



**ACME TOWNSHIP REGULAR BOARD MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
Tuesday, April 2, 2019 7:00 p.m.**

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

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

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

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

Rick Sayler, 8265 Sayler Rd.

Brian Kelley (Submitted written comments to be added to packet)

John Pulcifer, 421 Lochenheath Dr.

Limited Public Comment closed at 7:04 pm

B. APPROVAL OF AGENDA:

Zollinger added to the agenda under K. New Business, 7. Replacement of Golf Cart and 8. MTA Resolution Option for Nonpartisan Township Offices

Motion by Aukerman to approve the agenda as presented with the addition to K. New Business, 7. Replacement of Golf Cart and 8. MTA Resolution Option for Nonpartisan Township Offices, supported by Nelson. Motion carried unanimously.

C. APPROVAL OF BOARD MINUTES:

The meeting minutes of 03/05/19 and Special Board Meeting 03/19/19

Dye noted correspondence received from Brian Kelley and one from Mike Stemo regarding the Tart Trail needed to be added to the Special Board Meeting on 03/19/19 under D. Public Hearing - Approval of Application for MDNR Trust Fund Grant, Bunker Hill to M-72 Segment of the TC to Charlevoix Trail segment.

Motion by Nelson to approve the meeting minutes of 03/05/19 and Special Board Meeting 03/19/19 with the correction of adding Brian Kelley's and Mike Stemo correspondences to the Special Board Meeting under D. Public Hearing, supported by Dye. Motion carried unanimously.

D. INQUIRY AS TO CONFLICTS OF INTEREST: None

E. REPORTS

a. Clerk: Dye reported Cristy Danca has earned her Certification for the Michigan Municipal Clerk, which expanded over three years to achieve. Dye researched the bank's service charges for check fraud protection called Positive Pay to see if it was using up the credit interest on the township's account. At the end of December there was a \$856 credit to the account leaving the township at no extra cost for the service fees. She passed out informational brochures from League of Women Voters for Grand Traverse Area that provided contact information for all levels of government representatives.

APPROVED

- b. **Parks:** Zollinger reported they are working on getting the playground at Bayside Park in place and there's a meeting on April 9th at 10:30 to look at the grounds.
- c. **Legal Counsel - J. Jocks:** No report
- d. **Metro:** Chief Pat Parker informed there has been a 3.7% increase of calls in the Acme area. He gave highlights from the Metro annual report. At the end of June there will be new rates for home owner insurance. He said owners can get the rate down if you live within five miles of a fire station or have a fire hydrant within 1000 feet of your home. He encouraged people to call their insurance company to check. Grants were received from the tribe to use for rescue equipment. They received twenty-two ballistic vests for protection in case needed during dangerous incidents that required a firefighter to be at the scene to control bleeding of a victim. Four more full time employees have been added to their staff. 70% of calls they receive are medical with an average of them coming in from 6:00 am to 10:00 pm. 12% of the calls are from Acme Township. Other services Metro provides are child safety seat instruction, training to businesses on the use of fire extinguishers, educating people on home cooking fires and installing updated fire alarms.
Zollinger informed the board that not only does the Metro staff perform their regular jobs they also belong to other organizations and boards to help protect the community.
- e. **Sheriff:** Deputy Nate Lentz reported now that the weather is improving, cars are picking up speed causing more accidents. There has also been an increase in car and home break-ins. Discussed how dangerous the road is on US-31 in front of 4521 Lochenheath Rd.
- f. **County:** G. LaPointe informed they are wrapping up the fiscal year and the focus is on the pension deficit. Looking at the operating costs for the jail, there needs to be a more efficient way to handle those with offenses related to drugs and alcohol. An alternative would be counseling and sobriety reporting instead of jail time. The airport is getting concerns from the public on the tree cuttings. The FAA has sited the airport to get rid of the trees for safety issues with birds and animals. They have no choice, if they don't comply federal funding could be pulled from the airport.
- g. **Supervisor:** No report

F. SPECIAL PRESENTATIONS: None

G. CONSENT CALENDAR:

1. RECEIVE AND FILE:

- a. **Treasurer's Report**
- b. **Clerk's Revenue/Expenditure Report and Balance Sheet**
- c. **RecycleSmart March 2019**
- e. **Draft Unapproved meeting minutes**
 - 1. **Planning Commission 03/11/19**
 - 2. **Parks & Trails 3/15/19**

2. APPROVAL:

- 1. **Accounts Payable Prepaid of \$453,418.35 and Current to be approved of \$7,382.00 (Recommend approval: Clerk, C. Dye)**

Dye requested to have Current to be approved of \$7,382.00 removed from the Consent Calendar.

Motion by Jenema to approve the Consent Calendar as presented with the removal of 2. Approval, 1. Current to be approved of \$7,382.00, supported by White. Roll Call motion carried unanimously.

H. ITEMS REMOVED FROM THE CONSENT CALENDAR:

Dye explained she requested to have the \$7,382.00 removed because the GL number in the report was incorrect and needed a new one.

Motion by Jenema to approve the correct GL number in current to approve, supported by Nelson. Roll Call motion carried unanimously.

APPROVED

I. CORRESPONDENCE:
Brian Kelley letter received 4/02/2019

J. PUBLIC HEARING: None

K. NEW BUSINESS:

1. Approval of MLCC liquor permits Kroupa Farms Winemakers/Cider Manufacture, and Nomad Cidery LLC Manufacture of Spirits and Beer.

The Board discussed the permits for the premise located at 6578-M-72 in Williamsburg. This is to begin the process to submit for local approval for on-premise tasting room permits for products they produce. There are two applications, one for Kroupa Farms, LLC and the other for Nomad Cidery, LLC.

Motion by Nelson to approve the license application for Kroupa Farms LLC, supported by Jenema. Motion carried unanimously.

Motion by Nelson to approve the license application for Nomad Cidery, LLC, supported by Aukerman. Motion carried unanimously.

2. GTCRC Brining of Acme gravel roads 2019

Zollinger explained this is an agreement between the Grand Traverse County Road Commission and Acme Township to brine the roads as listed for 2019. South Bates and Bennett Road will be brined twice. The brining fees are in the township budget.

Motion by Jenema to approve the list as presented with Bennett Road and South Bates to be brined twice, supported by Nelson. Roll Call motion carried unanimously.

3. Approval of Resolution #R-2019-11 supporting Bayside Park playground additions

Zollinger informed this is to move \$10,000 from the 101 Contingency to 402 Bayside Capital fund and another \$10,000 from the 101 fund balance to 402 Bayside Capital fund for the playground additions.

Motion by Dye to approve Resolution #R-2019-11 of the transaction from various funds for the Bayside Park playground additions, supported by Jenema. Motion carried unanimously.

4. Amend Acme Township FOIA Act Procedures and Guidelines (Public Act 523 of 2018)

Dye informed the Board of amendments to the Acme township Freedom of Information Act Procedures and guidelines due to the new Public Act 523 passed by legislature in December 2018. Jeff Jocks, legal council for the township, made revisions as indicated. Requests must provide their complete name, USPS address, telephone number or electronic mail address.

Motion by Jenema to accept the amendments to the FOIA Act, supported by Nelson. Motion carried unanimously.

5. Acme Township Community Master Plan 2019 Draft Memo/Resolution

Winter explained there is a draft of the Master Plan for the board to approve to have the plan reviewed for a 63-day public comment period and notified organizations and entities involved. Comments would be collected by the Planning Commission on the draft plan, once completed a public hearing would be held and finally a resolution to approve the adopted plan.

Motion by Jenema to adopt Resolution #2019-12 authorizing the distribution of the draft for the 63-day public comment period and notifying those involved, supported by Dye. Roll Call motion carried unanimously.

6. Preliminary 2019-2020 Budget Discussion

APPROVED

Zollinger stated he has started the budget. The revenue is lower in the new budget estimated \$5,000 and expenditures are up. The budget revenue that is down is not the money that is from taxes or shared revenue, it is from other things like grants. Taxable income for the township along with Metro in the latest assessment that is sent in to county equalization, has increased as well as revenue share. Funds from liquor license fees have gone up by 10%, this revenue goes to the police fund.

It was discussed to put in the budget \$32,000 for a part-time Zoning position. The census was to add it to the budget since there is a need to have assistance to work on future projects and it will be there if needed. Zollinger will update the budget and give to the board to review once he has completed it.

7. Replacement of Golf Cart

Zollinger informed the old cart used for maintenance in the parks, needs to be replaced. He received three bids and found a 2008 EZ-Go from Classic Power Equipment for \$2,899, the lowest of the bids.

Motion by Jenema to purchase 2008 EZ-Go from Classic Power Equipment, supported by Aukerman. Roll Call motion carried unanimously.

8. MTA Resolution Option for Nonpartisan Township Offices

Dye explained Michigan Township Association sent an email to find out if township boards are in support of making nonpartisan township offices an option to townships. This topic is for future legislature. Zollinger said they are asking the board members to support or oppose this position of having nonpartisan elections of township candidates.

The board felt undecided and did not want to make a motion to vote since it is not mandated.

L. OLD BUSINESS:

1. Status of Metro Fire Negotiations

Zollinger informed there is a study session on April 9th in the afternoon. Most of the discussed items have been resolved. There is a funding issue still to be worked out that is based on the assessor's report to equalization that comes out in April. The other way is after everything is settled for the fiscal year and fund the authority based on the settlement report twelve months later. They are looking at how the taxes go and percentage changes. The affirming voting agreement is near being resolving and issues regarding station leases have been resolved.

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

Opened at 9:01 pm

John Pulcifer 421 Lochenheath Dr.

Rick Saylor 8265 Saylor Rd.

Brian Kelley

Shawn Winter stated the traffic problem on US-31 is because of the way the road is designed. It is a state highway and the township doesn't have jurisdiction to make any changes. It needs to go to the state level. He suggested to contact our State Representative. He also mentioned the open ceremony for Bayside Park will be on Saturday, May 18.

Public comment closed 9:07 pm

ADJOURN: Motion by Jenema to adjourn, supported by Nelson. Meeting adjourned at 9:07 pm

Cathy Dye 5-15-2019
Acme Township Clerk

To: Acme Township Trustees
From: Brian Kelley
Subject : Master Plan items for review
Date: April 2, 2019

Good evening,

The Master Plan update looks very nice. I would ask you to review three items for possible correction.

Thank you,
Brian Kelley

Page 37, Web/Televised township meetings

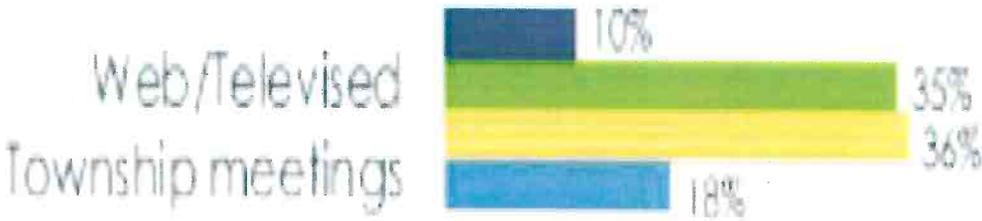
This initiative in the survey is incorrectly reported as "Not Supported"
In fact, 45% supported it, and 36% responded No (see page 38).
Please correct this item by moving it from the "were not supported" category to the "Supported only if taxes are not raised" category.

The following initiatives were not supported.

- 1. District branch library (39%)
- 2. Web/televised Township meetings (36%)

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

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



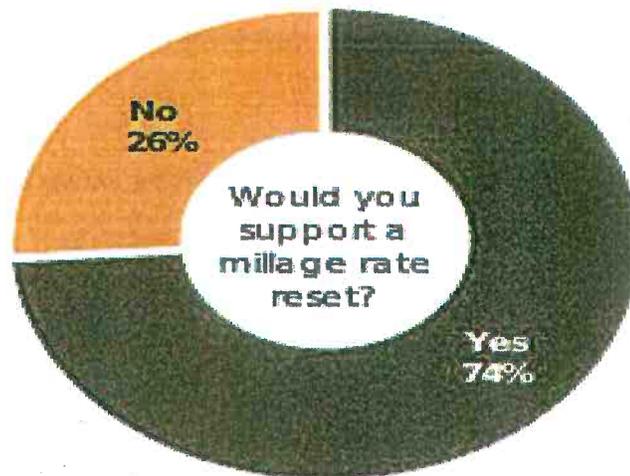
This item incorrectly indicates the top priority is "Retail".

("The top priorities for the respondents was Retail (41%)")

In fact, the question very specifically asked about "Retail (locally owned)"

The Local aspect of the question is critical, and the item should be corrected to reflect support for that specific type of retail.

Economic Growth Opportunities



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

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

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



Page 47 Cornerstone, Public Infrastructure Improvement"

"5. Collaborate with Metro Fire and other (sic) on the location of new Fire / EMS station and Township Hall."

The board voted to fund significant renovations to the township hall, and a new township hall is no longer the immediate plan. This Cornerstone/priority should reflect the new plan.

The paragraphs on page 57, under TOWNSHIP PRIORITIES, also appear to need updating.

Public Facilities

Both the Fire Department and Township Hall are in need of replacement. The current Township Hall facility is functionally obsolete for both operations and is not an efficient or private workspace for Township administration. One



**ACME TOWNSHIP REGULAR BOARD MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
Tuesday, April 2, 2019, 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: 3/5/19 and Special meeting 3/19/19

D. INQUIRY AS TO CONFLICTS OF INTEREST:

E. REPORTS

- a. Clerk - Dye
- b. Parks –
- c. Legal Counsel –
- d. Sheriff –Nate Lentz
- e. County – G. LaPointe
- f. Supervisor-

F. SPECIAL PRESENTATIONS:

- 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. RecycleSmart March 2019
- d. Draft Unapproved meeting minutes
 - 1. Planning Commission 03/11/19
 - 2. Parks & Trails 03/15/19

2. APPROVAL:

- 1. Accounts Payable Prepaid of \$453,418.35 and Current to be approved of \$ 7,382.00 (Recommend approval: Clerk, C. Dye)

H. ITEMS REMOVED FROM THE CONSENT CALENDAR:

- 1. _____
- 2. _____
- 3. _____

I. CORRESPONDENCE:

J. PUBLIC HEARING:

K. NEW BUSINESS:

1. **Approval of MLCC Liquor permits Kroupa Farms Winemakers/Cider Manufacture, and Nomad Cidery LLC Manufacture of Spirits and Beer.**
2. **GTCRC Brining of Acme gravel roads 2019**
3. **Approval of Resolution supporting Bayside Park playground additions**
4. **Amend Acme Township FOIA Act Procedures and Guidelines (Public Act 523 of 2018)**
5. **Acme Township Community Master Plan 2019 Draft..Memo/Resolution**
6. **Preliminary 2019-2020 Budget discussion**

L. OLD BUSINESS:

1. **Status of Metro Fire Negotiations**

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, March 5, 7:00 p.m.**

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

ROLL CALL: Members present: C. Dye, D. Nelson, J. Zollinger, J. Aukerman, D. White, P. Scott
A. Jenema (arrived at 8:40 pm).

Members excused: None

Staff present: V. Donn, Recording Secretary

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

Brian Kelley stated regarding the agenda item disposition of surplus equipment, that many municipalities use a government-only online auction service for this purpose. He voiced his concerns on the environmental impact of further erosion into the creek and bay the new tart trail route could do. (Submitted written comments to be added to packet)

Jason Gillman with the GT Road Commission voiced his concerns on the increase in fuel taxes announced by the governor. Considering the special assessment options for repairs, this could have an effect on the money for the road commission. It would raise the cost and not necessarily be a fix.

Limited Public Comment closed at 7:04 pm

B. APPROVAL OF AGENDA:

Zollinger requested adding to the agenda E. Reports, Road Commission and Farmland reports. Adding to C. approval of Special Board meeting meetings 02/21/19.

Motion by Nelson to approve the agenda as presented with the addition E. Reports, Road Commission and Farmland reports and to C. approval of Special Board meeting meetings 02/21/19, supported by White. Motion carried unanimously.

C. APPROVAL OF BOARD MINUTES:

The meeting minutes of 02/05/19 and Special Board Meeting 02/21/19

Aukerman noted a correspondence received from Brian Kelley at the Special Board Meeting on 02/21/19 needed to be added under B. Approval of Agenda, following the motion made by White. The correction to Special Board meeting minutes of 02/21/2019 will read "Zollinger informed the board of a correspondence received from Mr. Kelley. It will be added to the packet".

Motion by Nelson to approve the meeting minutes of 02/05/19 and Special Board Meeting 02/21/19 with the correction of adding Brian Kelley's correspondence, supported by Scott. Motion carried unanimously.

D. INQUIRY AS TO CONFLICTS OF INTEREST: None

E. REPORTS

- a. Road Commission:** Jason Gillman introduced Brad Kluczynski the new GT Road Commission Manager.

DRAFT UNAPPROVED

Kluczynski informed the East-West Corridor Transportation Study's public input was extended until March 18. There is a link to a survey on the GT Road Commission website, or it can be filled out at the road commission office. After the deadline the consultant will compile the information and sometime in April there will be a public commentary meeting to get the last feedback for proposed solutions. MDOT is interested in putting up signal devices on US-31 and have asked the road commission to join them. It would be designed to enabling vehicles with Bluetooth on how they are moving through the network. There are concerns with TC DDA looking to revise their TIF. It has been expressed to not take anything out of the millage that is not used for the roads. As soon as the construction season starts, they will begin carry over projects from last year. He gave an outline of the improvements to be done to roads in the area.

- b. Farmland:** Laura Rigan reported she is working on the next two applicants. The township received federal funding last fall which covers 50% of the value. Still needing to be completed is the easement language terms for approval, appraisal reviews and some title issues. The closing is yet to be determined due to the delay from the transaction in December 2018 on the farm bill and with the shut-down. She has met with the rest of the applicants for federal programing due March 31. The appraisals are to be completed by late spring or early summer to get the money allotted. They do have 3-5 years to close the project. Acme is budgeted so there should not be any delays. The state farmland grant preservation is being reactivated this fall for additional matching funds for some of the applications.
- c. Clerk:** Dye showed a chart of the amount of FOIA requests for audio of the township meetings and miscellaneous items received from 2014 to present. She explained it takes time to do the research for these requests and often come during very busy periods.

Zollinger informed the new FOIA law allows to have a required deposit for these requests. To put audio or video of the township meetings on the website, involves costs with the server and cloud storage.

- d. Parks:** No report
- e. Legal Counsel - J. Jocks:** No report
- f. Sheriff:** No report
- g. County:** G. LaPointe informed the county pension debt is still an on-going issue, they are looking at investment opportunities for the fund. He did a tour of the county jail and has requested to see the newer Wexford Jail for ideas on design and efficiencies. The airport is looking at creating an airport authority, the discussion will continue. He is on the MDHHS committee, they are working on a new system to improve the services that people need. The board has had discussions on the Code of Ethics and changes of rules of order. Animal Control receives numerous calls each day and is not a program that can be handled by the Sheriff's department.
- h. Supervisor:** Zollinger reported starting in April, the Metro meeting will be having a voluntary facilitative mediation. They are waiting on the snow to melt before working on the playground equipment at Bayside Park. The scheduling of the township hall construction will begin once they have all the equipment needed. Employee's work areas will need to be temporality moved while the renovation is in process. John Pulciphher Jr. has requested to have an educational session on Hemp CBD oil uses pertaining to the marihuana state licensing. The board has approved for Zollinger to schedule a time to do this.

F. SPECIAL PRESENTATIONS: None

G. CONSENT CALENDAR:

1. RECEIVE AND FILE:

a. Treasurer's Report

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

c. North Flight January 2019

DRAFT UNAPPROVED

- d. RecycleSmart February 2019
- e. Draft Unapproved meeting minutes
 - 1. Planning Commission 02/11/19
 - 2. Parks & Trails 2/15/19

2. APPROVAL:

- 1. Accounts Payable Prepaid of \$1,628,887.73 and Current to be approved of \$18,432.34 (Recommend approval: Clerk, C. Dye)

Dye requested to have Current to be approved of \$18,972.43 removed from the Consent Calendar.

Motion by White to approve the Consent Calendar with the removal in 2. Approval 1. Current to be approved of \$18,972.43, supported by Nelson. Roll Call motion carried unanimously.

H. ITEMS REMOVED FROM THE CONSENT CALENDAR:

- Dye explained in the current to approve report KCI Assessment Notices \$540.09 needs to be taken off. It is credit and not an item line to be paid, new total amount should be \$18,432.34.

Motion by Nelson to approve Consent Calendar with revised Current to be approved of \$18,432.34, supported by White. Roll Call motion carried unanimously.

I. CORRESPONDENCE: None

J. PUBLIC HEARING: None

K. NEW BUSINESS:

1. Tart/Acme Work in

Winter gave an update on the project. Beckett & Raeder was contracted for the engineering to do the Acme Connector Trail from Bunker Hill Rd to the property line at Dan Kelly's Koti development. An additional \$20,000 is needed for the engineering of the expanded scope sections that go down Mount Hope Road to M-72 then west down M-72 to the light at US 31 and also a section that goes from Dan Kelly's Koti development to GTTC. There is currently \$45,000 provided through grants and donations for engineering, the \$20,000 additional is needed for engineering of these expanded scope areas of the trail. This would allow this trail to be referred to as Traverse City to Charlevoix Trail. He has meet with Julie Clark with TART Trails who suggested to apply for a MDNR Trust Fund Grant with the plan to submit for the maximum amount of \$300,000. This would allow the designed use as a connector for the Traverse City-Charlevoix Trail. The Township is being asked to commit to \$75,000 over three fiscal years towards the project to cover the expanded scope of engineering services, grant/construction administration and construction contributions. Winter said the next steps if the board supports this, is to approve the additional \$20,000 needed for the extended engineering services with Beckett & Raeder, set a special meeting and public hearing on March 19 to review and approve the MDNR-TFG application, and the board commitment of \$75,000 over the next three years. TART will lead the effort to raise the additional funds with the township's assistance on the project.

The board voiced concerns if the grant fund wasn't given. Chris Kushman, Planning & Management Director, TART Trails, explained the \$20,000 is for the engineering, the \$75,000 commitment from the township is contingent on getting the grant. He stated the trail has been in the making for over thirty years and they will continue to extend the trail as the funds come available with grants and donations.

Motion by Aukerman to approve committing to an additional \$20,000 for engineering of Tart Trail, supported by Scott. Roll Call Motion carried unanimously.

Motion by Nelson to set a special public hearing meeting in the evening of March 19, supported by Scott. Motion carried unanimously.

DRAFT UNAPPROVED

2. Flintfields Liquor License. Morrisey - New application.

Zollinger explained Flintfields has been purchased by Morrisey and the application is to get the state liquor license in the new owner's name.

Motion by White to approve the application for Flintfields Liquor License for new owner Morrisey, supported by Dye. Motion carried unanimously.

3. Resolution #R-2019-9 Metro Mediation Change -Add alternative member

Zollinger explained there has been a new ruling at GT Metro meeting on who can be in attendance. It needs to be a Metro member and another alternative. The alternate can't be on the Metro board. Aukerman will be the alternative for Zollinger, White if either Zollinger or Aukerman do not attend and Nelson if one of either Zollinger, Aukerman or White do not attend.

Motion by Jenema to approve Resolution #R-2019-9 Mediation Members for Metro Open Issues, supported by Scott. Motion carried unanimously.

4. Disposition of surplus equipment under \$2500 not in inventory

Zollinger informed there is old pieces of office equipment, wall panels and other items that are no longer needed. The board discussed trying to sell them. Aukerman will research a company that purchases used office equipment and will bring back her findings to the March 19 special meeting.

L. OLD BUSINESS: None

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

Opened at 9:07 pm

Brian Kelley stated there are televise meetings done by other townships by a non-profit company organization. He felt the community would support the township having the meetings televised online.

Closed 9:09 pm

Jenema informed Elk Rapids sent a letter regarding property tax administration fees for 2019 be lowered from \$2.50 to \$1.50. There is estimated 500 parcels in the Elk Rapids school district, most are in the Grand Traverse. Zollinger request this item to be put on the March 19 special meeting agenda.

ADJOURN: Motion by Zollinger to adjourn at 9:12 pm



DRAFT UNAPPROVED

ACME TOWNSHIP SPECIAL BOARD MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
Tuesday, March 19, 2019 7:00 p.m.

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

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

Members excused: D. White, C. Dye

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

A. LIMITED PUBLIC COMMENT: None

B. APPROVAL OF AGENDA:

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

C. INQUIRY AS TO CONFLICTS OF INTEREST: None

D. PUBLIC HEARING:

Approval of Application for MDNR Trust Fund Grant, Bunker Hill to M-72 Segment of the TC to Charlevoix Trail segment.

Winter explained the MDNR Natural Resources Trust Fund grant application is for the construction of the Traverse City to Charlevoix Trail: Bunker Hill Road to M-72 Segment. The request will be for the trail segments extending from Bunker Hill Rd to Mount Hope Rd, Mount Hope Rd to M-72 (shared road facility), M-72 between Mount Hope Rd and the US-31/M-72 intersection, and from Mount Hope Rd through Samaritas, Feast of Victory Lutheran Church, Koti development, and the Grand Traverse Town Center. The entire scope of the project is currently being engineered by Beckett & Raeder, who was able to provide an estimate of the project costs for the grant application. The total estimated project costs submitted was \$1,126,356. Winter and Chris Kushman, Planning & Management Director at TART Trails, looked over the estimate and adjusted where they felt appropriate based on historical pricing data from similar projects implemented in the area. The estimated \$65,000 in engineering costs was subtracted from the total, still leaving an additional value for contingency purposes, and the estimated \$26,000 construction and grant administration fee was included. This resulted in a revised estimate of \$1,014,070. He emphasized this new estimate was derived by using Beckett & Raeder's calculations and their own experiences and is only an estimate. True project costs will be known once bids are received. He gave a breakdown of costs on the trail segments with the revised cost for the TART Trails of \$608,391 instead of \$639,000 and total project cost of \$983,381 instead of \$1,014,000. If supported and approved by the Board, the grant application will be submitted requesting the maximum of \$300,000. Acme Township is being asked to commit \$75,000 to the construction costs as matching funds. TART Trails has committed to fundraising the balance through private and public organizations.

George Hermach, 4154 Williamston Court, voiced his support on the trails project.

Pat Salathiel, 4888 Five Mile Rd, supports the trails project and is excited it is moving forward.

John Morris, 4275 Paper Birch Lane, supports the trails project.

Public Hearing closed at 7:15 pm

DRAFT UNAPPROVED

Motion by Aukerman to approve Resolution # 2019-10 submission of an application for the Michigan Natural Resources Trust Fund, Tart Trail amount \$608,381 and project total \$983,381, supported by Jenema. Roll call motion carried unanimously.

Motion by Nelson to authorize signing the agreement between Acme Township and Traverse Area Recreation and Transportation Trails Inc., supported by Scott. Roll call motion carried unanimously.

E. NEW BUSINESS:

1. Elk Rapids School Summer Taxes Resolution #2019-03

Motion by Jenema to pass Resolution #2019-03 with the modification to the agreement to collect the summer taxes for the school's 2019 tax year, supported by Nelson. Motion carried unanimously.

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

Lyndon Salathiel, 4888 Five Mile Rd., thanked the board for their work on the tart trail.

Brian Kelley submitted written comments dated 03.19.19 to be added to the special meeting packet

ADJOURN: Meeting adjourned at 7:27 pm

CASH SUMMARY BY BANK FOR ACME TOWNSHIP
 FROM 02/01/2019 TO 02/28/2019

Bank Code	Description	Beginning Balance 02/01/2019	Total Debits	Total Credits	Ending Balance 02/28/2019
CHASE	GENERAL FUND				
101	GENERAL FUND	502,695.59	271,899.31	45,377.79	729,217.11
206	FIRE FUND	179,787.40	0.00	133,502.53	46,284.87
207	POLICE PROTECTION	53,784.23	8,600.00	0.00	62,384.23
208	PARK FUND	11,288.61	0.00	0.00	11,288.61
209	CEMETERY FUND	14,476.85	0.00	0.00	14,476.85
212	LIQUOR FUND	13,840.35	0.00	8,600.00	5,240.35
	GENERAL FUND	<u>775,873.03</u>	<u>280,499.31</u>	<u>187,480.32</u>	<u>868,892.02</u>
FARM	FARMLAND PRESERVATION				
225	FARMLAND PRESERVATION	864,425.77	118.93	0.00	864,544.70
	FARMLAND PRESERVATION	<u>864,425.77</u>	<u>118.93</u>	<u>0.00</u>	<u>864,544.70</u>
FARMM	FARMLAND PRESERVATION - MONEY MARKET				
225	FARMLAND PRESERVATION	5,207.09	0.20	0.00	5,207.29
	FARMLAND PRESERVATION - MONEY MARKET	<u>5,207.09</u>	<u>0.20</u>	<u>0.00</u>	<u>5,207.29</u>
GENHY	GENERAL FUND - HIGH YIELD				
101	GENERAL FUND	157,387.94	18.11	0.00	157,406.05
	GENERAL FUND - HIGH YIELD	<u>157,387.94</u>	<u>18.11</u>	<u>0.00</u>	<u>157,406.05</u>
GENMM	GENERAL FUND - MONEY MARKET				
101	GENERAL FUND	298,652.94	45.82	0.00	298,698.76
	GENERAL FUND - MONEY MARKET	<u>298,652.94</u>	<u>45.82</u>	<u>0.00</u>	<u>298,698.76</u>
LIQ	LIQUOR MONEY MARKET				
212	LIQUOR FUND	7,000.31	0.27	0.00	7,000.58
	LIQUOR MONEY MARKET	<u>7,000.31</u>	<u>0.27</u>	<u>0.00</u>	<u>7,000.58</u>
PARKS	BAYSIDE PARK				
402	BAYSIDE PARK CAPITAL FUND	315,885.58	0.00	185,770.00	130,115.58
	BAYSIDE PARK	<u>315,885.58</u>	<u>0.00</u>	<u>185,770.00</u>	<u>130,115.58</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>

CASH SUMMARY BY BANK FOR ACME TOWNSHIP
 FROM 02/01/2019 TO 02/28/2019

Bank Code Fund	Description	Beginning Balance 02/01/2019	Total Debits	Total Credits	Ending Balance 02/28/2019
SADH 811	HOLIDAY 818 HOLIDAY HILLS AREA IMPROVEMENT	280,642.45	0.00	0.00	280,642.45
	HOLIDAY 818	<u>280,642.45</u>	<u>0.00</u>	<u>0.00</u>	<u>280,642.45</u>
SEWER 590	ACME RELIEF SEWER	2,061,185.94	279.19	73,164.89	1,988,300.24
591	WATER FUND- HOPE VILLAGE	1,293.43	0.00	1,395.86	(102.43)
	ACME RELIEF SEWER	<u>2,062,479.37</u>	<u>279.19</u>	<u>74,560.75</u>	<u>1,988,197.81</u>
SEWMM 590	ACME RELIEF SEWER MONEY MARKET	197,536.47	22.73	0.00	197,559.20
	ACME RELIEF SEWER MONEY MARKET	<u>197,536.47</u>	<u>22.73</u>	<u>0.00</u>	<u>197,559.20</u>
SHORE 296	SHORELINE PRESERVATION	1,383.39	0.19	0.00	1,383.58
	SHORELINE PRESERVATION	<u>1,383.39</u>	<u>0.19</u>	<u>0.00</u>	<u>1,383.58</u>
TAX 703	CURRENT TAX COLLECTION	1,014,309.96	1,154,953.89	1,966,166.36	203,097.49
	CURRENT TAX COLLECTION	<u>1,014,309.96</u>	<u>1,154,953.89</u>	<u>1,966,166.36</u>	<u>203,097.49</u>
TRUST 701	TRUST & 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>5,986,584.30</u>	<u>1,435,938.64</u>	<u>2,413,977.43</u>	<u>5,008,545.51</u>

