>; Liptak, Rick (MDOT) <LiptakR@michigan.gov>
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Permit Engineer

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Nathan Elkins, ASLA / Studio Director / IDF / Research, Planning & Design / 120 East Front Street, 2nd Floor Loft / Downtown Traverse City, Michigan / www.influencedesignforum.com / (231) 944-4114

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MDEQ

Permitting Agency Review

1. PRE-APPLICATION REVIEW
2. RESPONSE FROM MDEQ
3. COPIES OF (2) SOIL SAMPLING LOCATIONS & REPORTS FROM GFA

Pre-Application Meeting Request Part 301 (Inland Lakes and Streams), Part 303 (Wetlands Protection)


version 1.5

(Submission #: HN9-QDAA-SF38S, revision 1)

Thank you for your submission!

Your submission has successfully been submitted. A confirmation message has been issued to you at nate@influencedesignforum.com. We recommend that you retain a copy of your receipt for this transaction by using the [Print Receipt](#) function.

RECEIPT

Submission #	HN9-QDAA-SF38S
Submitted on	11/29/2017 4:06 PM
Fee	\$100.00
Amount Paid	\$0.00
<hr/>	
Amount Due	\$100.00
 Your submission will not be processed until paid in full.	



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY
CADILLAC



C. HEIDI GRETHUR
DIRECTOR

December 6, 2017

Dan Kelly
4240 M-72 East Highway
Williamsburg, MI 49690

Dear Dan Kelly:

SUBJECT: Preapplication Meeting
Michigan Department of Environmental Quality (MDEQ)
Submission Number HN9-QDAA-SF38S

This letter is a follow-up to our November 30th, preapplication meeting regarding the proposed project in Williamsburg, Grand Traverse County. The purpose of a preapplication meeting is to provide you with information that will clarify the permit process, answer preliminary questions about your specific project in order to avoid delays at a later date, and to determine, if possible, the need for wetland or inland lakes and streams permits.

During this meeting we reviewed the need to obtain a permit under Part 301, Inland Lakes and Streams; Part 303, Wetlands Protection, and Part 31 Water Resources, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA). The review was based on discussion of the proposed project and/or draft permit application, the proposed site, and potential modifications to the project discussed during our meeting.

Based on the information provided with the draft project plans reviewed on site and in our office, including your delineation of wetlands on the proposed project site, the MDEQ's Water Resources Division (WRD) has determined that a permit is required under Part 301, Part 303 and Part 31, of the NREPA. Please reference the submission number at the top of this letter when submitting a permit application for this project.

This determination is based on the project plan prepared by Nate Elkins of IDF, along with other information discussed at the time of this meeting only. Provided that the proposed project and location are not altered, this determination is binding on the MDEQ for a period of two years from the date of this meeting.

During the review of the project site, the MDEQ's Water Resources Division (WRD) made the following findings regarding the need for a permit under Part 301, Part 303, and Part 31 of the NREPA:

- ☒ A permit is required for the project as proposed.
- ☐ A permit is not required for the project as proposed.
- ☐ It cannot be determined whether a permit is required given the information presented at this time.

During the review of the proposed project, the WRD noted activities that, as currently designed, would require authorization under:

Floodplain Regulatory Authority found in Part 31, Water Resources Protection, of the NREPA.

Section 404 of the federal Clean Water Act and/or the federal Rivers and Harbors Act from the United States Army Corps of Engineers.

During the meeting, we also discussed a number of issues related to the project, including the following:

- Information on completing an application form.
- Possible alternative design options to minimize project effects on aquatic resources, *specifically* the placement and orientation of storm water management structures and the conversion of retention structures that are currently in place.
- Potential adverse effects to aquatic resources on the site that may result from the proposed project, *specifically* the conversion of the storm water retention pond near M-72.
- Potential floodplain effects. We recommend that you discuss this issue further with the WRD District Floodplain Engineer, Susan Conradson.

Please note that this is not a permit. The WRD cannot indicate during a preapplication meeting whether or not a permit will be issued. The WRD cannot make a decision regarding a permit until it has considered all of the information provided in the final permit application, and, in some instances, has also considered comments received in response to a public notice of the project. Therefore, the WRD cannot legally tell you whether the project will be permitted in advance of a permit application being submitted and reviewed.

The MDEQ submission number assigned to this project is HN9-QDAA-SF38S. Please keep a record of this submission number and use it when submitting a final application or otherwise corresponding with our office on this project.

We appreciate the opportunity to meet with you or your representative to address these concerns. We have established a submission for this project, and the information submitted to date will be used to facilitate processing of the final application. If you should have follow-up questions before then, please contact me at 231-429-5244; SchockN@michigan.gov; or MDEQ, WRD, Cadillac District Office, 120 West Chapin Street, Cadillac, MI, 49601-2158.

Sincerely,

Neil Schock

Neil Schock
Water Resources Division



WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: 17237 Acme Creek City/County: GRAND TRAVERS Sampling Date: 6/30/2017
 Applicant/Owner: Dan Kelly State: MI Sampling Point: 1
 Investigator(s): JON J ARLETH PE, PS #1245 Section, Township, Range: SEC 2, T27N, R10W
 Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): Concave
 Slope (%): 0-5 Lat.: N44 46' 12" Long.: W85 29' 28" Datum: WGS84
 Soil Map Unit Name: Lu—Carlisle muck NWI Classification: PFO1/4B
 Are climatic/hydrologic conditions of the site typical for this time of the year? YES (If no, explain in remarks)
 Are vegetation , soil , or hydrology significantly disturbed? Are "normal
 Are vegetation , soil , or hydrology naturally problematic? circumstances" present? Yes
 (If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present? <u>Y</u>	Is the sampled area within a wetland? <u>Y</u>
Hydric soil present? <u>Y</u>	
Indicators of wetland hydrology present? <u>Y</u>	
Remarks: (Explain alternative procedures here or in a separate report.)	
PALUSTRINE FORESTED WETLAND WITH A MIX OF DECIDUOUS AND CONIFERIOUS TREES WITH A SATURATED WATER REGIME.	

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply) <input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> Water-Stained Leaves (B9) <input checked="" type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Aquatic Fauna (B13) <input checked="" type="checkbox"/> Saturation (A3) <input type="checkbox"/> Marl Deposits (B15) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Oxidized Rhizospheres on Living <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Roots (C3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Recent Iron Reduction in Tilled <input type="checkbox"/> Inundation Visible on Aerial <input type="checkbox"/> Soils (C6) <input type="checkbox"/> Imagery (B7) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Sparsely Vegetated Concave <input type="checkbox"/> Other (Explain in Remarks) <input type="checkbox"/> Surface (B8)		Secondary Indicators (minimum of two required) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input checked="" type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery <input type="checkbox"/> (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input checked="" type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> FAC-Neutral Test (D5) <input type="checkbox"/> Microtopographic Relief (D4)
Field Observations: Surface water present? Yes <u> </u> No <u>X</u> Depth (inches): <u> </u> Water table present? Yes <u>X</u> No <u> </u> Depth (inches): <u>11</u> Saturation present? Yes <u>X</u> No <u> </u> Depth (inches): <u>6</u> (includes capillary fringe)		Indicators of wetland hydrology present? <u>Y</u>
Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:		
Remarks:		



