



**ACME TOWNSHIP PLANNING COMMISSION MEETING**  
**Acme Township Hall**  
**6042 Acme Road, Williamsburg, Michigan**  
**7:00 p.m. Monday, July 30, 2012**

Meeting called to Order with the Pledge of Allegiance at 7:05 p.m.

**Members present:** V. Tegel (Chair), B. Carstens (Vice Chair), S. Feringa, T. Forgette, R. Hardin, M. Timmins, K. Wentzloff, D. White, J. Zollinger

**Members excused:** None

**Staff Present:** S. Vreeland, Township Manager/Recording Secretary  
N. Lennox, Zoning Administrator  
J. Iacoangeli, Planner  
J. Jocks, Township Legal Counsel

**INQUIRY AS TO CONFLICTS OF INTEREST:** None noted relative to all agenda items except the Garvey SUP application. The Garvey application will be addressed separately.

**APPROVAL OF AGENDA:** Motion by Wentzloff, support by Tegel to approve the agenda as amended to move the annual election of officers to item 11, and renumbering final public comment to item 12. Motion carried unanimously.

1. **Continuing Education/Special Presentations:** None
2. **Consent Calendar:** Motion by Feringa, support by Tegel to approve the Consent Calendar as amended to remove the minutes of the June 25 Planning Commission meeting for discussion, including:
  - a) **Receive and File:**
    1. **Draft Unapproved Minutes of:**
      - a. Board [07/03/12](#)
      - b. Shoreline Advisory [07/18/12](#)
      - c. Placemaking Leadership Team [07/12/12](#)
      - c. ~~Planning and Zoning Activity Report~~
      - d. [2012-06-26 ScienceDaily Article: "Denser Development is Good for Single-Family Home Values"](#)
  - b) **Approval:**
    1. ~~Minutes of the [06/25/12](#) Planning Commission Meeting~~

**Motion carried unanimously.**

3. **Limited Public Comment:**

Rachelle Babcock, Bartlett Road stated that oil and gas corporations are "dotting" the country with "fracking." She was in Colorado recently and a friend of hers was involved in some related litigation where she lives. The friend made available the documents from the litigation and what the local planners were doing to protect environmental qualities and quality of life. Ms. Babcock offered to make these materials available to the township as desired. The outcome of the friend's litigation was success and beneficial to the Steamboat Springs area. She handed the materials to Jeff Jocks to review. He said he would review the materials on time not billable to the township.

Robert Evina, on behalf of the Acme Business Association, stated that the ABA supports the request for the minor SUP amendment for the Flintfields Horse Sports Park. The owner, Karen Flynt, has offered use of the facility to the ABA's annual fall festival. All are invited to attend.

4. **Correspondence:**

- a) **07-03-2012 Letter from US Dep't. of the Interior, Bureau of Indian Affairs – Proposed Trust Acquisition of “the Hoxsie Property” by the GT Band and DRAFT township response letter**: Carstens invited any comment that people might wish to make, and invited Feringa to comment. Feringa stated that gaming will never be allowed on the subject property. He also encouraged the township to pursue reimbursement for tax revenues that would be lost from the property through the 2% grant programs and other intergovernmental agreements. He stated that the Tribe is very willing to work with the township in this regard.

5. **Public Hearings:**

- a) **SUP/Site Plan Application 2012-04P – Agri-tourism Special Events at 7490 Lautner Road**: Jocks stated that a letter came today in opposition to the proposal. This letter raised some concerns regarding potential conflicts of interest. Because it arrived only hours ago, Jocks has not had time to fully research the matter and advise the Commission on whether any of its members should recuse themselves from voting on this application. Jocks suggests that the public hearing be opened as published so that Mr. Garvey can present his application and those in attendance for this hearing can be heard, and that the hearing then be recessed until next month when he can offer legal advice. No deliberations or discussion between Commissioners should occur this evening, but would be held next month. The potential conflict of issue question is applicable to both the Planning Commission and the Board.

