



**ACME TOWNSHIP PLANNING COMMISSION MEETING  
ACME TOWNSHIP HALL  
6042 Acme Road, Williamsburg MI 49690  
Monday, March 10, 2014 7:00 p.m.**

**6:30 P.M. PLANNING COMMISSIONERS EDUCATIONAL TRAINING SESSION: Canceled**

**CALL TO ORDER WITH PLEDGE OF ALLEGIANCE**

**ROLL CALL: Wentzloff x Feringa x Finch x Forgette x Rosa x Timmins\_x  
White x DeMarsh x**

**Recording Secretary: Timmins**

**Staff Present: Lennox, Jocks, Iacoangeli**

**A. LIMITED PUBLIC COMMENT:None**

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.

Opened: 7:03

Closed:7:03

**B. APPROVAL OF AGENDA:**

Motion by: Timmins 2<sup>nd</sup>: Forgette

Motion carries

**C. INQUIRY AS TO CONFLICTS OF INTEREST: none**

**D. CONSENT CALENDAR: The purpose is to expedite business by grouping non-controversial items together for one Board motion 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.**

**a) RECEIVE AND FILE:**

**1. Draft Unapproved Minutes of:**

1. Township Board minutes: Feb. 4, 2014

2. Planning, Zoning & Administrative report: Feb. 2014

**b) ACTION:**

**Draft Unapproved Minutes of:**

1. Planning Commission minutes: Feb 10, 2014 removed by Rosa

Motion by: Feringa 2<sup>nd</sup>: Timmins with removal of Planning Commission minutes 2/10/14

Motion carries

**E. ITEMS REMOVED FROM THE CONSENT CALENDAR:**

**1. Planning Commission minutes 2/10/2014 - Typo 2<sup>nd</sup>.page change "Brain", to Brian & question on the Ag. Ordinance, Wentzloff clarified**

**2.**

**Motion to approve P.C minutes from 2/10/14 with changes**

**Motion by: Feringa 2<sup>nd</sup>. Timmins Motion carries**

**F. CORRESPONDENCE: None**

**G. PUBLIC HEARINGS:**

1. Ordinance #030 6.11. A-1 Agricultural District Ordinance Amendment  
Opened time: 7:10  
Closed time:7:11

2. Ordinance #031 7.2.1 (e) Accessory Buildings Ordinance Amendment  
Opened time: 7:12  
Closed time:7:13

**H. NEW BUSINESS:**

1. Ordinance #030 6.11. A-1 Agricultural District Ordinance Amendment

Discussion: Rosa- asked about section 3d. He wondered if it deserved its own section,  
John I clarified that it's under the Ag. Tourism because that's where it fits.  
Wineries will change to 3 planted acres not 2  
White asked about animal processing, is it allowed?  
John I said he used the word crops to make sure it wouldn't include animal processing  
Wentzloff suggested we allow animal processing with a S.U.P- all agreed ,  
Forgette would like the words "small scale" left out.  
DeMarsh stated that he understands regulating land uses but doesn't like regulating a  
companies business model

**Motion by: Feringa** to recommend approval with changes to board and send to County Planning  
for review **2<sup>nd</sup>: Finch**  
**7 yes 1 no (DeMarsh)**  
**Motion carries**

2. Ordinance #031 7.2.1(e) Accessory Buildings Ordinance Amendment  
**Motion by: Feringa** to recommend approval to the board and send to County Planning  
for review **2<sup>nd</sup>: DeMarsh**  
**Unanimous, Motion carries**

3. Bates Horse Park Special Use/Site Plan request for Hearing

Lennox explained application for Bates Horse Park for many events. Some under Agri-tourism, some not. Master Plan photo had been submitted instead of a site plan. Lennox will obtain a site plan in accordance with ordinance standards.  
Wentzloff commented that she felt this was major amendment not a minor one, Jocks said we don't have an ordinance for a major amendment.  
Wentzloff didn't feel it was ready for planning commission to move to public hearing as many were confused as to exactly what was being asked for approval tonight. Was sent back to Flint Fields for further clarification

**I. OLD BUSINESS:**

1. Great Lakes Trim SUP Amendment/Site Plan Review for Addition  
**Motion to approve by: Feringa 2<sup>nd</sup>: Timmins**  
**Motion carries**