Sarah Laurend
Deputy Treasurer
3/25/19

PERIOD ENDING 02/28/2019

GL NUMBER	DESCRIPTION	2018-19 AMENDED BUDGET	YTD BALANCE 02/28/2019 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 02/28/2019 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BGD USED
Fund 101 - GENERAL FUND						
Revenues						
Dept 000						
101-000-402.000	CURRENT PROPERTY TAXES	234,075.00	108,223.77	0.00	125,851.23	46.23
101-000-412.000	PERSONAL PROP TAXES	15,000.00	0.00	0.00	15,000.00	0.00
101-000-445.020	PENALTIES& INTEREST	2,200.00	18.00	0.00	2,182.00	0.82
101-000-447.000	ADMINISTRATIVE FEE 1%	99,800.00	93,146.00	0.00	6,654.00	93.33
101-000-448.000	CABLE TV FEE	85,500.00	46,101.74	22,848.18	39,398.26	53.92
101-000-465.000	PASSPORT FEES	1,600.00	1,277.69	35.00	322.31	79.86
101-000-574.000	ST SHARED SALES TAX	361,106.00	195,543.00	62,228.00	165,563.00	54.15
101-000-577.000	SWAMP TAX	1,420.00	1,455.07	0.00	(35.07)	102.47
101-000-602.000	GRANTS	30,000.00	10,000.00	0.00	20,000.00	33.33
101-000-602.004	ENDOWMENT	8,500.00	0.00	0.00	8,500.00	0.00
101-000-607.000	CHARGES FOR SERVICES	1,000.00	3,554.95	0.00	(2,554.95)	355.50
101-000-608.001	Zoning Fees	15,160.00	10,203.44	250.00	4,956.56	67.31
101-000-610.000	Revenues for Escrow Account	20,000.00	8,377.40	0.00	11,622.60	41.89
101-000-631.000	CONS INDUSTRY ANNUAL MAINT FE	7,850.00	0.00	0.00	7,850.00	0.00
101-000-665.000	INTEREST ON INVESTMENTS	375.00	554.54	63.93	(179.54)	147.88
101-000-665.001	INTEREST SEPTAGE RECEIVED	2,400.00	1,188.82	0.00	1,211.18	49.53
101-000-667.000	RENT-PARKS	200.00	60.00	0.00	140.00	30.00
101-000-671.000	MISC REVENUES	5,000.00	0.00	0.00	5,000.00	0.00
101-000-671.010	CIVIL INFRACTION FEES	0.00	66.67	0.00	(66.67)	100.00
101-000-676.000	REIMBURSEMENTS	40,680.00	9,491.71	1,538.13	31,188.29	23.33
Total Dept 000		931,866.00	489,262.80	86,963.24	442,603.20	52.50
TOTAL REVENUES		931,866.00	489,262.80	86,963.24	442,603.20	52.50
Expenditures						
Dept 000						
101-000-465.001	POSTAGE FOR PASSPORTS	460.00	254.25	0.00	205.75	55.27
101-000-992.000	CONTINGENCY	70,000.00	0.00	0.00	70,000.00	0.00
101-000-994.000	TC TALUS CONTRACT SERVICES	1,000.00	0.00	0.00	1,000.00	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	4,500.00	5,120.00	0.00	(620.00)	113.78
101-000-999.000	TRANSFER TO OTHER FUNDS	100,000.00	0.00	0.00	100,000.00	0.00
Total Dept 000		176,360.00	5,374.25	0.00	170,985.75	3.05
Dept 101 - TOWNSHIP BOARD OF TRUSTEES						
101-101-702.000	SALARIES	27,200.00	17,961.46	2,230.76	9,238.54	66.03
101-101-703.001	SECRETARY	32,200.00	21,862.61	2,676.00	10,337.39	67.90
101-101-705.001	PER DIEM TRUSTEES	300.00	0.00	0.00	300.00	0.00
101-101-714.000	FICA LOCAL SHARE	4,758.00	3,246.53	398.90	1,511.47	68.23
101-101-726.000	SUPPLIES & POSTAGE	1,850.00	804.81	0.00	1,045.19	43.50
101-101-801.000	ACCOUNTING & AUDIT	10,000.00	10,100.00	0.00	(100.00)	101.00
101-101-801.001	INTERNAL ACCOUNTANT	600.00	600.00	0.00	0.00	100.00
101-101-802.001	ATTORNEY SERVICES LITIGATION	2,000.00	0.00	0.00	2,000.00	0.00
101-101-802.002	ATTORNEY SERVICES	12,000.00	5,834.40	975.00	6,165.60	48.62
101-101-802.005	CONTRACTED COMMUNITY SERVICES	6,000.00	0.00	0.00	6,000.00	0.00
101-101-803.003	ENGINEERING SERVICES	20,000.00	4,505.00	2,170.00	15,495.00	22.53
101-101-804.000	SOFTWARE SUPPORT & PROCESSIN	25,300.00	17,016.94	1,504.65	8,283.06	67.26
101-101-860.000	TRAVEL & MILEAGE	250.00	0.00	0.00	250.00	0.00
101-101-874.000	RETIREMENT/PENSION	3,580.00	2,474.06	291.46	1,105.94	69.11
101-101-900.000	PUBLICATIONS	1,200.00	1,360.50	83.25	(160.50)	113.38
101-101-910.000	INSURANCE	6,700.00	4,601.55	828.40	2,098.45	68.68

PERIOD ENDING 02/28/2019

GL NUMBER	DESCRIPTION	2018-19 AMENDED BUDGET	YTD BALANCE 02/28/2019 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 02/28/2019 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BGD USED
Fund 101 - GENERAL FUND						
Expenditures						
101-101-958.000	EDUCATION/TRAINING/CONVENTION	300.00	0.00	0.00	300.00	0.00
101-101-960.000	dues subscriptions	5,900.00	5,887.80	0.00	12.20	99.79
Total Dept 101 - TOWNSHIP BOARD OF TRUSTEES		160,138.00	96,255.66	11,158.42	63,882.34	60.11
Dept 171 - SUPERVISOR EXPENDITURES						
101-171-702.000	SALARIES	40,000.00	26,153.82	3,076.92	13,846.18	65.38
101-171-714.000	FICA LOCAL SHARE	3,500.00	2,200.94	258.93	1,299.06	62.88
101-171-726.000	SUPPLIES & POSTAGE	50.00	0.00	0.00	50.00	0.00
101-171-860.000	TRAVEL & MILEAGE	300.00	0.00	0.00	300.00	0.00
101-171-874.000	RETIREMENT/PENSION	4,750.00	2,876.91	338.46	1,873.09	60.57
101-171-910.000	INSURANCE	4,000.00	2,615.45	307.70	1,384.55	65.39
101-171-958.000	EDUCATION/TRAINING/CONVENTION	400.00	0.00	0.00	400.00	0.00
Total Dept 171 - SUPERVISOR EXPENDITURES		53,000.00	33,847.12	3,982.01	19,152.88	63.86
Dept 191 - ELECTION EXPENDITURES						
101-191-702.000	SALARIES	10,500.00	6,508.71	0.00	3,991.29	61.99
101-191-714.000	FICA LOCAL SHARE	0.00	23.81	0.00	(23.81)	100.00
101-191-726.000	SUPPLIES & POSTAGE	5,500.00	3,332.46	1.73	2,167.54	60.59
101-191-900.000	PUBLICATIONS	200.00	162.00	0.00	38.00	81.00
Total Dept 191 - ELECTION EXPENDITURES		16,200.00	10,026.98	1.73	6,173.02	61.89
Dept 209 - ASSESSOR'S EXPENDITURES						
101-209-702.000	SALARIES	5,025.00	3,333.36	416.67	1,691.64	66.34
101-209-714.000	FICA LOCAL SHARE	400.00	255.00	31.88	145.00	63.75
101-209-726.000	SUPPLIES & POSTAGE	4,000.00	144.52	0.00	3,855.48	3.61
101-209-803.002	ASSESSING CONTRACT SERVICES	42,864.00	34,740.30	3,572.00	8,123.70	81.05
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	2,700.00	2,024.00	557.00	676.00	74.96
Total Dept 209 - ASSESSOR'S EXPENDITURES		57,989.00	40,497.18	4,577.55	17,491.82	69.84
Dept 215 - CLERK'S EXPENDITURES						
101-215-702.000	SALARIES	40,008.00	26,159.09	3,077.54	13,848.91	65.38
101-215-703.000	WAGES DEPUTY/SEC/PRT TIME	18,720.00	13,148.10	1,431.00	5,571.90	70.24
101-215-714.000	FICA LOCAL SHARE	4,495.00	2,475.30	277.98	2,019.70	55.07
101-215-726.000	SUPPLIES & POSTAGE	700.00	120.26	0.00	579.74	17.18
101-215-804.000	SOFTWARE SUPPORT & PROCESSIN	2,300.00	2,163.00	0.00	137.00	94.04
101-215-860.000	TRAVEL & MILEAGE	2,000.00	28.30	0.00	1,971.70	1.42
101-215-874.000	RETIREMENT/PENSION	5,875.00	3,930.77	450.86	1,944.23	66.91
101-215-910.000	INSURANCE	12,500.00	6,932.05	993.55	5,567.95	55.46
101-215-958.000	EDUCATION/TRAINING/CONVENTION	2,100.00	1,170.00	450.00	930.00	55.71
Total Dept 215 - CLERK'S EXPENDITURES		88,698.00	56,126.87	6,680.93	32,571.13	63.28
Dept 247 - BOARD OF REVIEW						
101-247-702.000	SALARIES	750.00	0.00	0.00	750.00	0.00
101-247-714.000	FICA LOCAL SHARE	60.00	0.00	0.00	60.00	0.00
101-247-900.000	PUBLICATIONS	75.00	0.00	0.00	75.00	0.00

PERIOD ENDING 02/28/2019

GL NUMBER	DESCRIPTION	2018-19 AMENDED BUDGET	YTD BALANCE 02/28/2019 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 02/28/2019 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BGD USED
Fund 101 - GENERAL FUND						
Expenditures						
101-247-956.000	MISCELLANEOUS	135.00	0.00	0.00	135.00	0.00
Total Dept 247 - BOARD OF REVIEW		1,020.00	0.00	0.00	1,020.00	0.00
Dept 253 - TREASURER'S EXPENDITURES						
101-253-702.000	SALARIES	25,159.00	16,450.05	1,935.30	8,708.95	65.38
101-253-703.000	WAGES DEPUTY/SEC/PRT TIME	28,159.00	18,411.68	2,166.08	9,747.32	65.38
101-253-714.000	FICA LOCAL SHARE	4,052.00	2,867.02	337.29	1,184.98	70.76
101-253-726.000	SUPPLIES & POSTAGE	5,500.00	2,841.75	0.00	2,658.25	51.67
101-253-804.000	SOFTWARE SUPPORT & PROCESSIN	1,700.00	1,932.00	0.00	(232.00)	113.65
101-253-860.000	TRAVEL & MILEAGE	200.00	0.00	0.00	200.00	0.00
101-253-874.000	RETIREMENT/PENSION	5,700.00	3,747.65	440.90	1,952.35	65.75
101-253-910.000	INSURANCE	4,000.00	2,615.45	307.70	1,384.55	65.39
101-253-958.000	EDUCATION/TRAINING/CONVENTION	500.00	0.00	0.00	500.00	0.00
Total Dept 253 - TREASURER'S EXPENDITURES		74,970.00	48,865.60	5,187.27	26,104.40	65.18
Dept 265 - TOWNHALL EXPENDITURES						
101-265-726.000	SUPPLIES & POSTAGE	2,500.00	1,327.98	47.35	1,172.02	53.12
101-265-851.000	CABLE INTERNET SERVICES	5,200.00	2,527.48	315.56	2,672.52	48.61
101-265-920.000	ELECTRIC UTILITIES TOWNHALL	22,000.00	9,467.77	27.43	12,532.23	43.04
101-265-921.000	STREET LIGHTS	11,100.00	7,510.68	644.85	3,589.32	67.66
101-265-922.000	DTE GAS	4,000.00	1,739.94	571.62	2,260.06	43.50
101-265-923.000	SEWER TOWNSHIP HALL	800.00	420.00	60.00	380.00	52.50
101-265-930.000	REPAIRS & MAINT	10,000.00	6,571.88	1,040.33	3,428.12	65.72
101-265-970.000	CAPITAL OUTLAY	200,000.00	0.00	0.00	200,000.00	0.00
Total Dept 265 - TOWNHALL EXPENDITURES		255,600.00	29,565.73	2,707.14	226,034.27	11.57
Dept 410 - PLANNING & ZONING EXPENDITURES						
101-410-702.002	ZONING ADMIN SALARY	65,000.00	42,500.00	5,000.00	22,500.00	65.38
101-410-705.000	PER DIEM PLANNING/ZBA	15,000.00	3,700.00	0.00	11,300.00	24.67
101-410-714.000	FICA LOCAL SHARE	6,384.00	3,734.36	406.03	2,649.64	58.50
101-410-726.000	SUPPLIES & POSTAGE	1,000.00	22.40	0.00	977.60	2.24
101-410-726.001	POSTAGE T & A	100.00	62.01	0.00	37.99	62.01
101-410-802.001	ATTORNEY SERVICES LITIGATION	3,000.00	0.00	0.00	3,000.00	0.00
101-410-802.002	ATTORNEY SERVICES	12,500.00	5,415.60	1,020.00	7,084.40	43.32
101-410-802.003	ATTORNEY T & A	3,000.00	0.00	0.00	3,000.00	0.00
101-410-803.000	PLANNER SERVICES	8,000.00	0.00	0.00	8,000.00	0.00
101-410-803.001	PLANNING CONSULTANT	12,000.00	19,062.35	2,740.40	(7,062.35)	158.85
101-410-803.004	ENGINEERING SERVICES T&A	3,000.00	0.00	0.00	3,000.00	0.00
101-410-803.005	PLANNING & CONSULTANT T & A	3,000.00	1,616.25	0.00	1,383.75	53.88
101-410-803.006	STAFF REVIEW T & A	2,000.00	800.44	0.00	1,199.56	40.02
101-410-804.000	SOFTWARE SUPPORT & PROCESSIN	1,000.00	2,982.00	0.00	(1,982.00)	298.20
101-410-860.000	TRAVEL & MILEAGE	600.00	682.67	0.00	(82.67)	113.78
101-410-874.000	RETIREMENT/PENSION	6,900.00	4,511.63	530.78	2,388.37	65.39
101-410-900.000	PUBLICATIONS	2,000.00	718.25	0.00	1,281.75	35.91
101-410-900.001	PUBLICATIONS T & A	2,000.00	107.75	0.00	1,892.25	5.39
101-410-910.000	INSURANCE	4,000.00	2,615.45	307.70	1,384.55	65.39
101-410-949.000	RENTAL OF SPACE	300.00	0.00	0.00	300.00	0.00
101-410-956.000	MISCELLANEOUS	100.00	30.65	0.00	69.35	30.65
101-410-958.000	EDUCATION/TRAINING/CONVENTION	2,500.00	1,085.00	180.00	1,415.00	43.40
101-410-960.000	dues subscriptions	650.00	350.00	350.00	300.00	53.85

PERIOD ENDING 02/28/2019

GL NUMBER	DESCRIPTION	2018-19 AMENDED BUDGET	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BGD USED
			NORMAL (ABNORMAL)	MONTH 02/28/2019 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 101 - GENERAL FUND						
Expenditures						
101-410-964.000	REIMBURSEMENTS	0.00	423.81	0.00	(423.81)	100.00
Total Dept 410 - PLANNING & ZONING EXPENDITURES		154,034.00	90,420.62	10,534.91	63,613.38	58.70
Dept 750 - MAINT & PARKS EXPENDITURES						
101-750-703.000	WAGES DEPUTY/SEC/PRT TIME	18,700.00	14,543.50	0.00	4,156.50	77.77
101-750-714.000	FICA LOCAL SHARE	1,500.00	1,112.58	0.00	387.42	74.17
101-750-726.000	SUPPLIES & POSTAGE	1,000.00	146.97	0.00	853.03	14.70
101-750-860.000	TRAVEL & MILEAGE	250.00	0.00	0.00	250.00	0.00
101-750-930.000	REPAIRS & MAINT	38,500.00	21,495.70	550.00	17,004.30	55.83
101-750-930.001	PARK EQUIP MAINT	0.00	2,989.00	0.00	(2,989.00)	100.00
101-750-956.000	MISCELLANEOUS	2,000.00	0.00	0.00	2,000.00	0.00
Total Dept 750 - MAINT & PARKS EXPENDITURES		61,950.00	40,287.75	550.00	21,662.25	65.03
Dept 865 - INSURANCE						
101-865-910.000	INSURANCE	15,000.00	12,743.00	0.00	2,257.00	84.95
Total Dept 865 - INSURANCE		15,000.00	12,743.00	0.00	2,257.00	84.95
Dept 970 - CAPITAL IMPROVEMENTS						
101-970-750.000	MAINT & PARKS EXPENDITURES	4,500.00	16.45	0.00	4,483.55	0.37
101-970-974.000	ELECTIONS CAPITAL IMPROVEMENT	1,000.00	0.00	0.00	1,000.00	0.00
101-970-975.000	TWNHALL CAPITAL IMPROVE	8,900.00	0.00	0.00	8,900.00	0.00
Total Dept 970 - CAPITAL IMPROVEMENTS		14,400.00	16.45	0.00	14,383.55	0.11
TOTAL EXPENDITURES		1,129,359.00	464,027.21	45,379.96	665,331.79	41.09
Fund 101 - GENERAL FUND:						
TOTAL REVENUES		931,866.00	489,262.80	86,963.24	442,603.20	52.50
TOTAL EXPENDITURES		1,129,359.00	464,027.21	45,379.96	665,331.79	41.09
NET OF REVENUES & EXPENDITURES		(197,493.00)	25,235.59	41,583.28	(222,728.59)	12.78
BEG. FUND BALANCE		1,423,386.64	1,423,386.64			
END FUND BALANCE		1,225,893.64	1,448,622.23			
Fund 206 - FIRE FUND						
Revenues						
Dept 000						
206-000-402.000	CURRENT PROPERTY TAXES	747,963.00	340,637.30	0.00	407,325.70	45.54
206-000-402.002	CURRENT PROPERTY TAX AMBULANCE	104,824.00	47,102.98	0.00	57,721.02	44.94
Total Dept 000		852,787.00	387,740.28	0.00	465,046.72	45.47
TOTAL REVENUES		852,787.00	387,740.28	0.00	465,046.72	45.47
Expenditures						

PERIOD ENDING 02/28/2019

GL NUMBER	DESCRIPTION	2018-19	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BGD USED
		AMENDED BUDGET	02/28/2019 NORMAL (ABNORMAL)	MONTH 02/28/2019 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 206 - FIRE FUND						
Expenditures						
Dept 000						
206-000-802.004	CONTRACTED EMPLOYEE SERVICES	103,200.00	56,504.77	8,186.36	46,695.23	54.75
206-000-805.000	METRO FIRE CONTRACT	747,963.00	340,637.30	125,316.17	407,325.70	45.54
Total Dept 000		851,163.00	397,142.07	133,502.53	454,020.93	46.66
TOTAL EXPENDITURES		851,163.00	397,142.07	133,502.53	454,020.93	46.66
Fund 206 - FIRE FUND:						
TOTAL REVENUES		852,787.00	387,740.28	0.00	465,046.72	45.47
TOTAL EXPENDITURES		851,163.00	397,142.07	133,502.53	454,020.93	46.66
NET OF REVENUES & EXPENDITURES		1,624.00	(9,401.79)	(133,502.53)	11,025.79	578.93
BEG. FUND BALANCE		55,686.66	55,686.66			
END FUND BALANCE		57,310.66	46,284.87			
Fund 207 - POLICE PROTECTION						
Revenues						
Dept 000						
207-000-402.000	CURRENT PROPERTY TAXES	48,380.00	10,864.27	0.00	37,515.73	22.46
207-000-671.000	MISC REVENUES	27,600.00	0.00	0.00	27,600.00	0.00
207-000-699.000	TRANSFER IN	8,600.00	8,600.00	8,600.00	0.00	100.00
Total Dept 000		84,580.00	19,464.27	8,600.00	65,115.73	23.01
TOTAL REVENUES		84,580.00	19,464.27	8,600.00	65,115.73	23.01
Expenditures						
Dept 000						
207-000-802.000	COMMUNITY POLICING CONTRACT	81,000.00	39,075.50	0.00	41,924.50	48.24
207-000-956.000	MISCELLANEOUS	1,500.00	0.00	0.00	1,500.00	0.00
Total Dept 000		82,500.00	39,075.50	0.00	43,424.50	47.36
TOTAL EXPENDITURES		82,500.00	39,075.50	0.00	43,424.50	47.36
Fund 207 - POLICE PROTECTION:						
TOTAL REVENUES		84,580.00	19,464.27	8,600.00	65,115.73	23.01
TOTAL EXPENDITURES		82,500.00	39,075.50	0.00	43,424.50	47.36
NET OF REVENUES & EXPENDITURES		2,080.00	(19,611.23)	8,600.00	21,691.23	942.85
BEG. FUND BALANCE		81,995.46	81,995.46			
END FUND BALANCE		84,075.46	62,384.23			
Fund 208 - PARK FUND						
Revenues						
Dept 000						
208-000-600.000	CONTRIBUTIONS FROM RESIDENTS	5,300.00	6,822.55	0.00	(1,522.55)	128.73

REVENUE AND EXPENDITURE REPORT FOR ACME TOWNSHIP
 PERIOD ENDING 02/28/2019

GL NUMBER	DESCRIPTION	2018-19	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	NORMAL (ABNORMAL)	MONTH 02/28/2019 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 208 - PARK FUND						
Revenues						
Total Dept 000		5,300.00	6,822.55	0.00	(1,522.55)	128.73
TOTAL REVENUES		5,300.00	6,822.55	0.00	(1,522.55)	128.73
Expenditures						
Dept 000						
208-000-930.005	SHORELINE REDEVELOPMENT	4,000.00	0.00	0.00	4,000.00	0.00
208-000-999.000	TRANSFER TO OTHER FUNDS	10,950.00	10,950.00	0.00	0.00	100.00
Total Dept 000		14,950.00	10,950.00	0.00	4,000.00	73.24
TOTAL EXPENDITURES		14,950.00	10,950.00	0.00	4,000.00	73.24
Fund 208 - PARK FUND:						
TOTAL REVENUES		5,300.00	6,822.55	0.00	(1,522.55)	128.73
TOTAL EXPENDITURES		14,950.00	10,950.00	0.00	4,000.00	73.24
NET OF REVENUES & EXPENDITURES		(9,650.00)	(4,127.45)	0.00	(5,522.55)	42.77
BEG. FUND BALANCE		15,416.06	15,416.06			
END FUND BALANCE		5,766.06	11,288.61			
Fund 209 - CEMETERY FUND						
Revenues						
Dept 000						
209-000-643.000	CEMETARY lot & plots	3,400.00	2,000.00	0.00	1,400.00	58.82
209-000-646.000	BURIAL FEE PAYMENTS	6,000.00	2,100.00	0.00	3,900.00	35.00
Total Dept 000		9,400.00	4,100.00	0.00	5,300.00	43.62
TOTAL REVENUES		9,400.00	4,100.00	0.00	5,300.00	43.62
Expenditures						
Dept 000						
209-000-726.000	SUPPLIES & POSTAGE	300.00	470.20	0.00	(170.20)	156.73
209-000-802.004	CONTRACTED EMPLOYEE SERVICES	6,000.00	2,225.00	0.00	3,775.00	37.08
209-000-930.000	REPAIRS & MAINT	3,000.00	0.00	0.00	3,000.00	0.00
Total Dept 000		9,300.00	2,695.20	0.00	6,604.80	28.98
TOTAL EXPENDITURES		9,300.00	2,695.20	0.00	6,604.80	28.98
Fund 209 - CEMETERY FUND:						
TOTAL REVENUES		9,400.00	4,100.00	0.00	5,300.00	43.62
TOTAL EXPENDITURES		9,300.00	2,695.20	0.00	6,604.80	28.98
NET OF REVENUES & EXPENDITURES		100.00	1,404.80	0.00	(1,304.80)	1,404.80
BEG. FUND BALANCE		13,072.05	13,072.05			

PERIOD ENDING 02/28/2019

GL NUMBER	DESCRIPTION	2018-19	YTD BALANCE	ACTIVITY FOR	AVAILABLE		% BDGT USED
		AMENDED BUDGET	02/28/2019 NORMAL (ABNORMAL)	MONTH 02/28/2019 INCREASE (DECREASE)	NORMAL	(ABNORMAL)	
Fund 209 - CEMETERY FUND							
END FUND BALANCE		13,172.05	14,476.85				
Fund 212 - LIQUOR FUND							
Revenues							
Dept 000							
212-000-443.000	LIQUOR LICENSE FEES	10,200.00	11,202.95	0.00	(1,002.95)	109.83	
212-000-665.000	INTEREST ON INVESTMENTS	4.00	2.33	0.27	1.67	58.25	
Total Dept 000		10,204.00	11,205.28	0.27	(1,001.28)	109.81	
TOTAL REVENUES		10,204.00	11,205.28	0.27	(1,001.28)	109.81	
Expenditures							
Dept 000							
212-000-999.000	TRANSFER TO OTHER FUNDS	8,600.00	8,600.00	8,600.00	0.00	100.00	
Total Dept 000		8,600.00	8,600.00	8,600.00	0.00	100.00	
TOTAL EXPENDITURES		8,600.00	8,600.00	8,600.00	0.00	100.00	
Fund 212 - LIQUOR FUND:							
TOTAL REVENUES		10,204.00	11,205.28	0.27	(1,001.28)	109.81	
TOTAL EXPENDITURES		8,600.00	8,600.00	8,600.00	0.00	100.00	
NET OF REVENUES & EXPENDITURES		1,604.00	2,605.28	(8,599.73)	(1,001.28)	162.42	
BEG. FUND BALANCE		9,635.65	9,635.65				
END FUND BALANCE		11,239.65	12,240.93				
Fund 225 - FARMLAND PRESERVATION							
Revenues							
Dept 000							
225-000-402.000	CURRENT PROPERTY TAXES	234,646.00	107,746.58	0.00	126,899.42	45.92	
225-000-665.000	INTEREST ON INVESTMENTS	550.00	944.55	119.13	(394.55)	171.74	
225-000-671.000	MISC REVENUES	175,000.00	0.00	0.00	175,000.00	0.00	
Total Dept 000		410,196.00	108,691.13	119.13	301,504.87	26.50	
TOTAL REVENUES		410,196.00	108,691.13	119.13	301,504.87	26.50	
Expenditures							
Dept 000							
225-000-802.002	ATTORNEY SERVICES	1,500.00	1,710.00	0.00	(210.00)	114.00	
225-000-802.004	CONTRACTED EMPLOYEE SERVICES	30,000.00	22,750.00	0.00	7,250.00	75.83	
225-000-941.000	PDR PYMT TO LANDOWNERS	250,000.00	0.00	0.00	250,000.00	0.00	
225-000-942.000	APPRAISAL EXPENSES	8,000.00	0.00	0.00	8,000.00	0.00	
Total Dept 000		289,500.00	24,460.00	0.00	265,040.00	8.45	
TOTAL EXPENDITURES		289,500.00	24,460.00	0.00	265,040.00	8.45	

PERIOD ENDING 02/28/2019

GL NUMBER	DESCRIPTION	2018-19 AMENDED BUDGET	YTD BALANCE 02/28/2019 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 02/28/2019 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BGD USED
Fund 225 - FARMLAND PRESERVATION						
Fund 225 - FARMLAND PRESERVATION:						
	TOTAL REVENUES	410,196.00	108,691.13	119.13	301,504.87	26.50
	TOTAL EXPENDITURES	289,500.00	24,460.00	0.00	265,040.00	8.45
	NET OF REVENUES & EXPENDITURES	120,696.00	84,231.13	119.13	36,464.87	69.79
	BEG. FUND BALANCE	785,520.86	785,520.86			
	END FUND BALANCE	906,216.86	869,751.99			
Fund 296 - SHORELINE PPRESERVATION						
Revenues						
Dept 000						
296-000-665.000	INTEREST ON INVESTMENTS	0.00	1.65	0.19	(1.65)	100.00
Total Dept 000		0.00	1.65	0.19	(1.65)	100.00
TOTAL REVENUES		0.00	1.65	0.19	(1.65)	100.00
Fund 296 - SHORELINE PPRESERVATION:						
	TOTAL REVENUES	0.00	1.65	0.19	(1.65)	100.00
	TOTAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00
	NET OF REVENUES & EXPENDITURES	0.00	1.65	0.19	(1.65)	100.00
	BEG. FUND BALANCE	1,381.93	1,381.93			
	END FUND BALANCE	1,381.93	1,383.58			
Fund 402 - BAYSIDE PARK CAPITAL FUND						
Revenues						
Dept 000						
402-000-566.000	STATE GRANTS-RECREATIONAL & CULTURAL	0.00	(76,982.09)	0.00	76,982.09	100.00
402-000-600.000	CONTRIBUTIONS FROM RESIDENTS	6,000.00	0.00	0.00	6,000.00	0.00
402-000-602.002	TRUST FUND DEVELOPMENT GRANT-MDNR	300,000.00	190,901.67	0.00	109,098.33	63.63
402-000-671.000	MISC REVENUES	100,000.00	0.00	0.00	100,000.00	0.00
402-000-674.000	PRIVATE CONTRIBUTIONS & DONATIONS	0.00	124,930.81	0.00	(124,930.81)	100.00
402-000-699.000	TRANSFER IN	10,950.00	10,950.00	0.00	0.00	100.00
Total Dept 000		416,950.00	249,800.39	0.00	167,149.61	59.91
TOTAL REVENUES		416,950.00	249,800.39	0.00	167,149.61	59.91
Expenditures						
Dept 000						
402-000-803.000	PLANNER SERVICES	10,000.00	0.00	0.00	10,000.00	0.00
402-000-803.003	ENGINEERING SERVICES	5,000.00	1,265.00	770.00	3,735.00	25.30
402-000-930.002	PARKS & RECREATION EXPENDITURE	450,000.00	368,420.48	0.00	81,579.52	81.87
402-000-999.000	TRANSFER TO OTHER FUNDS	75,000.00	0.00	0.00	75,000.00	0.00
Total Dept 000		540,000.00	369,685.48	770.00	170,314.52	68.46
TOTAL EXPENDITURES		540,000.00	369,685.48	770.00	170,314.52	68.46