**Public Hearing opened at 7:22 p.m.**

Mr. Garvey was present to support his application. He provided information about the history of the barn, which was relocated from what is currently the Andres property at the southwest corner of M-72 and Lautner Road. It is over 100 years old, and was slated for demolition to make way for the new Meijer store. He began looking for barns to move to his property approximately 5 years ago, and gave serious consideration to three candidates. Originally he wanted to move the barn intact, but found out that the costs for raising power lines along the travel route was prohibitive. The barn was ultimately taken apart and reassembled with new siding and roofing, and placed on a new basement on the Garvey property on N. Lautner Road north of Brackett Rd. The barn quickly became in high demand for parties, particularly weddings, due to its beauty in its restored state.

Mr. Garvey distributed a portion of the Farm Market Generally Accepted Agricultural Management Practice (GAAMPS) produced by the Michigan Department of Agriculture. Based on this document he felt that he had the ability to use his property for “on-farm weddings” by right. The township has created an amendment to the zoning ordinance covering a variety of agricultural tourism land uses in the agricultural district. Special events were incorporated into the ordinance as allowable by special use, and he is making application to use the barn for this purpose. He read from the definitions added to the ordinance as part of the agricultural tourism ordinance amendment, asserting that they speak directly to and support his application. Mr. Garvey stated that the purpose and intent of the zoning ordinance is to protect and promote agricultural use of property in the A-1 zoning district, over and above any protection or promotion of residential use of property in

this district.

Mr. Garvey stated that the township zoning ordinance limits what he can do with his property. He asserted that it cannot be subdivided, nor could he pursue most types of commercial uses on the site. State law requires a statement on all deeds in agricultural areas warning purchasers that they may be exposed to normal farming operations, which can occur early in the morning or late at night, and to various normal farming chemicals.

As part of the application process, Mr. Garvey applied to have his project reviewed by the County Land Development Review Committee, which brings together the representatives of a variety of local agencies including fire protection, building codes, environmental health, and utility companies. Their recommendation was that Mr. Garvey work with a registered architect to resolve some potential concerns regarding meeting various building, health and fire prevention code requirements. His consultant's letter is provided and has been discussed with various agencies. Mr. Garvey stated that it appears at this time that he will be able to meet requirements.

Mr. Garvey stated that his property is very beautiful, which is one of the key attractions to those people seeking to rent it. He encouraged and invited everyone to visit the property to see it for themselves. He is aware that a neighbor is opposing his application out of concern for the beauty of the land. Mr. Garvey also believes that this type of land use will be a good buffer for the expected commercial development on the M-72 corridor.

Mr. Garvey read aloud a letter that was not otherwise provided to the township from a woman who is acquainted with someone who works at the GT Resort. She expressed fond memories of growing up in this area when it was more predominantly agricultural and that she would like to rent the barn for her own wedding. He summarized a second letter from Chris Smith, a wildlife artist from Interlochen. He is a personal friend and would like to have a show at the Garvey property to sell his works for 2 hours in the late afternoon and donate the proceeds to the local chapter of Trout Unlimited.

Patty Dixon lives on Old Mission Peninsula. Her parents are Roger and Dorothy Mercer, Mr. Garvey's neighbors immediately to the west. The letter referred to earlier that raises the conflict of interest questions is from her husband, an attorney. Ms. Dixon asserted that the decision on this application will set a precedent in Acme Township relative to agritourism standards for approval. She generally supports the principal of agritourism. She referred to Mr. Garvey's architect's report, page 3, where it asserts that the land use would be consistent with local land use patterns and would meet various code standards. She disagrees. She also provided a petition from her parents and from Mrs. Edith Ziebart, two of the three immediate neighbors, who both assert that allowing this land use will have a significant negative impact on their quality of life and on their property values. She questioned how the consultant's letter can assert that the impact on adjacent landowners will be positive, when two of the three most immediate neighbors assert to the contrary. Ms. Dixon noted that the Garveys do not live on the property in question, they live on Deepwater Point. Many people might rather have an event on a lawn next to the bay rather than in a barn, so why aren't the Garveys applying to hold weddings at their Deepwater Point Home? She suggested that it is because they value their privacy.