2. Medical Marihuana Moratorium Ordinance Amendment #028  
Lennox shows maps of 100' radius area, and asked Jocks for clarification of "parks in the ordinance to see if Tart Trail would be considered a park. Discussion about counting the Tart Trail as a park, if we did that there is no other room with in the B-2 district that a dispensary can go. Presently there is one dispensary in the B-2 district. If the new law passes Jocks informed us

that we could choose to not allow dispensaries into the township. Rosa stated that he didn't think banning them was a good idea as some people need it as medicine and we shouldn't totally ban them. No action taken

3. B-4 District Ordinance Amendment

Discussion regarding building size,

**Motion by: White** to set for public hearing

**2<sup>nd</sup>: Timmins**

**Motion Carries**

4. US-31/M-72 Business District Ordinance #029

Lennox explains comments from County Planning Commission. Beckett & Raeder implemented changes.

**Motion by: Timmins** to send to Twp. Board for approval

**2<sup>nd</sup>: Forgette**

**Motion Carries**

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

**Ordinance Review Committee:** Wentzloff explains that Lennox, Iacoangeli and Jocks will identify ordinances needing updating and bring to PC.

**PC Education Reports:** Steve Feringa- Traverse City to Charlevoix Trail update – Tart is working to identify routes and right of way, will have written report for next meeting

**Wentzloff:** Housing meeting-- housing cost and transportation cost are finally being taken in to consideration as one , developers are being offered incentives to build affordable housing.

**Calendar Item-** March 26, 5:30 p.m. County Government Building, Bayshore Corridor final wrap up meeting for corridor overlay

**ADJOURN: Motion by Timmins 2<sup>nd</sup>. Feringa**

**Carries 9:55**



**ACME TOWNSHIP PLANNING COMMISSION MEETING  
ACME TOWNSHIP HALL  
6042 Acme Road, Williamsburg MI 49690  
Monday, March 10, 2014 7:00 p.m.**

**6:30 P.M. PLANNING COMMISSIONERS EDUCATIONAL TRAINING SESSION:**

**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. INQUIRY AS TO CONFLICTS OF INTEREST:**

**D. CONSENT CALENDAR:** The purpose is to expedite business by grouping non-controversial items together for one Board motion 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.

**a) RECEIVE AND FILE:**

**1. Draft Unapproved Minutes of:**

1. Township Board minutes: Feb. 4, 2014
2. Planning, Zoning & Administrative report: Feb. 2014

**b) ACTION:**

**Draft Unapproved Minutes of:**

1. Planning Commission minutes: Feb 10, 2014

**E. ITEMS REMOVED FROM THE CONSENT CALENDAR:**

1. \_\_\_\_\_
2. \_\_\_\_\_

**F. CORRESPONDENCE:**

**G. PUBLIC HEARINGS:**

1. Ordinance #030 6.11. A-1 Agricultural District Ordinance Amendment
2. Ordinance #031 7.2.1 (e) Accessory Buildings Ordinance Amendment

**H. NEW BUSINESS:**

1. Ordinance #030 6.11. A-1 Agricultural District Ordinance Amendment
2. Ordinance #031 7.2.1(e) Accessory Buildings Ordinance Amendment
3. Bates Horse Park Special Use/Site Plan request for Hearing

**I. OLD BUSINESS:**

1. Great Lakes Trim SUP Amendment/Site Plan Review for Addition
2. Medical Marihuana Moratorium Ordinance Amendment #028
3. B-4 District Ordinance Amendment
4. US-31/M-72 Business District Ordinance #029

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

**Ordinance Review Committee:** Karly Wentzloff

**PC Education Reports:** Steve Feringa- Traverse City to Charlevoix Trail update

**Calendar Item-** March 26, 5:30 p.m. County Government Building, Bayshore Corridor final wrap up meeting for corridor overlay

**ADJOURN:**



**ACME TOWNSHIP BOARD MEETING  
ACME TOWNSHIP HALL  
6042 Acme Road, Williamsburg MI 49690  
Tuesday, February 4, 2014, 7:00 p.m.**

**MEETING CALLED TO ORDER WITH THE PLEDGE OF ALLEGIANCE AT 7:00 p.m.**

**Members present:** C. Dye, C. Collett, A. Jenema, P. Scott, D. White, J. Zollinger  
**Members excused:** G. LaPointe  
**Staff present:** J. Jocks, Township counsel  
N. Edwardson, Recording Secretary

**A. LIMITED PUBLIC COMMENT:**

**CLOSED PUBLIC COMMENT: 7:01 pm**

**B. APPROVAL OF AGENDA:**

Zollinger asked to add one item to New Business, #3 DPW sewer membrane replacement update and one on Old Business # 1 Update on Township computers and server and Scott asked to add emails regarding the bookkeeper as Old Business # 2.