PERIOD ENDING 02/28/2019

GL NUMBER	DESCRIPTION	2018-19	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	02/28/2019 NORMAL (ABNORMAL)	MONTH 02/28/2019 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 402 - BAYSIDE PARK CAPITAL FUND						
Fund 402 - BAYSIDE PARK CAPITAL FUND:						
	TOTAL REVENUES	416,950.00	249,800.39	0.00	167,149.61	59.91
	TOTAL EXPENDITURES	540,000.00	369,685.48	770.00	170,314.52	68.46
	NET OF REVENUES & EXPENDITURES	(123,050.00)	(119,885.09)	(770.00)	(3,164.91)	97.43
	BEG. FUND BALANCE	100,000.67	100,000.67			
	END FUND BALANCE	(23,049.33)	(19,884.42)			
Fund 590 - ACME RELIEF SEWER						
Revenues						
Dept 000						
590-000-460.000	USAGE&CONNECTION FEES	890,500.00	387,208.07	0.00	503,291.93	43.48
590-000-633.000	REPLACEMENT	2,500.00	0.00	0.00	2,500.00	0.00
590-000-634.000	IMPROVEMENTS	22,580.00	0.00	0.00	22,580.00	0.00
590-000-665.000	INTEREST ON INVESTMENTS	2,500.00	2,584.38	301.92	(84.38)	103.38
	Total Dept 000	918,080.00	389,792.45	301.92	528,287.55	42.46
	TOTAL REVENUES	918,080.00	389,792.45	301.92	528,287.55	42.46
Expenditures						
Dept 000						
590-000-802.002	ATTORNEY SERVICES	4,000.00	210.00	0.00	3,790.00	5.25
590-000-803.003	ENGINEERING SERVICES	30,000.00	1,939.50	0.00	28,060.50	6.47
590-000-956.001	OPERATING & MAINT EXP	450,200.00	269,718.97	73,064.83	180,481.03	59.91
590-000-956.003	HOCH ROAD #697 EXP	1,200.00	282.44	100.06	917.56	23.54
590-000-995.001	INTEREST on BONDS	21,052.00	8,251.10	0.00	12,800.90	39.19
590-000-995.002	PRINCIPAL ON JOINT VENTURE	94,882.00	0.00	0.00	94,882.00	0.00
	Total Dept 000	601,334.00	280,402.01	73,164.89	320,931.99	46.63
	TOTAL EXPENDITURES	601,334.00	280,402.01	73,164.89	320,931.99	46.63
Fund 590 - ACME RELIEF SEWER:						
	TOTAL REVENUES	918,080.00	389,792.45	301.92	528,287.55	42.46
	TOTAL EXPENDITURES	601,334.00	280,402.01	73,164.89	320,931.99	46.63
	NET OF REVENUES & EXPENDITURES	316,746.00	109,390.44	(72,862.97)	207,355.56	34.54
	BEG. FUND BALANCE	8,640,509.62	8,640,509.62			
	END FUND BALANCE	8,957,255.62	8,749,900.06			
Fund 591 - WATER FUND- HOPE VILLAGE						
Revenues						
Dept 550 - HOPE VILLAGE- WATER						
591-550-445.020	PENALTIES& INTEREST	0.00	2.30	0.00	(2.30)	100.00
591-550-460.000	USAGE&CONNECTION FEES	15,500.00	5,949.67	0.00	9,550.33	38.38
	Total Dept 550 - HOPE VILLAGE- WATER	15,500.00	5,951.97	0.00	9,548.03	38.40
	TOTAL REVENUES	15,500.00	5,951.97	0.00	9,548.03	38.40

PERIOD ENDING 02/28/2019

GL NUMBER	DESCRIPTION	2018-19	YTD BALANCE	ACTIVITY FOR	AVAILABLE		% BDGT USED
		AMENDED BUDGET	02/28/2019 NORMAL (ABNORMAL)	MONTH 02/28/2019 INCREASE (DECREASE)	NORMAL	(ABNORMAL)	
Fund 591 - WATER FUND- HOPE VILLAGE							
Expenditures							
Dept 550 - HOPE VILLAGE- WATER							
591-550-956.001	OPERATING & MAINT EXP	15,200.00	7,556.38	1,395.86	7,643.62		49.71
Total Dept 550 - HOPE VILLAGE- WATER		15,200.00	7,556.38	1,395.86	7,643.62		49.71
TOTAL EXPENDITURES		15,200.00	7,556.38	1,395.86	7,643.62		49.71
Fund 591 - WATER FUND- HOPE VILLAGE:							
TOTAL REVENUES		15,500.00	5,951.97	0.00	9,548.03		38.40
TOTAL EXPENDITURES		15,200.00	7,556.38	1,395.86	7,643.62		49.71
NET OF REVENUES & EXPENDITURES		300.00	(1,604.41)	(1,395.86)	1,904.41		534.80
BEG. FUND BALANCE		103,866.98	103,866.98				
END FUND BALANCE		104,166.98	102,262.57				
Fund 703 - CURRENT TAX COLLECTION							
Expenditures							
Dept 000							
703-000-876.000	REFUNDS & OVERPAYMENTS	0.00	23.16	11.01	(23.16)		100.00
Total Dept 000		0.00	23.16	11.01	(23.16)		100.00
TOTAL EXPENDITURES		0.00	23.16	11.01	(23.16)		100.00
Fund 703 - CURRENT TAX COLLECTION:							
TOTAL REVENUES		0.00	0.00	0.00	0.00		0.00
TOTAL EXPENDITURES		0.00	23.16	11.01	(23.16)		100.00
NET OF REVENUES & EXPENDITURES		0.00	(23.16)	(11.01)	23.16		100.00
BEG. FUND BALANCE							
END FUND BALANCE			(23.16)				
Fund 811 - HOLIDAY HILLS AREA IMPROVEMENT							
Revenues							
Dept 000							
811-000-671.000	MISC REVENUES	5,000.00	0.00	0.00	5,000.00		0.00
811-000-672.000	ASSESSMENTS CURRENT	68,000.00	31,258.71	0.00	36,741.29		45.97
811-000-672.020	PREPAID ASSESSMENTS	4,000.00	7,401.48	0.00	(3,401.48)		185.04
Total Dept 000		77,000.00	38,660.19	0.00	38,339.81		50.21
TOTAL REVENUES		77,000.00	38,660.19	0.00	38,339.81		50.21
Expenditures							
Dept 000							
811-000-956.000	MISCELLANEOUS	1,000.00	0.00	0.00	1,000.00		0.00
811-000-995.001	INTEREST on BONDS	33,986.00	11,315.00	0.00	22,671.00		33.29

PERIOD ENDING 02/28/2019

GL NUMBER	DESCRIPTION	2018-19	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	02/28/2019 NORMAL (ABNORMAL)	MONTH 02/28/2019 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 811 - HOLIDAY HILLS AREA IMPROVEMENT						
Expenditures						
811-000-997.000	DEBT PAYMENT TO COUNTY	55,000.00	55,000.00	0.00	0.00	100.00
Total Dept 000		89,986.00	66,315.00	0.00	23,671.00	73.69
TOTAL EXPENDITURES		89,986.00	66,315.00	0.00	23,671.00	73.69
Fund 811 - HOLIDAY HILLS AREA IMPROVEMENT:						
TOTAL REVENUES		77,000.00	38,660.19	0.00	38,339.81	50.21
TOTAL EXPENDITURES		89,986.00	66,315.00	0.00	23,671.00	73.69
NET OF REVENUES & EXPENDITURES		(12,986.00)	(27,654.81)	0.00	14,668.81	212.96
BEG. FUND BALANCE		308,297.26	308,297.26			
END FUND BALANCE		295,311.26	280,642.45			
TOTAL REVENUES - ALL FUNDS						
		3,731,863.00	1,711,492.96	95,984.75	2,020,370.04	45.86
TOTAL EXPENDITURES - ALL FUNDS						
		3,631,892.00	1,670,932.01	262,824.25	1,960,959.99	46.01
NET OF REVENUES & EXPENDITURES		99,971.00	40,560.95	(166,839.50)	59,410.05	40.57
BEG. FUND BALANCE - ALL FUNDS		11,538,769.84	11,538,769.84			
END FUND BALANCE - ALL FUNDS		11,638,740.84	11,579,330.79			

Fund 101 GENERAL FUND

GL Number	Description	Current Year Beg. Balance	Balance
*** Assets ***			
101-000-001.000	CASH-CHECKING	604,540.87	731,717.11
101-000-002.000	CASH ON HAND (PETTY CASH)	200.00	200.00
101-000-004.000	3735-MONEY MARKET	298,301.33	298,698.76
101-000-005.000	1886-HIGH YIELD	157,248.94	157,406.05
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	121,357.88	111,209.26
101-000-084.402	DUE FROM 402 CAPITAL IMPROVEMENT	185,000.00	150,000.00
Total Assets		1,512,914.90	1,498,577.45
*** Liabilities ***			
101-000-231.200	OTHER PAYROLL DEDUCTIONS	653.89	608.95
101-000-339.000	DEFERRED REVENUE	49,346.27	49,346.27
Total Liabilities		89,528.26	49,955.22
*** Fund Balance ***			
101-000-378.000	PA48 METRO FUND-RESTRICTED	94.00	94.00
101-000-378.001	PUBLIC BROADCAST EQUIP FUND-RESTRICTED	6,864.00	6,864.00
101-000-382.000	SELF FUND ACCTS (PAYABLE 6 MONTHS)-COM	388,125.00	388,125.00
101-000-382.003	SEPTAGE PLANT BOND BUYOUT-COMMITTED	7,776.12	102,924.74
101-000-382.004	TOWNSHIP HALL/COMMUNITY CTR-COMMITTED	30,000.00	30,000.00
101-000-382.005	GTC ENGINEER PROJECT MNGT-COMMITTED	32,000.00	32,000.00
101-000-390.000	Fund Balance	958,527.52	863,378.90
Total Fund Balance		1,423,386.64	1,423,386.64
Beginning Fund Balance			1,423,386.64
Net of Revenues VS Expenditures			25,235.59
Ending Fund Balance			1,448,622.23
Total Liabilities And Fund Balance			1,498,577.45

Fund 206 FIRE FUND

GL Number	Description	Current Year Beg. Balance	Balance
*** Assets ***			
206-000-001.000	CASH-CHECKING	63,120.26	46,284.87
Total Assets		63,120.26	46,284.87
*** Liabilities ***			
Total Liabilities		7,433.60	0.00
*** Fund Balance ***			
206-000-390.000	Fund Balance	55,686.66	55,686.66
Total Fund Balance		55,686.66	55,686.66
Beginning Fund Balance			55,686.66
Net of Revenues VS Expenditures			(9,401.79)
Ending Fund Balance			46,284.87
Total Liabilities And Fund Balance			46,284.87

Fund 207 POLICE PROTECTION

GL Number	Description	Current Year Beg. Balance	Balance
*** Assets ***			
207-000-001.000	CASH-CHECKING	81,995.46	62,384.23
Total Assets		81,995.46	62,384.23
*** Liabilities ***			
Total Liabilities		0.00	0.00
*** Fund Balance ***			
207-000-390.000	Fund Balance	81,995.46	81,995.46
Total Fund Balance		81,995.46	81,995.46
Beginning Fund Balance			81,995.46
Net of Revenues VS Expenditures			(19,611.23)
Ending Fund Balance			62,384.23
Total Liabilities And Fund Balance			62,384.23

Fund 208 PARK FUND

GL Number	Description	Current Year Beg. Balance	Balance
*** Assets ***			
208-000-001.000	CASH-CHECKING	15,416.06	11,288.61
Total Assets		15,416.06	11,288.61
*** Liabilities ***			
Total Liabilities		0.00	0.00
*** Fund Balance ***			
208-000-390.000	Fund Balance	15,416.06	15,416.06
Total Fund Balance		15,416.06	15,416.06
Beginning Fund Balance			15,416.06
Net of Revenues VS Expenditures			(4,127.45)
Ending Fund Balance			11,288.61
Total Liabilities And Fund Balance			11,288.61

Fund 209 CEMETERY FUND

GL Number	Description	Current Year Beg. Balance	Balance
*** Assets ***			
209-000-001.000	CASH-CHECKING	14,073.65	14,476.85
209-000-123.000	PREPAID EXPENSE	194.40	194.40
Total Assets		14,268.05	14,671.25
*** Liabilities ***			
209-000-202.000	ACCOUNTS PAYABLE	1,196.00	194.40
Total Liabilities		1,196.00	194.40
*** Fund Balance ***			
209-000-390.000	Fund Balance	13,072.05	13,072.05
Total Fund Balance		13,072.05	13,072.05
Beginning Fund Balance			13,072.05
Net of Revenues VS Expenditures			1,404.80
Ending Fund Balance			14,476.85
Total Liabilities And Fund Balance			14,671.25

Fund 212 LIQUOR FUND

GL Number	Description	Current Year Beg. Balance	Balance
*** Assets ***			
212-000-001.000	CASH-CHECKING	2,637.40	5,240.35
212-000-004.000	0650-MONEY MARKET	6,998.25	7,000.58
Total Assets		9,635.65	12,240.93
*** Liabilities ***			
Total Liabilities		0.00	0.00
*** Fund Balance ***			
212-000-390.000	Fund Balance	9,635.65	9,635.65
Total Fund Balance		9,635.65	9,635.65
Beginning Fund Balance			9,635.65
Net of Revenues VS Expenditures			2,605.28
Ending Fund Balance			12,240.93
Total Liabilities And Fund Balance			12,240.93

Fund 225 FARMLAND PRESERVATION

GL Number	Description	Current Year Beg. Balance	Balance
*** Assets ***			
225-000-001.000	9937-CASH-CHECKING	780,315.31	864,544.70
225-000-004.000	4319-MONEY MARKET	5,205.55	5,207.29
Total Assets		785,520.86	869,751.99
*** Liabilities ***			
Total Liabilities		0.00	0.00
*** Fund Balance ***			
225-000-390.000	Fund Balance	785,520.86	785,520.86
Total Fund Balance		785,520.86	785,520.86
Beginning Fund Balance			785,520.86
Net of Revenues VS Expenditures			84,231.13
Ending Fund Balance			869,751.99
Total Liabilities And Fund Balance			869,751.99

Fund 296 SHORELINE PPRESERVATION

GL Number	Description	Current Year Beg. Balance	Balance
*** Assets ***			
296-000-001.000	CASH-CHECKING	1,381.93	1,383.58
Total Assets		1,381.93	1,383.58
*** Liabilities ***			
Total Liabilities		0.00	0.00
*** Fund Balance ***			
296-000-390.000	Fund Balance	1,381.93	1,381.93
Total Fund Balance		1,381.93	1,381.93
Beginning Fund Balance			1,381.93
Net of Revenues VS Expenditures			1.65
Ending Fund Balance			1,383.58
Total Liabilities And Fund Balance			1,383.58

Fund 402 BAYSIDE PARK CAPITAL FUND

GL Number	Description	Current Year Beg. Balance	Balance
*** Assets ***			
402-000-001.000	CASH-CHECKING	462,160.25	130,115.58
Total Assets		539,142.34	130,115.58
*** Liabilities ***			
402-000-214.101	DUE TO GENERAL FUND	185,000.00	150,000.00
Total Liabilities		439,141.67	150,000.00
*** Fund Balance ***			
402-000-390.000	FUND BALANCE	100,000.67	100,000.67
Total Fund Balance		100,000.67	100,000.67
Beginning Fund Balance			100,000.67
Net of Revenues VS Expenditures			(119,885.09)
Ending Fund Balance			(19,884.42)
Total Liabilities And Fund Balance			130,115.58

Fund 590 ACME RELIEF SEWER

GL Number	Description	Current Year Beg. Balance	Balance
*** Assets ***			
590-000-001.000	9945-CASH-CHECKING	1,820,875.22	1,988,300.24
590-000-004.000	0651-MONEY MARKET	197,362.10	197,559.20
590-000-132.000	SEPTIC PLANT	470,853.00	470,853.00
590-000-133.000	ACCUMULATED DEPRECIATION	(93,988.24)	(93,988.24)
590-000-154.000	SEWER SYSTEMS	12,770,463.07	12,770,463.07
590-000-155.000	ACCUMULATED DEPREC-SEWER	(6,118,476.24)	(6,118,476.24)
590-000-158.000	CONSTRUCTION IN PROGRESS	0.03	5,215.03
Total Assets		9,122,907.62	9,219,926.06
*** Liabilities ***			
590-000-250.000	BONDS PAYABLE LONG TERM	330,276.00	330,276.00
590-000-250.001	ACCR.INTEREST ON BONDS	3,196.00	3,196.00
590-000-250.100	Current portion of Bonds	103,478.00	103,478.00
590-000-251.002	PREMIUM OF REFUNDED BONDS	29,526.00	29,526.00
590-000-310.000	CONTRACTS PAYABLE-COUNTY DPW	3,550.00	3,550.00
Total Liabilities		482,398.00	470,026.00
*** Fund Balance ***			
590-000-382.000	OPERATION & MAINTENANCE	370,210.00	370,210.00
590-000-382.001	REPLACEMENT	246,807.00	246,807.00
590-000-382.002	IMPROVEMENT	509,150.00	509,150.00
590-000-390.000	Fund Balance	7,514,342.62	7,514,342.62
Total Fund Balance		8,640,509.62	8,640,509.62
Beginning Fund Balance			8,640,509.62
Net of Revenues VS Expenditures			109,390.44
Ending Fund Balance			8,749,900.06
Total Liabilities And Fund Balance			9,219,926.06

Fund 591 WATER FUND- HOPE VILLAGE

GL Number	Description	Current Year Beg. Balance	Balance
*** Assets ***			
591-000-001.000	CASH-CHECKING	334.97	(102.43)
591-000-152.000	WATER SYSTEMS	177,000.00	177,000.00
591-000-153.000	ACCUMULATED DEPRECIATION-WATER	(74,635.00)	(74,635.00)
Total Assets		103,866.98	102,262.57
*** Liabilities ***			
Total Liabilities		0.00	0.00
*** Fund Balance ***			
591-000-390.000	Fund Balance	103,866.98	103,866.98
Total Fund Balance		103,866.98	103,866.98
Beginning Fund Balance			103,866.98
Net of Revenues VS Expenditures			(1,604.41)
Ending Fund Balance			102,262.57
Total Liabilities And Fund Balance			102,262.57

Fund 701 TRUST AND AGENCY

GL Number	Description	Current Year Beg. Balance	Balance
*** Assets ***			
701-000-001.000	CASH-CHECKING	5,600.00	5,600.00
Total Assets		5,600.00	5,600.00
*** Liabilities ***			
701-400-282.423	POW/WINDWARD RIDGE	5,600.00	5,600.00
Total Liabilities		5,600.00	5,600.00
*** Fund Balance ***			
Total Fund Balance		0.00	0.00
Beginning Fund Balance			0.00
Net of Revenues VS Expenditures			0.00
Ending Fund Balance			0.00
Total Liabilities And Fund Balance			5,600.00

Fund 703 CURRENT TAX COLLECTION

GL Number	Description	Current Year Beg. Balance	Balance
*** Assets ***			
703-000-001.000	CASH-CHECKING	25,410.23	203,097.49
Total Assets		25,410.23	203,097.49
*** Liabilities ***			
703-000-202.000	ACCOUNTS PAYABLE	0.00	169.29
703-000-273.000	UNDISTRIBUTED TAX	25,410.23	202,951.36
Total Liabilities		25,410.23	203,120.65
*** Fund Balance ***			
Total Fund Balance		0.00	0.00
Beginning Fund Balance			0.00
Net of Revenues VS Expenditures			(23.16)
Ending Fund Balance			(23.16)
Total Liabilities And Fund Balance			203,097.49

Fund 811 HOLIDAY HILLS AREA IMPROVEMENT

GL Number	Description	Current Year Beg. Balance	Balance
*** Assets ***			
811-000-001.000	CASH-CHECKING	319,612.26	280,642.45
811-000-045.000	RECEIVABLE-CURRENT	695,882.25	695,882.25
Total Assets		1,015,494.51	976,524.70
*** Liabilities ***			
811-000-339.000	DEFERRED REVENUE	695,882.25	695,882.25
Total Liabilities		707,197.25	695,882.25
*** Fund Balance ***			
811-000-390.000	Fund Balance	308,297.26	308,297.26
Total Fund Balance		308,297.26	308,297.26
Beginning Fund Balance			308,297.26
Net of Revenues VS Expenditures			(27,654.81)
Ending Fund Balance			280,642.45
Total Liabilities And Fund Balance			976,524.70



RecycleSmart

WWW.RECYCLESMAINT.INFO

March 2019

Enjoy Earth Celebration 2019



Saturday, April 27, 11 a.m. to 3 p.m.
At YOUR Civic Center Park
1213 W. Civic Center Drive, Traverse City

FREE admission to a memorable, fun, family event!

Wings of Wonder Live Raptor Program, 1 to 3 p.m.
Butterfly and moth exhibits
Energy Bus
Face painting
Paper shredding truck
Scavenger hunt with prize drawings
Seedling giveaway

Make-and-take eco-crafts
Firefighting brush truck
Smokey Bear and Woodsy Owl
Campfire safety demo
Live music and stories with "Alaskan
Troubadour" Susan Grace
Food trucks

Earth Celebration partners will offer tips for recycling, composting, protecting our water, earth-friendly gardening, conserving energy, and more!

Bay Area Recycling for Charities
Boardman River Clean Sleep
Boardman River Nature Center
Community Foundation Youth Advisory Council
eRecycle TC
Grand Traverse Band of Ottawa and Chippewa
Indians Eyaawing Museum and Cultural Center
Grand Traverse County Health Services, Parks
and Recreation, and Resource Recovery
Great Lakes Children's Museum
Inland Seas Education Association

MI Agriculture Environmental Assurance Program
Michigan Department of Natural Resources
Michigan Green Consortium
MSU Extension Master Gardner Volunteer Program
Norte
Northwest Michigan Invasive Species Network
Oryana
Profile, LLC
Roy's General Store
Traverse City Light and Power
U.S. Forest Service

Every day is Earth Day! Please consider walking, biking, carpooling, or taking BATA to this event.
For more information, visit www.recyclesmart.info or call the RecycleSmart Hotline 231.941.5555.



RecycleSmart

WWW.RECYCLESMAART.INFO

Household Hazardous Waste 2019 Event Dates

Thursdays 1:00 to 7:00 pm

May 9

June 20

August 8

Saturday, September 28 – 9:00 am to
2:00 pm

Appointments can be scheduled 1 month prior @

RecycleSmart.info/1162

Contact the Resource Recovery Department @ 995-
6075 if you do not have internet access.





RecycleSmart

WWW.RECYCLESMART.INFO

Scrap Tire Collections 2019

May 9th
August 8th
September 29th

Appointments **are required and can be made by calling** the Resource Recovery Department @ **231-995-6075.**

Scrap Tire Collections are funded by the MDEQ Scrap Tire Grant



New Days and Hours for the Keystone Brush Site!

The Brush and Yard Waste drop off site located at [2471 N. Keystone Rd.](#) will be open on Tuesday, Wednesday, Thursday and Saturday starting on April 6th in 2019. The weekday hours are 10am-4:30pm. Saturday hours will be 9am-3:30pm. [Click Here for New Hours, Location and Information](#)

Have questions about where to recycle an item?

Click on the Take it Back Logo and you will be magically transported to the Take it Back Directory!

If you are unable to find a solution on the directory, please contact the Resource Recovery Department and we'll be sure to help you out!



Smoke Alarm Drop Off Program

The GTC Resource Recovery Department and the Grand Traverse Metro Fire Department have teamed up to bring GTC residents a Smoke Alarm Drop Off program.

You may now bring your old smoke alarms to either the [Grand Traverse Metro Fire Administration at 897 Parsons Rd. in Traverse City](#) or the [Grand Traverse Metro Fire Station #11 at 3000 Albany Dr. in Traverse City](#) during their normal hours of operation.

The drop off containers are located just inside the main entry doors. It is recommended that smoke alarms be tested monthly, the batteries replaced bi-annually and whole units replaced every 10 years. Batteries can be brought to any of the 9 drop off locations (listed below) around GTC. Please contact the Resource Recovery Department if you have any questions.

158,654 lbs. of Household Hazardous Waste were collected from Grand Traverse County Residents in 2018!



2019 HHW Event Schedule

Thursday, May 9 - 1:00 pm to 7:00 pm

Thursday, June 20 - 1:00 pm to 7:00 pm

Thursday, August 8 - 1:00 pm to 7:00 pm

Saturday, September 28th - 9:00 am to 2:00 pm

*****Appointments will not be accepted until approximately one month before each event.*****

RESIDENTS

- Appointments are required for all HHW events and can be made by:
- Using the online scheduling system at [HHW Sign Up Page](#)
- Or, if internet access is not an option, please call the RecycleSmart hotline at 231-941-5555

NON-RESIDENTS (businesses, organizations, schools, etc.)

1. Download the [2019 VSQG Registration and Certification form](#).
2. Download the [2019 VSQG Hazardous Materials Inventory Worksheet](#).
3. Appointments are required. Call the RecycleSmart Hotline at 231-941-5555 to register for an HHW event. (VSQGs are NOT allowed to make an online appointment).
4. Not sure if you are a Very Small Quantity Generator (VSQG)? Review the State of Michigan guidelines [here](#).

What Can I Bring to a Household Hazardous Waste Event? Click [here](#).

Drop Off Battery Recycling

Batteries from Grand Traverse County residents are accepted at any of the battery drop off locations. Batteries from commercial businesses or nonresidents are not accepted. Businesses may bring batteries to the Household Hazardous Waste Collection events.

Battery drop off boxes are at the following locations:

Building / Location	Address
Acme Township Hall	6042 Acme Road Williamsburg, MI 49690
Blair Township Hall	2121 County Road 633 Grawn, MI 49637
City of Traverse City / Grand Traverse County Building	400 Boardman Avenue Traverse City, MI 49684
Civic Center	1213 W Civic Center Drive Traverse City, MI 49686
Fife Lake True Value	119 East Lake Street Fife Lake, Mi. 49633
Grand Traverse County Public Service Building	2650 LaFranier Road Traverse City, MI 49686
Metro Emergency Services Building	897 Parson Road Traverse City, MI 49686
Traverse City Fire Department	500 W Front Street Traverse City, MI 49684
Whitewater Township Hall	5777 Vinton Road Williamsburg, MI 49690



Watch this short video on battery recycling.

[231-941-5555](tel:231-941-5555) | recyclesmart@grandtraverse.org | www.recyclesmart.info



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

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

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

Members excused: none

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

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

Limited Public Comment closed at 7:05 pm

B. APPROVAL OF AGENDA:

Motion by Timmins to approve the agenda as presented with the addition to G. Correspondence, 2. Brian Kelley comments received 03/11/19 on Master Plan, and moving up to I. New Business 1. Conceptual Review-Holiday Shopper Gas Station and make J. Old Business, 1. Master Plan Update, supported by Balentine. Motion carried unanimously.

C. INQUIRY AS TO CONFLICTS OF INTEREST: None

D. SPECIAL PRESENTATIONS: None

E. CONSENT CALENDAR:

- 1. RECEIVE AND FILE**
 - a. Township Board Draft Regular Meeting Minutes 02.05.19
 - b. Township Board Draft Special Meeting Minutes 02.21.19
 - c. Parks & Trails Committee Draft Regular Meeting Minutes 02.15.19
- 2. ACTION:**
 - a. Approve Draft Planning Commission Meeting Minutes 02.11.19

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

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

F. ITEMS REMOVED FROM THE CONSENT CALENDAR

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

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

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

G. CORRESPONDENCE:

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

H. PUBLIC HEARINGS: None

I. NEW BUSINESS:

- 1. Conceptual Review – Holiday Shopper Gas Station**
Darryl Nelson, 7466 Sayler Rd., owner of the Holiday Shopper stated he is looking to do improvements to the store and corner.

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

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

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

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

J. OLD BUSINESS:

- 1. Master Plan Update**
Winter noted Claire Karner with Beckett & Raeder completed the final draft master plan update with components and Action Plans for implementation.

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

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

Commission. On June 10, 2019 the Planning Commission is to receive all public comment on the draft plan, a public hearing is held, and a resolution is approved to adopt the plan.

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

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

K. PUBLIC COMMENT & OTHER PC BUSINESS

Public Comment Opened at 8:59 pm

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

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

Public Comment Closed at 9:04 pm

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

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

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

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

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

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



**ACME TOWNSHIP PARKS & TRAILS MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
March 15, 2019 8:30 a.m.**

ROLL CALL:

Committee:

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

Advisory:

Staff:

A. PUBLIC COMMENT: None

B. APPROVAL OF AGENDA: Motion by Timmins to approve the agenda as presented with the addition to D. Correspondence 1. Letter dated 03.14.19 from Brian Kelley, seconded by Heflin. Motion carries.

C. INQUIRY AS TO CONFLICTS OF INTEREST: None

D. CORRESPONDENCE:

1. Letter dated 03.14.19 from Brian Kelley regarding video recording meetings

E. ACTION:

1. Approve Draft Parks & Trails Minutes 02.15.19. Motion by Timmins to approve the minutes from 02.15.19, seconded by Heffner. Motion carries.

F. OLD BUSINESS:

1. Trail Updates

a. Michigan Natural Resources Trust Fund Grant

Winter informed there is a public hearing at a special meeting on March 19 for the approval to submit for a MDNR Natural Resources Trust Fund application for the construction of the Traverse City-Charlevoix Trail, segment from Bunker Hill Road to M-72. The request will be for the trail segment extending from Bunker Hill Road to Mount Hope Rd., Mount Hope Rd. to M-72, M-72 between Mount Hope Rd and the US-31/M-72 intersection, and from Mount Hope Rd. through Samaritas, Feast of Victory Lutheran Church, Koti development and the Grand Traverse Town Center.

i. Engineering Scope, Public Hearing, Application Submission

Beckett & Raeder is engineering the project and provide an estimate of projected costs for the grant application. Costs are just over a million dollars. If supported and approved by the Board, the grant application will be submitted requesting the maximum of \$300,000. Acme Township is being asked to commit \$75,000 to the construction costs as matching funds. TART Trails has committed to fundraising the balance through private and public organizations.

b. Traverse City to Charlevoix Trail

i. Project Update

Winter informed they should know by fall if the grant was approved. If not given or the fundraising does not materialize the plan will be modified.

Kushman reported the deadline for public comments from the Traverse City-Charlevoix Trail open house was that day. So far, the majority of the comments have been that they are satisfied and want the trail.

He gave an update on a project being considered for improvements on a primarily design for a youth-oriented bike trail at the head of the Vasa pathway. They would like to get feedback from a user group and schedule a meeting tentatively in April. It is county property but in Acme Township.

2. Bench Swing

Winter informed the committee needed to make decisions on the shape of the playground and select a color for the Vitriturf. On April 9 a meeting is scheduled with Carl Pietila from LSI, to look at the site and mark the space for the playgroup equipment. A contractor will be needed to install a layer of gravel and put in the footings. Tentatively April 29 & 30 are the community build days. An estimate of 15 volunteers will be needed to help complete the project. The Vitriturf needs to be put down on a dry day. Carl recommended using a blend of half black and another color for the Vitriturf. Black is less expensive than the colors. The committee decided to have a round shape adjusting for trees and the sidewalk. Depending on the cost, the first choice of color for the Vitriturf would be brown, second mix of brown and black and lastly all black.

Motion by Timmins depending on cost, first choice solid brown, second mix of brown and third all black for the Vitriturf, seconded by Jenema. Motion carries.

Heffner showed photo of the bench swing he saw at Glen Arbor Park for the park. He contacted GameTime the company who has the bench and was able to get the freight cost down. The committee pick the bench color with first choice champagne, second beige and third brown. The committee would like to have two, one will be donated, and Winter will check with the board to see if a second one can be purchased.

Motion by Timmins to go with GameTime for the swing benches with the first choice of color champagne, second beige and third brown, seconded by Smith. Motion carries.

Winter said the boulders at the park need to be moved away from the playground area. Feringa said he will put stakes in the ground where they could be moved by with a tractor.

3. Park System Signage

Winter contacted DND signs he will be having a meeting with them to go over specifications to put out to bid.

4. Art In The Park

Smith would like to form a sub-committee for feedback, projects and locations. He suggested to start simple, using small items with a presence of nature and possibly interactive. The committee agreed this is a good way to start. Smith will get back at the next meeting with a possible sub-committee.

Heffner mentioned there is over 200 native plants for the park that are being held indoors to be planted when the weather allows. Members of the garden club will help with the planting. Winter will get with them on the new site plan and clarify planting areas, and what they will be doing and what the township will do. Jenema suggested to place tall plants on the edge of the shoreline to discourage geese from coming up on the lawn.

5. Bayside Park Dedication Ceremony

Winter reported the tent and sound system has been reserved for the open ceremony on Saturday May 18. He will put a budget together for refreshments and cookies. Heflin suggested to send out an email inviting the conservatory contacts, donators, and those who were involved with working on the park to the ceremony. Heffner suggested to have on view the park's future plans requesting donations for additional playground equipment.