Ms. Dixon also stated that the Garveys do not primarily derive their income from a farming operation, and suggested that to be agritourism as part of an agribusiness perhaps having a farming operation be the key livelihood is part of the standard. She

mentioned that one event with 125 cars also requires people to come and go before and after the event to make deliveries and set-up/tear-down. This substantially increases the traffic load.

Ms. Dixon stated that her parents enjoy sitting on their front deck and watching the wildlife. She stated that if the Garvey property is allowed to be used for social gatherings this will ruin that enjoyment, and possibly also drive the wildlife away. The Mercers live quiet lives and are very charitable. They simply want peace and quiet for the remainder of their days, but the traffic from the proposed land use would be going back and forth on a dirt road only about 225' from their home. The Mercers tend to retire for the evening early, and would be disturbed by later night comings and goings. Ms. Dixon stated that the Planning Commission needs to protect and be the voice for the citizens of the township who would be impacted by the land use. The neighbors should not have to fight to continue to enjoy the privacy of their own yards. She asserted that Mrs. Ziebart told her she couldn't understand how Mr. Garvey could make this request in light of his past opposition to other proposed nearby activities. Ms. Dixon also found it odd that the closest neighbors to the subject property were the last to learn about the proposal, unless it is because it will destroy their quality of life.

Chuck Walter, 6584 Bates Road, stated that he believes the proposal is a wonderful project, and that entrepreneurial spirit would be dampened if it does not move forward. Acme is looking to encourage unique new businesses.

Ms. Babcock asked how far the Garvey barn is from the nearest residence and how much acreage surrounds the area. Mr. Garvey stated that he owns 40 acres, the Mercers have a 10 acre strip adjacent and the Garveys own another 10 acres strip on the other side of the Mercers. He asserted that the barn is approximately 500' from the Mercer home.

**Public Hearing recessed at 7:50 p.m.**

The letters received will be summarized as part of the continuation of the public hearing.

**Motion by White, support by Wenzloff to continue the public hearing at the August 27 Planning Commission meeting. Motion carried by unanimous roll call vote.**

**6. New Business:**

- a) [Minor SUP/Site Plan Amendment 2012-05P](#) – **Flintfields Horse Sports Park:** Scott Jozwiak, Jozwiak Consulting, and Karen Flynt, owner of Flintfields, were present to explain and support the application. The facility is top-20 ranked in the world among equestrian facilities and attracts prestigious competitors. Some are even turned away due to events already being full. Mr. Jozwiak oriented everyone to the components of the site.

The amendment request has several components. There is an existing small RV Park component where only competitors and their employees can stay. It currently holds a temporary campground permit from the state. Such permits have a maximum length of 2 weeks plus a two week extension. Since the events have grown to over 5 weeks in duration they have applied for and received a permanent campground permit. This required upgrades to the well and on-site sanitary systems, as well as a dump station for the RV units. There are two pads where temporary restroom and shower units can be stationed.

The second request is for a temporary food service trailer. It is actually a former FEMA trailer that has been outfitted as a Special Transitory Food Unit. It is appropriately licensed and is seasonally located on a concrete pad alongside a tent erected to shade an eating area. The unit has received glowing inspection reports from Environmental Health.

The third request is for a second FEMA Trailer that has been retrofitted with flush toilets as a response to visitor requests for better facilities than porta-potties. Waste is carried to holding tanks nearby that also serve the building used as an office.

Both trailers are being studied to determine actual water usage so that they can be connected in the future to an appropriately-sized and located common on-site drainfield.

The fourth request involves approving the existing use of a portion of the Walters Farm property for parking for horse trailers for the duration of each event. A portion of the Herman property to the north of Flintfields has also been being used to park trucks that bring in needed supplies and also to create round pens where some of the horses can be stabled overnight instead of in stalls.

The fifth request is a new food pavilion adjacent to the food preparation facility. New Health Department requirements will soon require them to construct a hard roof over the area with walls that can be pulled closed in inclement weather.

A sixth component of the request is to extend the range of allowable uses for the property outside of the equestrian events. Weddings, polo events, flooding the Grand Prix ring to serve as an outdoor hockey pond hockey league, car shows, concerts, outdoor movies are some of the ideas along with the ABA Fall Festival.