**Motion by Jenema seconded by Scott to approve the agenda as amended, adding one item under New Business and two under Old Business. Motion carried by unanimous roll call vote.**

**C. INQUIRY AS TO CONFLICTS OF INTEREST: None noted**

**D. 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:**

- 1. [Treasurer's Report](#) 12/31/13
- 2. [Clerk's Report](#) 12/31/13
- 3. Draft Unapproved Meeting Minutes:
  - a. Planning Commission [01/13/14](#)
  - b. ZBA meeting [01/09/14](#)
- d. [Parks and Maintenance Report](#) – Tom Henkel
- e. [The Metro Insider Newsletter](#) January 2014
- f. [Planning, Zoning & Administrative Activity Report](#)
- g. [North Flight 2014](#)

**2. ACTION – Consider approval:**

- a. Township Board meeting minutes of [1/7/14](#)
- b. [Accounts Payable Prepaid](#) of \$3,982.72 and [Current](#) to be approved of \$25,692.50 (Recommend approval: Cathy Dye, Clerk)

**Motion by Jenema, seconded by Collette to approve the consent calendar less Item 1# d Parks & Maintenance report, and Item 2# b Current bills. Motion carried by unanimous roll vote.**

**E ITEMS REMOVED FROM THE CONSENT CALENDAR:**

**1. Parks and Maintenance Report - Henkel**

Jenema asked if the Tart Trails offices were informed that Henkel has stopped plowing  
Because there is no place to push the snow. Zollinger commented that they were notified.

**Motion by Jenema, seconded by White to accept the Parks and Maintenance report as presented. Motion carried by unanimous roll call vote.**

**2. Current invoices to be approved**

Dye requested one additional invoice for Brick House Interactive for \$1,352.50 to be approved bringing the total invoices to \$27,024.00.

**Motion by Scott, seconded by Jenema, to approve the Current invoices as amended. Motion carried by unanimous roll call vote.**

**F. REPORTS:**

**1. [Sheriff's Report](#) – Deputy: Ken Chubb**

Chubb reported 206 calls the last month with 31 car accidents.

**2. [County Commissioner's Report](#) – Larry Inman:**

Inman was unable to attend tonight's meeting.

**3. County Road commission report – Bill Mouser**

No report given

**G. Public Hearing : None**

**H. NEW BUSINESS:**

**1. Adoption of Resolution # R-2014-08 Community Recreation and Natural Resource Conservation Plan**

**Motion by Jenema, seconded by Dye to approve Resolution R # 2014-08 as presented. Motion carried unanimously.**

**2. Distribution of Acme Township Master Plan**

Wentzloff, Chair of the Planning Commission was present. She commented that the Planning Commission is at a juncture where they would request the Board of Trustees approval to distribute the Acme Township Community Master Plan to various inter-governmental agencies for their review and comments. There will be 63 days to review and then a public hearing after that.

**Motion by White, seconded by Scott to approve the distribution of the Acme Township Master plan to various inter-governmental agencies for their review and comments. Motion unanimously.**

**3. DPW Sewer membrane replacement update**

Zollinger stated that there had been a few articles in the Record Eagle recently he wanted to keep the Board informed. It is the plan to replace one membrane in September of 2014. This would be a cost of around \$31,000.00 for Acme. This is based on flow not ownership.

**I. OLD BUSINESS:**

**1. Township computers and servers**

Zollinger stated that our computers and server are old. In another year the server will be non supported. We have had recent problems with updating but did not lose any information. Collett offered to work on the RFP and look into some providers.

**2. Dennis Drennan**

Scott expressed concerns about recent emails that indicated Drennan would not communicate with our Treasurer, Collett. Scott stated that he made it very clear in his motion at the last Board meeting that everyone had to communicate with each other.

**Motion by Zollinger, seconded by White, that Zollinger will contact Dennis Drennan, our Bookkeeper, and ask Drennan if he is willing to communicate with all Board members by Email. If not then the Board will dismiss him from his services to the township. Motion carried by 5 in favor (Collett, Jenema, Scott, White, Zollinger) and 1 opposed (Dye)**

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

R. Challenger, 3885 Bunker Hill Road, express disappointed that after a two month absence from the Board meetings he finds that we are still bickering.

