



ACME TOWNSHIP PLANNING COMMISSION MEETING
Acme Township Hall
6042 Acme Road, Williamsburg, Michigan
7:00 p.m. Monday, November 24, 2008

Meeting called to Order with the Pledge of Allegiance at 7:00 p.m.

Members present: M. Vermetten (Chair), B. Carstens (Vice Chair), C. David, R. Hardin, D. Krause, D. White, P. Yamaguchi, J. Zollinger

Members excused: None

Staff Present: S. Vreeland, Township Manager/Recording Secretary
J. Hull, Zoning Administrator
M. Grant, Legal Counsel

INQUIRY AS TO CONFLICTS OF INTEREST: None noted.

APPROVAL OF AGENDA: Motion by Krause, support by Yamaguchi to approve the agenda as presented. Motion carried unanimously.

1. **Consent Calendar:** Motion by Carstens, support by David to approve the Consent Calendar as presented, including:

Receive and File:

- a) **Draft Unapproved Minutes of:**
 - 1. [Board Meeting 11/11/08](#)
 - 2. [ZBA Meeting 11/13/08](#)
 - 3. [Marina Advisory 10/21/08](#)
 - 4. [Heritage Advisory 11/07/08](#)
 - 5. [Sewage Update for Bates Crossing](#)

Action:

- b) Approve minutes of the [11/10/08](#) Planning Commission meeting as amended

Motion carried unanimously.

2. **Correspondence:** None

3. **Limited Public Comment:** None

4. **Preliminary Hearings:**

- a) **2008-03P Proposed 82-Unit Expansion to Traverse Bay RV Park:** Fred Campbell from JML Design Group appeared on behalf of the applicant, Scheppe Investments. A plan update created since the original applications and the plan for the RV park as it exists today were distributed. 20 acres adjacent to the park to the north have been purchased. The proposal would extend the park by two additional phases numbered 3 and 4. The land is zoned A-1, where RV parks are allowed by special use. The park is currently at 218 units and is allowed to expand to as much as 350. Part of proposed phase 3 is where a septic field was originally planned, but investigation revealed that the only area that perks is between proposed phases 3 and 4. The interiors of the road loops are proposed to have ponds, and there would be a 4' tall berm with heavy vegetation to the north of phase 4. The only existing tree on the 20 new acres will be retained, and there are landscaping standards for each of the condominium-ownership

style lots. David Graves from the State and the Health Department both participated in the soil testing; Mr. Graves will handle the park licensing for the state. The two new phases would bring the total number of lots to 299.

Water is currently provided via two wells which are capable of serving development through phase 3. An additional irrigation well may be established. There are no planned public road improvements or changes to primary road access points, so MDOT and the Road Commission have not been consulted. Metro Emergency Services will provide their plan review shortly. No fixed exterior lighting is planned for the new phases, and none exists currently. Each 50' x 100' site can be pulled or backed into and has a "coach house" accessory storage building. The neighborhood association controls the amount of impervious surface within the development.

Zollinger asked if the increased traffic flow should warrant review by MDOT as to the entrance from M-72. Perhaps a turn lane would be advisable in that area. Yamaguchi asked if the existing development is a condominium association; it is and the new areas would be an addition to it. She asked about Dumpster space and Mr. Campbell told her how to find it on the plans for the existing facility. Yamaguchi asked why there would be no fixed lighting; the people who buy there enjoy the atmosphere and the RVs have their own lighting. Each section has its own dump station. David asked how the water features would be filled: the areas in the middle of the road loops will be lined ponds that can handle some runoff and will have aerator features and the areas on the perimeters will be unlined detention basins capturing runoff. There is a wetlands crossings for which a DEQ permit application has been submitted, along with the application for the groundwater discharge system. The site plans display the 25' required setbacks from wetlands areas.

Mr. Scheppe invited everyone to view the RV park website, www.traversebayrv.com.

Motion by Carstens, support by Yamaguchi to set a public hearing for Application #2008-3P for the December 22 meeting. Motion carried unanimously.