G. NEW BUSINESS: None

H. PUBLIC COMMENT: None

ADJOURN: Motion by Timmins to adjourn. Meeting adjourned at 9:58 am

Prepaid

Check Date	Bank	Check #	Payee	Description	GL #	Amount
03/06/2019	CHAS	25161	AMERICAN WASTE	REPAIRS & MAINT	101-265-930.000	55.00
03/06/2019	CHAS	25162	BECKETT & RAEDER	PLANNING CONSULTANT	101-410-803.001	4,531.78
03/06/2019	CHAS	25163	CHARTER COMMUNICATIONS/SPECTRUM	CABLE INTERNET SERVICES	101-265-851.000	329.25
03/06/2019	CHAS	25164	CHERRYLAND RURAL ELECTRIC	ELECTRIC UTILITIES TOWNHALL/SAYLER P	101-265-920.000	19.50
		25164		ELECTRIC UTILITIES TOWNHALL/ YUBA CE	101-265-920.000	139.59
		25164		ELECTRIC UTILITIES TOWNHALL/SAYLERPK	101-265-920.000	30.76
		25164		STREET LIGHTS/YUBA PK RD & US 31 N	101-265-921.000	23.97
		25164		STREET LIGHTS/PEACEFUL VAL.NEAR 7791	101-265-921.000	11.53
		25164		STREET LIGHTS/US 31 N-11 LIGHTS	101-265-921.000	158.67
		25164		STREET LIGHTS/SAYLOR PK	101-265-921.000	10.43
		25164		STREET LIGHTS/BAY VALLEY ST LITE	101-265-921.000	11.53
		25164		STREET LIGHTS/5 MILE NEAR ADD 4782	101-265-921.000	10.43
		25164		STREET LIGHTS/BUNKER HILL AND WHITE	101-265-921.000	18.87
		25164		STREET LIGHTS/FIVE MILE & HOLIDAY HL	101-265-921.000	20.86
		25164		STREET LIGHTS/YUBA HERITAGE	101-265-921.000	10.23
		25164		STREET LIGHTS/ HOLIDAY RD/HOLIDAY PI	101-265-921.000	72.61
						538.98
03/06/2019	CHAS	25165	CONSUMERS ENERGY	ELECTRIC UTILITIES TOWNHALL	101-265-920.000	1,786.95
03/06/2019	CHAS	25166	CULLIGAN WATER, MCCARDEL	REPAIRS & MAINT	101-265-930.000	32.50
03/06/2019	CHAS	25167	DTE ENERGY	DTE GAS	101-265-922.000	762.23
03/06/2019	CHAS	25168	EPS	REPAIRS & MAINT	101-750-930.000	161.52
03/06/2019	CHAS	25169	ESCH LAWN	REPAIRS & MAINT	101-750-930.000	440.00
03/06/2019	CHAS	25170	FISH WINDOW CLEANING	REPAIRS & MAINT	101-265-930.000	21.00
03/06/2019	CHAS	25171	GOSLING CZUBAK ENGR	ENGINEERING SERVICES T&A	101-410-803.004-096	895.00
03/06/2019	CHAS	25172	GRAND TRAVERSE COUNTY -DPW	SEWER TOWNSHIP HALL	101-265-923.000	60.00
03/06/2019	CHAS	25173	GRAND TRAVERSE METRO ESA	METRO FIRE CONTRACT	206-000-805.000	339,871.61
03/06/2019	CHAS	25174	INTEGRITY BUSINESS SOLUTIONS	SUPPLIES & POSTAGE	101-265-726.000	41.77
03/06/2019	CHAS	25175	INTEGRITY BUSINESS SOLUTIONS	SUPPLIES & POSTAGE	101-215-726.000	39.57
		25175		SUPPLIES & POSTAGE	101-265-726.000	10.99

Check Date	Bank	Check #	Payee	Description	GL #	Amount
						50.56
03/06/2019	CHAS	25176	KOPY SALES INC.	REPAIRS & MAINT	101-265-930.000	157.34
03/06/2019	CHAS	25177	TRAVERSE CITY RECORD EAGLE	PUBLICATIONS-TOWNSHIP BOARD	101-101-900.000	108.25
03/18/2019	CHAS	25178	BECKETT & RAEDER	ENGINEERING SERVICES	101-101-803.003	1,070.76
03/18/2019	CHAS	25179	CHASE CARD SERVICES	SUPPLIES & POSTAGE	101-191-726.000	21.19
03/18/2019	CHAS	25180	CINTAS CORP #729	REPAIRS & MAINT	101-265-930.000	70.99
03/18/2019	CHAS	25181	CONSUMERS ENERGY	STREET LIGHTS	101-265-921.000	665.89
03/18/2019	CHAS	25182	GRAND TRAVERSE METRO ESA	METRO FIRE CONTRACT	206-000-805.000	41,870.69
03/18/2019	CHAS	25183	MAILFINANCE	SUPPLIES & POSTAGE	101-101-726.000	154.17
03/18/2019	CHAS	25184	SONDEE, RACINE & DOREN, P.L.C.	ATTORNEY SERVICES	101-101-802.002	1,275.00
		25184		ATTORNEY SERVICES	101-410-802.002	1,380.00
						2,655.00
03/18/2019	CHAS	25185	TRI-GAS DISTRIBUTING CO	REPAIRS & MAINT	101-750-930.000	293.65
03/18/2019	CHAS	25186	WYANT COMPUTER SERVICES	SOFTWARE SUPPORT & PROCESSIN	101-101-804.000	1,089.00
03/18/2019	PARK	403	GOSLING CZUBAK ENGR	PLANNER SERVICES	402-000-803.000-087	165.00
03/18/2019	PARK	404	PENCHURA, LLC	PARKS & RECREATION EXPENDITURE	402-000-930.002-087	15,885.00
03/26/2019	CHAS	25187	A & D ASSESSING	ASSESSING CONTRACT SERVICES	101-209-803.002	3,572.00
03/26/2019	CHAS	25188	CONSUMERS ENERGY	ELECTRIC UTILITIES TOWNHALL-6042 ACM	101-265-920.000	1,541.84
		25188		ELECTRIC UTILITIES TOWNHALL-5875 US	101-265-920.000	127.07
		25188		ELECTRIC UTILITIES TOWNHALL-5827 US	101-265-920.000	27.43
						1,696.34
03/26/2019	CHAS	25189	GRAND TRAVERSE COUNTY	COMMUNITY POLICING CONTRACT	207-000-802.000	20,653.25
03/26/2019	CHAS	25190	GRAND TRAVERSE COUNTY	PUBLICATIONS	101-247-900.000	38.51
03/26/2019	CHAS	25191	GRAND TRAVERSE METRO ESA	CONTRACTED EMPLOYEE SERVICES	206-000-802.004	12,279.54
03/26/2019	CHAS	25192	GREATAMERICA FINANCIAL SVCS	SOFTWARE SUPPORT & PROCESSIN	101-101-804.000	311.65

Check Date	Bank	Check #	Payee	Description	GL #	Amount
03/26/2019	CHAS	25193	INTEGRITY BUSINESS SOLUTIONS	SUPPLIES & POSTAGE	101-265-726.000	131.98
03/26/2019	CHAS	25194	NEOFUNDS BY NEOPOST	SUPPLIES & POSTAGE	101-101-726.000	33.20
		25194		SUPPLIES & POSTAGE	101-191-726.000	169.80
		25194		SUPPLIES & POSTAGE	101-209-726.000	157.00
		25194		SUPPLIES & POSTAGE	101-215-726.000	26.50
		25194		SUPPLIES & POSTAGE	101-253-726.000	13.50
						400.00
03/26/2019	PARK	405	LANDSCAPE FORMS, INC	PARKS & RECREATION EXPENDITURE	402-000-930.002-087	550.00
TOTAL - ALL FUNDS				TOTAL OF 37 CHECKS		453,418.35

--- GL TOTALS ---

101-101-726.000	SUPPLIES & POSTAGE	187.37
101-101-802.002	ATTORNEY SERVICES	1,275.00
101-101-803.003	ENGINEERING SERVICES	1,070.76
101-101-804.000	SOFTWARE SUPPORT & PROCESSIN	1,400.65
101-101-900.000	PUBLICATIONS	108.25
101-191-726.000	SUPPLIES & POSTAGE	190.99
101-209-726.000	SUPPLIES & POSTAGE	157.00
101-209-803.002	ASSESSING CONTRACT SERVICES	3,572.00
101-215-726.000	SUPPLIES & POSTAGE	66.07
101-247-900.000	PUBLICATIONS	38.51
101-253-726.000	SUPPLIES & POSTAGE	13.50
101-265-726.000	SUPPLIES & POSTAGE	184.74
101-265-851.000	CABLE INTERNET SERVICES	329.25
101-265-920.000	ELECTRIC UTILITIES TOWNHALL	3,673.14
101-265-921.000	STREET LIGHTS	1,015.02
101-265-922.000	DTE GAS	762.23
101-265-923.000	SEWER TOWNSHIP HALL	60.00
101-265-930.000	REPAIRS & MAINT	336.83
101-410-802.002	ATTORNEY SERVICES	1,380.00
101-410-803.001	PLANNING CONSULTANT	4,531.78
101-410-803.004-096	ENGINEERING SERVICES T&A	895.00
101-750-930.000	REPAIRS & MAINT	895.17
206-000-802.004	CONTRACTED EMPLOYEE SERVICES	12,279.54
206-000-805.000	METRO FIRE CONTRACT	381,742.30
207-000-802.000	COMMUNITY POLICING CONTRACT	20,653.25
402-000-803.000-087	PLANNER SERVICES	165.00
402-000-930.002-087	PARKS & RECREATION EXPENDITURE	16,435.00
	TOTAL	453,418.35

To Be Approved

PROOF ONLY - JOURNAL ENTRIES NOT CREATED

Post Date	Journal	Description	GL Number	DR Amount	CR Amount
04/02/2019	AP	ACME TOWNSHIP STAFF REVIEW T & A Vnd: 0000000360 Invoice: MARCH 2019	Invoice: MARCH 2019 Ref#: 9358 (STAFF REVIEW-ACME GREENWORKS) 101-410-803.006-096 101-000-202.000	525.20	525.20
		Expected Check Run: 04/02/2019		<u>525.20</u>	<u>525.20</u>
04/02/2019	AP	ACME TOWNSHIP STAFF REVIEW T & A Vnd: 0000000360 Invoice: MARCH 2019	Invoice: MARCH 2019 Ref#: 9359 (STAFF REVIEW-WOLVERINE POWER SUBSTATION) 101-410-803.006-094 101-000-202.000	202.00	202.00
		Expected Check Run: 04/02/2019		<u>202.00</u>	<u>202.00</u>
04/02/2019	AP	ALL TRAFFIC SOLUTIONS MISCELLANEOUS Vnd: ALL TRAFFI Invoice: Q-39130	Invoice: Q-39130 Ref#: 9373 (APP FOR TRAFFIC SIGHT, (12) MONTH) 207-000-956.000 207-000-202.000	750.00	750.00
		Expected Check Run: 04/02/2019		<u>750.00</u>	<u>750.00</u>
04/02/2019	AP	CATHY DYE SUPPLIES & POSTAGE Vnd: DYE Invoice: MARCH 2019	Invoice: MARCH 2019 Ref#: 9384 (MILEAGE REIMBURSEMENT) 101-253-726.000 101-000-202.000	126.44	126.44
		Expected Check Run: 04/02/2019		<u>126.44</u>	<u>126.44</u>
04/02/2019	AP	CONSUMERS ENERGY STREET LIGHTS-5741 LAUTNER RD Vnd: 0000003300 Invoice: FEBRUARY BILL	Invoice: FEBRUARY BILL Ref#: 9388 (5741 LAUTNER RD STREET LIGHTS,) 101-265-921.000 101-000-202.000	87.04	87.04
		Expected Check Run: 04/02/2019		<u>87.04</u>	<u>87.04</u>
04/02/2019	AP	CRISTY DANCA TRAVEL & MILEAGE TRAVEL & MILEAGE SUPPLIES & POSTAGE Vnd: CRISTY Invoice: MARCH 2019	Invoice: MARCH 2019 Ref#: 9374 (MILEAGE REIMBURSEMENT) 101-215-860.000 101-215-860.000 101-191-726.000 101-000-202.000	63.22 38.36 23.84	125.42
		Expected Check Run: 04/02/2019		<u>125.42</u>	<u>125.42</u>
04/02/2019	AP	G.J'S RENTALS, INC REPAIRS & MAINT Vnd: 0000007275 Invoice: 30541	Invoice: 30541 Ref#: 9360 (TENT RENTAL FOR BAYSIDE PARK GRAND OPENI) 101-750-930.000 101-000-202.000	285.00	285.00
		Expected Check Run: 04/02/2019		<u>285.00</u>	<u>285.00</u>

PROOF ONLY - JOURNAL ENTRIES NOT CREATED

Post Date	Journal	Description	GL Number	DR Amount	CR Amount
04/02/2019	AP	GOSLING CZUBAK ENGR ENGINEERING SERVICES Vnd: 0000007675 Invoice: 82541	Invoice: 82541 Ref#: 9387(SANITARY SEWER INVESTIGATION- ENGINEERIN) 590-000-803.003 590-000-202.000	870.00	870.00
		Expected Check Run: 04/02/2019			
				<u>870.00</u>	<u>870.00</u>
04/02/2019	AP	GRAND TRAVERSE COUNTY HOCH ROAD #697 EXP OPERATING & MAINT EXP OPERATING & MAINT EXP Vnd: 7890 Invoice: 96022,96023 Vnd: 7890 Invoice: 96022,96023	Invoice: 96022,96023 Ref#: 9371(ACME SEWER, ACME WATER - HOPE VILLAGE) 590-000-956.003 590-000-956.001 591-550-956.001 590-000-202.000 591-000-202.000	113.38 2,201.55 654.24	2,314.93 654.24
		Expected Check Run: 04/02/2019			
				<u>2,969.17</u>	<u>2,969.17</u>
04/02/2019	AP	GRAND TRAVERSE COUNTY PENALTIES& INTEREST Vnd: 7890 Invoice: MARCH 2019	Invoice: MARCH 2019 Ref#: 9382(REIMBURSE TO COUNTY FOR A PORTION OF THE 101-000-445.020 101-000-202.000	36.39	36.39
		Expected Check Run: 04/02/2019			
				<u>36.39</u>	<u>36.39</u>
04/02/2019	AP	NETWORKS NORTHWEST TC TALUS CONTRACT SERVICES Vnd: NETWORKS N Invoice: MARCH 2019	Invoice: MARCH 2019 Ref#: 9385(2019 ACME TOWNSHIP TPCI DUES) 101-000-994.000 101-000-202.000	1,000.00	1,000.00
		Expected Check Run: 04/02/2019			
				<u>1,000.00</u>	<u>1,000.00</u>
04/02/2019	AP	NORTHERN MICHIGAN JANITORIAL S REPAIRS & MAINT Vnd: 0000015070 Invoice: 25795	Invoice: 25795 Ref#: 9386(CAN LINERS, TOILET TISSUE ,BOWL CLEANER) 101-750-930.000 101-000-202.000	330.34	330.34
		Expected Check Run: 04/02/2019			
				<u>330.34</u>	<u>330.34</u>
04/02/2019	AP	SOUND ENVIRONMENTS REPAIRS & MAINT Vnd: 0000020905 Invoice: 11088	Invoice: 11088 Ref#: 9370(RENTAL OF AUDIO & EQUIP FOR BAYSIDE PARK) 101-750-930.000 101-000-202.000	75.00	75.00
		Expected Check Run: 04/02/2019			
				<u>75.00</u>	<u>75.00</u>
				<u>7,382.00</u>	<u>7,382.00</u>

Cash/Payable Account Totals:

ACCOUNTS PAYABLE	101-000-202.000	2,792.83
ACCOUNTS PAYABLE	207-000-202.000	750.00
ACCOUNTS PAYABLE	590-000-202.000	3,184.93
ACCOUNTS PAYABLE	591-000-202.000	654.24
TOTAL INCREASE IN PAYABLE:		7,382.00

Shawn Winter

From: Gartman, Christopher J. <Gartman@millercanfield.com>
Sent: Monday, March 11, 2019 12:43 PM
To: Shawn Winter
Subject: Nomad Cidery & Kroupa Farms On-Premises Tasting Room Approvals
Attachments: LCC 106a - Kroupa Farms, LLC (unsigned)(33200192_1).PDF; LCC 106a - Nomad Cidery, LLC (unsigned)(33200168_1).PDF

Hello Shawn Winter,

This message is in addition to a voicemail I left this morning. I'm looking to begin the process to submit for Local Approval for On-premises Tasting Room Permits.

I have attached two MLCC forms, one for each of the two entities that intend to operate an alternating proprietorship with a shared tasting room.

Nomad Cidery, LLC intends to manufacture spirits and Beer while Kroupa Farms, LLC intends to hold a Small Winemakers Permit and manufacture cider.

The premises involved is located at 6578 M-72 in Williamsburg.

Please let me know what you will require in addition to these forms and whether we should look forward to the April 8 Planning Commission Meeting or the March 25th Site Plan Review Committee Meeting.

Thank you for your attention to my questions. Feel free to call or email me anytime.

Best,

Chris

Christopher J. Gartman | Attorney and Counselor at Law - Licensed in Michigan and Wisconsin
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[LinkedIn](#) | [Twitter](#) | [Facebook](#)

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Local Government Approval For On-Premises Tasting Room Permit
(Authorized by MCL 436.1536)

Instructions for Applicants:

- You must obtain a recommendation from the local legislative body for a new On-Premises Tasting Room Permit application.

Instructions for Local Legislative Body:

- Complete this resolution or provide a resolution, along with certification from the clerk or adopted minutes from the meeting at which this request was considered.

At a _____ meeting of the _____ council/board
(regular or special) (township, city, village)
called to order by _____ on _____ at _____
the following resolution was offered: (date) (time)
Moved by _____ and supported by _____
that the application from Kroupa Farms, LLC
(name of applicant - if a corporation or limited liability company, please state the company name)

for a **NEW ON-PREMISES TASTING ROOM PERMIT**

to be located at: 6758 E. M-72, Williamsburg, MI 49690

It is the consensus of this body that it _____ this application be considered for
(recommends/does not recommend)
approval by the Michigan Liquor Control Commission.

If disapproved, the reasons for disapproval are _____

Vote

Yeas: _____

Nays: _____

Absent: _____

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the
council/board at a _____ meeting held on _____ (township, city, village)
(regular or special) (date)

Print Name of Clerk

Signature of Clerk

Date

Under Article IV, Section 40, of the Constitution of Michigan (1963), the Commission shall exercise complete control of the alcoholic beverage traffic within this state, including the retail sales thereof, subject to statutory limitations. Further, the Commission shall have the sole right, power, and duty to control the alcoholic beverage traffic and traffic in other alcoholic liquor within this state, including the licensure of businesses and individuals.

Please return this completed form along with any corresponding documents to:

Michigan Liquor Control Commission

Mailing address: P.O. Box 30005, Lansing, MI 48909

Hand deliveries or overnight packages: Constitution Hall - 525 W. Allegan, Lansing, MI 48933

Fax to: 517-763-0059



Local Government Approval For On-Premises Tasting Room Permit
(Authorized by MCL 436.1536)

Instructions for Applicants:

- You must obtain a recommendation from the local legislative body for a new On-Premises Tasting Room Permit application.

Instructions for Local Legislative Body:

- Complete this resolution or provide a resolution, along with certification from the clerk or adopted minutes from the meeting at which this request was considered.

At a _____ meeting of the _____ council/board
(regular or special) (township, city, village)
called to order by _____ on _____ at _____
the following resolution was offered: (date) (time)
Moved by _____ and supported by _____
that the application from Nomad Cidery, LLC
(name of applicant - if a corporation or limited liability company, please state the company name)

for a NEW ON-PREMISES TASTING ROOM PERMIT

to be located at: 6758 E. M-72, Williamsburg, MI 49690

It is the consensus of this body that it _____ this application be considered for
(recommends/does not recommend)
approval by the Michigan Liquor Control Commission.

If disapproved, the reasons for disapproval are _____

Vote

Yeas: _____
Nays: _____
Absent: _____

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the _____
council/board at a _____ meeting held on _____ (township, city, village)
(regular or special) (date)

Print Name of Clerk

Signature of Clerk

Date

Under Article IV, Section 40, of the Constitution of Michigan (1963), the Commission shall exercise complete control of the alcoholic beverage traffic within this state, including the retail sales thereof, subject to statutory limitations. Further, the Commission shall have the sole right, power, and duty to control the alcoholic beverage traffic and traffic in other alcoholic liquor within this state, including the licensure of businesses and individuals.

Please return this completed form along with any corresponding documents to:
Michigan Liquor Control Commission
Mailing address: P.O. Box 30005, Lansing, MI 48909
Hand deliveries or overnight packages: Constitution Hall - 525 W. Allegan, Lansing, MI 48933
Fax to: 517-763-0059



**COUNTY ROAD IMPROVEMENT AGREEMENT BETWEEN
THE GRAND TRAVERSE COUNTY ROAD COMMISSION AND ACME TOWNSHIP**

Mineral Brine

County Maintained Miles	5.40
Total Estimated Cost	2,146.50
Township 60%	1,287.90
 Grand Total	 \$ 1,287.90

- _____ Acme Township has chosen _____ (number) applications of brine.
- _____ Acme Township has chosen not to brine.
- _____ The road list has been reviewed and there are no changes. (please initial)

The Board of County Road Commissioners' policy is to provide a 40% match for brine application on county maintained gravel roads with the Township paying 60%. The Township will pay 100% for all seasonal and public access roads requested.

This proposal is for the summer of 2019. Please return by April 19, 2019 to schedule the first application. The second application is scheduled for July, weather permitting.

*The above amounts are based on 2019 bid extension and are close approximations of costs to be incurred. Invoices will be based on actual costs billed to GTCRC which may vary from the estimates above.

Enclosed are road listings/approximated distances and maps of the areas to be brined. If any discrepancies are discovered, please contact us at your earliest convenience.

Township Supervisor

Dated

Township Clerk

Dated

Manager, GTCRC

Dated

Acme Township Gravel Roads 2019

Road Name	From	To	Section	Length (in miles)
Bennett Road	Brackett	Sayler	25	1.8
Bunker Hill Road	Hampshire	Twp Line	7	1.4
Crisp Road	Arnold	Twp Line	5	0.3
Cesner Road	US-31		26	0.3
Cautner	Brackett	End	25	0.2
Shaw Road	US-31	End	13	0.5
South Bates	end of pavement	Start of seasonal	6	0.5
Cuba Road	Bates		17	0.4

Total Mileage: 5.4

RESOLUTION of a Regular Meeting of ACME TOWNSHIP BOARD OF TRUSTEES
RESOLUTION #R-2019- -----
Resolution on Budget Amendments supporting Bayside Park Playground additions
Various fund moves adjustments 2018-19 Township Budget
April 2, 2019

At a Board meeting of the Acme Township Board of Trustees, held on April 2, 2019 the Acme Township Board of Trustees, on a motion made by _____ and seconded by _____.

The following resolution:

Whereas, at the Acme Township Board meeting held, April 2, 2019 Discussed the Township adding Play Ground equipment to Bayside park.

Whereas; The Fund's listed below have a budget correction to be made, and funds moved to support this project keeping our 2018-19 budget in balance to support the 2018-19 Audit. The following Funds have budget changes and/ or money to be moved. The general fund 101 to 402 Bayside capital improvement . Please refer to the following data below.

Transaction	Description	Fund	Dept.	Line	Amend Amount	Beginning Balance	New Balance
From	101 Contingency	101	000	992.000	\$10,000.00	\$70,000.00	\$ 60,000.00
To	402 Bayside Capital fund	402	000	699.000	\$10,000.00	\$10,950.00	\$ 20,950.00
From	101 fund balance	101	000		\$10,000.00	\$948,378.00	\$938,378.00
To	402 Bayside Capital fund	101	000	699.000	\$10,000.00	\$20,950.00	\$30,950.00.
From							
To							

Now therefore be it resolved that the Acme Township Board approves this request.

Township Board members: Present:

Upon roll call, the following vote was cast:

Aye:

Nay: 0

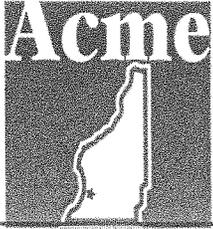
Absent:

Abstaining: 0

Jay B. Zollinger Acme Township Supervisor

Cathy Dye Acme Township Clerk

3/26/2019



6042 Acme Road, Williamsburg, MI 49690 Tel. 231-938-1350 Fax 231-938-1510 www.acmetownship.org

Township

MEMO

To: Acme Township Board

From: Cathy Dye, Clerk

Re: Acme Township Freedom of Information Act Procedures and Guidelines

The attached Acme Township Freedom of Information Act Procedures and Guidelines has been amended due to the new Public Act 523 of 2018 (December) passed by Legislature. The areas that have been amended appear in red to indicate the updates.

These updates are being recommended for approval by the Board. If you have any question, please let me know.

Respectfully Submitted,

Cathy Dye
Acme Township Clerk

ACME TOWNSHIP FREEDOM OF INFORMATION ACT PROCEDURES AND GUIDELINES

Pursuant to Michigan's Freedom of Information Act, Public Act 442 of 1976, as amended, ("FOIA") including Section 4(4) of the FOIA, Acme Township adopts these FOIA Procedures and Guidelines.

1. **Purpose.** It is the public policy of the State of Michigan and Acme Township that all persons, except those persons incarcerated in state or local correctional facilities, are entitled to full and complete information regarding the affairs of Acme Township and the official acts of those who represent them as public officials and public employees, consistent with the FOIA.

2. **FOIA Coordinator.** Acme Township's FOIA Coordinator shall be the Township Clerk. The FOIA Coordinator may designate another individual to act on his or her behalf. The FOIA Coordinator shall be responsible for accepting and processing requests for the Township's public records and shall be responsible for approving a denial under the FOIA.

3. **FOIA Requests.** All requests for public record must be in writing to the FOIA Coordinator. Requests must describe the requested public record sufficiently to enable Acme Township to find the record. Acme Township shall provide a FOIA request form that requesters may choose to use. Any Acme Township official or employee that receives a FOIA request shall immediately provide the request to the FOIA Coordinator.

a. **Exceptions.** No FOIA request is necessary for the following: 1) Copies of assessment/tax records by the property owner of his/her own property; 2) Copies of assessment/tax records that are reasonable and readily available at the time of request; 3) Copies of all current meeting agendas; and 4) Copies of meeting minutes are available on the Acme Township website, if hard copies are requested then copy charges will apply.

b. **FOIA Request Sufficiency.**

 i. All FOIA requests must contain the following:

~~1.~~ (1) The **complete** name of the requester. **If the requester is a person other than an individual then the request must provide the complete name of the person's agent who is an individual.**

~~2.~~ (2) The mailing address of the requester **(or agent if not an individual) written in compliance with United States Postal Service addressing standard. or, if no mailing address, a statement that the requester will return on the fifth business day to receive the Township's response.**

(3) **A valid telephone number or a valid electronic mail address for the requester (or agent if not an individual).**

~~3.~~ (4) A statement indicating that the requester will pay the costs allowable under the FOIA, or documentation that the requester is receiving

public assistance or other facts showing inability to pay due to indigence.

- iv.(5) A description of the public record sought by the requester and whether the requester would like to inspect, copy, or receive copies of the public record (if copies, what form of copy is desired, e.g., paper, disc, email, etc.).

ii. If a FOIA request does not sufficiently describe a public record, the FOIA Coordinator may, in lieu of issuing a Notice of Denial indicating that the request is deficient, seek clarification or amendment of the request by requestor. Any clarification or amendment is considered a new request.

c. Alternative Delivery of FOIA Request. A written request made by facsimile, electronic mail, or other electronic transmission shall be considered received 1 business day after the transmission is made. If the transmission is delivered to a spam or junk-mail folder, then the transmission shall be considered received 1 business day after the transmission is discovered.

d. Oral Requests.

- i. The FOIA Coordinator shall accept a disabled person's oral FOIA request by assisting with the writing out of that request and then treating that request as a formal written FOIA Request.
- ii. If an oral request for information is for information on Acme Township's website, the Acme employee receiving said request shall inform the requester of the website address to the extent practicable. If hard copies are requested then a written FOIA request will be required.

e. Scope of Requests. A FOIA request is limited to the provision of public records. Neither the FOIA Coordinator nor other Township Staff are obligated to provide answers to questions contained in requests or regarding the content of the records themselves.

4. FOIA Processing. The FOIA Coordinator shall process each FOIA Request according to the following procedures:

a. FOIA Response. Once received, the FOIA Coordinator shall respond to a FOIA Request within 5 business days by doing one of the following (unless otherwise agreed to by the requester):

- i. Granting the request;
- ii. Issuing a signed written notice denying the request that contains:
 - (1) an explanation of the basis under the act for which the FOIA Coordinator found the record exempt from disclosure,
 - (2) a certificate that the public record does not exist by the name given or another name reasonably know to the Coordinator,

(3) a description of the public record that is separated or deleted, and
(4) the following verbatim *“If you receive written notice that your request was denied in whole or in part, you may, at your option, either 1) submit to the FOIA Coordinator a written appeal that specifically states the word “appeal” and identifies the reason(s) you believe the denial should be reversed; or 2) file a civil action in the Grand Traverse County Circuit Court to compel Acme Township’s disclosure of public records within 180 days after Acme Township’s final determination to deny a request. If, after judicial review, the Circuit Court determines that Acme Township has not complied with the FOIA and orders disclosure of all or a portion of a public record, you may be awarded attorney’s fees and damages as provided by Section 10 of the FOIA.”*

- iii. Granting the request in part and issuing a signed written notice denying the request in part which includes the requirements in subsection ii. above; or
- iv. Issuing a notice extending for not more than 10 business days the period during which the FOIA Coordinator shall respond to the request which includes the reason for extension and the date by which he or she shall respond in a manner set out in this subsection 4(a)() through (iii).

b. Additional Writing to Requestor. All responses to a FOIA request shall also include the following:

- i. An invoice containing a detailed itemization of the fee charged pursuant to Section 5, below;
- ii. Information indicating where to inspect or receive copies, and pay the charged fee;
- iii. If the public record is available on Acme Township’s website, the web address where such information is available and a statement that there will be additional charge for copies of those records;
- iv. The following statement: *“The Township does not warrant or guarantee the accuracy of the information provided. Rather, it provides the documents only to comply in good faith with the Michigan Freedom of Information Act, and not for any other purpose.”*

c. Failure to Respond. Failure to respond pursuant to subsection 4(a), above, shall constitute a final determination to deny the request if either of the following applies:

- i. The failure was willful and intentional; or
- ii. The written request made the request for public records within the first 250 words of the request, or specifically included the following on the front of an envelope or in the subject line of the request: 1) “freedom of information”, 2) “information”, 3) “FOIA”, 4) “copy”, 5) a recognizable misspelling of the preceding, or 6) reference to the FOIA Act or code.

d. **Compilation, Summary or Report.** The Township is not obligated to create a compilation, summary, or report of any public records.

5. **FOIA Fees and Costs.** The FOIA Coordinator may charge a fee for copies and actual mailing costs for a FOIA response. In addition, the FOIA Coordinator may charge a fee for the cost of search, examination, review, and the deletion and separation of exempt from non-exempt records if failure to charge a fee would result in unreasonably high costs to Acme Township because of the nature of the request in the particular instance, and the FOIA Coordinator identifies the nature of those unreasonably high costs in the FOIA response. All charged fees and costs shall be determined and adopted by separate resolution of the Acme Township Board, and shall be reviewed and amended from time to time, as necessary.

a. **Material, Equipment and Mailing Costs.**

Black and White Photocopies	\$0.10 per page
Compact Disc	\$1.80 per disc
Mailing	Actual mailing costs
Contracted Services for Producing Copies	Actual invoiced charge to Acme Township

b. **Labor Costs.** Labor costs shall be charged in increments of 15 minutes, with all partial time increments rounded down. Costs for labor are as follows:

i. **Copies.** Labor charges for makings copies, creating compact discs, scanning documents, or faxing documents to respond to a FOIA request shall be at the hourly wage of the lowest-paid Acme Township clerical employee, regardless of who makes said copies, plus fringe benefits set out below.

ii. **Searching, Locating and Examining.** Labor charges for the necessary searching for, locating, and examining of public records to respond to a FOIA request shall be at the hourly wage of the lowest-paid Acme Township employee capable of searching for, locating and examining of pubic records, regardless of who actually does such work, plus fringe benefits set out below.

iii. **Separation and Deletion of Exempt Information.** Labor charge for the necessary review associated with separating and deleting exempt information from non-exempt information shall be at the hourly wage of the lowest-paid Acme Township employee capable of separating and deleting exempt information from non exempt information, regardless of who actually does such work, plus fringe benefits set out below.