A. Rundhaugh, 3733 Bunker Hill Road, a Acme township resident since 1970 has seen a lot of Boards come and go and does not recall so much bickering between Board members as we currently have. She would encourage some “soul searching. She also commented on the notice for election workers.

Brian Kelley, address unknown, also expressed that it was time for the Board to move on pass the recent disagreements. He also provided a letter (attached to minutes) addressing issues with the Master Plan.

**Meeting adjourned at 8:30 p.m. on a motion by Scott with support from Jenema.**



PLANNING AND ZONING  
MONTHLY ADMINISTRATIVE REPORT

**TO:** Planning Commission & Acme Township Board of Trustees

**FROM:** Nikki Lennox

**DATE:** 03/01/2014

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**THE FOLLOWING IS A SUMMARY OF KEY PLANNING, ZONING & ADMINISTRATIVE ACTIVITIES UNDERWAY:** February 2014

**GENERAL PLANNING & ZONING:**

- **LAND USE PERMITS ISSUED FOR FEBRUARY:** 3 total. 2 new homes, 1 residential addition

**PLANNING & ZONING PROJECTS:**

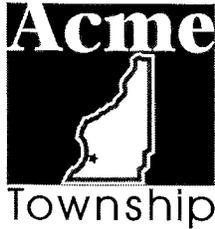
1. **MASTER PLAN UPDATE:** The Master Plan has been distributed to neighboring jurisdictions for review
2. **MEDICAL MARIJUANA MORATORIUM:** The Planning & Zoning Department received numerous calls regarding the establishment of new dispensaries, triggered by possible legislation by the State. The planning commission requested to research the topic and held a hearing on the moratorium. The last 2 months the inquiries have subsided. The planning commission continues the discussion at its March meeting.
3. **US-31/M-72 BUSINESS DISTRICT:** The draft zoning district ordinance (Ord. #029) was presented to the County Planning Commission last month for comments. Ordinance was well received and positive comments made. The next step will be a recommendation from the planning commission to the board for adoption.
4. **A-1 AGRICULTURAL ORDINANCE AMENDMENT:** (Ord. #030) The planning commission will hold a hearing in March on adoption of this ordinance
5. **ACCESSORY BUILDING ORDINANCE AMENDMENTS 7.2.1(e)** (Ord. #031) The planning commission will hold a hearing in March on adoption of this ordinance

**THE BAYSHORE CORRIDOR GROUP** WILL HOLD A MEETING MARCH 26 TO WORK ON THE STRATEGY FOR THE 4 MUNICIPALITIES ALONG THE BAY. THE GROUP IS FORMING AN OVERLAY IDENTIFYING ITEMS OF IMPORTANCE INCLUDING PEDESTRIAN SAFETY, LANDSCAPING, WAYFINDING SIGNAGE, SIDEWALKS, ROADS ETC. TO IMPLEMENT CONSISTENCIES ALONG THE BAY AND TO APPLY FOR POSSIBLE COLLABORATIVE GRAND FUNDING FOR SOME OF THE ISSUES.

Thank you,

Nikki Lennox  
Acme Township

Zoning Administrator



DRAFT UNAPPROVED  
ACME TOWNSHIP PLANNING COMMISSION MEETING  
ACME TOWNSHIP HALL  
6042 Acme Road, Williamsburg MI 49690  
Monday, February 10, 2014, 7:00 pm.

**CALL TO ORDER WITH PLEDGE OF ALLEGIANCE** Opened at 7:02

**ROLL CALL:** Wentzloff x Feringa x Finch x Forgette x Rosa x Timmins\_x  
White 7:10 DeMarsh x

**Staff Present:** Lennox, Jocks, Iacoangeli

**A. LIMITED PUBLIC COMMENT:**

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Opened:7:03

Closed 7:03

**B. APPROVAL OF AGENDA:** With addition of Tim Harts Letter and Mark Poniatoskis letter entered into Correspondence

Motion by: Timmins 2<sup>nd</sup>: Finch

Yes: unanimous vote

Motion carries

**C. INQUIRY AS TO CONFLICTS OF INTEREST:** None noted

**D. CONSENT CALENDAR:** The purpose is to expedite business by grouping non-controversial items together for one Board motion 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.