VEGETATION - Use scientific names of plants

Sampling Point: 1

Tree Stratum					Plot Size (30')		
		Absolute % Cover	Dominant Species	Indicator Status			
1	<i>Fraxinus nigra</i>	40	Y	FACW			
2	<i>Populus balsamifera</i>	20	Y	FACW			
3	<i>Populus balsamifera</i>	10	N	FACW			
4	<i>Quercus alba</i>	5	N	FACU			
5							
6							
7							
8							
9							
10							
		75	= Total Cover				

Sapling/Shrub Stratum					Plot Size (10')		
		Absolute % Cover	Dominant Species	Indicator Status			
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							
		0	= Total Cover				

Herb Stratum					Plot Size (5')		
		Absolute % Cover	Dominant Species	Indicator Status			
1	<i>Carex vulpinoidea</i>	40	Y	OBL			
2	<i>Onoclea sensibilis</i>	20	Y	FACW			
3	<i>Equisetum fluviatile</i>	10	N	OBL			
4	<i>Toxicodendron radicans</i>	10	N	FAC			
5							
6							
7							
8							
9							
10							
11							
12							
13							
14							
15							
		80	= Total Cover				

Woody Vine Stratum					Plot Size (10')		
		Absolute % Cover	Dominant Species	Indicator Status			
1							
2							
3							
4							
5							
		0	= Total Cover				

50/20 Thresholds

	20%	50%
Tree Stratum	15	38
Sapling/Shrub Stratum	0	0
Herb Stratum	16	40
Woody Vine Stratum	0	0

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across all Strata: 4 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 100.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	<u>50</u>	x 1 =	<u>50</u>
FACW species	<u>90</u>	x 2 =	<u>180</u>
FAC species	<u>10</u>	x 3 =	<u>30</u>
FACU species	<u>5</u>	x 4 =	<u>20</u>
UPL species	<u>0</u>	x 5 =	<u>0</u>
Column totals	<u>155</u> (A)		<u>280</u> (B)
Prevalence Index = B/A = <u>1.81</u>			

Hydrophytic Vegetation Indicators:

 Rapid test for hydrophytic vegetation

☒ Dominance test is >50%

☒ Prevalence index is ≤3.0*

 Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)

 Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic vegetation present? Y

Remarks: (Include photo numbers here or on a separate sheet)



VEGETATION - Use scientific names of plants

Sampling Point: 2

Tree Stratum					50/20 Thresholds		
Plot Size (30')	Absolute % Cover	Dominant Species	Indicator Status		20%	50%	
1 <i>Malus</i>	40	Y	FACU	Tree Stratum	20	50	
2 <i>Acer rubrum</i>	20	Y	FACU	Sapling/Shrub Stratum	2	5	
3 <i>Fraxinus nigra</i>	20	Y	FACW	Herb Stratum	8	20	
4 <i>Pinus strobus</i>	20	Y	FACU	Woody Vine Stratum	0	0	
5				Dominance Test Worksheet			
6				Number of Dominant Species that are OBL, FACW, or FAC: <u>3</u> (A)			
7				Total Number of Dominant Species Across all Strata: <u>8</u> (B)			
8				Percent of Dominant Species that are OBL, FACW, or FAC: <u>37.50%</u> (A/B)			
9				Prevalence Index Worksheet			
10				Total % Cover of:			
	100 = Total Cover			OBL species <u>0</u> x 1 = <u>0</u>			
				FACW species <u>30</u> x 2 = <u>60</u>			
				FAC species <u>20</u> x 3 = <u>60</u>			
				FACU species <u>100</u> x 4 = <u>400</u>			
				UPL species <u>0</u> x 5 = <u>0</u>			
				Column totals <u>150</u> (A) <u>520</u> (B)			
				Prevalence Index = B/A = <u>3.47</u>			
				Hydrophytic Vegetation Indicators:			
				<input type="checkbox"/> Rapid test for hydrophytic vegetation			
				<input type="checkbox"/> Dominance test is >50%			
				<input type="checkbox"/> Prevalence index is ≤3.0*			
				<input type="checkbox"/> Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)			
				<input type="checkbox"/> Problematic hydrophytic vegetation* (explain)			
				*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic			
				Definitions of Vegetation Strata:			
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				Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.			
				Woody vines - All woody vines greater than 3.28 ft in height.			
				Hydrophytic vegetation present? <u>N</u>			
Remarks: (Include photo numbers here or on a separate sheet)							



SOIL

Sampling Point: 2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type*	Loc**		
0-14"	10YR 4 4	100					SANDY LOAM	
14-27"	10YR 5 3	100					LOAMY SAND	
27-39"	10YR 5 3	90	5YR 5 8	10			LOAMY SAND	

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains

**Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

- | | |
|---|--|
| <input type="checkbox"/> Histisol (A1) | <input type="checkbox"/> Polyvalue Below Surface (S8) (LRR R, MLRA 149B) |
| <input type="checkbox"/> Histic Epipedon (A2) | <input type="checkbox"/> Thin Dark Surface (S9) (LRR R, MLRA 149B) |
| <input type="checkbox"/> Black Histic (A3) | <input type="checkbox"/> Loamy Mucky Mineral (F1) (LRR K, L) |
| <input type="checkbox"/> Hydrogen Sulfide (A4) | <input type="checkbox"/> Loamy Gleyed Matrix (F2) |
| <input type="checkbox"/> Stratified Layers (A5) | <input type="checkbox"/> Depleted Matrix (F3) |
| <input type="checkbox"/> Depleted Below Dark Surface (A11) (LRR K, L) | <input type="checkbox"/> Redox Dark Surface (F6) |
| <input type="checkbox"/> Thick Dark Surface (A12) | <input type="checkbox"/> Depleted Dark Surface (F7) |
| <input type="checkbox"/> Sandy Mucky Mineral (S1) | <input type="checkbox"/> Redox Depressions (F8) |
| <input type="checkbox"/> Sandy Gleyed Matrix (S4) | |
| <input type="checkbox"/> Sandy Redox (S5) | |
| <input type="checkbox"/> Stripped Matrix (S6) | |
| <input type="checkbox"/> Dark Surface (S7) (LRR R, MLRA 149B) | |

Indicators for Problematic Hydric Soils:

- ☐ 2 cm Muck (A10) (LRR K, L, MLRA 149B)
- ☐ Coast Prairie Redox (A16) (LRR K, L, R)
- ☐ 5 cm Mucky Peat or Peat (S3) (LRR K, L, R)
- ☐ Dark Surface (S7) (LRR K, L)
- ☐ Polyvalue Below Surface (S8) (LRR K, L)
- ☐ Thin Dark Surface (S9) (LRR K, L)
- ☐ Iron-Manganese Masses (F12) (LRR K, L, R)
- ☐ Piedmont Floodplain Soils (F19) (MLRA 149B)
- ☐ Mesic Spodic (TA6) (MLRA 144A, 145, 149B)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric soil present? N

Remarks:



SOIL

Sampling Point: 1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type*	Loc**		
0-11"	2.5YR 2.5 1	100					LOAMY CLAY	HIGH ORGANIC
11-24"	2.5Y 4 2	100					LOAMY SAND	
24-27"	7.5YR 2.5 1	100					SANDY PEAT	HIGH ORGANIC
27-30"	2.5Y 4 2	100					LOAMY SAND	
30-38"	7.5YR 2.5 1	100					SANDY PEAT	

