



ACME TOWNSHIP REGULAR BOARD MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
Tuesday, October 4, 2011 7:00 p.m.

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE AT 7:02 P.M.

Members present: D. Dunville, R. Hardin, W. Kladder, P. Scott, L. Wikle, E. Takayama
Members excused: F. Zarafonitis
Staff present: Patrick Kilkenny, Deputy Zoning Administrator
J. Jocks, Township Counsel

A. STUDY SESSION: None

B. LIMITED PUBLIC COMMENT:
None

C. APPROVAL OF AGENDA:

Motion by L. Wikle, support by Paul Scott to approve the agenda as amended. Motion carried unanimously.

D. INQUIRY AS TO CONFLICTS OF INTEREST: E. Takayama recused himself from item K. 2.

E. CONSENT CALENDAR: Motion by L. Wikle, support by P. Scott to approve the Consent Calendar as presented, including:

RECEIVE AND FILE:

1. [Treasurer's Report](#) as of 08/31/11
2. [Clerk's Report](#) as of 9/26/11
3. Draft Unapproved Meeting Minutes:
 - a. Planning Commission [09/26/11](#)
 - b. Zoning Board of Appeals [09/22/11](#)
4. [Parks and Maintenance Report](#) – Tom Henkel
5. [Planning, Zoning & Administrative Update](#) – S. Vreeland
6. "The Metro Insider" [Newsletter](#) September 2011
7. [Fiscal YTD Budget Update](#)

ACTION – Consider approval:

9. Township Board meeting minutes of [09/06/11](#)
10. [Accounts Payable](#) of \$32,568.02 through 09/23/11 (recommend approval: Dunville)

Motion carried by unanimous roll call vote.

F. ITEMS REMOVED FROM THE CONSENT CALENDAR: None

G. REPORTS:

1. [Sheriff's Report](#) – Deputy Mike Matteucci: His report was in the Board packet.
2. **County Commissioner's Report – Larry Inman:** Mr. Inman first wanted to thank all the kind cards and e-mails he received. It helped him with the loss of two family members he had recently. He is now starting to feel better, was at zero now at three. He continues with the budget talks that have been ongoing for the last thirty days. The County Board of

Commissioners hopes that they can save as many jobs possible. The final vote on the budget will be on Wednesday October 26 at 7:00. The County is working on a resolution that would restructure the Board of Public Works. If this is approved it would start on Jan 1st 2012 and give the township who are members of the Board of Public Work and own the sewer system a voice on the Board. The Acme Township Supervisor would be a member of this new Board.

H. SPECIAL PRESENTATIONS/DISCUSSIONS: None

I. CORRESPONDENCE: [Letter from the Acme Heritage Society](#)

J. PUBLIC HEARINGS: None

K. New Business:

- 1. Approval of the [SUP/Site Plan Application#2011-01P-Traverse Bay RV Park](#):** Patrick Kilkenny, Deputy Zoning Administrator, stated that the JML Design Group representative Fred Campbell, on behalf of Scheppe Investments, LLC request a Major amendment to SUP 99-3P that would add 82 new condominium RV campground sites on 26.65 acres to existing Traverse Bay Park. Mr. Kilkenny added that application #2011-01P is an identical application to one submitted in 2008 and approved by the Planning Commission and Board in 2009. Mr. Kilkenny explained that the 2008-2009 permits had lapsed due to nonuse. Mr. Kilkenny explained that the Planning Commission approved 2011-01P request at their September 2011 meeting and forwarded the recommendation to the Board for review. Mr. Campbell of JML Design Group was in the audience and answered various questions from the Board, mainly involving concerns on insuring that the septic fields were in compliance with the Zoning Ordinance with regard to setbacks and elevation. The Board also had questions for Mr. Campbell involving the coach house and available options therein. Mr. Campbell noted that the coach houses initially start out as storage structures and have options such as bathrooms, washer/dryers, lofts, etc. Mr. Campbell stated that, depending on options, the coach houses would require permits from Grand Traverse County agencies. Mr. Campbell also noted that the each coach house, regardless of options, would require a land use permit from the Acme Township Zoning Administrator.

Motion by P. Scott, support by D.Dunville to approve SUP/Site Plan Application #2011-01P. Motion approved unanimously.

- 2.** Patrick Kilkenny, Deputy Zoning Administrator, re-informed the Township Board that the Planning Commission denied the request for rezoning because they felt the request was inconsistent with the Master Plan and the Future Land Use Map. Furthermore, the Commission stated that other reasons of denying the request involve the many other vacant properties which are zoned commercial in the Township and the abundant information within the staff report.