If Acme Township does not employ a person capable of separating and deleting exempt information, then it may charge actual contracted hourly wage labor costs if the detailed itemization includes the name of the contracted person or firm.

However, the hourly wage shall not exceed an amount equal to 6 times the state minimum hourly wage as determined by Public Act 138 of 2014, as amended.

No charge for separation and deletion shall be made for public records already available on Acme Township's website.

iv. Fringe Benefits. Acme Township shall charge a multiplier for fringe benefits of employees for the labor charges set out above in 5(b)() through (iii). The appropriate multiplier shall not exceed the actual fringe benefits of the employee, and in no case shall be greater than 50% of the charged hourly wage. However, if the public records requested are available on Acme Township's website and the requester stipulates that he or she wants copies then there is no 50% limitation and actual labor plus actual fringe benefit costs may be charged for those copies.

c. Waiver or Reduction of Fees and Costs. Fees and costs may be waived or reduced under the following circumstances and shall be reflected in the detailed itemization:

i. Public Interest. Upon request in a FOIA request, Acme Township may reduce or waive fees and costs it determines that searching for or furnishing the public record primarily benefits the general public.

ii. Waiver of first \$20.00. When a requester meets either of the following the first \$20.00 of the fee shall be waived:

(1) The requestor submits an affidavit stating he or she is indigent by either showing that he or she receives public assistance, or provides facts demonstrating the inability to pay the cost. Unless the requester has previously received this waiver from Acme Township twice during that calendar year, or the requestor makes the request in conjunction with another party offering payment for the request. In the case of denial, the FOIA Coordinator shall provide the reason in the FOIA response.

(2) The requestor is a non-profit designated by the state to carry out activities under subtitle C of Public Law 106-402 of 2000 and Public Law 99-313, makes the request on its own or its clients' behalf, the reason is consistent with Section 931 of Public Act 258 of 1974 and is accompanied by documentation of its designation.

d. Good-Faith Deposit.

 i. A FOIA response under Section 4(a), above, may include the requirement for a good-faith deposit prior to providing the requested public records if:

 (1) A detailed itemization estimate or charge is completed and the detailed itemization exceeds \$50.00;

- ~~ii.~~(2) The FOIA response includes the detailed itemization;
- ~~iii.~~(3) The required deposit does not exceed ½ of the total charge on the detailed itemization; and
- ~~iv.~~(4) The FOIA response includes a best efforts estimate of the time to comply with the FOIA.
- (5) The FOIA response has the following statement: “This FOIA request shall be considered abandoned if the Acme Township FOIA Coordinator does not receive your good-faith deposit within 48 days from the date of this response, unless you file an appeal of this good-faith deposit request within the 48 days from the date of this response.”

ii. A FOIA request shall be considered abandoned and the Township shall not be required to fulfill a FOIA request if a good-faith deposit is not received by the FOIA Coordinator within 48 days from the date of sending the good-faith deposit requirement unless the requestor has filed an appeal of the good-faith deposit amount.

e. Full Deposit. The FOIA Coordinator shall require a 100% deposit of an estimated fee for a FOIA request if Acme Township has not been paid in full for a previous FOIA response to the same requester if all of the following apply:

- i. The final charge for the previous response did not exceed 105% of the estimate;
- ii. The public records compiled for the previous response remain in Acme Township’s possession;
- iii. The previous response was timely;
- iv. Ninety days have passed since the FOIA Coordinator notified the requestor of the previous response’s availability;
- v. The requestor cannot show proof of payment for the previous response;
- vi. The FOIA Coordinator provides a complete detailed itemization estimate; and
- vii. No more than 364 days have passed since the date of the FOIA request for which the requester did not make payment.

f. Failure to Respond in a Timely Manner. If Acme Township fails to respond to a FOIA request in a timely manner as required by Section 4 above, it shall do the following:

- i. Reduce labor charges by 5% for each day the FOIA response is untimely with a maximum 50% reduction, if either of the following applies:
 - (1) the late response was willful and intentional; or
 - (2) the written request made the request for public records within the first 250 words of the request, or specifically included the following on the front of an envelope or in the subject line of the request: 1) “freedom of information”, 2) “information”, 3) “FOIA”, 4) “copy”, 5) a recognizable misspelling of the preceding, or 6) reference to the FOIA Act or code.

- ii. Fully note and account for a required charge reduction in the detailed itemization.

6. FOIA Disclosure Appeals. A requester may file an appeal of a disclosure denial to the Acme Township FOIA Coordinator and/or the Grand Traverse County Circuit Court. When a requester submits an appeal of a disclosure denial to the FOIA Coordinator, the FOIA Coordinator shall provide that appeal to the Acme Township Board of Trustees at its next regularly scheduled meeting at which time the appeal shall be considered received.

a. Because the FOIA requires a response to the appeal within 10 business days of receipt, the Township Board shall consider and decide the appeal at the regularly scheduled meeting at which the appeal received and instruct the FOIA Coordinator to do one of the following:

- i. Reverse the disclosure denial and provide the public records to the requester;
- ii. Issue a written notice to the requester upholding the disclosure denial; or
- iii. Reverse the disclosure denial in part and issue a written notice to the requesting person upholding the disclosure denial in part.

b. If Acme Township fails to respond or if it upholds in whole, or part, the disclosure denial then the requester may seek judicial review pursuant to Section 10 of the FOIA.

7. FOIA Fee Appeals. A requester may file an appeal of fees to the Acme Township FOIA Coordinator and/or the Grand Traverse County Circuit Court. When a requester submits a fee appeal to the FOIA Coordinator, the FOIA Coordinator shall provide that appeal to the Acme Township Board of Trustees at its next regularly scheduled meeting at which time the appeal shall be considered received.

a. Because the FOIA requires a response to the appeal within 10 business days of receipt, the Township Board shall consider and decide the appeal at the regularly scheduled meeting at which the appeal received and instruct the FOIA Coordinator to do one of the following:

- i. Waive the fee;
- ii. Reduce the fee and issue a written determination to the requestor indicating the specific basis under section 4 of the FOIA that supports the remaining fee. The determination shall include a certification from the Township Board that the statements in the determination are accurate and that the reduced fee amount complies with its publicly available procedures and guidelines and section 4; or
- iii. Uphold the fee and issue a written determination to the requestor indicating the specific basis under section 4 of the FOIA that supports the required fee. The determination shall include a certification from the Township Board that the statements in the determination are accurate and that the fee amount complies with the public body's publicly available procedures and guidelines and section 4.

b. If Acme Township fails to respond or if it upholds in whole, or part, the fee then the requester may seek judicial review pursuant to Section 10a of the FOIA.

8. FOIA Response Retention.

a. The FOIA Coordinator shall hold an un-retrieved completed FOIA response and all public records associated with that response for one year and one day from the date of completion. If the requester fails to pay the fee or retrieve the response and public documents prior to expiration of that time, then the FOIA Coordinator may recycle, destroy or return the documents to the appropriate department.

b. The FOIA Coordinator shall maintain a chronological file of all FOIA requests processed by him or her together with a copy of all public records provided as part of that response, letters and invoices for a period of one year and one day from the date of the completed response.



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: Claire Karner, Beckett & Raeder
Date: March 26, 2019
Re: DRAFT Acme Township Community Master Plan (2019) Distribution

The Planning Commission has spent the last six months working under the guidance of Beckett & Raeder to complete an update to the Acme Township Community Master Plan. The final draft product has been included in the packet for your review numerous hours of dedicated work by the Planning Commission, Beckett & Raeder, and Acme Township citizens. The Planning Commission at their regular meeting on March 11, 2019 voted unanimously on a motion by Timmins, seconded by VanHouten, to request the Board of Trustees of Acme Township approve for distribution and review the draft of the "Acme Township Community Master Plan pursuant to Section 41 (MCL 125.3841) of Public Act 33 of 2008; known as the Michigan Planning Enabling Act. This Act authorizes the Board to approve distributing the plan for review for the mandatory 63 days. If the Board is satisfied with the draft and chooses to distribute the plan, the Planning Commission will be presented with all public comments received during the review period and will hold a public hearing to consider adopting the plan at their regularly scheduled meeting on June 10, 2019. Furthermore, if the included resolution to authorize distribution is adopted, Beckett Raeder will deliver the mandatory notice of the review period to required bodies pursuant to the Act, as well as the public hearing date.

Suggested Motion for Consideration:

Motion to adopt resolution 2019- authorizing the distribution of the draft Acme Township Community Master Plan for the 63-day public comment period pursuant to Section 41 (MCL 125.3841) of the Public Act 33 of 2008; known as the Michigan Planning Enabling Act.

**ACME TOWNSHIP
GRAND TRAVERSE COUNTY, MICHIGAN**

BOARD OF TRUSTEES RESOLUTION 2019-_____

**RESOLUTION RECOMMENDING THE DISTRIBUTION OF THE
DRAFT ACME TOWNSHIP COMMUNITY MASTER PLAN**

April 2, 2019

At a Regular Meeting of the ACME TOWNSHIP BOARD OF TRUSTEES held on April 2, 2019 the ACME TOWNSHIP BOARD OF TRUSTEES, on a motion by _____ and seconded by _____, passed the following Resolution by vote of _____ in favor and _____ opposed.

WHEREAS, the Michigan Planning Enabling Act (MPEA) authorizes municipal planning commissions to prepare a "master plan" pertinent to the future development of the municipality; and

WHEREAS, the Planning Commission has prepared a draft master plan for the municipality, to update and replace its previous community master plan; and

WHEREAS, the Township Board authorizes the distribution of the draft Community Master Plan to the general public and the various entities as required by the MPEA, for review and comment purposes; and

WHEREAS, once the distribution period has expired the Planning Commission will convene public hearing;

NOW, THEREFORE BE IT RESOLVED, the Township Board hereby approves distribution of the draft community master plan for the 63-day public comment period.

VOTE:

Ayes:

Nays:

Abstain:

Absent:

Motion Approved

CERTIFICATE

I, Cathy Dye, Acme Township Clerk, do hereby certify that the foregoing is a true and original copy of a resolution adopted by the Acme Township Board of Trustees at a regular meeting on April 2, 2019.

Cathy Dye, Clerk

Date

Jay Zollinger, Supervisor

Date



Acme Township

community master plan 2019

Reserved for Signed Adoption

ACKNOWLEDGEMENTS

Acme Township Board of Trustees

Jay B. Zollinger, Supervisor

Cathy Dye, Clerk

Amy Jenema, Treasurer

Jean Aukerman, Trustee

Darryl Nelson, Trustee

Paul Scott, Trustee

Doug White, Trustee

Acme Township Planning Commission

Karly Wentzloff, Chairperson

Steve Feringa, Vice-Chairperson

Marcie Timmins, Secretary

Beth Balentine

Daniel VanHouten

Dan Rosa

Doug White, Trustee

Acme Township Planning & Zoning

Shawn Winter, Administrator

DRAFT 2019

FIGURES

<i>Figure 1. Regional location map</i>	2
<i>Figure 2. Demographic dashboard</i>	10
<i>Figure 3: Population by age</i>	12
<i>Figure 4: Housing unit construction over time</i>	13
<i>Figure 5. Prime farmland map</i>	17
<i>Figure 6. Representative slopes map</i>	18
<i>Figure 7. John Pulcifer House</i>	19
<i>Figure 8. From top, Music House, Yuba School, Masonic Lodge</i>	19
<i>Figure 9. Recreation facilities map</i>	20
<i>Figure 10. Marina and Bayside Park master plans</i>	21
<i>Figure 11. Community facilities map</i>	23
<i>Figure 12. Natural and sensitive landscapes map</i>	25
<i>Figure 13: Transect images</i>	26
<i>Figure 14. Road classification map</i>	28
<i>Figure 15. Acme Township Placemaking Project master plan</i>	30
<i>Figure 16. Findings from the 2013 Visual Preference Survey</i>	41
<i>Figure 17: Landscape protection map</i>	43
<i>Figure 18. Existing land use map</i>	62
<i>Figure 19. Community framework map</i>	63
<i>Figure 20. Future land use map</i>	65
<i>Figure 21. Economic Development Zones map</i>	69
<i>Figure 22. Action plan map</i>	74

TABLES

<i>Table 1. Disposable income by age of householder</i>	12
<i>Table 2. Income by industry and gender</i>	15
<i>Table 3. Zoning chart</i>	70
<i>Table 4. Action plan</i>	75

CONTENTS

INTRODUCTION	1
Regional Context	3
PLAN SNAPSHOT	4
CONTEXT	7
Community Character	8
Demographics	8
Community Facilities	21
Economic Development	24
PREFERRED FUTURE	32
Community Visioning and Expectations	33
Community Cornerstones	46
Township Priorities	57
STRATEGIES AND LAND USE	60
Community Framework	61
Future Land Use Categories	64
Economic Development Zones	69
IMPLEMENTATION AND ACTION	73
Acme Township Action Plan	74
ENDNOTES	78

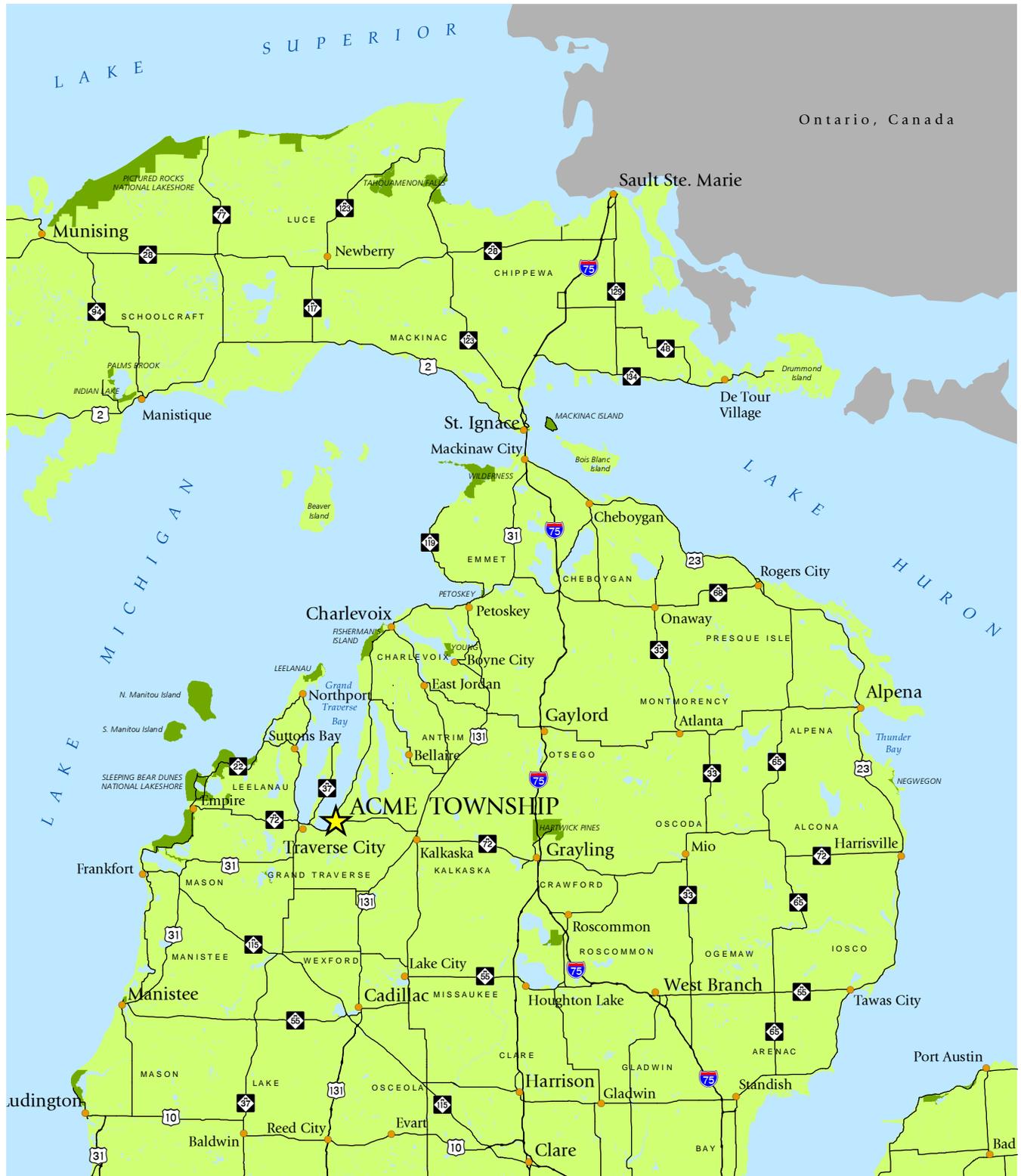
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INTRODUCTION



Photo: Karly Wentzloff

Figure 1. Regional location map



REGIONAL CONTEXT

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

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

Grand Vision Principles

Transportation

A regional multi-modal transportation system that supports energy conservation

Energy

Sustainable-energy uses in construction, transportation and economic development

Natural Resources

Protected and preserved water, forests, natural and scenic areas

Growth and Investment

Unique and vibrant communities that strengthen the local economy

Food and Farming

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

Housing

A diverse mix of regional housing choices with affordable options

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

— A Master Plan for Grand Traverse County, 2013

PLAN SNAPSHOT

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

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

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

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

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CONTEXT



COMMUNITY CHARACTER

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

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

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

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

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

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

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

DEMOGRAPHICS

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

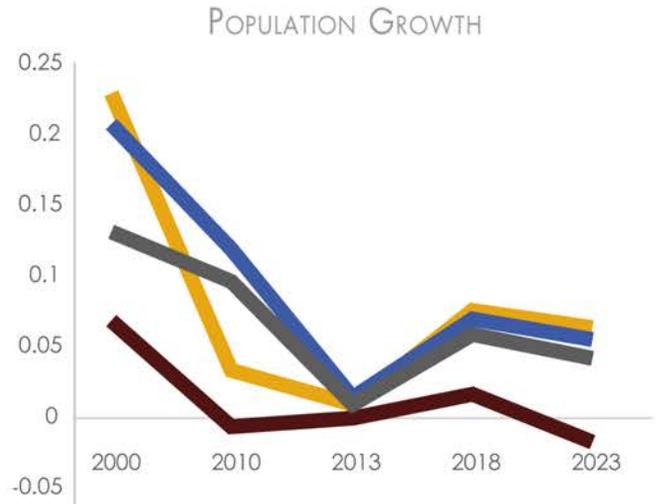
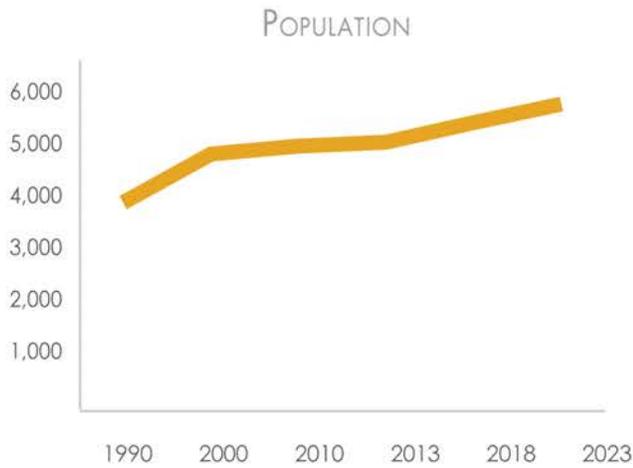


Photos: top, Grand Traverse Resort; bottom, Karly Wentzloff; right, www.saugatuck.com

Acme Township Dashboard

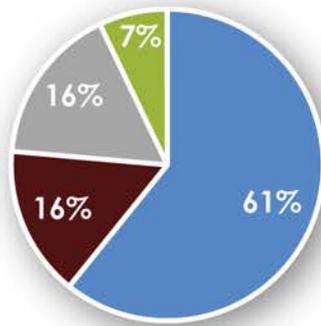
Figure 2. Demographic dashboard

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



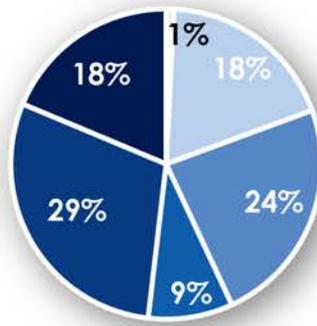
HOUSING

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



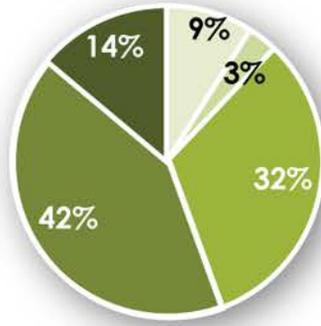
EDUCATION

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



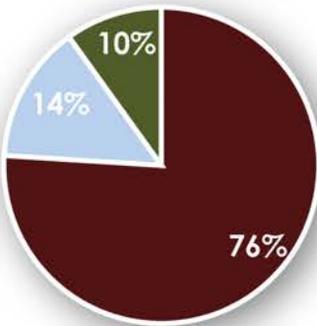
HOUSEHOLD INCOME

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

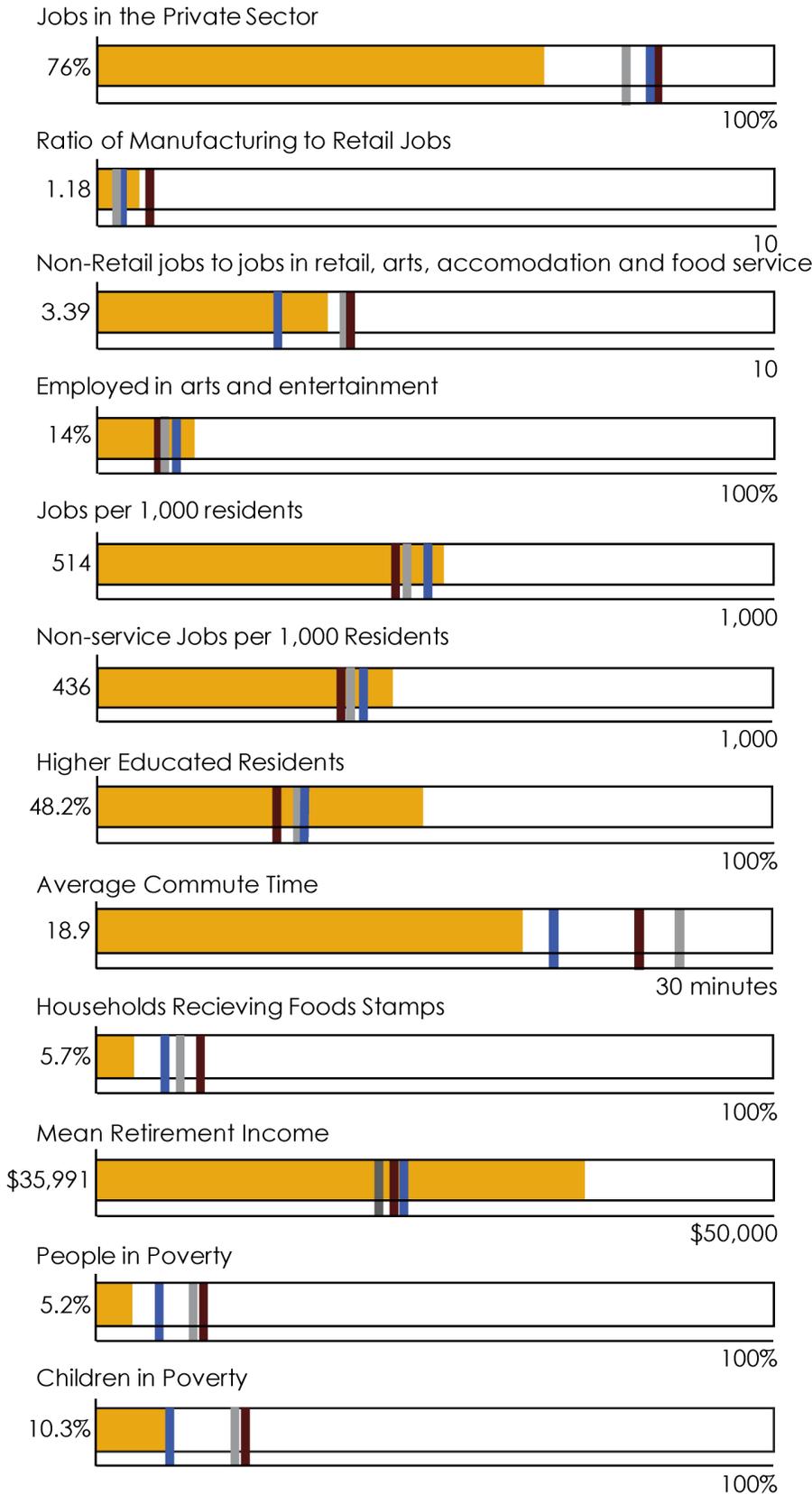


WORK

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



PROSPERITY INDEX



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

HOUSEHOLDS

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

EDUCATION

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

COMMUTING

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

EMPLOYMENT

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

INCOME

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

TOP INDUSTRIAL SECTORS

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

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

Population

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

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

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

Figure 3: Population by age (right)

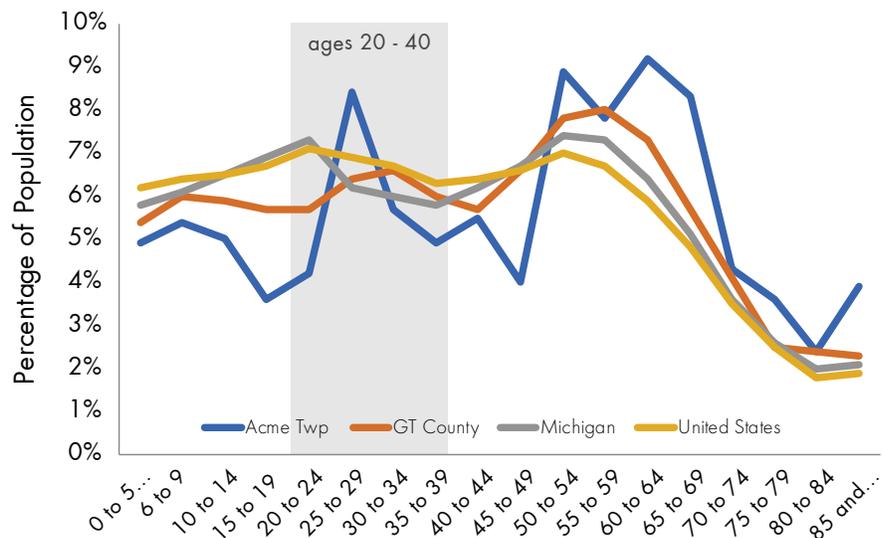


Table 1: Disposable income by age of householder

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

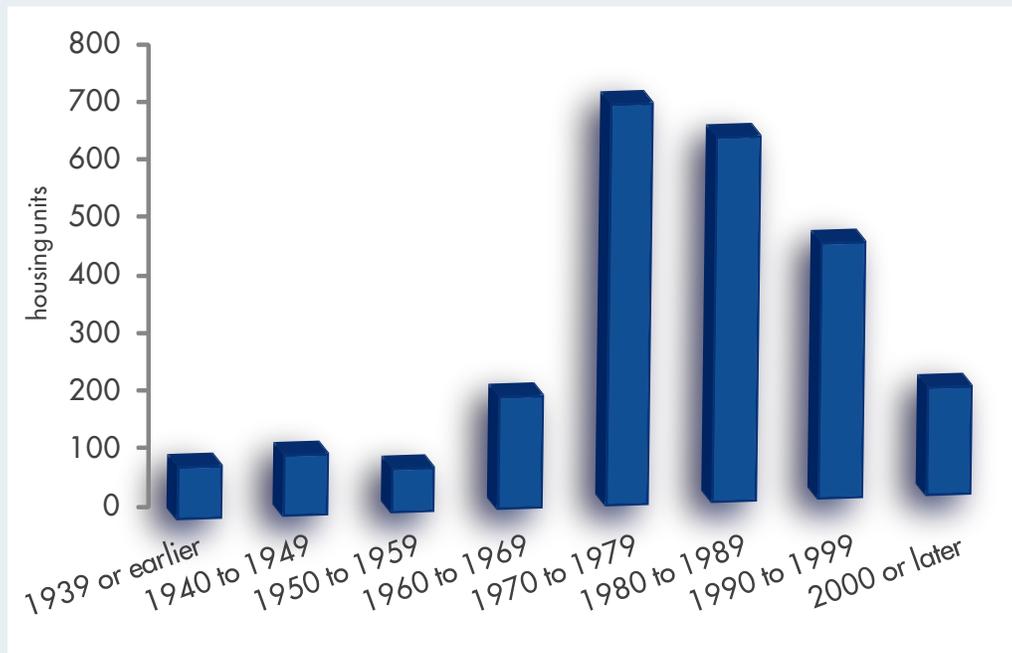
of Acme residents between about 25 and 30 years old. A deviation from patterns witnessed in Grand Traverse County, Michigan, and the United States. This situation merits attention because the 20 to 40 age group is among the most productive. They are one of the two age brackets which contribute a greater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

Housing

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

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

Figure 4: Housing unit construction over time



(1.5%).

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

Education

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

Income

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

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

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

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

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

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

Table 2. Income by industry and gender

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

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

Businesses

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

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

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



Photo: Grand Traverse Resort

NATURAL AND CULTURAL RESOURCES

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

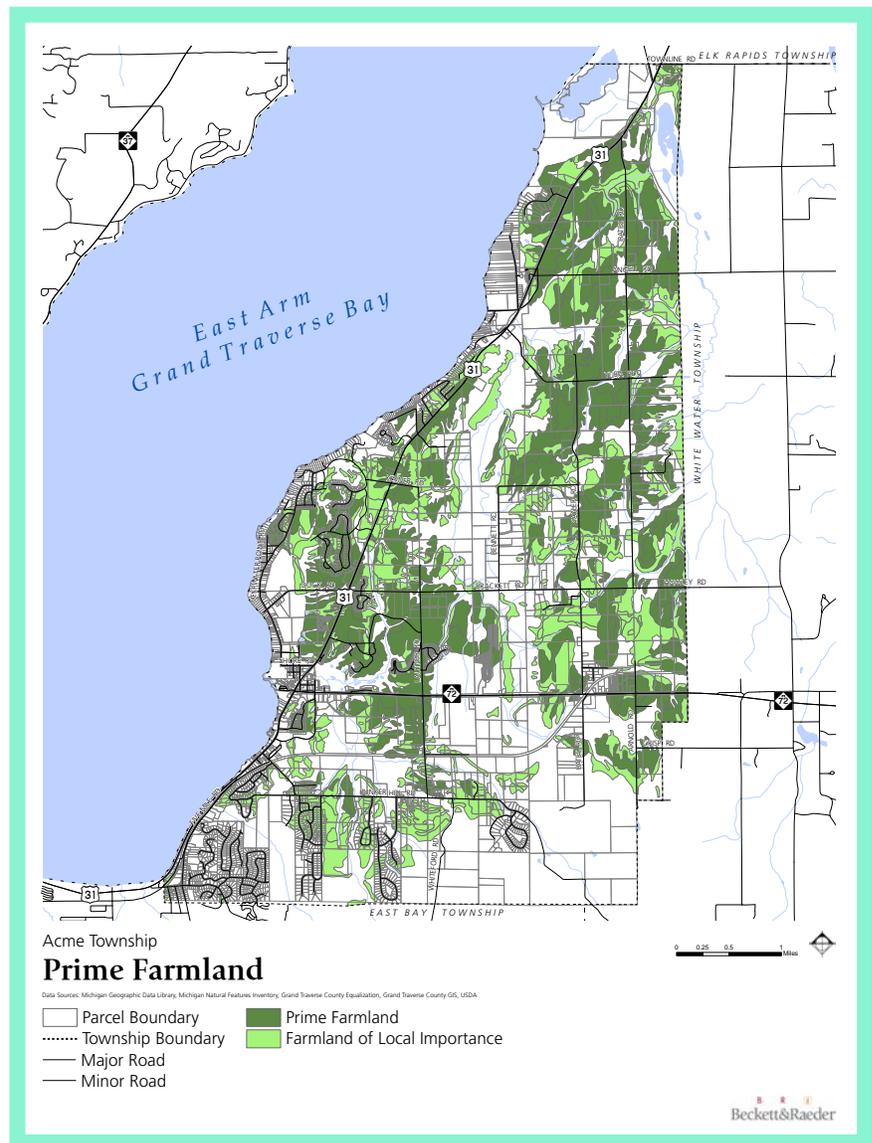
Another of Acme’s important resources is its fertile soil. According to the Natural Resources Conservation Service of the United States Department of Agriculture, parts of Acme Township are classified as “prime farmland” (Figure 5), meaning the land has the best combination of physical and chemical characteristics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

ment Rights program or eligible to receive such protection.