**a) RECEIVE AND FILE:**

**1. Draft Unapproved Minutes of:**

1. Township Board minutes: 1/07/14
2. Planning, Zoning & Administrative report 12/01/2013-01/31/2014
3. ZBA meeting minutes 01/09/2014

**b) ACTION:**

**Draft Unapproved Minutes of:**

1. Planning Commission minutes 01/13/14

Motion by: Timmins 2<sup>nd</sup>: Finch

To approve the Consent calendar with the Planning commission minutes and Planning/Zoning Administrative update removed.

Yes: unanimous vote

Motion carries

**E. ITEMS REMOVED FROM THE CONSENT CALENDAR:**

1. Planning Commission minutes 01/13/14- insert comments submitted by Brian Kelley
2. Planning and zoning administrative update- change Bertha Vos school to the International Baccalaureate school.

**Motion by Feringa 2<sup>nd</sup> by Finch to approve the Planning Commission draft minutes from 01/13/14 with the added comments.**

**Yes: unanimous vote, motion carries**

**Motion by Timmins 2<sup>nd</sup>. By Finch to receive and file the Planning and Zoning Administrative report 12/01/13-01/31/14 with the changes noted.**

**Motion carries**

**Yes: unanimous vote, motion carries**

**F. CORRESPONDENCE: Letters received, read and filed from: Tim Hart, Mark Poniatoski and Brian Kelley**

**G. PUBLIC HEARINGS:**

**Ordinance# 028 Medical Marijuana Moratorium Opened at 7:20 Closed at 7:20**

**Ordinance# 029 US-31-M72 Business and Mixed Use District Opened at 7:21 Closed at 7:22**

**Brain Kelley, RidgeCrest Rd.–** Stated the lack of availability of the document before the public meeting- reviewed January meeting minutes and it was ready for release than, wanted to know why it was not made public to everyone? He believes the township should share documents as soon as possible so the public can be ready at meetings and older documents should remain on the site for comparison.

**H. NEW BUSINESS:**

**1. Ordinance #028 Medical Marijuana-** Jeff Jocks gave a recap of the Dispensary Bill, and the politics that surround it. It may not be such a dire issue.

Discussion followed concerning the number of dispensaries that could even come into our community with all the new shoreline park property and the current ordinance that is in place. Nikki Lennox will be looking into the radius 1000 ft. from all the township parks to see where any may possibly fit. White and Feringa don't see a need for a moratorium. The Supreme Court upheld that the Federal Controlled Substances Act does not preempt the Michigan Medical Marijuana Act but MMA preempts a local ordinance prohibiting medical marijuana. Jocks suggest we table it for a month and gather more information.

**Motion by Finch 2<sup>nd</sup> by Rosa to postpone the Medical Marijuana moratorium while staff works on gathering more information**

**Yes: unanimous vote, motion carries**

**2. Ordinance #029 US-31 M-72 Business and Mixed Use District**

Changed the name from Form Based Code to "Business and Mixed Use District".

Next step is to send it to County Planning and have them review it.

Jocks clarified that the County would be looking at it without board review.

John I said that was fine.

**Motion by White support by Finch to send the Business and Mixed Use District plan to the county planning commission for review**

**Yes: unanimous vote, motion carries**

**3. Great Lakes Trim**

Lennox explained this is an amendment under modifications and amendments to a S.U.P

S.U.P # 2001-16P, Amendment # 2004-9P along with a site plan review. It was determined than an additional SUP was missing.

Jeremy Dickens (FED Corp) and Tom Crandall, the owner of Great Lakes Trim stated that the

modifications were to improve product flow and additional storage.

Discussion of Beckett & Readers' report followed regarding parking and tree islands, maneuvering lane and drive way, drainage areas and curb cuts.

It was decided that township staff would look up the old S.U.P to see what it said; decision was postponed and will come back to the planning commission in March.

#### **4. B-4 Amendment**

John Iacoangeli read the draft Ordinance which will allow for more uses permitted by right in the B-4 District. Many of the draft uses are already present in that district.

Wentzloff wants to make sure the language matches the other ordinance.

Amendment postponed until March.

### **I. OLD BUSINESS:**

#### **1. Accessory Building Height Ordinance Amendment**

Wentzloff read a letter from Mark Poniatoski, and stated that his math didn't take into account parking areas for lot coverage. It was pointed out that we have only had one request for a change to building foot print size, which can be addressed on an individual basis through the zoning board of appeals. All other requests dealt with height issues. The planning commission will not modify building foot print at this time, only height.

Wentzloff wants the wording of two stories removed from the amendment and leave it only as 24 ft.