Ms. Flynt stated that the improvements to the kitchen and sanitary facilities have all been mandated by the County Health Department if they are to continue. They also work to comply with local fire protection requirements.

Carstens noted that Iacoangeli recommends that the Commission only approve the first five requests as part of the Minor Amendment. Item 6D, the use of the facility specifically for the ABA Fall Festival to be held on September 29, 2012 only is also recommended for approval. He recommends that Ms. Flynt apply for full amendment subject to public hearing for the other suggested land uses due to their nature so that adjacent property owners will be noticed and have the formal opportunity to comment.

Carstens invited public comment. Mr. Walter stated that he lives across the street and has been involved with the horse sports event for 5 years. He allows use of 10 acres of his land for parking. He has never experienced any problems. Flintfields hires an attendant to oversee the parking, ensure there is no partying or overnight camping, and ensure that the site is entirely cleaned up when they leave. His experience is that Ms. Flynt meets every obligation she undertakes and usually exceeds expectations. He stated that she is not interested in personal recognition, but only the betterment of the community.

Tim Korth, Arabian Lane, lives North of the Grand Prix arena and finds them to be the best imaginable neighbor.

White stated that the Horse Sports event is a great thing, but he can hear the

loudspeakers early every morning. They wake up a neighbor's son. He asked that the volume be turned down a bit. He asked for clarification about the reasons for the staff recommendation that the special events other than the ABA Fall Festival be considered as a separate major SUP amendment. Iacoangeli responded that treatment of those special events in that way would be consistent with how other similar requests are treated, pursuant to public hearing, rather than as a minor amendment without public hearing. Ms. Flynt stated that while some people have proposed the variety of events, none have stepped forward to actually formally schedule one. The horse sports events will not grow beyond their current schedule or capacity due to limited capacity to serve them. They schedule events so that they are over by evening and the attendees can enjoy the larger community.

Tegel lauded the site and events as remarkable, and said it would be great to establish a firm measure of the economic impact to the community. She would welcome the opportunity to process the application for additional uses for the property.

**Motion by Feringa, support by Wentzloff to approve requests 1-5 and item 6D, use of the site for the ABA Fall Festival, provided that copies of agreements for use of the Herman and Walter properties are provided to Acme Township.**

Tegel asked if this would include approval of the ABA fall festival for 2012 only, and Iacoangeli said this was the case.

White questioned whether the township needs copies of the agreements with the adjacent property owners. Iacoangeli stated that the existing SUP is only for use of the Flintfields site itself. Now we are told that the land use has extended beyond the property boundaries to adjacent properties. Iacoangeli is recommending that the township be provided with evidence that agreements are in place to allow the land use. He asked what would happen if the location for parking changes from the Walter property to another property not adjacent but nearby. Iacoangeli replied that we customarily ask all applicants for proof of how they will meet parking requirements for their activity, and he is encouraging consistency with that as well. We should have something in the file that clearly indicates that he has given permission to Ms. Flynt to use his property for parking. A letter to that effect would be sufficient.

**Motion carried by unanimous roll call vote.**

**The Chair declared a recess from 8:25 – 8:35 p.m.**

- b) [Minor SUP/Site Plan Amendment 2012-06P](#) – **Windward Ridge**: Mike Rademaker from Gourdie Fraser and Brent Walton from landowner OTTC LLC were present to support the application. Windward Ridge was approved as an open space condominium development in 2004. The design of the development was full condominium ownership with a required minimum 50% open space and 44 approved housing units. A unit has been built on lot 29, and lots 34-37 had foundations built. Two more houses ultimately were built on 2 foundations, but the others are bare.

Subsequent to the market difficulties of the past few years, currently financing is only available for site condominium units and not full condominium units. There are developers ready to build units if they can obtain financing. Therefore a minor amendment is proposed to change the structure of the ownership from condominium to site condominium, introducing lot lines into the project. Two units of density are being reduced to ensure that 50% conserved open space requirements will be met. Plans that have been updated to reflect open space calculation requirements discussed with staff earlier today were provided this evening.