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains

**Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

- | | |
|---|--|
| <input type="checkbox"/> Histisol (A1) | <input type="checkbox"/> Polyvalue Below Surface (S8) (LRR R, MLRA 149B) |
| <input type="checkbox"/> Histic Epipedon (A2) | <input type="checkbox"/> Thin Dark Surface (S9) (LRR R, MLRA 149B) |
| <input type="checkbox"/> Black Histic (A3) | <input type="checkbox"/> Loamy Mucky Mineral (F1) (LRR K, L) |
| <input type="checkbox"/> Hydrogen Sulfide (A4) | <input type="checkbox"/> Loamy Gleyed Matrix (F2) |
| <input type="checkbox"/> Stratified Layers (A5) | <input type="checkbox"/> Depleted Matrix (F3) |
| <input type="checkbox"/> Depleted Below Dark Surface (A11) <input checked="" type="checkbox"/> (LRR K, L) | <input type="checkbox"/> Redox Dark Surface (F6) |
| <input type="checkbox"/> Thick Dark Surface (A12) | <input type="checkbox"/> Depleted Dark Surface (F7) |
| <input type="checkbox"/> Sandy Mucky Mineral (S1) | <input type="checkbox"/> Redox Depressions (F8) |
| <input type="checkbox"/> Sandy Gleyed Matrix (S4) | |
| <input type="checkbox"/> Sandy Redox (S5) | |
| <input type="checkbox"/> Stripped Matrix (S6) | |
| <input type="checkbox"/> Dark Surface (S7) (LRR R, MLRA 149B) | |

Indicators for Problematic Hydric Soils:

- ☐ 2 cm Muck (A10) (LRR K, L, MLRA 149B)
- ☐ Coast Prairie Redox (A16) (LRR K, L, R)
- ☐ 5 cm Mucky Peat or Peat (S3) (LRR K, L, R)
- ☐ Dark Surface (S7) (LRR K, L)
- ☐ Polyvalue Below Surface (S8) (LRR K, L)
- ☐ Thin Dark Surface (S9) (LRR K, L)
- ☐ Iron-Manganese Masses (F12) (LRR K, L, R)
- ☐ Piedmont Floodplain Soils (F19) (MLRA 149B)
- ☐ Mesic Spodic (TA6) (MLRA 144A, 145, 149B)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric soil present? ☒ Y

Remarks:



CORRESPONDENCE FROM TOWNSHIP

1. PARKING CALCULATIONS
2. LETTER, DATED OCTOBER 2, 2017 REGARDING SHORT-TERM RENTALS

Use	Units / ft ²	Required	Use Total
Detached Flats	76	2 / unit	152
Commercial	46,300	4/1000 ft ²	185
Office	17,900	3/1000 ft ²	54
Multifamily	46	1.5 / unit	69
Total			460

SCENARIO 1

Use	Area; #	Base	Spaces	Total
Office	17,900	1,000	3	54
Flats ("lodging")	76	per unit	2	152
Total				206
Shared Parking Function				1.7
Shared Total				121
Use	Area; #	Base	Spaces	Total
Commercial	46,300	1,000	4	185
Multifamily	46	per unit	1.5	69
Total				254
Shared Parking Function				1.2
Shared Total				212
Total				333

SCENARIO 2

Use	Area; #	Base	Spaces	Total
Commercial	46,300	1,000	4	185
Flats ("lodging")	76	per unit	2	152
Total				337
Shared Parking Function				1.3
Shared Total				259
Use	Area; #	Base	Spaces	Total
Office	17,900	1,000	3	54
Multifamily	46	per unit	1.5	69
Total				123
Shared Parking Function				1.4
Shared Total				88
Total				347

SCENARIO 3

Use	Area; #	Base	Spaces	Total
Commercial	46,300	1,000	4	185
Office	17,900	1,000	3	54
Total				239
Shared Parking Function				1.2
Shared Total				199
Use	Area; #	Base	Spaces	Total

Flats ("lodging")	76	per unit	2	152
Multifamily	46	per unit	1.5	69
Total				221
Shared Parking Function				0
Shared Total				221
Total				420



Planning and Zoning

6042 Acme Road | Williamsburg, MI | 49690

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

October 2, 2017

Dan Kelly
4240 E M-72
Williamsburg, MI 49690

RE: short-term rentals

Mr. Kelly,

I have spoken with our township counsel who agreed with me that your proposed development at the property where your catering facility exists and adjacent parcels will not be jeopardized by any ruling the Township Board takes on short-term rentals. The zoning of your property and the Planned Development approval you are seeking will allow your proposal to operate as a mixed-use development where individual, detached units may be condominiumized for residential or short-term rental use. These short-term rentals will not require a permit if allowed under the Planned Development approval.

Please note that this opinion does not guarantee final approval of the project by the Planning Commission or Township Board.

Shawn Winter

Planning & Zoning Administrator – Acme Township
swinter@acmetownship.org

Shawn Winter

From: Wiest, Jeremy (MDOT) <WiestJ@michigan.gov>
Sent: Monday, January 08, 2018 2:32 PM
To: Shawn Winter
Subject: Kelly Development in Acme Township

Shawn,

Per our earlier phone conversation on the Kelly Development in Acme Township our department would like to see some sort of correspondence from the adjacent property owners as to their willingness or unwillingness to combine or eliminate driveways. We would like to see more interconnection with the adjacent properties to reduce the number of driveways onto M-72. As we discussed we have concerns with the number of driveways in this short stretch as they do not currently meet our spacing requirements.

Also, I did recommend to Nate that the property owner should consider having a Traffic Impact Study completed, this would then tell if there is a need for any improvements on M-72.

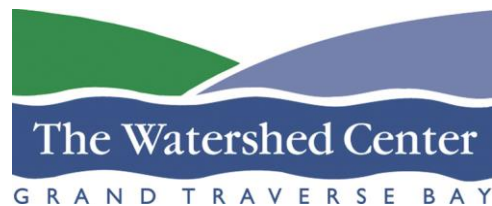
Thanks!

Jeremy

Jeremy R Wiest, P.E.

Permit Engineer

Michigan Department of Transportation
Traverse City Transportation Service Center
2084 US-31 South, Suite B
Traverse City, MI 49685
Phone: 231-941-1986



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

January 05, 2018

Acme Township Planning Commission
6042 Acme Road
Williamsburg, MI 49690

Dear Planning Commissioners,

I am writing to comment on the Kelly's Restaurant LLC Planned Development (PD) on M-72 that is scheduled for a public hearing on January 8, 2018. The Watershed Center advocates for clean water in Grand Traverse Bay and acts to protect and preserve its watershed. This PD is proposed on an environmentally sensitive site with steep slopes, a network of riparian wetlands, and a large stretch of Acme Creek. We believe that water quality protection measures and careful stormwater design are crucial on this particular parcel due to its environmental sensitivity and the history of sedimentation issues in Acme Creek. Although we understand that this PD will require detailed site plans for approval before each phase of construction, we are flagging several initial concerns that may be addressed by the Planning Commission in PD review.

