



ACME TOWNSHIP PLANNING COMMISSION MEETING
Acme Township Hall
6042 Acme Road, Williamsburg, Michigan
7:00 p.m. Monday, June 17th, 2013

Meeting called to order at 7:05

Pledge of Allegiance

Roll Call

Members present: V. Tegel (Chair), B. Carstens (Vice Chair), S. Feringa, B. Finch, T. Forgette, M. Timmins, K. Wentzloff, D. White, D. Rosa

Members excused: None

Staff Present: N. Lennox, Zoning Administrator
J Jocks, Township Legal Counsel
K. Wentzloff, Recording Secretary

APPROVAL OF AGENDA Motion by Timmins, Support by Finch to approve agenda as amended.
Motion carries unanimously

INQUIRY AS TO CONFLICTS OF INTEREST None

1. Continuing Education/Special Presentations:

- a) Complete Streets- Ferndale *Cancelled*
- b) Kim Pontius - Grand Vision spokesperson, Traverse Area Association of Realtors Executive Vice President, Elmwood Township planning commissioner- Grand Vision Update. Please visit <http://www.thegrandvision.org/> and <http://www.letsdecidehow.org/>
- c) John Sych – AICP Director, Grand Traverse County Master Plan County- Master plan will be available to the township for review at the end of the week. Visit <http://masterplan.grandtraverse.org/> for more information.

2. Consent Calendar: The purpose of the Consent Calendar is to expedite business by grouping non-controversial items together to be dealt with by one motion without discussion. Any person whether Commissioner, staff or public, may ask that any item be removed from the Consent Calendar to be placed elsewhere on the agenda for discussion. Such requests *will* be granted.

a) **Receive and File:**

1. **Draft Unapproved Minutes of:**
 - a. Board 05/22/13 06/04/13
 - b. Parks & Rec Advisory Notes 06/05/13
2. Planning & Zoning News April 2013
3. Planning, Zoning & Administrative Report
4. The Grand Vision Guiding Principles

Approval

- b) 1. Minutes of the 05/20/13 Regular Planning Commission Meeting
2. 05/30/13 Master Plan Work Session

Motion by Finch, support by Carstens to approve the consent calendar. Motion carried unanimously.

3. Limited Public Comment:

Open at 7:40

If you are planning to attend and are physically challenged, requiring any special assistance, please notify the Township Clerk, within 24 hours of the meeting at 938-1350.

Dotty Willruth 5698 Apple Valley Road She wanted to move out of South Florida and had been looking around for the perfect spot and fell in love with Acme/ Traverse City last fall when she came here. She is now a resident of Acme and looks forward to being a part of the Master Plan and what is happening here.

Closed at 7:45

4. Correspondence: None

5. Public Hearings:

- a) **B-4 District Material Processing and Warehousing District Amendment**
Update from Lennox about the amendment. **Public Hearing opened at 7:47. None. Public Hearing closed at 7:48.**

Motion by Carstens, support by Finch to recommend approval to the Township Board. Motion carried unanimously.

6. New Business:

- a) **Grand Traverse County Master Plan**
John Iacoangeli outlined the process on the County Master Plan and how it will be distributed. The Planning Commission will see a notice of plan and draft at the next meeting.

- b) **Traverse Bay RV Park Site Plan/SUP Extension of SUP 2011-01P**
Fred Campbell spoke on the history of the SUP and the fact that the SUP has lapsed. With the economy returning they would like to re-up their application. Their request was for two years and due to the stipulations of the zoning ordinance, it can only be extended for one year.

Motion by Feringa, Support by Timmins to approve a one year extension of SUP 2011-01P. Motion carried unanimously.

- c) **Hope Village Site Plan Extension of SUP 2006-12P**
John Demarsh representative from Hope Village was present.
Motion by Feringa, support by Forgette, to approve a one year extension SUP 2006-12. Motion carried unanimously.

7. Old Business:

- a) **Master Plan/John Iacoangeli**
1. Survey-Placemaking Assessment

John Iacoangeli states that the assessment results outline that we need work on economic outcomes. The final results from the survey are available, including for the public on the website. Carstens would like to see more affordable housing. Forgette mentioned that the comments were very polar and some of it is lack of information to the public. Wentzloff agreed. Iacoangeli mentioned that the comments could be grouped by theme, but the comments are not statistically valid. Discussion on getting information out to the public via e-newsletter etc. Lennox states at the next board meeting, they will be will be reviewing bids for a new website.

- 2. Existing Land Use Map**

John Iacoangeli reviewed the draft Land Use Map with the PC to try and identify errors

8. Items Removed from Consent Calendar: None

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9. **Zoning Administrator Report:**
- a) **Temporary Signage:** Lennox states that there is much confusion by the public and that keeping track of the days permits are issued is problematic. She will try to look for solutions and that the sign ordinance might need to be amended. Discussion regarding monument signs was positive.
 - b) **Branding** Lennox would like to work on branding. Carstens would like us to have Roger Brooks international webinar and offer it collaboratively. The Township board would like the PC to research branding for Acme Township.
10. **Reports:**
- a) **Zoning Committee: 06-11-2013** Wentzloff gave an update. Form based code draft is being crafted by planner and next meeting is 7/23/2013 at 6:00 p.m.
 - b) **MDOT Trails: Tegel, Carstens** Started looking at possibilities for connecting TART trail from Acme north to Elk Rapids.
 - c) **TCAPS Awards: Forgette**
 - d) **Alternative Energy: Conference/workshop/presentation report - Tegel**
11. **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) <http://blog.myreinspace.com/2013/03/the-impact-of-walkability-on-real-estate-prices/>
12. **Public Comment/Any other business that may come before the Commission: Opened at 9:40. Closed at 9:40**

Motion by Timmins support by Finch to adjourn.

ADJOURN at 9:40 p.m.

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