Mr. Rademaker stated that he is having difficulty providing the required open space according to ordinance standards. Portions of the site condominiums can be included in the open space if they are at least 30' away from the building envelopes. Mr. Rademaker said that on neither the original plan nor the current plan would this requirement be met.

The property is highest to the east, sloping downward westerly throughout the site. A berm along the US 31 roadway was built with site grading spoils to mitigate road noise for the residences.

Timmins noted that as part of our shoreline placemaking project the township will be coming up with low impact development methods of stormwater management. She wondered if the developer would be willing to incorporate some of the concepts developed on the site to help prevent runoff heading west from entering the bay untreated. Mr. Rademaker pointed out three existing stormwater retention basins on the westerly side of the project, and noted that there is a county drainage district farther to the west along Deepwater Point. Mr. Walton asked if the question is really whether they would be open to implementing any streetscape design the township develops, and if so and if he is still an owner at the time he would definitely be willing. This could be incorporated into the master deed updates that will be required to revise the existing conservation easement over the open space.

Tegel asked how conservation easement requirements would be enforced. Mr. Walton stated that there are restrictions in the master deed that the neighborhood association would enforce. Vreeland added that as the holder of the conservation easement, the township has a responsibility to monitor and enforce compliance with the benefit it has been given. This is true of any conservation easement the township obtains, such as the farmland PDR easements and various park easements.

Mr. Rademaker stated that on lots 34-37 he is requesting one more modification from the plan provided this evening that would place the open space at 10' from the rear of the building envelopes on those sites to be consistent with the other sites.

Wentzloff asked if providing conservation easements as part of the lots might pose financing problems with lenders. She finds it somewhat unique. She also asked about the legal logistics for the change from condo to site condo; the master deed will be amended and the plat will as well. She recommended that the landowner/developer let the VA know that they have converted to site condo ownership and are eligible for VA financing.

Iacoangeli proposed motion: approve minor amendment as depicted on drawing dated 07/30/2012 reference #12210 with modifications to lots 34 – 37 increasing open space setback from rear of building to 10'.

**Motion by Wentzloff, support by Feringa to approve minor amendment as depicted on drawing dated 07/30/2012 reference #12210 with modifications to lots 34 – 37 increasing open space setback from rear of building to 10'.**

Tegel asked that the final plan documents accurately document the final amount of open space. The entire set of documents will be revised.

**Motion carried by unanimous roll call vote.**

c) [Minor SUP/Site Plan Amendment 2012-07P](#) – Hope Village: The administrator of

Hope Village was present to answer any questions. The proposal is for addition of a chapel for resident use and the labeling of 12 existing parking spaces as available for visitor parking under the carports. Iacoangeli stated no objection to the proposal. The chapel would be within the footprint of the existing building.

Vreeland believes that the relabeling of the parking will help alleviate parking needs and visitor wayfinding. Tegel noted that people could also park at the adjacent church parking lot and walk to the assisted living facility. She was glad to hear that there would be no additional impervious surface adjacent to Acme Creek. She would promote a dedicated walking path between the church and the living facility. They are both under the Lutheran umbrella but are two separate entities.

**Motion by Wentzloff, support by Timmins to approve Minor SUP Amendment 2012-07P as presented. Motion carried by unanimous roll call vote.**

- d) **Proposed Zoning Ordinance Amendment 022** – **Winery Special Events:** Iacoangeli explained the proposed ordinance amendment, which would revise the wineries portion of the ordinance to remove a variety of specific conditions for special events, which are now already a separate allowed agritourism use without those same specific conditions. This is a housekeeping amendment.

**Motion by Wentzloff, support by Timmins to set a public hearing on proposed ordinance amendment 022 for the August 27 meeting. Motion carried by unanimous roll call vote.**

- e) **Discussion to amend Business District zoning classifications to expand “Use by Right” category:** Iacoangeli and Zoning Administrator Lennox will have a more detailed recommendation for the August meeting. In the business districts there are uses by right with site plan review only by the Planning Commission, and some that require special use permits and public hearings. Iacoangeli and Lennox believe that there are uses currently listed by special use that should be moved to the by right category because they don’t have extraordinary community impacts to streamline township processes. The Commission is receptive to a more detailed proposal in this regard. Carstens clarified that during site plan review considerations such as stormwater control can be addressed.