As noted above, the site is home to significant wetland resources, which should be preserved and protected in the PD agreement. Wetlands provide a number of important ecosystem services, including filtration, flood attenuation, groundwater recharge, shoreline stabilization, and habitat for fish and wildlife. From the conceptual plans included in the December 11, 2017 Planning Commission agenda packet, it appears that most construction and soil disturbance will occur outside of the wetland network and 25-foot wetland setback. However, one of the stormwater basins appears to fall within the wetland setback. This contradicts Acme Township's Stormwater Control Ordinance, which states that "Structures, roads, parking lots, storm water facilities, and similar site improvements shall not be located within the buffer area." (Ordinance No.2007-01, Section 2. D.). The 25-foot wetland setback should remain an area of natural, deep-rooted vegetation that can trap, filter, and infiltrate water before it reaches the wetland. We request that the Planning Commission condition the PD on compliance with the Stormwater Ordinance, specifically the prohibition on any structures (including stormwater structures) within the wetlands and wetland setback areas.

The Watershed Center is also concerned with the walking trail proposed inside the wetland network. Although there is great value in trail systems that promote community exposure to natural ecosystems, trail systems through wetlands require careful consideration. Walking trails through wetlands, regardless if they require fill, result in soil compaction, removal of natural vegetation, and natural water flow pattern disturbance. These disturbances negatively affect wetlands by removing habitat and reducing the soil's ability to attenuate floodwaters, filter stormwater, and recharge groundwater. Open-pile trail systems, such as boardwalks, have a reduced wetland footprint. DEQ recommends the use of open-pile structures to minimize impacts to wetlands because "fill paths and roadways tend to impede the natural

surface flows in wetlands and act as dam-like structures.” DEQ Best Management Practices Manual, Wetland Crossings (1992). We request the Planning Commission to condition the PD on requiring any trails in wetlands to be open-pile construction.

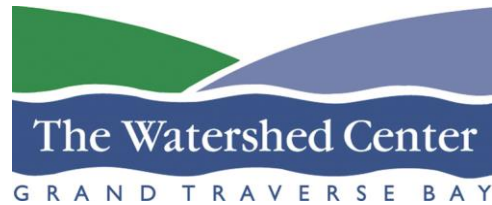
Because of Acme Creek’s historic sedimentation issues caused by land clearing activities, the Planning Commission should ensure adequate controls are in place during construction to avoid creek impacts. The January 8, 2017 Planning Commission agenda packet (pg.59) references water quality monitoring requirements before and during construction to ensure water quality impairments are realized immediately. We support the use of monitoring to evaluate the effectiveness of soil erosion control measures. However, to be effective, monitoring requirements should be specific and require self-reporting. We recommend that the Planning Commission condition the PD on a strong water quality monitoring plan that identifies how often, where, and what water quality parameters are to be monitored. In addition, the Planning Commission should require the applicant to submit regular (*e.g.*, monthly) reports that document monitoring results as well as ensuing actions.

Recognizing the environmental sensitivity of the site, we applaud Influence Design’s conceptual stormwater management plans that use innovative green infrastructure techniques. We believe this project, with adequate conditions as described above, could serve as a model for onsite stormwater management, green infrastructure, and sustainable wetland access. We encourage the Planning Commission to examine the aforementioned concerns before approving the PD to ensure this project does become a model for environmentally conscious design. We look forward to following this project as it moves through the PD and site plan approval processes. Thank you for your consideration. Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Heather Smith", with a stylized flourish at the end.

Heather Smith
Grand Traverse BAYKEEPER®



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

February 8, 2018

Acme Township Planning Commission
6042 Acme Road
Williamsburg, MI 49690

Dear Planning Commissioners,

I am writing to comment on the Kelly's Restaurant LLC Planned Development (PD) on M-72 that is scheduled for discussion at the February 12, 2018 Planning Commission meeting. The Watershed Center advocates for clean water in Grand Traverse Bay and acts to protect and preserve its watershed. As we stated in our letter dated January 5, 2018, this project is proposed on an environmentally sensitive site with steep slopes, a network of riparian wetlands, and a large stretch of Acme Creek. We appreciate the township's careful consideration of how this project may affect the Acme Creek watershed. We are pleased to see that the Planning Commission will ensure stormwater plans comply with township's stormwater ordinance and we support the Planning Commission's requirements for water quality monitoring of Acme Creek.

As the Planning Commission solidifies the conditions of the PD agreement, we urge you to ensure the onsite wetland network remains protected. Current plans call for a trail system through the wetland network. Open-pile trail systems, such as boardwalks, are the least impactful wetland trail systems as they preserve natural vegetation and hydrologic patterns. We request the Planning Commission to condition the PD on requiring any trails in wetlands to be open-pile construction.

We have reviewed Influence Design's conceptual stormwater plans and are excited that this project may serve as a model for eco-conscious design. However, we encourage the Planning Commission to protect the fragile wetland network. Thank you for your consideration. Please contact me if you have any questions.

Sincerely,

Heather Smith
Grand Traverse BAYKEEPER®

Shawn Winter

From: Heather Smith <hsmith@gtbay.org>
Sent: Thursday, February 08, 2018 5:40 PM
To: Shawn Winter
Subject: RE: Kelly's Restaurant LLC PD Comments

Hello Shawn,

Thanks for the response. I was unaware of the type of trail proposed and I have not been to the site, so don't know what site conditions look like.

However, in general, walking trails through wetlands, regardless if they require fill, result in soil compaction, removal of natural vegetation, and natural water flow pattern disturbance. I think there is a general misconception that woodchip or even dirt foot paths don't require a DEQ permit (they do!) or result in wetland impacts. Of course, dirt footpaths generally result in less impact than a concrete trail. But highly-used dirt footpaths could result in vegetation removal and could affect hydrologic flows, so I always advocate for boardwalks.

Thanks again for providing clarification and let me know if you have any questions.

Thanks,
Heather

From: Shawn Winter [<mailto:swinter@acmetownship.org>]
Sent: Thursday, February 08, 2018 5:14 PM
To: Heather Smith
Subject: Re: Kelly's Restaurant LLC PD Comments

Thanks Heather! I did just want to clarify that the trails through the wetlands are supposed as dirt foot paths, with the exception of the TART Trail (Acme Connector Trail), which comes in to the property in the southeast corner. Construction of that trail will require boardwalks since asphalt can't be put down in the wetlands. Maybe you do know the trails are dirt single-tracks, but I wanted to clarify. I'm off tomorrow, but will check my email if you want to continue correspondence.

Thanks!

From: Heather Smith <hsmith@gtbay.org>
Sent: Thursday, February 8, 2018 3:59:24 PM
To: 'karly.wentzloff@gmail.com'; 'steve.feringa@live.com'; 'sticksnstonez@gmail.com'; 'atpc7rosa@yahoo.com'; 'bethfinch50@yahoo.com'; 'danv1953@hotmail.com'; 'drwhite231@gmail.com'
Cc: Shawn Winter
Subject: Kelly's Restaurant LLC PD Comments

Good afternoon Acme Township Planning Commissioners,

Please see the attached letter outlining The Watershed Center's concerns with the Kelly's Restaurant LLC Planned Development agreement. Please let me know if you have any questions.