Motion by L. Wikle; support D. Dunville to follow the recommendation of the Planning Commission to deny the adoption of Proposed Zoning Ordinance Amendment 014 because it is inconsistent with the Master Plan and the future land Use Map. Furthermore the vacancies and availability of properties already zoned Commercial in the Township are abundant, and the staff report put everything in perspective in the whole matter. Motion carried by a motion of 5 in favor (Dunville, Hardin, Kladder, Wikle, Scott), 0 opposed, 1 absent (Zarafonitis) and 1 abstaining (Takayama).

- 3. Consider Adoption of Proposed Zoning Ordinance [Amendment 016](#):** Patrick Kilkenny, Deputy Zoning Administrator, explained that Amendment 016 involved several additions to the Zoning Ordinance. Mr. Kilkenny stated that the amendment corrected the fact that hotels and motels were inadvertently removed from the B-2 district

when the zoning ordinance was adopted in 2008 and need to be reinserted. Mr. Kilkenny went on to say that Amendment 16 also included the addition of adult care facilities, and associated definitions, in the B-2 zoning district. Mr. Kilkenny noted that staff and legal council did not find any applicable reason that adult care facilities were not included as uses allowed by special use permit in the B-2 zoning district. Mr. Kilkenny stated that the Planning Commission approved Amendment 16 at their September meeting and recommended approval from the Board.

Motion by L. Wikle; support by E.Takayama to approve the adoption of zoning ordinance amendment 016 as amended with the word “unlicensed” removed from New Definitions “Assisted Living Family Facility” and “Assisted Living Group Facility” to approve Proposed Zoning Ordinance Amendment 016. Motion carried unanimously.

4. Consider new Community Policing Contract:

Sheriff Thomas Bensley talked about the plan of keeping the cost of the contract the same for our township but filled us in of the cost of having a CPO or the new name “supplemental law enforcement services”. Sheriff Bensley also mention Mike Matteucci the CPO of Acme Township, as being one of the five top officers in three categories.

Motion by P. Scott; support by E. Takayama to approve the Police Contract provided that the amount is \$74,161, and that legal counsel approves. Also to authorize the Supervisor to enter into discussion with the County Sheriff enforce other ordinances and in particular our parks ordinances. Motion carried unanimously.

5. Capital Improvement Bond Issuance Resolution:

Linda Wikle, Treasurer, explained the issuing of bonds would carry us through on the purchases of the Shoreline properties and we will pay it back in full from the DNR trust funds.

Motion by Erick Takayama; support by P. Scott to approve Resolution 2011-24 Bond Issuances. Motion passed unanimously

6. Blair Township Buy-out from Dpw:

Wayne J. Kladder, Supervisor, mention that Blair wants to leave the DPW and wants to be paid \$107,816.00 and Acme’s share will be \$17,949.00. He suggested that the board approve his ability to sign documents on our account in this process. Paul Scott asked if the other townships are paying their share.

Motion made by P.Scott; support by Erick Takayama to authorize the Supervisor to sign documents relative to Blair Township leaving the DPW provided the other townships pay their shares. Motion passed unanimously.

7. Sweetwater Evening Garden Club Request:

A letter received from Sharma Zollinger, President of the Sweetwater Evening Garden Club, requesting the Township require about insurance for a project of beautifying along M72 and US 31N with tulips. They contacted MDOT and found out the program will fit into the program they offer (Adopt a Landscape) but they needed insurance and Mary Lajko suggested they approach the Township. As of the meeting because we just saw the letter earlier that day, the board really didn’t have an answer but there is a call into the Michigan Municipal League (township insurance). We hope to have an answer soon.

Motion by L.Wikle; support Erick Takayama that the Township will pursue the insurance for the Project. Motion passed unanimously

L. Old BUSINESS:

1. Sewer & Water Authority Update:

Wayne J. Kladder, Supervisor, mentioned that an Authority may be a good idea. He hopes it moves forward in a more transparent way with a well thought out budget. He believes that a study needs to be done giving all municipalities the information to make an informed decision. At this time the board did not authorize additional money being spent until there is a written approved budget and that the process is open and transparent. If public money is being spent the public needs to be involved.

2. Acme Heritage Society [letter](#) requesting an open house date to show the Knollwood (Hoxsie) House and a possible lease:

The AHS was given a potential open house date of October of Sunday the 16th from 1-3 depending on the resolution of several questions. The lease discussion was put on hold till we find out what the DNR says about the time line the AHS has for mothballing. There will be a call to the DNR about that question and we hope we have an answer before the deadline.

M. Public Comment & Other Business That May Come Before The Board: None

Meeting adjourned at 9:43 p.m.