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

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

Figure 5. Prime farmland map

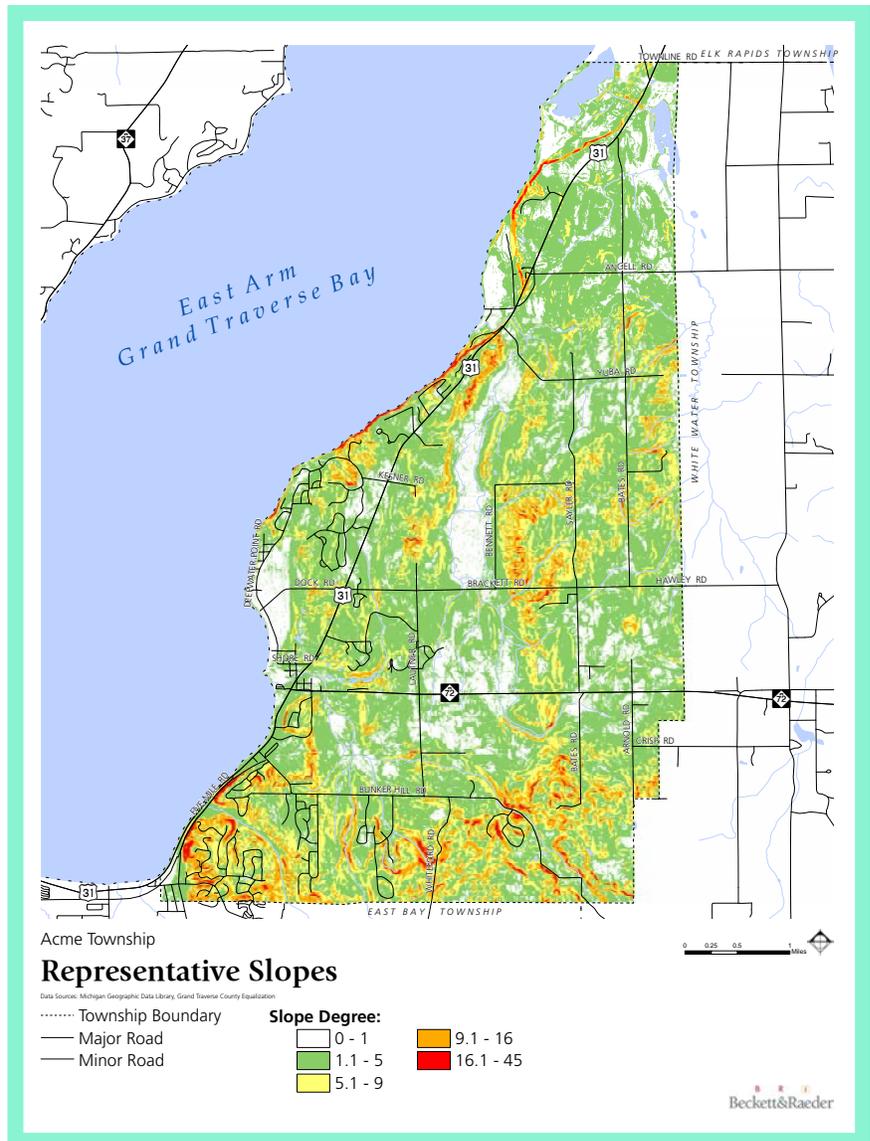


750 meter radius to produce cold air drainage.

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

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

Figure 6. Representative slopes map



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

— The Chicago Tribune, 2013⁸

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



Figure 7. John Pulcipher House

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



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

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

OPEN SPACE AND RECREATION

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

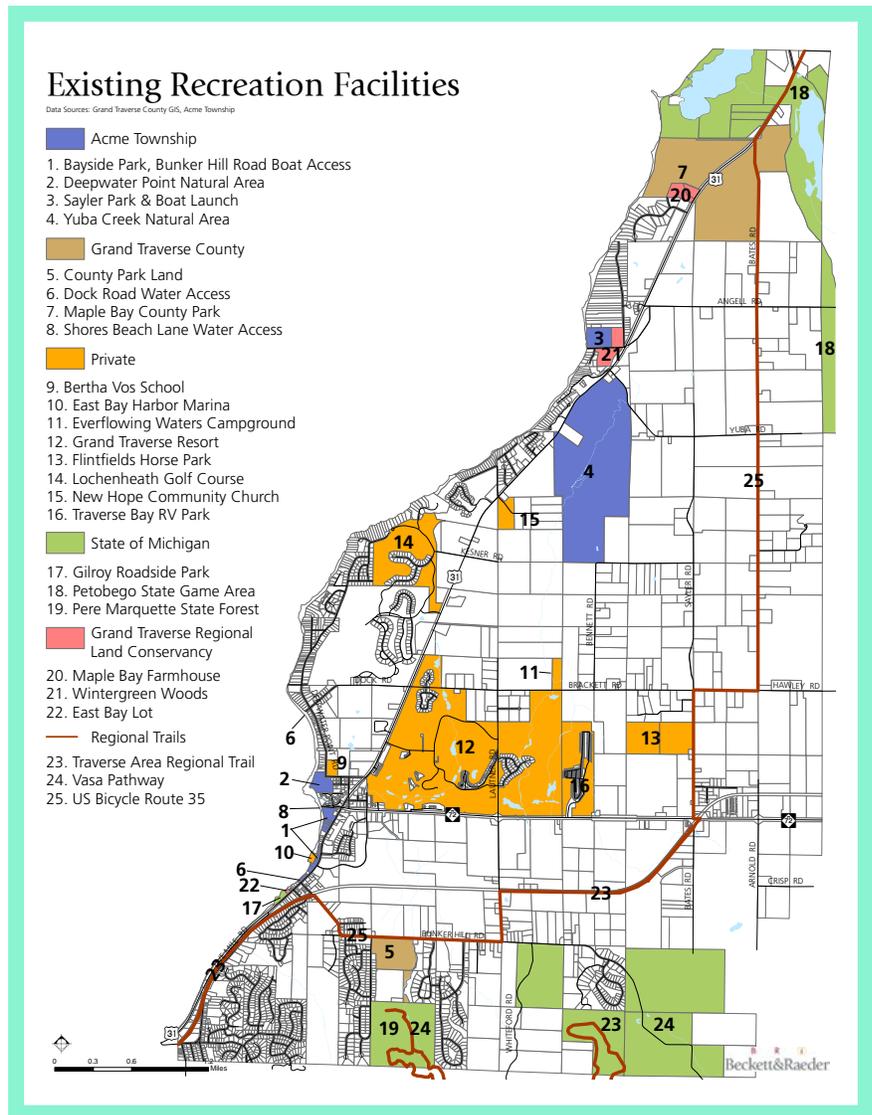
The 14.7-acre Bayside Park is Acme’s smallest park, but it is the most centrally located at the intersection of US-31 and M-72. The site and its surrounding area are at the center of the “Acme Shores Placemaking Plan,” which began as a citizen-driven strategy to acquire and preserve shoreline properties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

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

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

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

Figure 9. Recreation facilities map



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

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

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

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

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



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

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

Acme Township Hall, located

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

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

Figure 11. Community facilities map



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

— Former Michigan Governor Rick Snyder, 2011¹²

ECONOMIC DEVELOPMENT

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

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

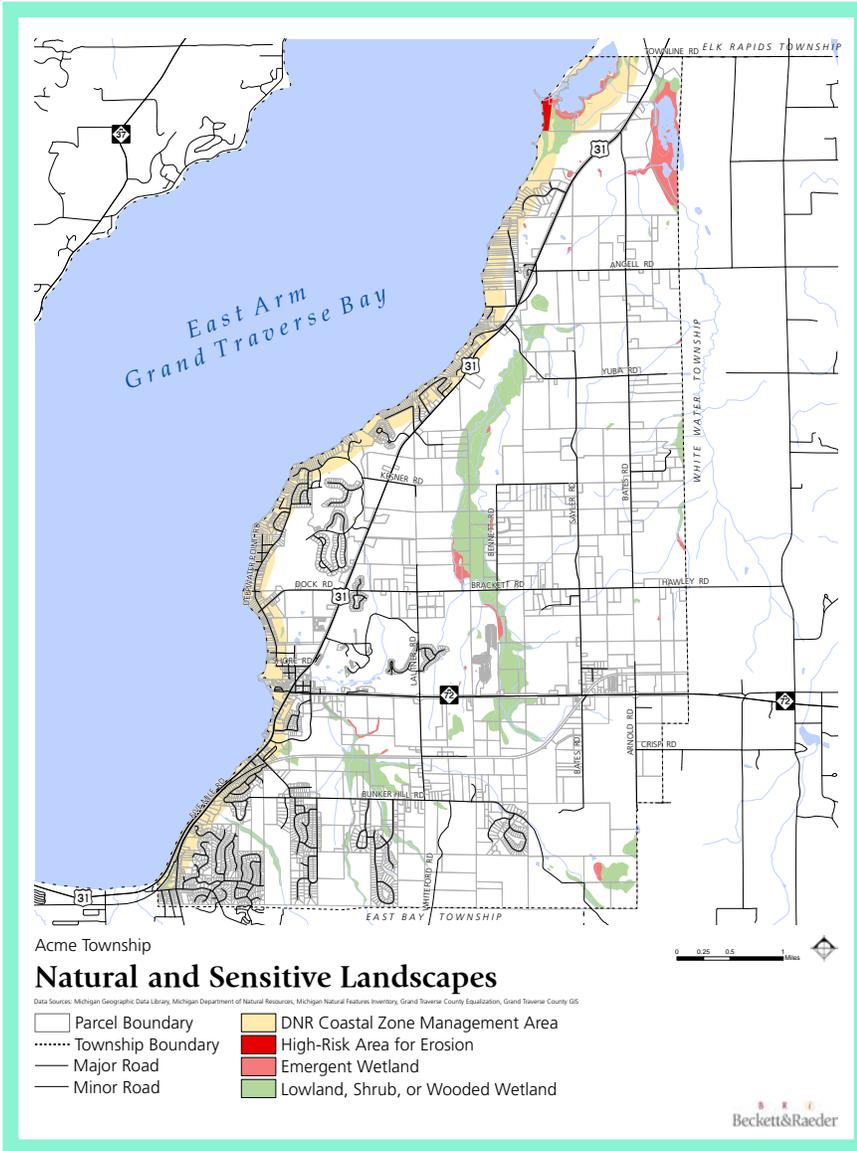
T1 – Natural and Open Space

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

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

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

Figure 12. Natural and sensitive landscapes map



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

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

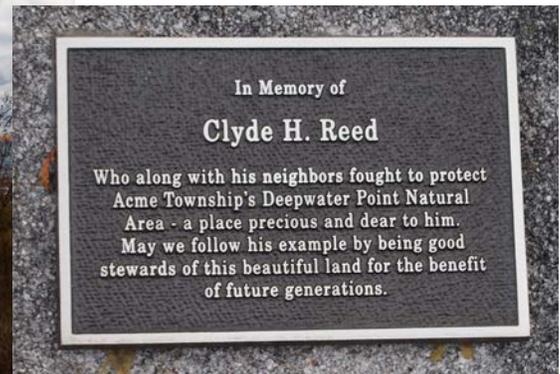


Figure 13: Transect images



THE ACME TOWNSHIP TRANSECT

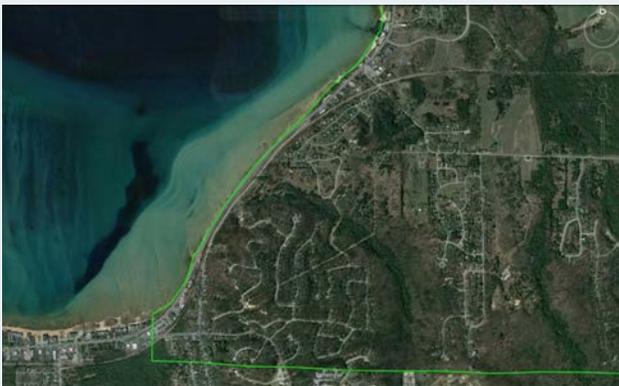
T1 - Natural and Open Space

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



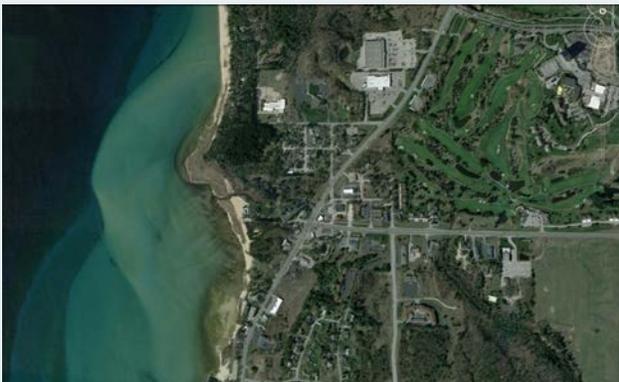
T2 - Agricultural

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



T3 - Residential (Suburban)

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



T4 - Urban Corridor

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

Photos: Google Earth

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

— Michigan Grape and Wine Industry Council, 2010¹³

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

T2 – Agricultural

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

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

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

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

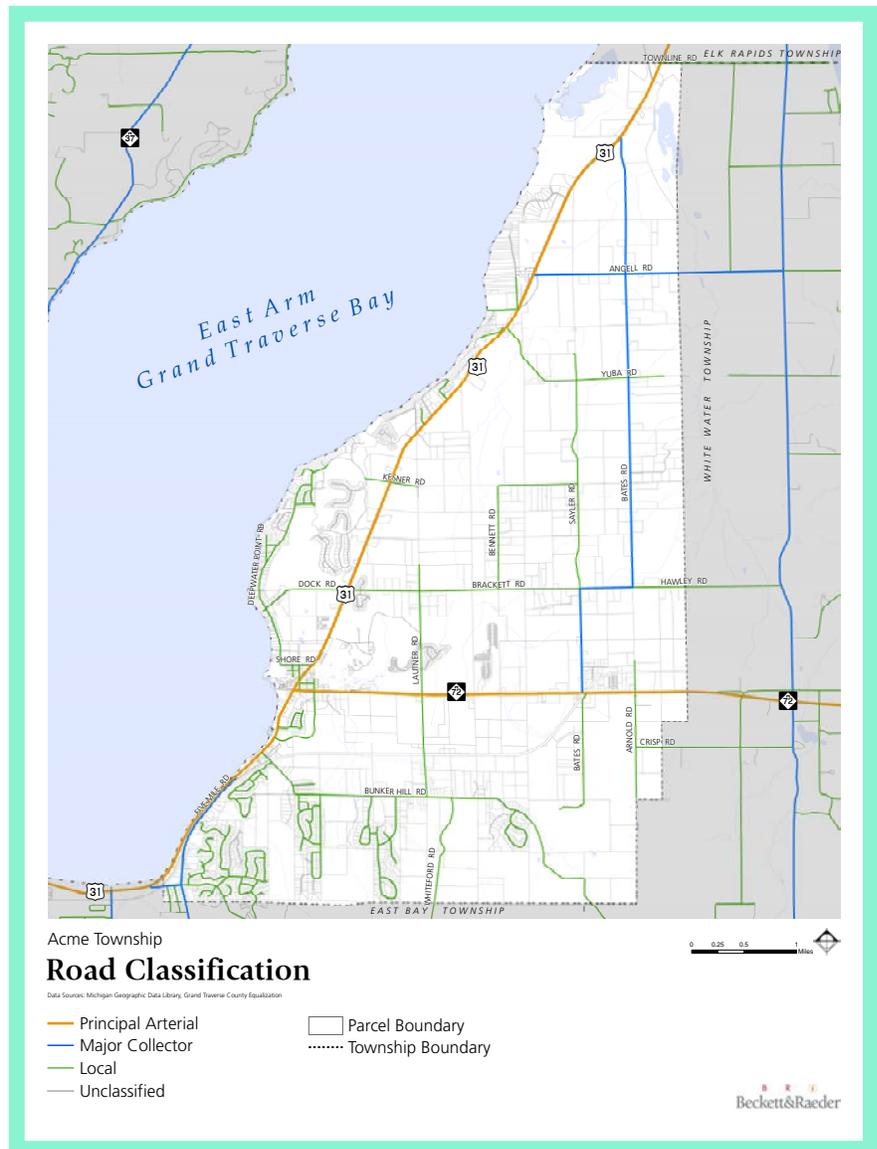
and expand rather than offering incentives to established businesses to relocate within the community (“economic hunting”).¹⁷

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

T3 – Residential

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

Figure 14. Road classification map



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

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

T4 – General Urban Corridor

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

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

employer within the community.

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

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

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

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

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

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

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

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

Redevelopment Ready Communities

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

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

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

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



CERTIFICATION PROCESS

STEP ONE
ENGAGEMENT



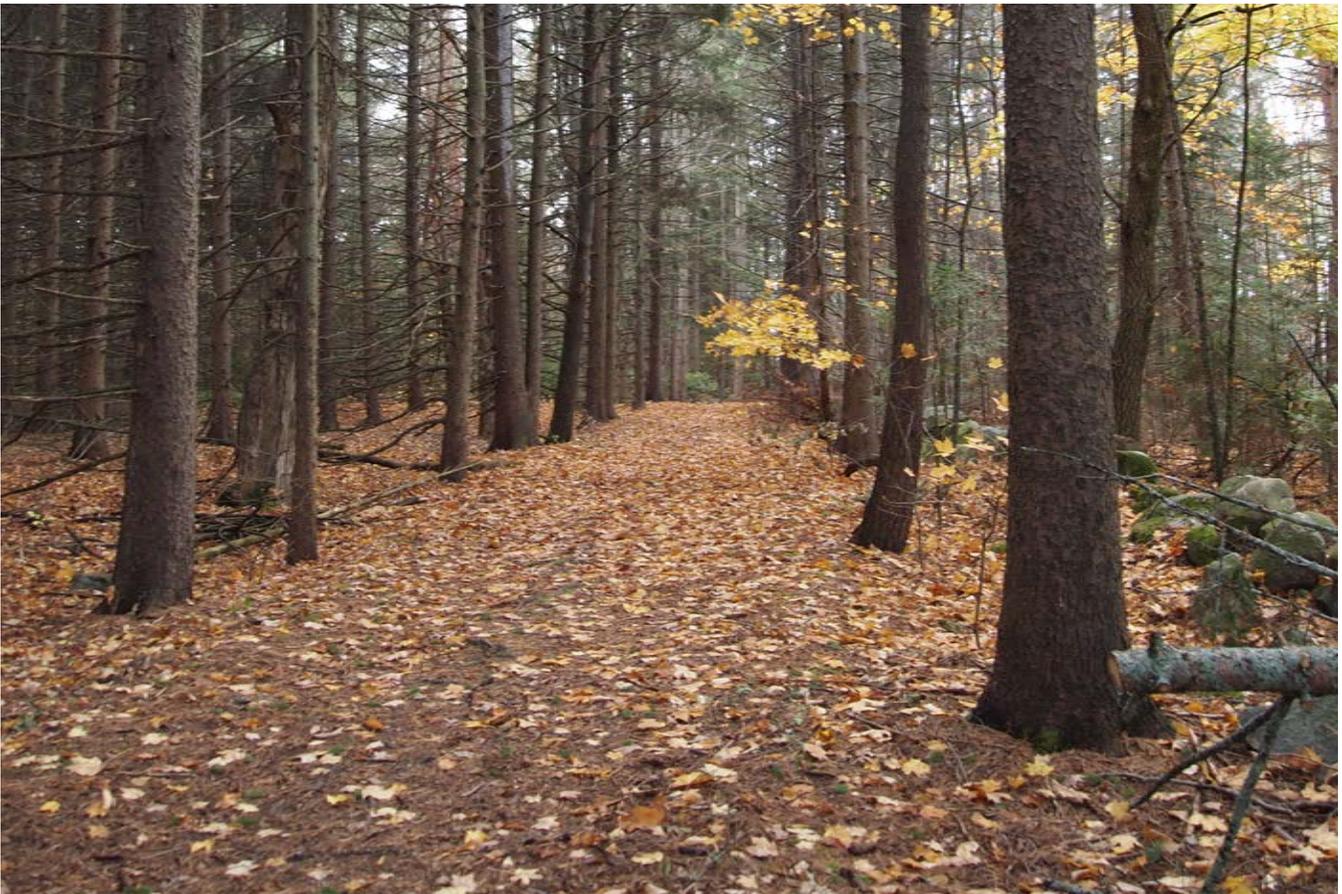
STEP TWO
EVALUATION

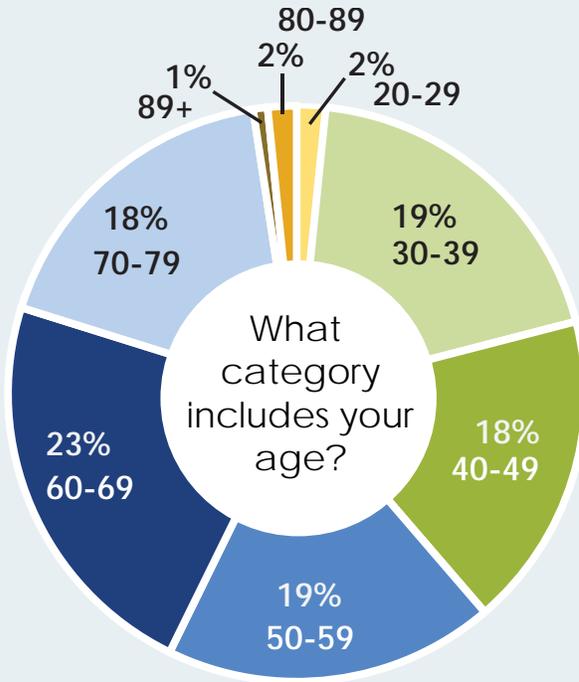


STEP THREE
CERTIFICATION

MICHIGAN ECONOMIC
DEVELOPMENT CORPORATION

PREFERRED FUTURE





COMMUNITY VISIONING AND EXPECTATIONS

Community Survey

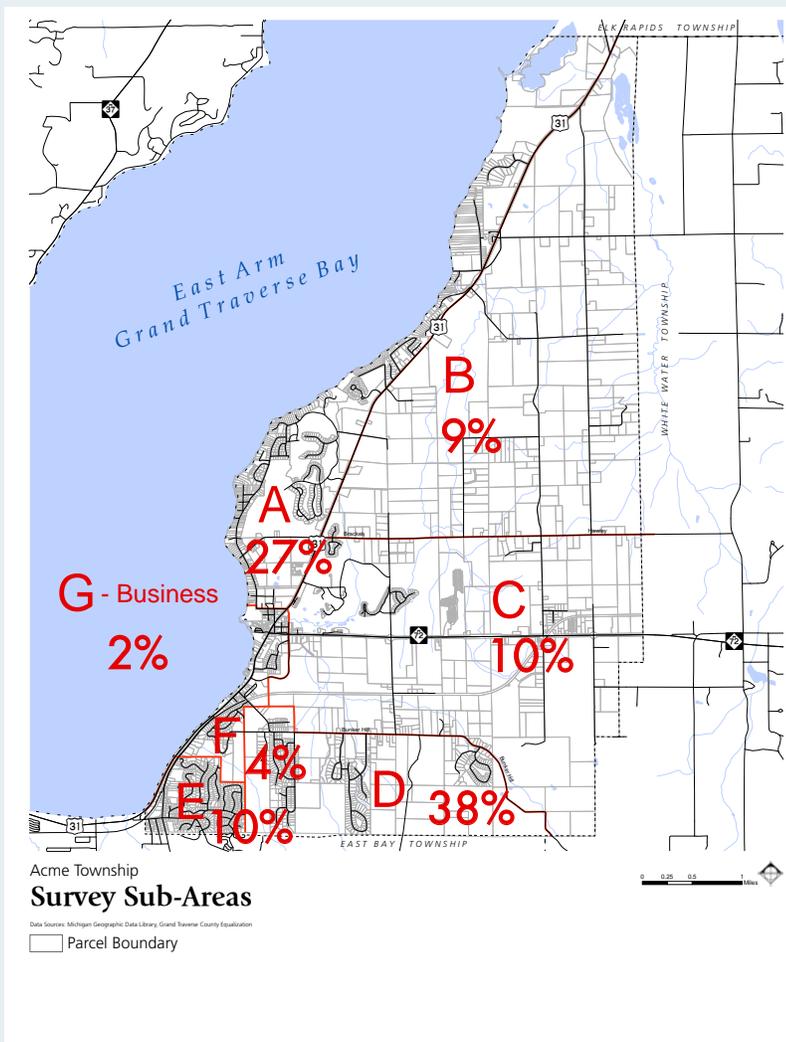
Community engagement is a valuable part of the planning process in soliciting public input. An online survey was made available to the public between September 13 and October 19, 2018. The survey was advertised on the Township’s website and social media outlets. Hard copies of the survey were also made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

Residence

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

Location

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



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

Property Owners

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

Occupation

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

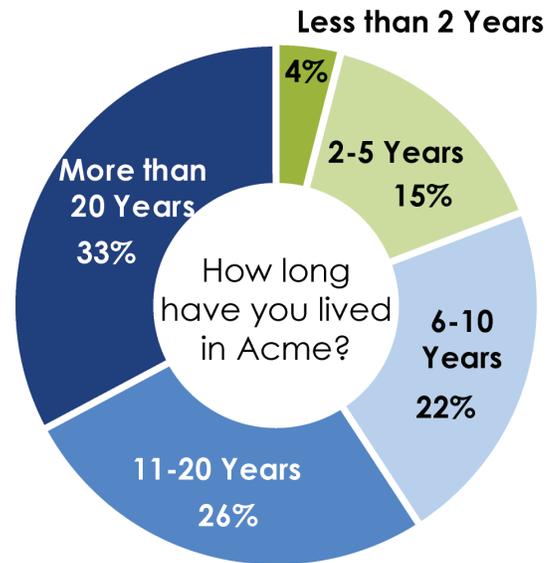
Age

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

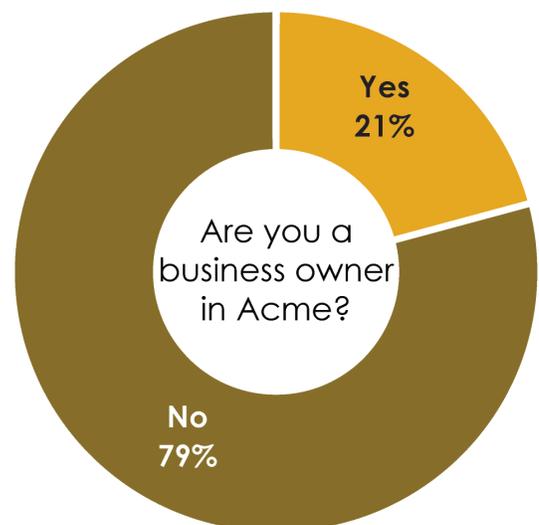
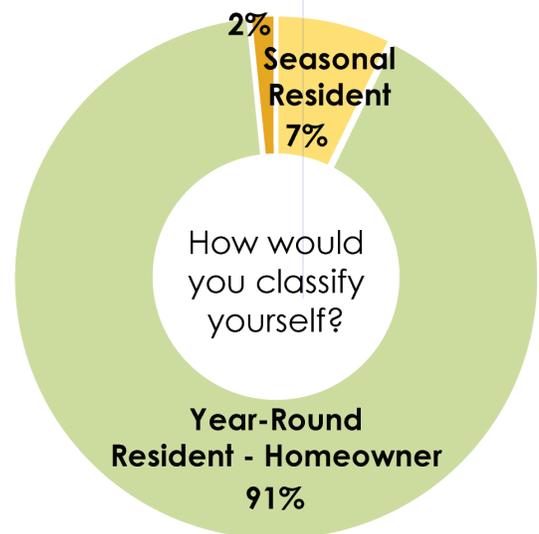
Long Range Planning

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

The top five very important items were:

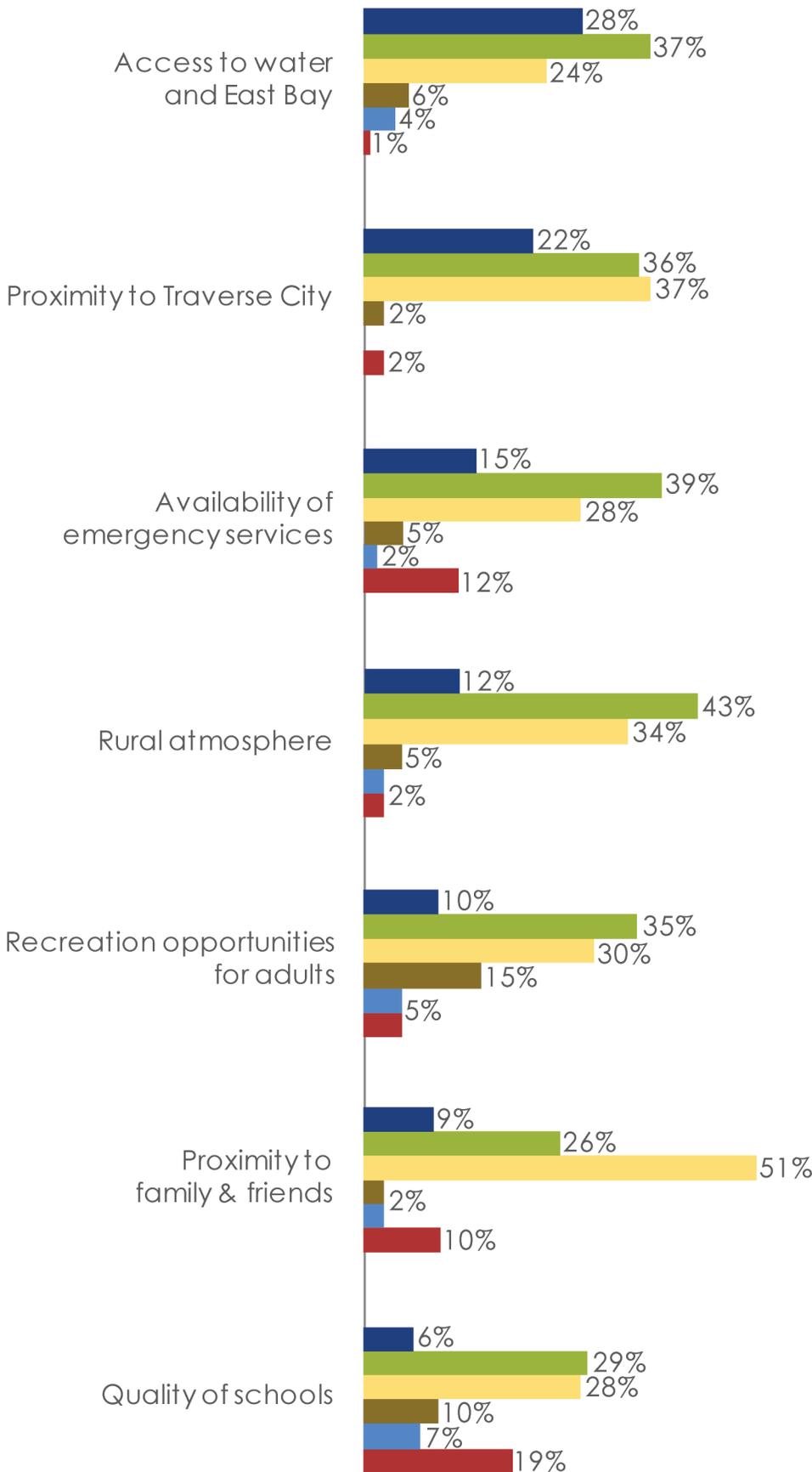


Year-Round Resident - Renter



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

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



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

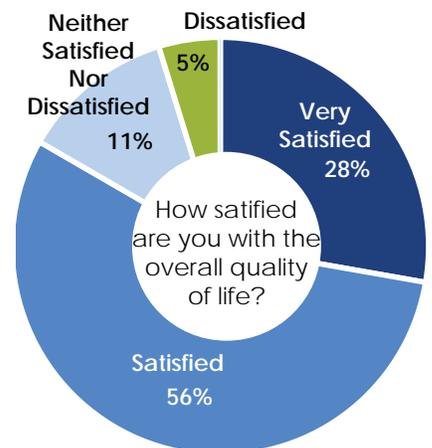
The survey asked participants to rate the Township in a variety of topics. For the most part, the topics were rated at an “average” level by the participants. Over 65% of people rated access to water and East Bay as “excellent” or “above average.” One of the topics that was rated on the lower end was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