Thank you,

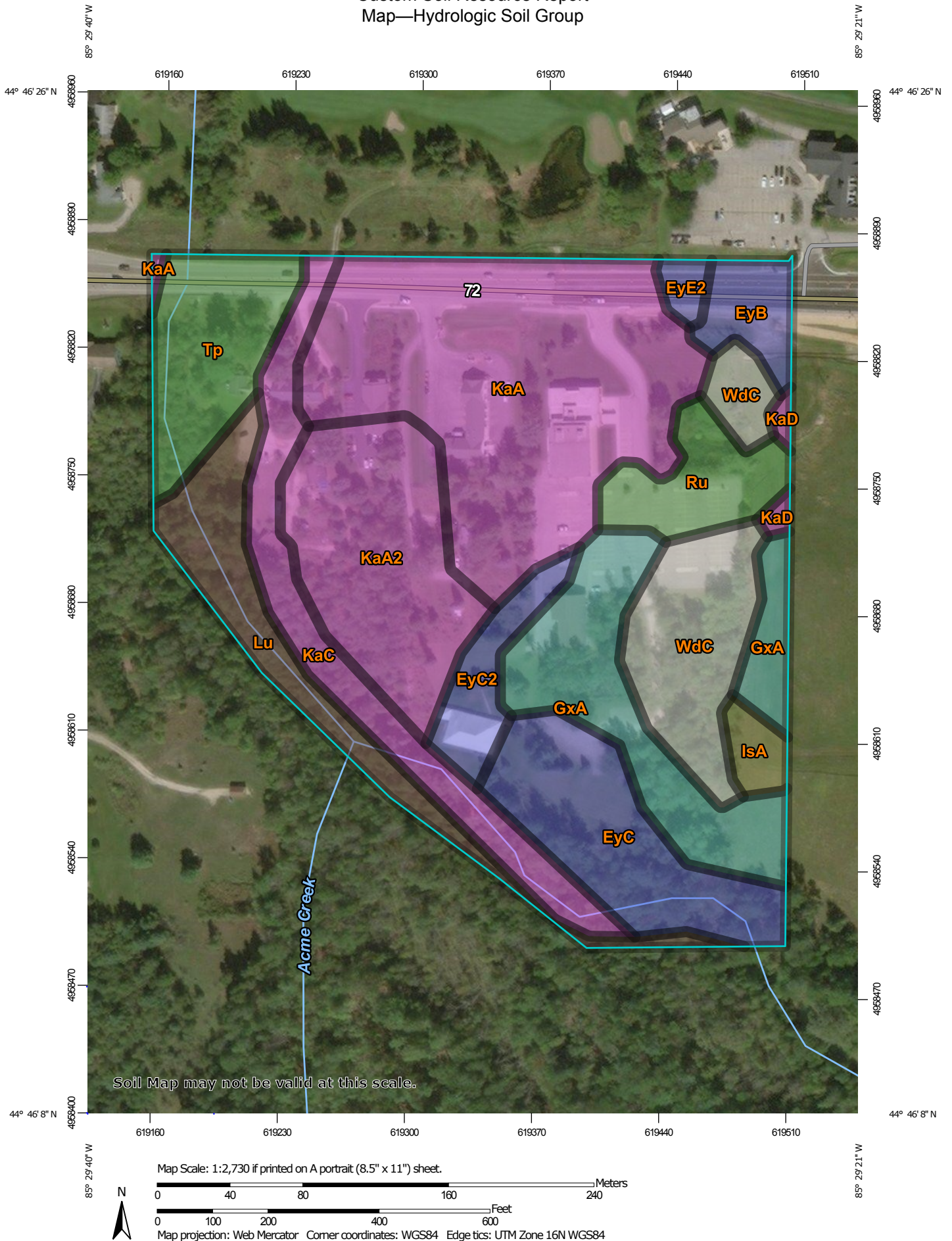
Heather Smith
Grand Traverse BAYKEEPER
The Watershed Center Grand Traverse Bay
hsmith@gtbay.org
231.935.1514 x 3

The stormwater ordinance identifies the necessary design criteria for infiltration/retention systems and detention systems. It appears these are the sections most applicable to this development. They should be familiar to the design engineer noted on the plans. Stormwater management practices identified on the plan are all acceptable practices when used where there are physically feasible. Many of them are innovative techniques that will still require thoughtful design and calculations for successful implementation.

Important items that should be expected to be reviewed when construction plans are submitted include: appropriateness of system, runoff calculations, hydraulic calculations, materials, water levels, volumes, release rates, pre-treatment, emergency controls, and maintenance provisions. The narrative regarding the storm water control measures of the project generally indicates the engineer understands the ordinance and what will be required moving forward.


Custom Soil Resource Report

Map—Hydrologic Soil Group








MAP LEGEND

Area of Interest (AOI)









 Area of Interest (AOI)

Soils

Soil Rating Polygons





 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines


 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points






 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Grand Traverse County, Michigan
 Survey Area Data: Version 11, Oct 5, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Jun 19, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Table—Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
EyB	Emmet sandy loam, 2 to 6 percent slopes	B	0.7	2.5%
EyC	Emmet sandy loam, 6 to 12 percent slopes	B	2.4	9.1%
EyC2	Emmet sandy loam, 6 to 12 percent slopes, moderately eroded	B	0.8	3.1%
EyE2	Emmet sandy loam, 18 to 25 percent slopes, moderately eroded	B	0.2	0.8%
GxA	Guelph-Nester loams, 0 to 2 percent slopes	C	3.0	11.1%
IsA	Iosco-Ogemaw loamy sands, 0 to 2 percent slopes	C/D	0.3	1.3%
KaA	Kalkaska loamy sand, 0 to 2 percent slopes	A	6.6	24.7%
KaA2	Kalkaska loamy sand, 0 to 2 percent slopes, moderately eroded	A	3.1	11.6%
KaC	Kalkaska loamy sand, 6 to 12 percent slopes	A	2.3	8.4%
KaD	Kalkaska loamy sand, 12 to 18 percent slopes	A	0.1	0.5%
Lu	Carlisle muck, 0 to 2 percent slopes, cool	B/D	2.0	7.3%
Ru	Roscommon mucky loamy sand	A/D	1.2	4.4%
Tp	Tonkey-Hettinger-Pickford loams, overwash	A/D	1.8	6.7%
WdC	Wind eroded land, sloping		2.3	8.7%
Totals for Area of Interest			26.9	100.0%

Rating Options—Hydrologic Soil Group*Aggregation Method: Dominant Condition**Component Percent Cutoff: None Specified**Tie-break Rule: Higher*

TOWNSHIP OF ACME
NOTICE OF HEARING

PLEASE TAKE NOTICE that the ACME TOWNSHIP PLANNING COMMISSION will hold a public hearing at a regular meeting on Monday, January 8, 2018 at 7:00 p.m. in the Acme Township Hall, Acme, Michigan to consider the following application:

An application by Nate Elkins of Influence Design Forum, 120 E Front St, 2nd Floor Loft, Traverse City, MI 49685, on behalf of Dan Kelly, Kelly's Restaurant LLC, 4230 E M-72, Williamsburg, MI 49690, for a Planned Development approval to a retail/residential mixed-use development along M-72 and a series of resort-style neighborhoods to the rear of the properties located at 4160, 4200, and 4230 E M-72, Williamsburg, MI 49690, more fully described as:

Parcel No.: 28-01-102-011-00

PT NW 1/4, SEC 2 T27N R10W COM NW SEC CNR, S 86 DEG 43' E 596.16', S 01 DEG 17' W 145.81' TO SLY HWY R/W & POB, S 88 DEG 42' E 205.81', S 300.34', S 66 DEG 97' W 325.36' TO SLY SHR ACME CREEK, N 13 DEG 23' W 90.08', N 16 DEG 30' E 48.41' TH N 9 DEG 10' W 109.34', N 35 DEG 27' E 56.73', E 72.45', N 150' TO POB.