5. Public Hearings: None

6. New Business:

- a) **Begin discussing amendment of Zoning Ordinance Special Use Permit provisions:** Hull summarized his memo. He noted that the issue of cell towers has been separated from the general SUP ordinance considerations. The other items on the punch list include: permit expiration dates and the current lack of extension provisions; revising the categories and requirements of SUP amendments, particularly the language for "insignificant" amendments; making residential uses on other than the main floor in the business districts a use by right rather than by special use permit; and updating the parking space standards. This last is critical as the new ordinance no longer permits the Commission to vary the standards, which is properly the job of the Zoning Board of Appeals. Rather than strictly following the standards, which are generally felt to be excessive, or sending all applicants to the ZBA, it seems prudent to revise the schedule of required parking spaces and loading zones. Hull has asked County Planning Director John Sych to assist him with researching some more appropriate standards. Hardin noted that John Iacoangeli noted a document with parking standards during recent Bates Crossings SUP hearings. Carstens expressed concern upon learning that there are no maximum impervious surface limits for the B-2, B-3 and B-4 districts and would like further discussion

about it. Vermetten suggested that this be integrated into the parking and loading space issue.

Hardin is thinking ahead to the growing interest in alternative energy sources and speculating that there will be call for solar power and windmills. We can either address these issues now or be behind when people are asking about them. Vreeland received an inquiry from one of the northernmost township residents last week about siting a personal wind generation tower to power his home. He would need a 40' tall structure, which would violate current accessory structure height restrictions. Hull believes that this matter could be addressed in parallel to others, but it might be unwise to bundle it with other ordinance amendments because it is likely to be controversial. Carstens and Yamaguchi will be attending a wind policy and siting seminar on December 2. Yamaguchi believes that it is imperative to begin work on cell tower and alternative energy ordinances immediately.

Carstens stated that the Future Land Use Map hints at a mixture of residential and industrial land uses in the Bates area. Some of the land uses permitted in the B-4 district would be compatible with residential land uses, and he would like to consider the addition of residential as an allowable use in the B-4 district. It might not be the right lifestyle for everyone, but for some people or businesses it could be a good option.

David commented on the section of Hull's memo regarding the types of SUP amendments. He asked what would happen if the "insignificant" category were eliminated. Hull is not proposing this; he is simply proposing more sensible language. Right now the category says that staff can issue an insignificant amendment in the office but only if the change will have no impact on anyone including the land user. This makes no sense to Hull, because if a change would have no impact then there is no point to the change at all. David believe that there are changes to sites that may not be noticeable to the general public but that do represent a change to approved conditions that should be noted for the files. Krause felt that the staff generally exercises discretion carefully and well, and that providing too many specifics would be detrimental to the process. Vreeland expressed concern that there be at least general guidelines to create reasonable expectations for all parties, and because there can be problems when people perceive they may be treated unfairly. The Commission provided some general discussion that Hull felt he could use to draft some suggested replacement language for consideration.

Hardin asked for some consideration of innovative green rooftops, and how they impact impervious surface calculations, or what would happen if agriculture were carried out on the roofs as a discrete land use. The Commission is also interested in better defining the pervious/impervious surface issue, as there are now partially porous paving materials to be considered.

Grant observed that the township has a separate Personal Wireless Services Ordinance that governs cell towers that he will be reviewing, along with suggesting how they should be inserted into the language of various zoning districts as to where they will be permitted.

7. Old Business:

- a) **Discuss Draft Mobile-Home Amendment; Possibly Set Public Hearing:** The order from the Manufactured Housing Commission was provided to the Commission at the last meeting, and Grant explained it briefly. He is wondering if the new ordinance

should be in a separate article. It is not subject to special use permit, so it wouldn't belong in that section. Grant suggested waiting to see if anyone intends to challenge the new zoning ordinance by referendum before setting the public hearing date, but moving forward quickly thereafter.

- 8. Public Comment/Any other Business that may come before the Commission:**
None.

MEETING ADJOURNED AT 8:18 p.m.