Quality of Life

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

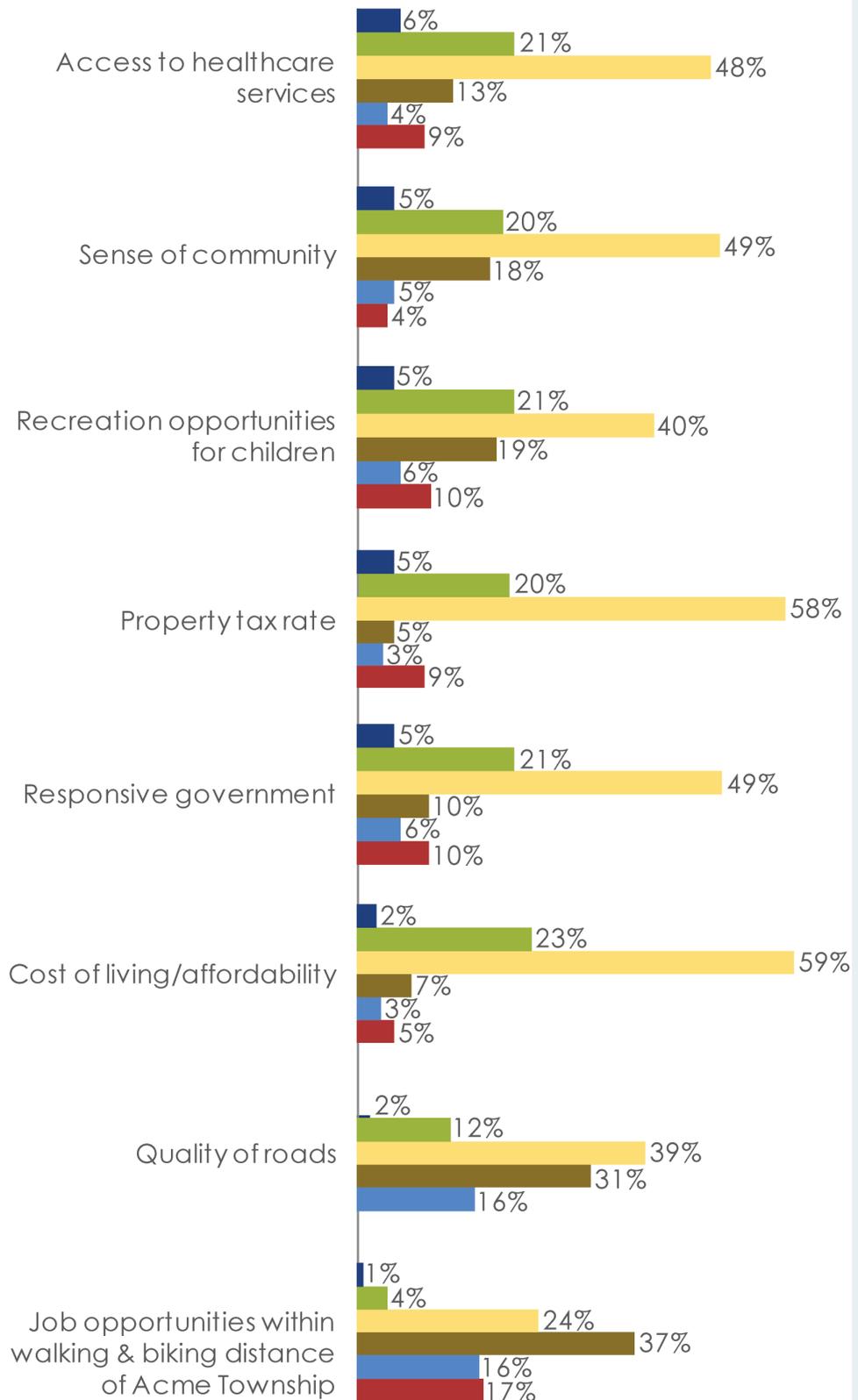
Services Provided

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



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

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



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

Funding

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

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

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

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

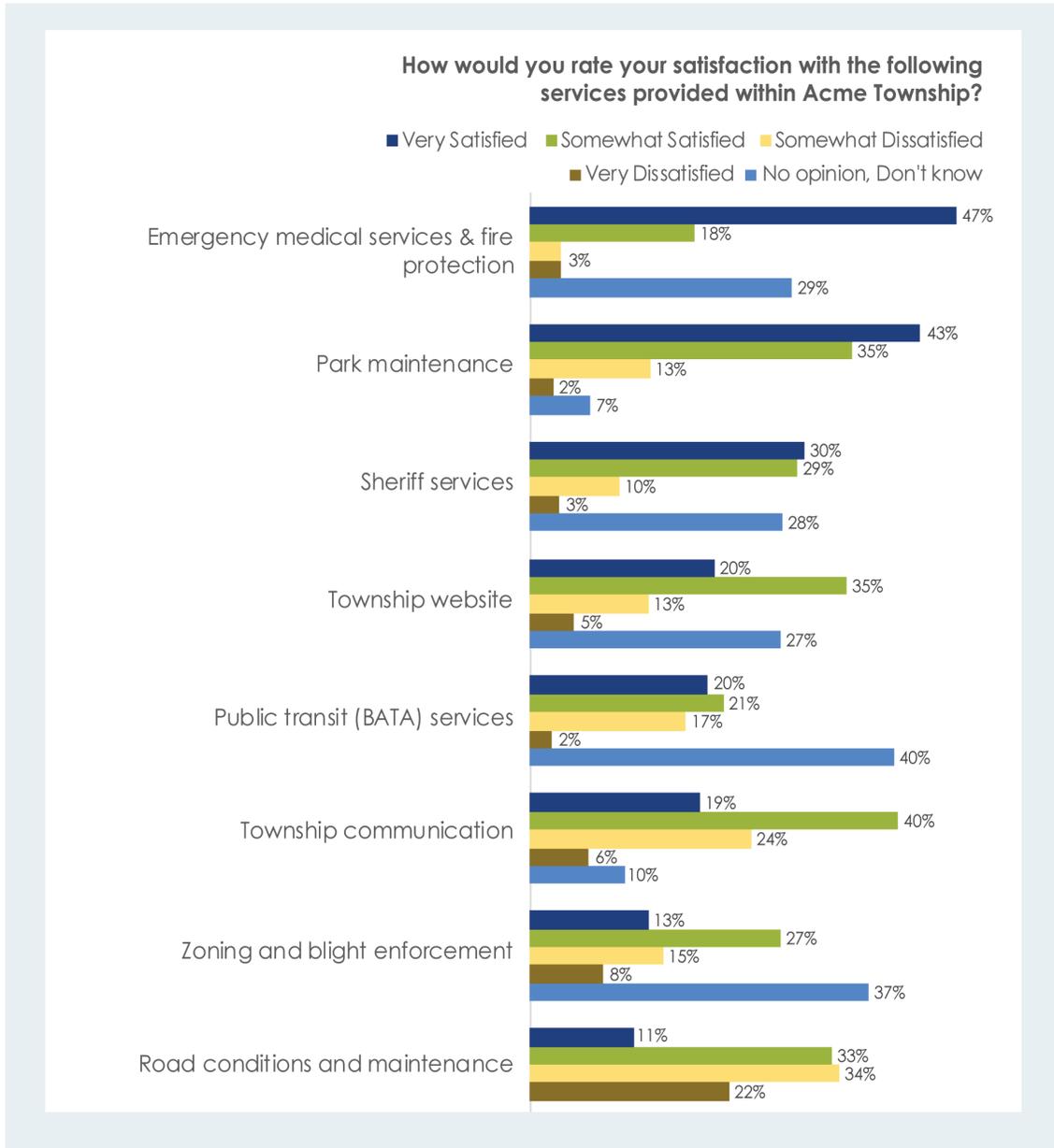
1. Community E-Newsletter (62%)
2. Public Transit (BATA stations) (44%)
3. Recycling services (42%)

The following initiatives were not supported.

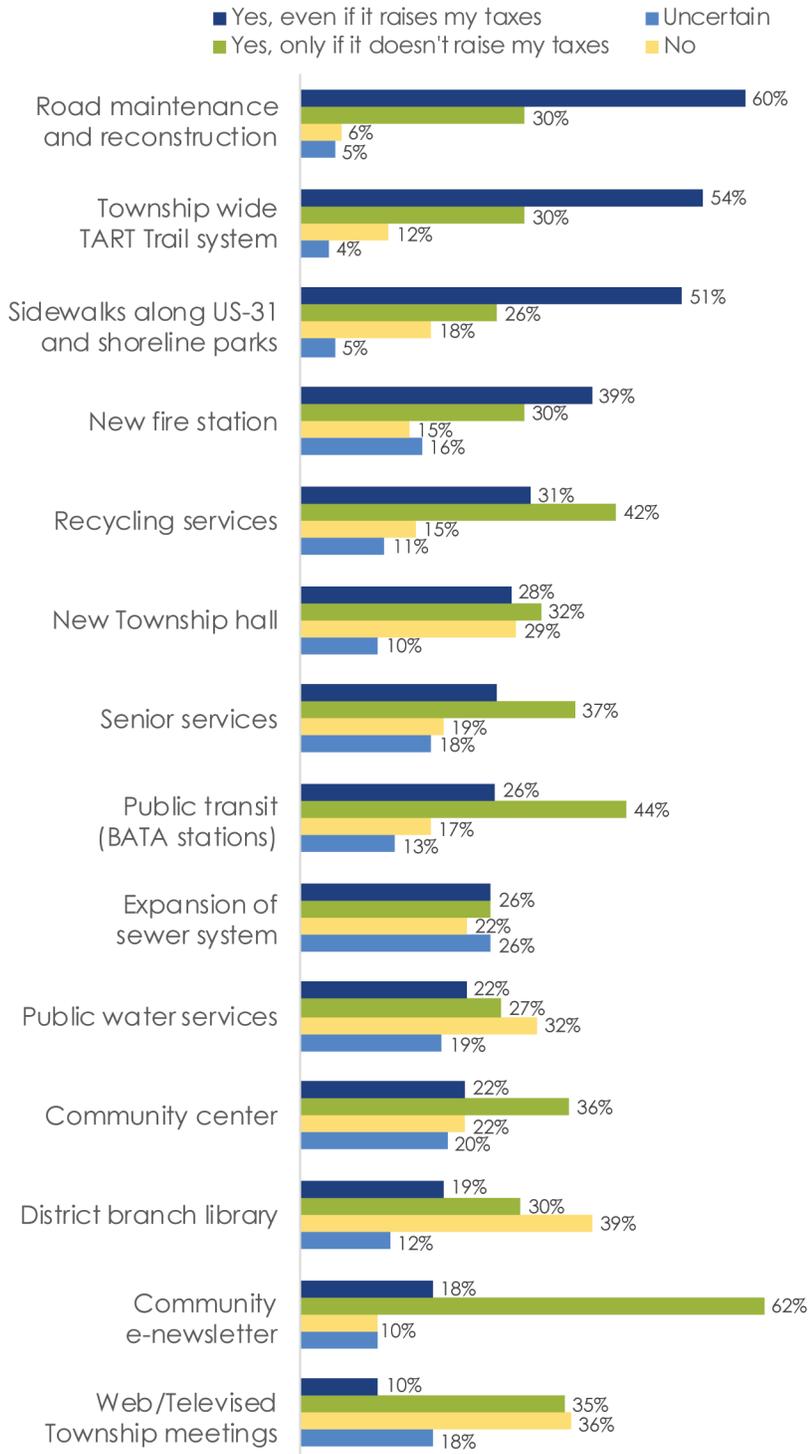
1. District branch library (39%)
2. Web/televised Township meetings (36%)
3. Public water services (32%)

Headlee Amendment

Due to the Headlee Amendment, the

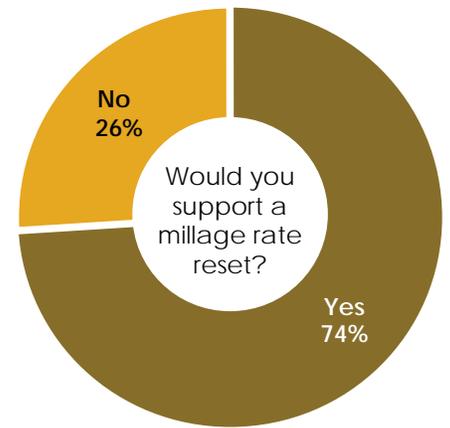


With regard to funding, do you believe the following initiatives should be pursued over the next 10 years?



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

Economic Growth Opportunities

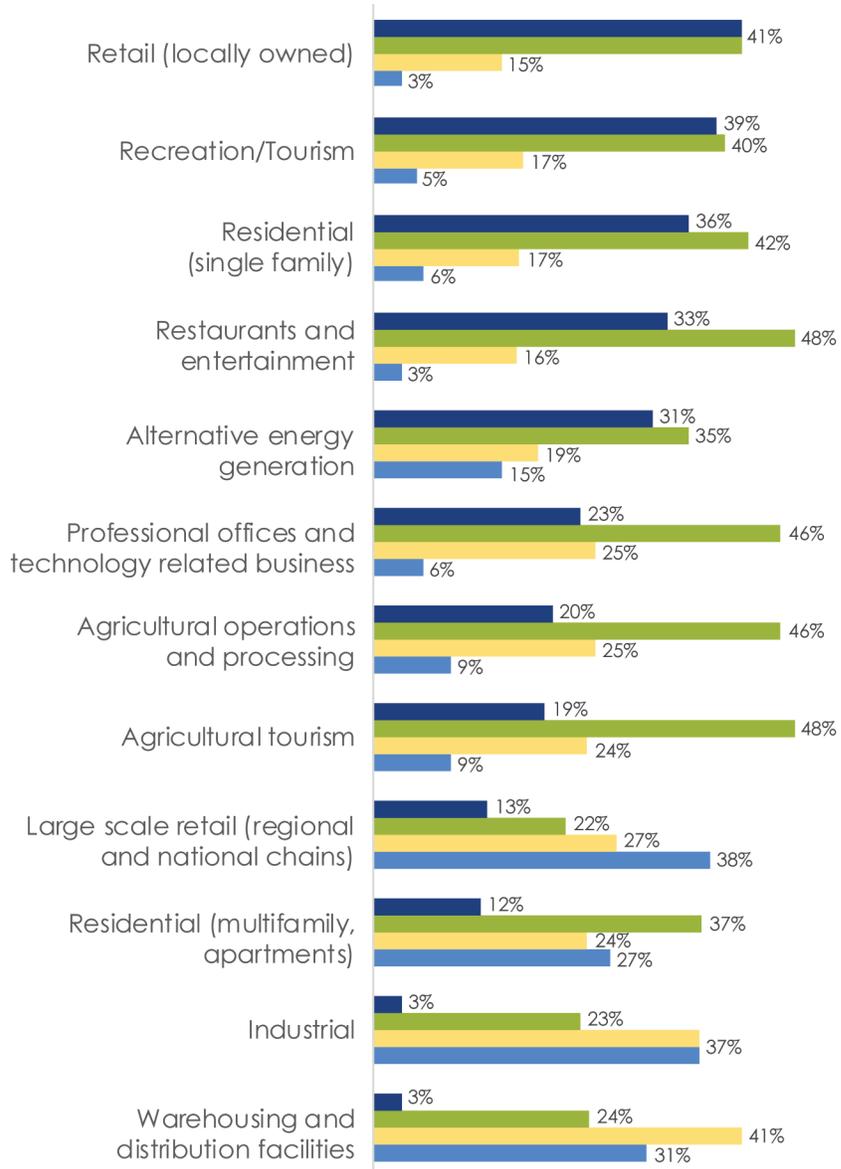


The survey asked participants to rate several economic growth opportunities. They were asked to rate the opportunities from “not a priority” to “high priority.” The top priorities for the respondents was Retail (41%), Recreation/Tourism (39%) and Residential (single family) at 36%. The medium priorities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

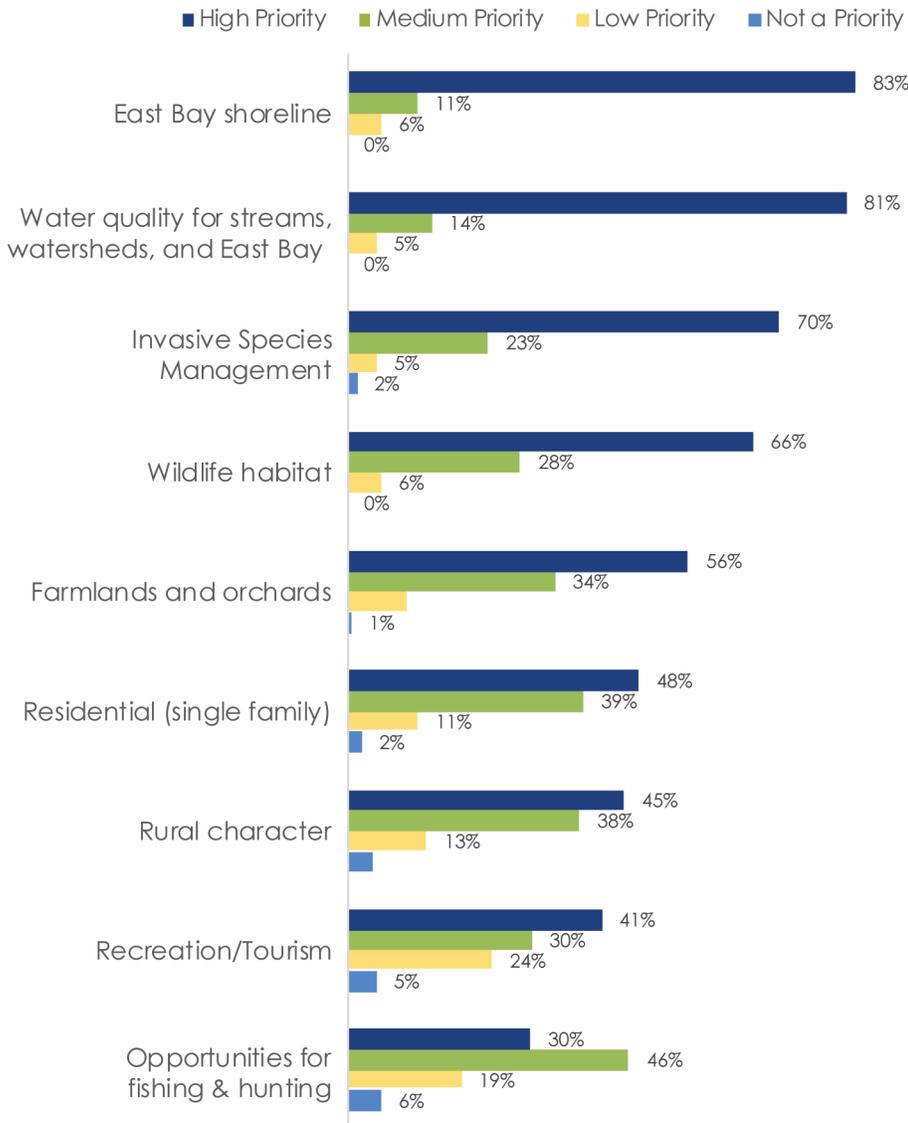
Priorities for Protection

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

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



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

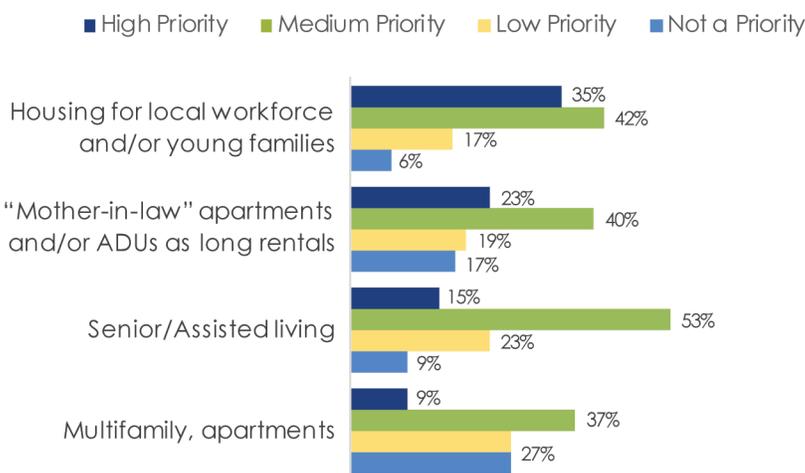


The survey takers rated several items for protection within the Township. Of high priority were the water quality (81%) and the East Bay shoreline (83%), while other related items garnered similar support, including invasive species management (71%), wildlife habitat (64%), and items related to the rural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

Housing

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

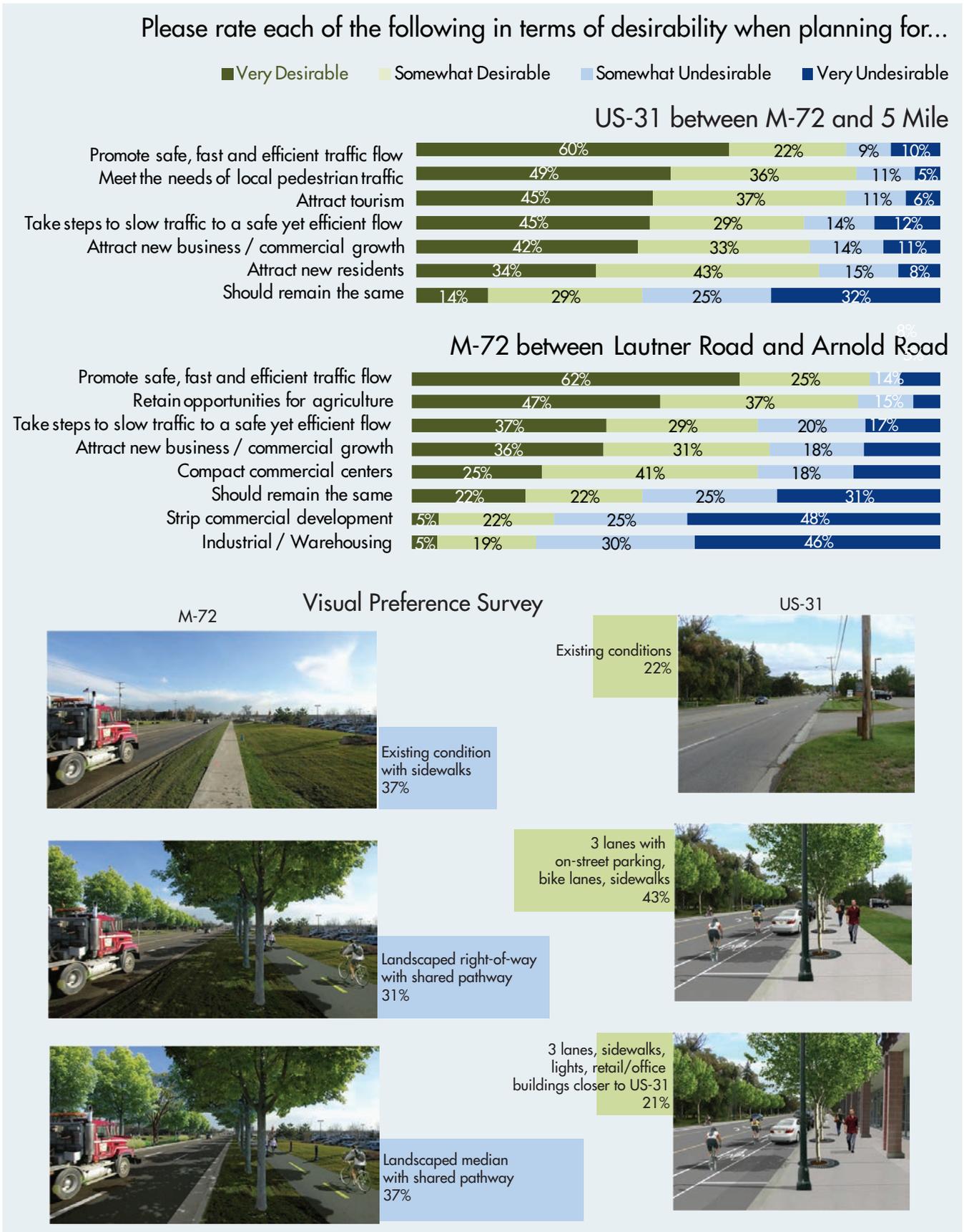
Rate each of the following housing options as a priority in Acme Township.



Park Use

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

Figure 16. Findings from the 2013 Visual Preference Survey



Parks and Recreation Services

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

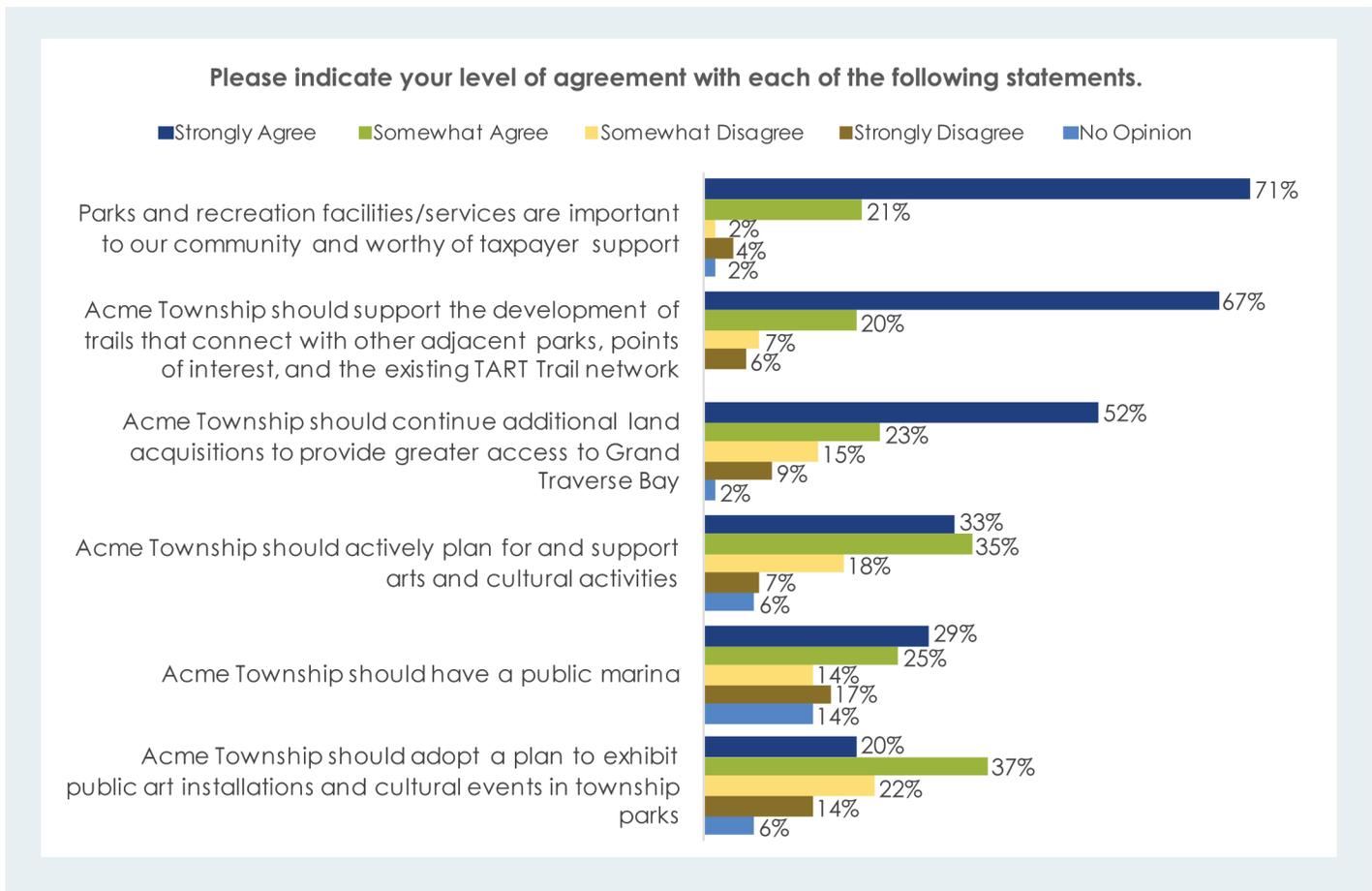
existing TART network. The majority of survey respondents agree to some extent that continuing to acquire land along Grand Traverse Bay for the purpose of waterfront access is important as well.

Parks and Recreation Facilities

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

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

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

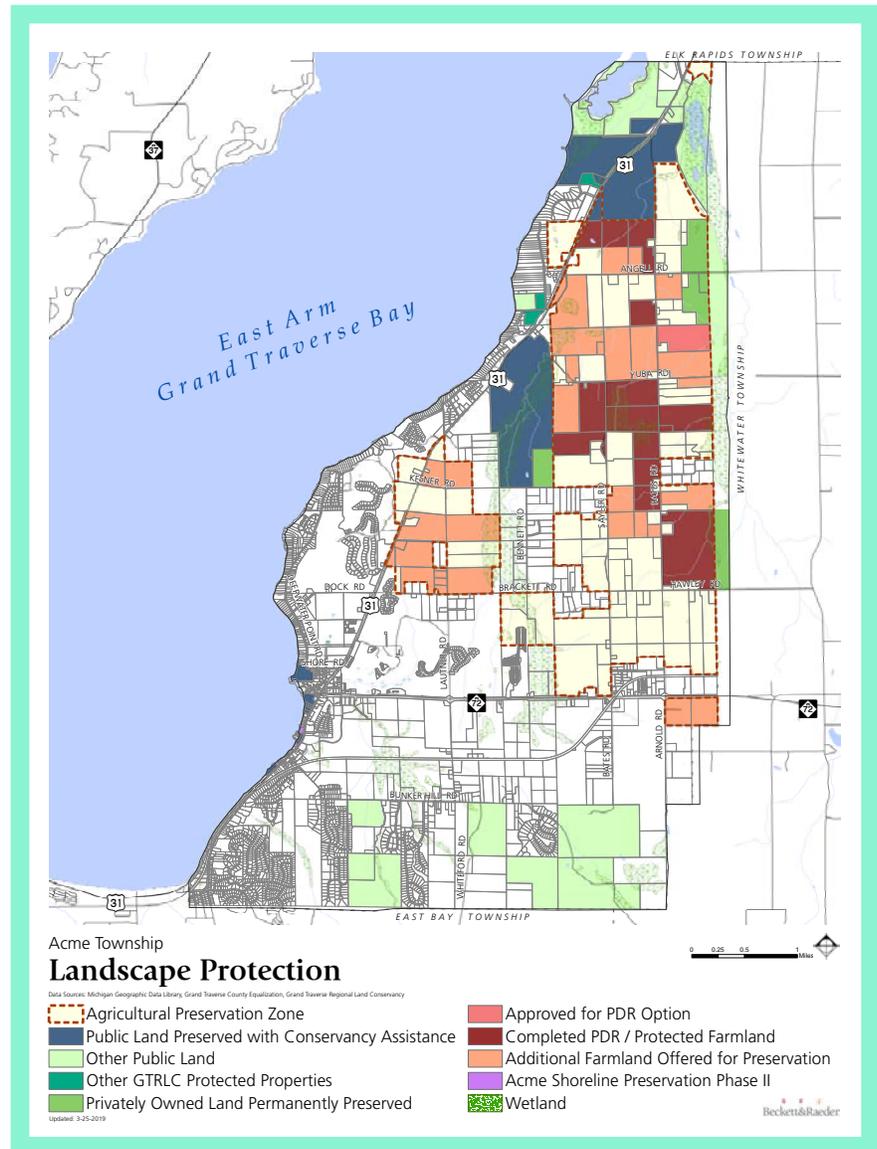


Regional Agency Meeting

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

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

Figure 17: Landscape protection map



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

— Acme Township Protection of Development Rights Ordinance ²¹

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

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

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

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

Business Owner Meeting

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

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

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

Agriculture Community Meeting

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

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

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

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

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

Acme Shores (Placemaking) Visioning

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

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

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

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

- Wikipedia

COMMUNITY CORNERSTONES

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

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

CORNERSTONE: FOCUS ON PUBLIC INFRASTRUCTURE IMPROVEMENT

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

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

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

Building Blocks

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

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

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

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

Building Blocks

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





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

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

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

Building Blocks

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



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

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

Building Blocks

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



Photo, bottom: Karly Wentzloff



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

The community recognizes the value of farmland as an economic component of the local economy and also its intrinsic value as a rural landscape. Through the purchase of development rights (PDR) program supported by a dedicated Acme Township millage, 220 acres of land is permanently protected. Furthermore, the Township adopted provisions for Transfer of Development Rights (TDR) in 2016. Successful implementation of the TDR program as a farmland preservation tool is directly dependent on a municipal water source.