Parcel No.: 28-01-102-011-25

PART OF NW 1/4 SEC 2 T27N R10W COM NW SEC COR TH S 86 DEG 43' E 596.16 FT TH S 145.81 FT TO SLY HWY R/W TH S 88 DEG 42' E 205.81 FT TH S 01 DEG 25' E 300.34 FT TO POB TH S 88 DEG 42' E 100.11 FT TH S 536.60 FT TO SHR ACME CREEK TH ALG SD SHR N 55 DEG 51' W 7.19 FT TH N 87 DEG 11' W 26.10 FT TH N 40 DEG 11' W 92.88 FT TH N 52 DEG 59' W 61.87 FT TH N 38 DEG 33' W 54.80 FT TH N 43 DEG 42' W 94.47 FT TH N 33 DEG 31' W 64.06 FT TH N 43 DEG 42' W 117.95 FT TH N 50 DEG 34' W 68.80 FT TH N 66 DEG 07' E 325.26 FT TO POB

Parcel No.: 28-01-102-014-01

PT NW 1/4 SEC 2 T27N R10W COM AT NW CNR SEC 2 TH S 86 DEG 43'27" E 895.66' TH S 01 DEG 30'51" E 430.44' TO POB TH S 88 DEG 42'59" E 234.60' TH S 01 DEG 25'35" E 494.39' TH S 86 DEG 43'27" E 185.62' TH S 01 DEG 25'35" E 250' TO A PT ON A TRAVERSE LINE ALONG ACME CREEK TH S 59 DEG 48'00" W 89.73' TH N 73 DEG 15'02" W 122.46' TH N 28 DEG 44'26" W 132.64' TH N 55 DEG 32'38" W 200.73' TH N 01 DEG 30'51" W 540.18' TO POB SPLIT ON 09/03/1998 FROM 01-102-014-00;

Parcel No.: 28-01-102-010-00

W 214.5' OF NE 1/4 OF NW 1/4 ALSO E 185' OF N 915' OF NW 1/4, NW 1/4. SEC 2 T27N R10W.

All interested persons are invited to attend and be heard at the public hearings before the Planning Commission. After the public hearings the Planning Commission may or may not deliberate and make its recommendation based on the Acme Township Zoning Ordinance to the Township Board, which will subsequently take appropriate action on the application.

Applications may be inspected at the Acme Township Hall between 7:30 a.m. and 6:00 p.m. Monday through Thursday. The application materials will also be available on the Acme Township website www.acmetownship.org as an attachment to the agenda and minutes of the meeting(s) at which they are discussed. If you are planning to attend and require any special assistance, please notify Cathy Dye, Township Clerk, within 24 hours of the meeting at 938-1350. Written comments may be directed to:

Shawn Winter, Planning & Zoning Administrator
6042 Acme Rd, Williamsburg, MI 49690, (231) 938-1350, swinter@acmetownship.org

T. C. RECORD-EAGLE, INC.
120 WEST FRONT STREET
TRAVERSE CITY MI 49684
(231)946-2000

ORDER CONFIRMATION

Salesperson: DENISE LINGERFELT Printed at 12/12/17 15:02 by dling

Acct #: 6 Ad #: 482107 Status: N

ACME TOWNSHIP Start: 12/20/2017 Stop: 12/20/2017
CATHY DYE, CLERK Times Ord: 1 Times Run: ***
6042 ACME ROAD STDAD 3.00 X 7.26 Words: 637
WILLIAMSBURG MI 49690 Total STDAD 21.78
Class: 147 LEGALS
Rate: LEGAL Cost: 200.00
Affidavits: 1

Contact: Ad Descrpt: LEGAL NOTICE TOWNSHIP OF
Phone: (231)938-1350 Given by: EMAIL SHAWN WINTER
Fax#: (231)938-1510 Created: dling 12/12/17 14:57
Email: szollinger@acmetownship.org Last Changed: dling 12/12/17 15:02
Agency:

Source: 122000000604 Section: _____ Page: ____
Camera Ready: N Group: _____ AdType: _____
Misc: _____ Color: _____
Proof: _____ Pickup Date: _____ Ad#: _____
Delivery Instr: _____ Gang Ad #: _____
Changes: None ____ Copy ____ Art ____ Size ____ Copy Chg Every Run ____
Coupon: ____
Special Instr: _____

PUB	ZONE	EDT	TP	START	INS	STOP	SMTWTFS
RE	A	97	W	12/20/17	1	12/20/17	SMTWTFS
IN	AIN	97	W	12/20/17	1	12/20/17	SMTWTFS

AUTHORIZATION

Thank you for advertising in the Record-Eagle, our related publications and online properties. If you are advertising with the Record-Eagle classifieds, your ad will begin running on the start date noted above.

Please be sure to check your ad on the first day it appears. Although we are happy to make corrections at any time, the Record-Eagle is only responsible for the first day's incorrect insertions. Also, we reserve the right to edit or reclassify your ad to better serve buyers and sellers.

No refunds or rebates will be issued if you cancel your ad prior to the stop date.

We appreciate your business.

(CONTINUED ON NEXT PAGE)

T. C. RECORD-EAGLE, INC.
120 WEST FRONT STREET
TRAVERSE CITY MI 49684
(231)946-2000

ORDER CONFIRMATION (CONTINUED)

Salesperson: DENISE LINGERFELT

Printed at 12/12/17 15:02 by dling

Acct #: 6

Ad #: 482107

Status: N

**LEGAL NOTICE
TOWNSHIP OF ACME
NOTICE OF HEARING**

PLEASE TAKE NOTICE that the ACME TOWNSHIP PLANNING COMMISSION will hold a public hearing at a regular meeting on Monday, January 8, 2018 at 7:00 p.m. in the Acme Township Hall, Acme, Michigan to consider the following application:

An application by Nate Elkins of Influence Design Forum, 120 E Front St, 2nd Floor Loft, Traverse City, MI 49685, on behalf of Dan Kelly, Kelly's Restaurant LLC, 4230 E M-72, Williamsburg, MI 49690, for a Planned Development approval to a retail/residential mixed-use development along M-72 and a series of resort-style neighborhoods to the rear of the properties located at 4160, 4200, and 4230 E M-72, Williamsburg, MI 49690, more fully described as:

Parcel No.: 28-01-102-011-00
PT NW 1/4, SEC 2 T27N R10W COM NW SEC CNR, S 86 DEG 43' E 596.16', S 01 DEG 17' W 145.81' TO SLY HWY R/W & POB, S 88 DEG 42' E 205.81', S 300.34', S 66 DEG 97' W 325.36' TO SLY SHR ACME CREEK, N 13 DEG 23' W 90.08', N 16 DEG 30' E 48.41' TH N 9 DEG 10' W 109.34', N 35 DEG 27' E 56.73', E 72.45', N 150' TO POB.