**7. Old Business:**

- a) **Proposed Zoning Ordinance Amendment 023** - **Deep Injection Well Regulations:** Jocks has prepared a draft ordinance amendment based on last month’s discussion. He started from the Mayfield Township Ordinance. It is for industrial waste wells only. The township is expressly pre-empted by state statute from zoning for oil and gas wells and for hazardous waste wells. The township cannot zone for fracking or for brine wells. Industrial waste wells would become a special use in various zoning districts, and would have its own section of specific standards for review and approval in addition to the customary requirements standard to all SUP applications. The ordinance could need additional work, including additional discussion about appropriate zoning districts for the land use.

Carstens asked if the proposed regulations would control how materials are delivered to wells and how wells are constructed. Jocks said no, and that he would not recommend writing these requirements into an ordinance because the state already controls these elements. Carstens asked what would happen if state-approved well construction fails and negatively impacts the aquifer and private wells. Is there any redress available to the impacted citizens? Jocks stated that the DEQ oversees cleanup of contamination sites under Part 201 of NREPA. In this statute there is a

“pre-enforcement” bar that prohibits anyone from filing a lawsuit to try to control the cleanup process against those causing a contamination while the contamination is being remediated. Such processes can go on for decades. Landowners could sue for damages to their property.

Tegel referred to page 2, part a where a proposed annual report would be provided to the township. She asked why an annual timeline is proposed, and if it could be changed to quarterly. Farther down, she asked what would be “reasonable notice” for the township to require sampling, who would perform it, and who would pay for it. Jocks replied that since Acme could be only the second township to adopt such an ordinance, there is no standard yet for a reporting timeline. As to sampling requirements, “reasonable notice” is standard legal language relating to inspection provisions for entering private property. It could be changed to a certain number of hours or days. Tegel is mindful of the pipeline rupture in Kalamazoo where damage occurred for up to a week. She is concerned about a problem going on for an extended period of time unnoticed. Jocks countered that the only real way to monitor for problems would be to have a township representative at the wellhead 24/7. Hardin stated that carriers are licensed for hauling specific wastes. The placards on the sides of the tankers are codes to what is inside. The trucks have to maintain records of what they are hauling, and they have to update the placards accordingly. MDOT and the state police know the codes, but the township is not as familiar with them. The moral of the story is that there enforcement agencies other than the township that are active. If there is a spill, we will know what it is by the truck records, and the cleanup plan will be decided accordingly.

Jocks said that part of the purpose of the Mayfield Township ordinance was to allow that community to direct wastes to more appropriate places, such as perhaps the septage treatment plant. Part of the township’s analysis of an application would be whether or not there are reasonable alternatives in any particular situation. The septage treatment plant can’t accept all types or mixes of waste due to the need to preserve the health of the biological treatment process. Jocks said that this is the strongest ordinance he can recommend as legally defensible.

Hardin confirmed Jocks recommendations on how far the ordinance can reasonably go. He has worked on wells in empty lots in subdivisions. They are where they are because the DEQ has decided where they can be and under what conditions. Timmins called the DEQ to ask questions about the construction of disposal wells. She was told that the disposal well pipes are customarily PVC, and that the biggest concern the DEQ mentioned was the impact of the freeze/thaw cycle on pipe compression and cracking. She recommended getting reports on freeze/thaw cycle impact testing annually. She also said that the DEQ only tests the wells every few years and wondered if the township could require more frequent testing. Jocks again recommended that this would be moving into a field the DEQ already occupies, and the DEQ often does not support entities that infringe on their enforcement authority. Recommending a season for testing could be acceptable, but not adding extra enforcement on top of that already carried out by the DEQ. Carstens is concerned that the DEQ is currently organized in a way that supports the corporate applicants and does not adequately support environmental protection.