Approximately 66% of survey respondents rated agricultural operations and processing as either a “high” or “medium” priority. Likewise, 67% rated agricultural tourism as a “high” or “medium” priority. Agricultural community members expressed a desire for zoning that allows them maximum flexibility in the use of their land for economic viability. Examples included zoning for related uses within an agricultural operation (e.g., farm markets, wine tastings, food service, agriculture-based tourism), allowing an “enterprise within an enterprise” such as leasing accessory buildings for non-farm operations, and building an additional family homestead on a property without subdividing a separate parcel. They were concerned about their relations with the inhabitants of residential development, noting that encroachment into active farmland raises issues related to spraying, equipment use, noise, and hours of operation.

Building Blocks

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



Middle left and bottom photos: Karly Wentzloff



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

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

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

Building Blocks

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

TOWNSHIP PRIORITIES

Park System Along US-31

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

Public Water for Growth

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

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

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

Public Facilities

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

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

Agricultural Preservation and Expansion

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

Revitalization of the Business District

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

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

Connectivity

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

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STRATEGIES AND LAND USE



Photo: Karly Wentzloff

COMMUNITY FRAMEWORK

Since the adoption of the previous Acme Township Master Plan in 2014, the Township has done an admirable job of implementing the recommendations that have guided the development of the Township (Figure 18). Specifically, commercial development has been concentrated along the US-31 corridor and within the area designated as the “Town Center,” farmland has been retained, and parkland has been acquired and improved along East Bay.

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

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

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

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

The contextual framework of the Township can be divided into six broad land development patterns: Agricultural & Sensitive Lands, Residential–Shoreline, Residential–Neighborhood, Mixed Use Neighborhood, Resort and Tourism Related, and Trade and Warehouse (Figure 19).

1

Agricultural & Sensitive Lands

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

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

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

2

Residential - Shoreline

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

3

Residential – Neighborhood

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

Figure 18. Existing land use map

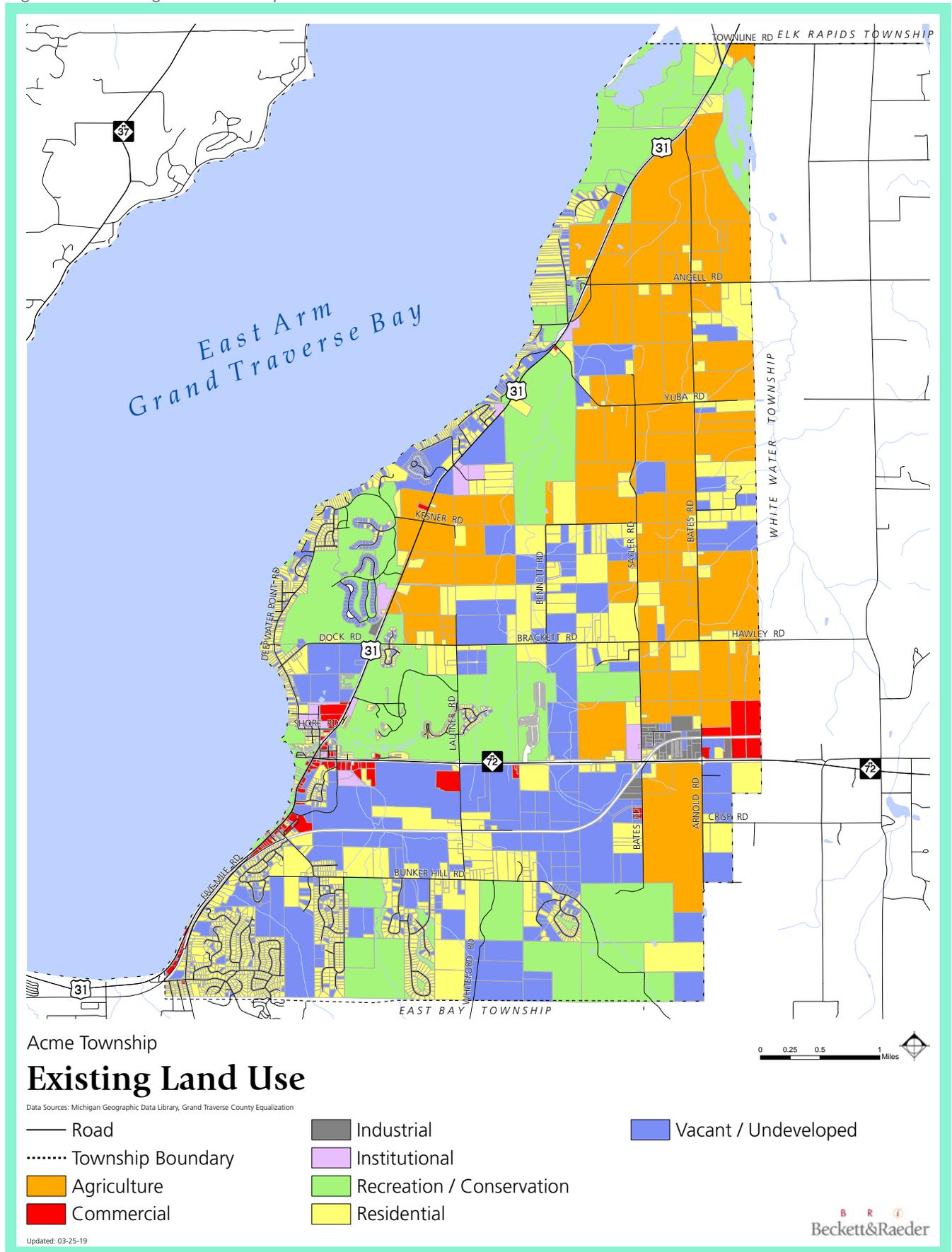
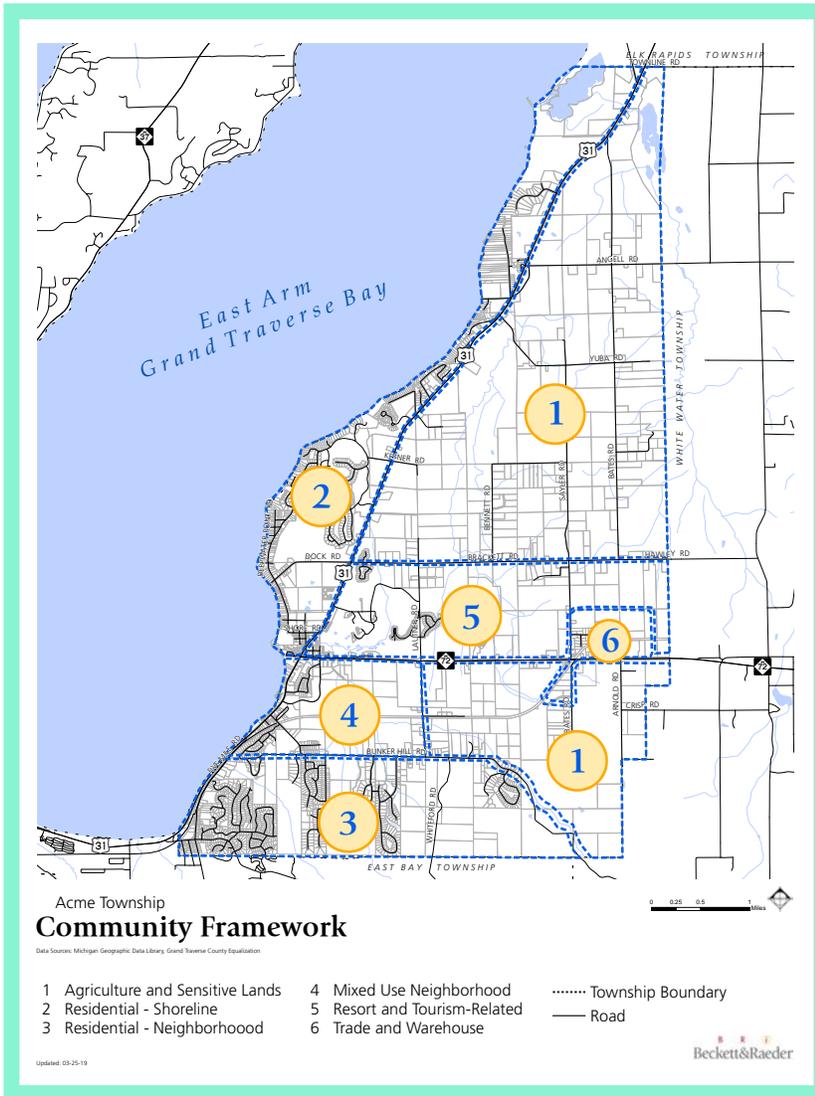


Figure 19. Community framework map



and transit. Future effort should be concentrated on connecting these neighborhoods with nearby commercial and recreational amenities.

4

Mixed Use Neighborhood

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

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

subdivision with a more connected street network would experience.

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

housing development in the Mixed Use Village district.

5

Resort and Tourism Related

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

6

Trade and Warehouse

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

provides freight service to Traverse City, runs through this area.

FUTURE LAND USE CATEGORIES

Conservation and Recreation

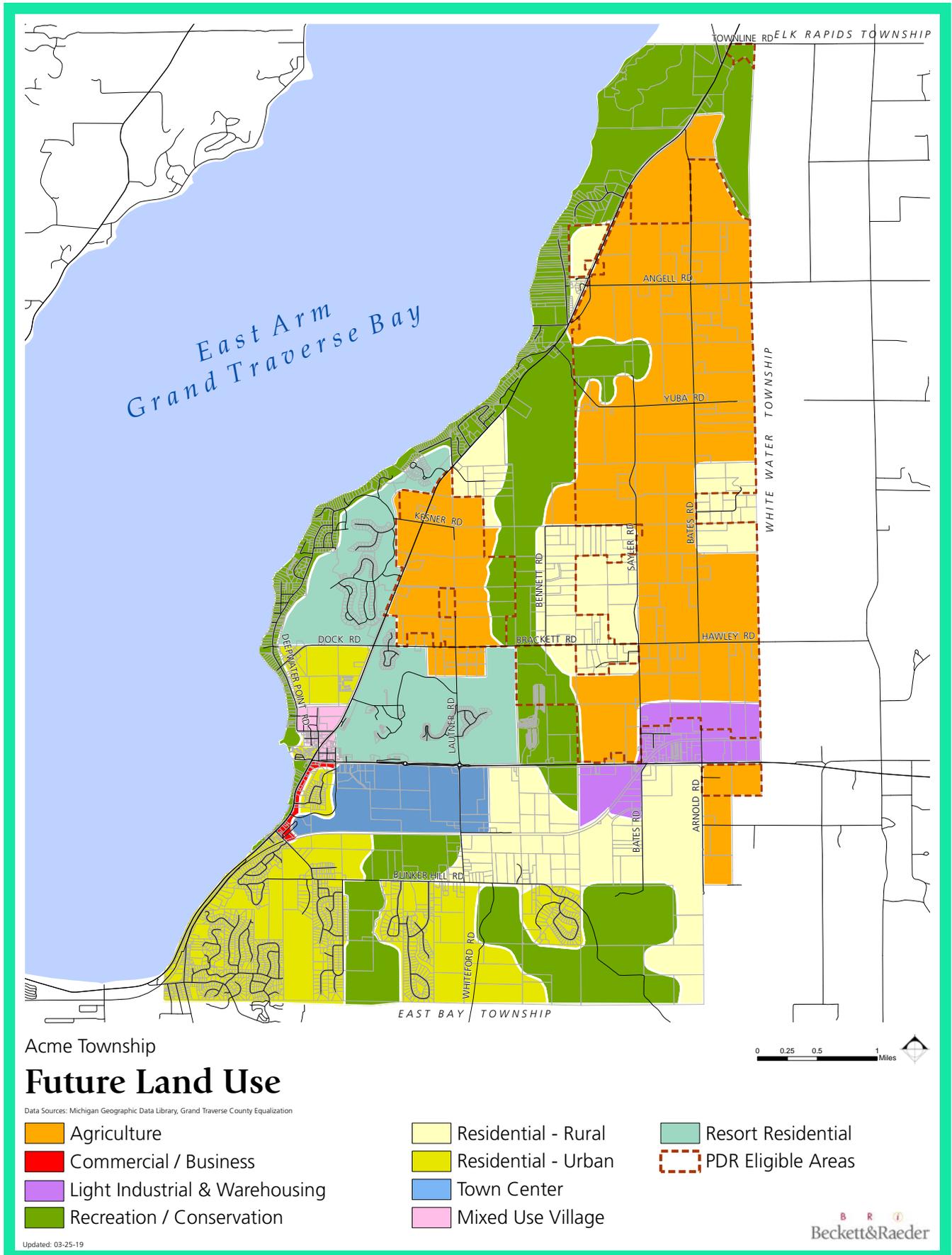
The Conservation and Recreation category encompasses land use for a large variety of recreation activities, and also land areas designated for conservation that have important natural resources and sensitive ecosystems. Some of the major existing areas with highly sensitive ecosystems in the Township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

of the Township's Parks and Recreation Master Plan.²⁶

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

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

Figure 20. Future land use map



Residential development on conservation land is encouraged to use cluster housing, open-space development, or planned-unit development. Land uses in the Conservation and Recreation areas should comport with the policies and actions outlined in the Cornerstone entitled, "Maintain and Improve the Quality of Surface and Groundwater throughout the Township and in East Bay."

Agricultural

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

of linkages and corridors for wildlife habitat.

A major objective of this land use category is to create a long-term business environment for agriculture in Acme Township. This category also aims to ensure that agriculture contributes to the character of Acme Township; contributes to Acme Township's and Grand Traverse County's economies, now and in the future; and prevents the loss of agricultural lands by encouraging the use of PDR and TDR programs and other means.

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

and/or open space (farmland) subdivisions are used.

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

Rural Residential

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

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

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

Urban Residential

The Urban Residential designation comprises high-density areas, including established residential

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

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

Primary uses within this category are single-family detached homes, attached single-family structures such as townhouses and duplexes, and multiple-family residences such as stacked ranches, apartment buildings, group living quarters, manufactured homes, and mobile home parks. Other complementary

uses such as churches, schools, and parks would be permitted. The Urban Residential section contemplates the existence, and continued existence, of the GT Resort & Spa and its ability to develop as a resort, with commercial uses as part of the Resort's core business.

Commercial

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

The intended uses in this category include, but are not limited to: grocery stores, bakeries, garden supply stores, banks, laundries,

pharmacies, hardware stores, gas stations and automotive service business including supermarkets, general merchandise stores, restaurants (fast and non-fast food types), coffee shops, professional offices of various kinds, and personal service businesses (hair salons, spas and so on).

Resort Residential

This category of land use is set aside for uses that are predominantly residential in nature but are often used by vacationers or on a seasonal basis. The Resort Residential district accommodates some mix of uses including entertainment, restaurants, golf courses, and retail. This land use recognizes the importance of the seasonal economy in Acme Township and sets aside a special category for uses of this nature.

Mixed Use Village

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

Public infrastructure, water, sanitary sewer, roads, and non-motorized pathways will be required to fully develop and link properties into this cohesive community mixed use district. Sanitary sewer currently serves the district's existing capacity, but with proposed higher density in this area, additional capacity should be considered. Some sidewalks are found along the major corridors but are largely missing along most roads, and evidence of informal sidewalk paths can be seen along residential streets. By increasing mixed housing options, this district can serve the changing needs of Acme residents. Encouraging new residential growth with densities of 10-14 units per acre can help foster housing for a growing workforce and aging population. Limited neighborhood commercial services are located on the corners in established neighborhoods.

Town Center

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

lighting, and other elements that reflect and add to a vibrant business district.

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

Light Industrial & Warehousing

The light Industrial and warehousing category encompasses land use for light industrial, trade-related business and warehousing enterprises in the Township. The existing uses currently are located along state highway M-72 and Bates Road (an area comprising some existing development of higher density industrial and business uses).

The main objectives of the Industrial land use category are to provide for non-intrusive industrial operations in high density areas that stimulate the economic vitality of the Township

without negatively impacting the surrounding area, and to provide employment opportunities for residents of the Township and surrounding region. Sound access management planning should be included in any new industrial developments.

The intended uses in this category include, but are not limited to: enclosed wholesale facilities, warehouses, high technology industries, light manufacturing, telecommunications industry, and other non-intrusive industrial enterprises. Land uses in the Industrial area should comport with the policies and actions of the Master Plan.

ECONOMIC DEVELOPMENT ZONES

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

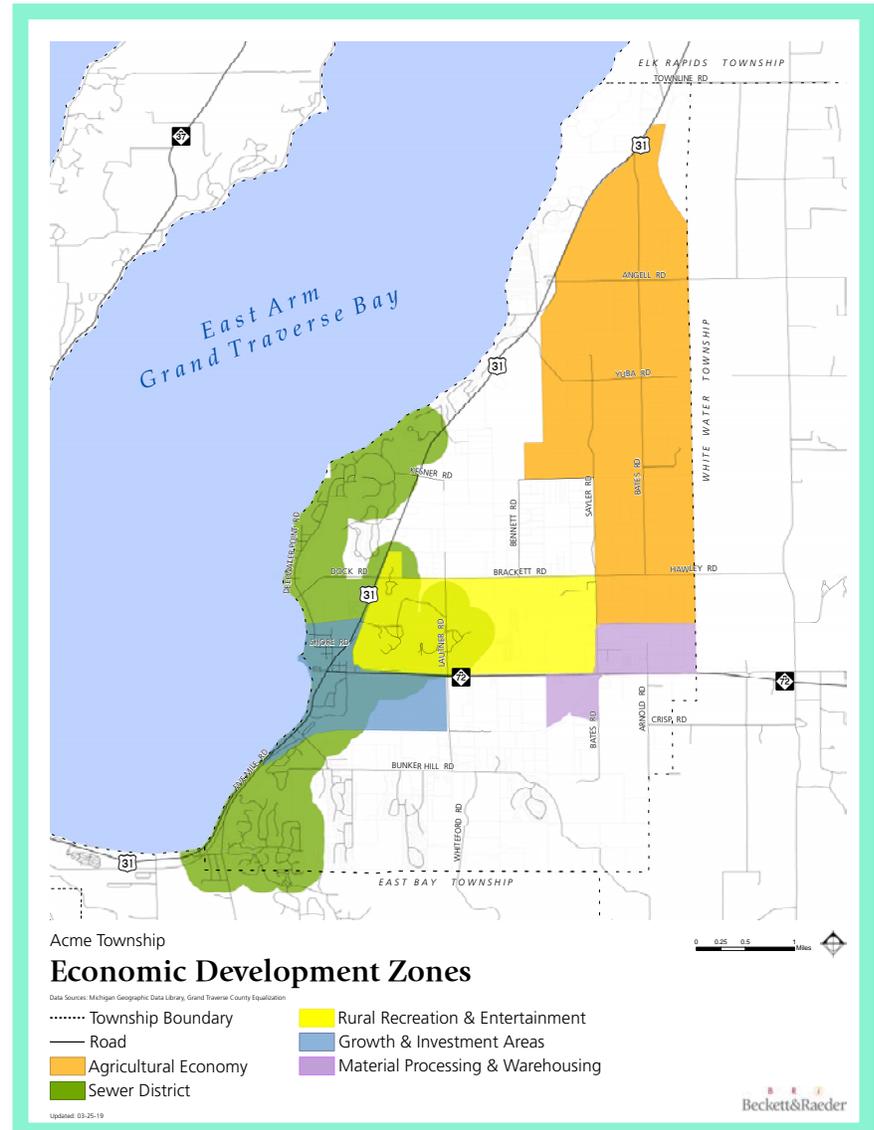
Distinguishing economic

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

recognition of these priorities by other network collaborators results in funding and implementation.

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

Figure 21. Economic Development Zones map



ZONING PLAN

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

order to bring it into alignment with the new master plan. Specifically, the zoning plan looks to show the relationship between the future land use map and the zoning map, and to suggest ordinance revisions to

strengthen that relationship. The changes suggested are necessary in order to help implement specific aspects of the master plan (Table 3).

Table 3. Zoning chart

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

Table 3. Zoning chart (Continued)

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

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

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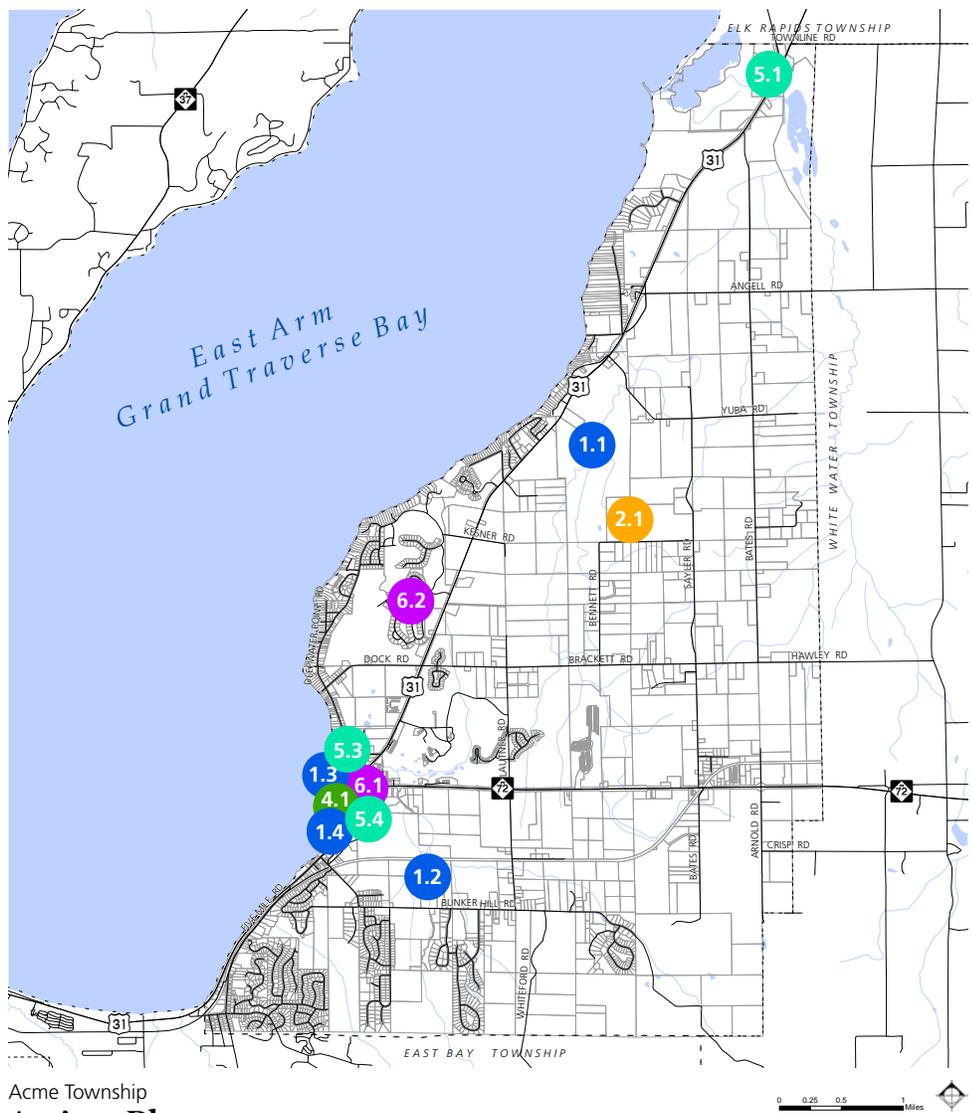
IMPLEMENTATION AND ACTION



ACME TOWNSHIP ACTION PLAN

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

Figure 22. Action plan map



Acme Township Action Plan

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

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

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

Table 4. Action plan

GOALS	ACTIONS
WATER QUALITY	
Protect water quality by actively monitoring the effectiveness of storm water treatment projects and the presence and source of any bacterial agents.	Continue water quality testing at: Yuba Creek Natural Area Acme Creek within the Grand Traverse Town Center project area Bayside Park and Sayler park Bunker Hill Boat Launch
AGRICULTURE	
Continue the Township’s effort to preserve farming and orchard operations.	Continue the Purchase of Development Rights (PDR) and Transfer of Development Rights (TDR) Programs
REGULATORY	
Revise the Acme Township Zoning Ordinance.	Streamline the structure and provisions of the current code.
PARKS & RECREATION	
Implement key projects identified in the Township’s 5-year Parks System Plan	Design, fund and implement planned improvements for Bayside Park
NONMOTORIZED TRANSPORTATION	
Connect Township assets with the regional nonmotorized pathways and trails.	Collaborate with MDOT, TART, land owners, and other local governments on implementation of the Traverse City to Charlevoix Trail.
	Develop a comprehensive non-motorized plan that can inform implementation of new development projects.
	Develop standards to require sidewalks with new and redeveloped properties in the Growth and Investment Area
	Collaborate with the business community to install an 8-foot sidewalk on the east side of U.S. 31.
PUBLIC INFRASTRUCTURE	
Provide Township residents and business with access to high quality public water and sewer services.	Formalize an arrangement with the GTB to provide potable water to the Growth & Investment Area.
	Continue to expand sanitary sewer services within the sanitary district.
	Update the capital improvements program for the Township to include detailed cost estimates and time-frames for water, sanitary sewer, stormwater, and road improvements
HOUSING	
Provide a variety of housing for existing and future residents.	Coordinate with Networks Northwest on a housing Target Market Analysis.
	Explore the adoption of a PILOT (payment in lieu of taxes) ordinance to facilitate the development of workforce housing.
	Ensure diverse, affordable, accessible housing in the Township through partnerships with Homestretch, the newly formed Housing North non-profit, the Tribe, and others
ADMINISTRATIVE CAPACITY	
Provide opportunities for training, continuing education, and authentic public engagement.	Continue the policy of providing training and continuing education for elected and appointed officials.
	Develop a regular Township e-newsletter to update residents on current events.
	Identify a location and construct a new Township Fire Station / Township Hall.
	Allocate funds to conduct a comprehensive citizen survey in 2024.

APPENDIX

ENDNOTES

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CLASSIC POWER EQUIPMENT

5858 MOORE ROAD
WILLIAMSBURG MI 49690
231-267-9400

ACME TOWNSHIP

Buyer's Order

03/21/2019
Order No.
Salesman ANDY ELMY

+

231-938-1350 A@A.COM

I hereby agree to purchase the following unit(s) from you under the terms and conditions specified. Delivery is to be made as soon as possible. It is agreed, however, that neither you nor the manufacturer will be liable for failure to make delivery.

Unit Information

Year	Make	Model	Serial No.	Stock No.	Dealer Retail Price
Used 2008	EZ-GO	NPT 1200	2632405	632405	\$0.00

Manufacturer Base Price	\$0.00
Manufacturer Options (M)	\$0.00
Manufacturer Sugg Ret Price	\$0.00
Dealer Retail Price	\$0.00
	\$2,899.00

Options:

Customer Price	\$2,899.00
Freight	\$0.00
Dealer Added Options (D)	\$0.00
Customer Added Options	\$0.00
Dealer Prep	\$0.00

Notes:

Unit Subtotal	\$2,899.00
FILING FEES/UCC	\$0.00
TITLE FEES	\$0.00
TRANSFER FEES	\$0.00
REGISTRATION/PLATE	\$0.00
SERVICE CONTRACT	0 \$0.00
Theft Protection	0 \$0.00
	0 \$0.00
Taxable Sale Item	P&A \$0.00
Non Taxable Item	0 \$0.00
Extras 17	0 \$0.00
License/Registration Fees	\$0.00
Processing Fee	\$0.00
Sales Tax	\$0.00

Trade Information

Cash Price	\$2,899.00
Trade Allowance	\$0.00
Payoff	\$0.00
Net Trade	\$0.00
Net Sale (Cash Price - Net Trade)	\$2,899.00
Credit Life Insurance	\$0.00
Accident & Disability	\$0.00
Sub Total (Net Sale + Other Charges)	\$2,899.00
Cash Down Payment	\$0.00
Amount to Pay/Finance	\$2,899.00

NOTICE TO PURCHASER:

THIS PURCHASE AGREEMENT IS A BINDING CONTRACT, AND UNLESS OTHERWISE NOTED, THE DEPOSIT IS NONREFUNDABLE TO THE PURCHASER. IF DEALER IS ARRANGING FINANCING FOR PURCHASER AND THE PURCHASER COMPLETES A CREDIT APPLICATION CONCURRENT WITH THE DEPOSIT, THE DEPOSIT WILL BE REFUNDED TO THE PURCHASER IF DEALER IS UNABLE TO OBTAIN SUCH FINANCING FOR THE PURCHASER. THE DEPOSIT IS ALSO REFUNDABLE IF DEALER IS UNABLE TO OBTAIN THE VEHICLE/EQUIPMENT INCLUDED IN THIS PURCHASE AGREEMENT. PURCHASER IS RESPONSIBLE FOR ALL COST INCURRED BY THE DEALER IN ENFORCING THIS CONTRACT, INCLUDING ALL COLLECTION AND LEGAL FEES. AT THE DEALERS DISCRETION, PURCHASER AGREES TO SUBMIT TO BINDING AND FINAL ARBITRATION ALL CLAIMS, DISPUTES, DEMANDS, CAUSES OF ACTION OR CONTROVERSIES AGAINST DEALER RELATED TO THIS SALE, FINANCING OF THIS SALE, OR ANY AND ALL ASPECTS OF MERCHANTABILITY, WARRANTY OR PERFORMANCE OF THE VEHICLE/EQUIPMENT SUBJECT TO THIS SALE. THE ARBITRATION SHALL BE CONDUCTED BY ONE IMPARTIAL ARBITRATOR SELECTED FROM A LIST OF ARBITRATORS PROVIDED BY THE AMERICAN ARBITRATION ASSOCIATION, AND THE COST ASSOCIATED WITH ARBITRATION UNDER THIS AGREEMENT SHALL BE PAID FOR BY THE LOSING PARTY AS DETERMINED BY THE ARBITRATOR.

TRADE-IN NOTICE:

CUSTOMER REPRESENTS THAT ALL TRADE IN UNITS DESCRIBED ABOVE ARE FREE OF ALL LIENS AND ENCUMBRANCES EXCEPT AS NOTED.

Customer Signature _____ Dealer Signature _____

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