Parcel No.: 28-01-102-011-25
PART OF NW 1/4 SEC 2 T27N R10W COM NW SEC COR TH S 86 DEG 43' E 596.16 FT TH S145.81 FT TO SLY HWY R/W TH S 88 DEG 42' E 205.81 FT TH S 01 DEG 25' E 300.34 FT TO POB TH S 88 DEG 42' E 100.11 FT TH S 536.60 FT TO SHR ACME CREEK TH ALG SD SHR N 55 DEG 51' W 7.19 FT TH N 87 DEG 11' W 26.10 FT TH N 40 DEG 11' W 92.88 FT TH N 52 DEG 59' W 61.87 FT TH N 38 DEG 33' W 54.80 FT TH N 43 DEG 42' W 94.47 FT TH N 33 DEG 31' W 64.06 FT TH N 43 DEG 42' W 117.95 FT TH N 50 DEG 34' W 68.80 FT TH N 66 DEG 07' E 325.26 FT TO POB

Parcel No.: 28-01-102-014-01
PT NW 1/4 SEC 2 T27N R10W COM AT NW CNR SEC 2 TH S 86 DEG 43'27" E 895.66' TH S 01 DEG 30'51" E 430.44' TO POB TH S 88 DEG 42'59" E 234.60' TH S 01 DEG 25'35" E 494.39' TH S 86 DEG 43'27" E 185.62' TH S 01 DEG 25'35" E 250' TO A PT ON A TRAVERSE LINE ALONG ACME CREEK TH S 59 DEG 48'00" W 89.73' TH N 73 DEG 15'02" W 122.46' TH N 28 DEG 44'26" W 132.64' TH N 55 DEG 32'38" W 200.73' TH N 01 DEG 30'51" W 540.18' TO POB SPLIT ON 09/03/1998 FROM 01-102-014-00;

Parcel No.: 28-01-102-010-00
W 214.5' OF NE 1/4 OF NW 1/4 ALSO E 185' OF N 915' OF NW 1/4, NW 1/4, SEC 2 T27N R10W.

All interested persons are invited to attend and be heard at the public hearings before the Planning Commission. After the public hearings the Planning Commission may or may not deliberate and make its recommendation based on the Acme Township Zoning Ordinance to the Township Board, which will subsequently take appropriate action on the application.

Applications may be inspected at the Acme Township Hall between 7:30 a.m. and 6:00 p.m. Monday through Thursday. The application materials will also be available on the Acme Township website www.acmetownship.org as an attachment to the agenda and minutes of the meeting(s) at which they are discussed. If you are planning to attend and require any special assistance, please notify Cathy Dye, Township Clerk, within 24 hours of the meeting at 938-1350. Written comments may be directed to:

Shawn Winter, Planning & Zoning Administrator
6042 Acme Rd, Williamsburg, MI 49690, (231) 938-1350,
swinter@acmetownship.org

December 20, 2017-1T

482107

2801-102-011-00
KELLY RESTAURANTS LLC
4160 E M 72
WILLIAMSBURG MI 49690

2801-102-011-10
PECK ERIC J & KARA L
7677 BATES RD
WILLIAMSBURG MI 49690

2801-102-014-02
M 72 AUTO WASH LLC
3772 KENNEDY PLACE
WILLIAMSBURG MI 49690

2801-102-015-20
MICH BELL TELEPHONE CO
444 MICHIGAN AVE
DETROIT MI 48216

2801-235-020-04
LUCE PARK LLC
3441 AUTUMN LEAP
TRAVERSE CITY MI 49686

2801-235-020-05
SEDGEWICK MARK
4263 E M 72 STE C
WILLIAMSBURG MI 49690

2801-102-010-00
KELLY'S RESTAURANT LLC
4240 M 72 E
WILLIAMSBURG MI 49690

2801-102-016-02
JOHNSON FAMILY LTD PARTNERSHIP
CARL HIEDEMAN
445 W 22ND
HOLLAND MI 49423

2801-235-035-00
CYMAN JESSE
PO BOX 116
ACME MI 49610

2801-102-001-02
GT BAND OF OTTAWA & CHIPPEWA INDIAN
2605 N WEST BAY SHORE DR
SUTTONS BAY MI 49682

2801-102-015-00
LUTHERAN SOCIAL SERVICES OF MI
8131 E JEFFERSON
DETROIT MI 48214

2801-102-015-40
FEAST OF VICTORY LUTHERAN CHUR
P O BOX 298
ACME MI 49610

2801-235-020-03
GRAND TRAVERSE RESORT AND SPA LLC
P O BOX 404
ACME MI 49610

Jay Zollinger

From: tmhtcmi07@aol.com
Sent: Friday, February 02, 2018 8:54 AM
To: Jay Zollinger
Subject: 2018 Fourth of July fireworks

Hello Jay!

I hope you are warm, and all is well. It may only be early February, but the Traverse City Boom Boom Club already has its sights set on spearheading another great Fourth of July fireworks show over West Grand Traverse Bay. Acme Township has continually played an integral role in our efforts to 'Light Up the Sky' in July! In order to properly celebrate this great American tradition, TCBBC respectfully asks that the Township once again contribute \$300 to help offset the costs of production. We are extremely grateful, and hope to have your ongoing support!! Many, many thanks!!!

Kindest regards,
Tim Hinkley
President, Traverse City Boom Boom Club

Fund 101 GENERAL FUND

BL Number	Description	Current Year Beg. Balance	Balance
*** Assets ***			
101-000-001.000	CASH-CHECKING	675,197.72	485,325.42
101-000-002.000	CASH ON HAND (PETTY CASH)	200.00	200.00
101-000-004.000	3735-MONEY MARKET	297,705.38	298,005.65
101-000-005.000	1886-HIGH YIELD	157,013.26	157,132.03
101-000-018.000	MISC RECEIVABLE (IMMANUAL/BATES ACCT)	49,346.27	49,346.27
101-000-072.000	G.T. COUNTY SEPTAGE BOND/LOAN	128,288.00	120,099.88
101-000-084.402	DUE FROM 402 CAPITAL IMPROVEMENT	0.00	185,000.00
Total Assets		1,404,596.25	1,295,109.25
*** Liabilities ***			
101-000-231.200	OTHER PAYROLL DEDUCTIONS	1,409.36	2,934.61
101-000-339.000	DEFERRED REVENUE	49,346.27	49,346.27
Total Liabilities		95,383.31	52,280.88
*** Fund Balance ***			
101-000-378.000	PA48 METRO FUND-RESTRICTED	0.00	8,594.00
101-000-378.001	PUBLIC BROADCAST EQUIP FUND-RESTRICTED	0.00	6,864.00
101-000-382.000	SELF FUND ACCTS (PAYABLE 6 MONTHS)-COM	0.00	388,125.00
101-000-382.003	SEPTAGE PLANT BOND BUYOUT-COMMITTED	0.00	846.00
101-000-382.004	TOWNSHIP HALL/COMMUNITY CTR-COMMITTED	0.00	30,000.00
101-000-382.005	GTTC ENGINEER PROJECT MNGT-COMMITTED	0.00	32,000.00
101-000-390.000	Fund Balance	1,309,212.94	842,783.94
Total Fund Balance		1,309,212.94	1,309,212.94
Beginning Fund Balance			1,309,212.94
Net of Revenues VS Expenditures			(66,384.57)
Ending Fund Balance			1,242,828.37
Total Liabilities And Fund Balance			1,295,109.25