Jocks suggested that there is not currently significant urgency on this issue, and that the Commission spend the next month continuing to consider the proposed language. He and Iacoangeli can do more research on the category of “industrial waste” and whether there is any additional protection that can be reasonably added to facilitate further discussion in August. Carstens is concerned about protecting citizen rights, and in this case this means protecting the drinking water aquifer as a primary concern

to the fullest practical extent. There is a fine line to be walked. Jocks stated that his job is to support the goals of the community by providing advice on how those goals can reasonably be achieved with minimal risk of expensive and time-consuming litigation.

Mr. Walter stated that he has what might possibly be the largest single tract of B-4 zoned property in the township. As such he feels he has a vested interest in this ordinance and requested notice of activities regarding the draft ordinance in advance of any standard public hearing notice. He also urged the township to pursue implementation of a public water service district that could alleviate some concerns about public drinking water safety and enhance fire suppression.

**8. Items Removed from Consent Calendar:**

**a) Minutes of the 06/25/12 Planning Commission Meeting:**

Feringa commented on page 3 of the minutes, second paragraph, listed Bayview Inn's hours as open until 1:30 pm. It should read 1:30 am.

Tegel commented on page 6 of the minutes, about 5 paragraphs down. She stated that for the record she missed two consecutive meetings in February and March and she did not miss any information. She reviewed the packets thoroughly.

**Motion by Wentzloff, seconded by Feringato amend minutes as suggested.**

**Motion carried unanimously.**

**9. Reports:**

**a) Placemaking Update – John Iacoangeli:** A community vision session was held at the end of June with about 90 attendees. A commercial property owner focus group will be held on August 8, and we are tentatively considering August 28 from 4-7 p.m. for a community open house to share the preliminary results of the public visioning session and resulting preliminary plans to date. There will not be a formal presentation; people can wander in and out and talk one-on-one with consultants. White expressed some concern that working people be able to fit it into their schedules.

Tegel is the Planning Commissioner appointed by the Commission as a liaison to the Placemaking Leadership Team, and wants to fulfill her obligation to share information back and forth. She asked that township have copies of the NW MI Council of Governments Placemaking Guide printed and provided to all members of the Commission, as she finds it very important to understanding of the goals of placemaking and how it best functions. She said she would seek donors to offset costs if needed. There are case studies starting on page 11.

**To the public interested in the Placemaking process, please be sure to visit [www.acmeshores.org](http://www.acmeshores.org) or follow us on Twitter: @AcmeShores**

**10. Planning Commission Items for Discussion (*items must be submitted one week prior to the scheduled PC meeting. Discussion limited to 5 minutes for each item listed.*)**

**a) Placemaking Summit Report – Virginia Tegel:** Tegel provided a one-page summary of one of the sessions she attended at the placemaking summit. She formally requested that the August agenda include a discussion of our forthcoming master plan update, which was the topic of the session she summarized. She suggested that the document she and Pat Yamaguchi started comparing the current Master Plan to various planning and zoning documents is just the type of information the presented recommended developing and will be helpful to our upcoming master planning process. The Council of Governments also provides master planning resources that she is certain will be helpful.

- 11. Annual election of Officers (Chair, Vice Chair, Secretary):** Jocks provided a memo outlining how officers have historically been selected and some of the basics of Robert's Rules of Order.

Carstens opened the floor to nominations for Chair. White nominated Zollinger. Timmins nominated Tegel.

**Roll call vote on Zollinger nomination: 3 in favor (Feringa, White, Wentzloff) 4 opposed (Hardin, Carstens, Timmins, Tegel)**

**Tegel was elected Chairman by a vote of 4 in favor (Carstens, Timmins, Feringa, Hardin), 2 opposed (White, Wentzloff) and 1 abstaining (Tegel)**

Carstens opened the floor to nominations for Vice Chair. White nominated Carstens. No other nominations were made.

**Carstens was elected Vice Chairman by a vote of 6 in favor (Timmins, White, Tegel, Feringa, Wentzloff, Hardin) and 1 abstaining (Carstens).**

Carstens opened the floor to nominations for Secretary: Feringa nominated Hardin, who accepted. The nominations were closed.

**Hardin was elected Secretary by unanimous roll call with Hardin abstaining.**

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

**Meeting adjourned at 10:04 p.m.**