Fund 590 ACME RELIEF SEWER

SL Number	Description	Current Year Beg. Balance	Balance
*** Assets ***			
590-000-001.000	9945-CASH-CHECKING	2,541,597.75	2,169,439.72
590-000-004.000	0651-MONEY MARKET	197,066.63	197,215.70
590-000-132.000	SEPTIC PLANT	470,853.00	470,853.00
590-000-133.000	ACCUMULATED DEPRECIATION	(93,988.24)	(93,988.24)
590-000-152.000	WATER SYSTEMS	177,000.00	177,000.00
590-000-153.000	ACCUMULATED DEPRECIATION-WATE	(71,095.00)	(71,095.00)
590-000-154.000	SEWER SYSTEMS	11,611,103.07	11,611,103.07
590-000-155.000	ACCUMULATED DEPREC-SEWER	(5,876,837.24)	(5,876,837.24)
590-000-158.000	CONSTRUCTION IN PROGRESS	0.00	605,880.56
Total Assets		9,031,045.74	9,189,571.57
*** Liabilities ***			
590-000-250.000	BONDS PAYABLE LONG TERM	429,846.00	429,846.00
590-000-250.001	ACCR.INTEREST ON BONDS	3,021.00	3,021.00
590-000-250.100	Current portion of Bonds	97,160.00	97,160.00
590-000-251.002	PREMIUM OF REFUNDED BONDS	36,908.00	36,908.00
590-000-310.000	CONTRACTS PAYABLE-COUNTY DPW	5,180.00	5,180.00
Total Liabilities		626,233.21	572,115.00
*** Fund Balance ***			
590-000-382.000	SELF FUND ACCTS (PAYABLE 6 MONTHS)-COM	0.00	370,210.00
590-000-382.001	REPLACEMENT	0.00	246,807.00
590-000-382.002	IMPROVEMENT	0.00	509,150.00
590-000-390.000	Fund Balance	8,404,812.53	7,278,645.53
Total Fund Balance		8,404,812.53	8,404,812.53
Beginning Fund Balance			8,404,812.53
Net of Revenues VS Expenditures			212,644.04
Ending Fund Balance			8,617,456.57
Total Liabilities And Fund Balance			9,189,571.57



January 3, 2018

At your next official meeting, **please proclaim April as Social Host Responsibility Month**. A proclamation is attached, with a self-enclosed envelope to return a copy for our records. This is a 14-County Northern Michigan effort, inviting municipalities, school boards and all units of law enforcement to take a position on underage drinking and social host activities within our communities. This is the sixth year in promoting this effort and the participation continues to gain momentum and support, our goal is 100% participation this year, reinforcing to parents and community members that as community leaders and decision makers the safety and protection of our youth is a priority. We are coordinating our proclamation to occur in April which is also Alcohol Responsibility Month and will focus our efforts on reducing/eliminating underage drinking.

This call to action will create a strengthened framework of public officials and community leaders around illegal underage alcohol use and decrease social host activities based on the following facts:

- Underage drinking is a national public health issue with serious implications. According to a study by the National Survey on Drug Use and Health, an estimated 10 million people younger than the age of 21 drank alcohol in the past month in the United States.
- Consequences of underage drinking may include injury or death from accidents; unintended, unwanted, and unprotected sexual activity; academic problems; and drug use.
- Youth who start drinking before the age of 15 are five times more likely to develop alcohol dependence or abuse later in life than those who begin drinking at or after age 21.
- Alcohol is a factor in the four leading causes of death among persons ages 10-24: motor vehicle crashes, unintentional injuries, homicide and suicide.
- Social Host Liability Law holds homeowners legally responsible for allowing underage drinking on their property. This can result in criminal liability if that youth is killed or injured or if that youth kills or injures someone else. Homeowner insurance does not cover claims where illegal acts are the cause for the claim.
- Tolerating underage alcohol use sends a mixed message to those under 21 – it's ok to break this law!

As a community leader or public official, underage drinking affects the bottom line. Increased utilization of taxpayer services such as emergency services, law enforcement, child protective services and property damage are a few examples.

In April 2018, on our website www.upnorthprevention.com, will indicate all who have proclaimed April as Social Host Responsibility Month, with a feature article on the harms and dangers of underage drinking and social host liability. Your participation will increase the effectiveness of this campaign and reinforce a parent's decision to *not* host or turn a cheek to an underage drinking party, an adult not purchasing alcohol for a minor and most importantly and quite possibly - save a life. **Deadline for submission of your proclamation is March 27th.**

As prom, graduation and summer-time approach, risks heighten for the young people in our communities. Please take action at your next meeting. If you have any questions, please contact me, your designated substance abuse prevention specialist, Lisa Anderson, (231) 929-7070 ext 2205 or 231-883-6747 cell or email landerson@catholicumanservices.org.

Sincerely,
Lisa Anderson
Certified Substance Abuse Prevention Specialist



Proclamation

APRIL 2018 IS SOCIAL HOST RESPONSIBILITY MONTH

Underage drinking is a national public health issue with serious implications. Although we have done much work and made progress here in northern Michigan to address this pervasive problem, there is still much more we can do. According to a study by the National Survey on Drug Use and Health, an estimated 10 million people younger than the age of 21 drank alcohol in the past month in the United States.

WHERE AS, underage drinking is a problem that affects our community, our health, and our future. It exacts a terrible toll on individuals and families, and places a costly tax burden on the community at large for law enforcement, medical services, and other social services involved in the prevention and treatment of underage drinking, and

WHERE AS, underage drinking has severe consequences, many of which parents and caregivers may not be fully aware. Consequences of underage drinking may include injury or death from accidents; unintended, unwanted, and unprotected sexual activity; academic problems; and drug use; and

WHERE AS, parents and caregivers have a significant influence on young people's decisions about alcohol consumption, especially when they create supportive and nurturing alcohol-free environments; and

WHERE AS, youth who start drinking before the age of 15 are five times more likely to develop alcohol dependence or abuse later in life than those who begin drinking at or after age 21; and

WHERE AS, alcohol use by young people is dangerous, not only because of the risks associated with acute impairment, but also because of the grave threat to their long-term development and well-being; and

WHERE AS, parents, educators, and community leaders who work with our young people every day are our best advocates for responsible decision-making; and

WHERE AS, one-hundred percent of any alcohol consumed by a minor came from an adult. At one time, an adult over the age of 21 was in control of the alcohol and a minor gained access to it, and

WHERE AS, it is illegal for adults to knowingly allow their child's friends to drink alcohol in their home, even with the permission of the friends' parents, and adults have the authority and should have the responsibility to take steps to reduce the likelihood that their homes will become venues for underage drinking, and

NOW, THEREFORE BE IT RESOLVED, we, _____ (organization) of the County of _____ a Community Committed to UNDERAGE DRINKING PREVENTION, do hereby proclaim that April 2018 is Social Host Responsibility Month. We also call upon all parents, citizens, homeowners and property owners to host gatherings responsibly and take measures to eliminate access of alcohol to persons under the age of 21.

Dated this _____ day of _____, 2018

County of _____

Authorized Official Signature _____

(Print name): _____

(Print title): _____