**Motion by Feringa 2<sup>nd</sup> by Timmins to set a public hearing at the March meeting with the removal of 7.2.1 E "two stories" and keeping only the language of "24 ft".**

**Yes: unanimous vote, motion carries**

#### **2. A-1 Agricultural Ordinance Amendment**

John I read the survey results with 80% supporting having 5% locally produced fruit and 75% from the rest of the state of Michigan. 80% also supported a 3 year exemption for startup period for use of local fruit, the clock with start when the license is issued by the MLCC. Timmins supports the change to 5% local ingredients.

Discussion about enforcement – Hard to enforce but guarantees that something will be planted on the land in the Ag. District.

Discussion on language using something other than just the word fruits. John I suggested we use the language from the Right to farm act, Fruits will be changed to Farm Products.

Discussion on requirement for acreage amount planted. Wineries will be raised to 3 acres. Breweries and Distilleries will remain the same.

**Motion by: Timmins 2<sup>nd</sup>: Finch to send the A-1 Agricultural Ordinance Amendment to hearing in March**

**Yes: unanimous vote, motion carries**

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

**Opened at 9:06 closed at 9:07**

Timmins gave a recap of 3 classes attended at the MRPA conference

Feringa talked about the study being done on a passenger train from T.C to Turtle Creek Casino

**ADJOURN: Motion by: Finch 2<sup>nd</sup>: Timmins**

**Yes: unanimous vote, motion carries**

**adjourned at 9:16**

**Nikki Lennox**

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**From:** Tim Hart [tjhart49@sbcglobal.net]  
**Sent:** Friday, February 07, 2014 1:31 PM  
**To:** Nikki Lennox  
**Subject:** 14 ft door

*Conf.*

Hi My Name is Tim Hart. Im building a new home on dep water point. I would a garge with a 14ft door so I can stoe my boat in it. Your current resriction will not allow that. Iv been told that you are considering changing your restriction. I think that would be a good idea. Please let me know if you make any changes to your restrictions Thank You Tim Hart

Re:

CONF.

Accessory building B.S.

**6.12.**

**SCHEDULE OF REGULATIONS**

**6.12.1 SCHEDULE LIMITING HEIGHT, BULK, DENSITY AND AREA BY ZONING DISTRICT:**

**R-1 Minimum Parcel or Land Use Area Per Dwelling Unit (Sq. ft.)**

1 acre (a) 43,560 sq ft

**Maximum Lot Area Covered by all Structures & Parking**

20% 8712 sq ft (30% for R-2?)

**Minimum Living Space Dimensions per Dwelling Unit**

24' x 24' 576 sq ft

**Maximum Structure Height 35 feet**

**Max lot coverage 8712**

Min dwelling <576> 35 feet tall

Remaining 8136 (this could be an attached garage that is 35 feet tall) 80' x 101.5' building.

But if a detached garage is built it can only be 576sq ft and 14 feet tall.

So in order to be able to use the full 20% of my 1 acre I could build roughly 10-12 separate 576 sq ft buildings.

I find it very hard to believe that this makes sense to any resident of Acme Township.

If The ordinance allows 20% coverage than that is exactly what should be allowed regardless if it is attached or detached. And the same rational should be applied to the height maximum.

2/6/14

From Mark Poniatoski  
5296 Lautner Rd  
R-1 6 Acres

Amendment to PC Minutes  
1/13/2014

Brian Kelley 4893 Ridgecrest ;

Moved to Acme 30 years ago, trying to come up to speed on acme township planning documents. Was concerned with the timeliness and completeness of public release so the public could make educated comments and participate in the process. Many missing pages from draft Acme 5 year Master plan have been unavailable. Master Park plan draft still mentions construction of a Splash pad feature. John I stated that the revised Master Plan was posted on-line today. He was shocked to see trailer parks in the farming area? White replied that they were for migrant workers. Asked about manufactured housing development on farm land, and density. Wentzloff responded that it was to give people more affordable housing options.

From: Brian Kelley, Acme Township resident  
To: Acme Township Planning Commission  
February 10, 2014

Good evening,

I write to you tonight concerning the Acme Township Ordinance #029 Article VI Section 6.6.1 US-31/M-72 Business and Mixed Use District. Many people have worked very hard on the changes to that ordinance, and your efforts are greatly appreciated.

However, I must take exception to the lack of availability of the actual document in advance of the meeting and Public Comment opportunity. That document was only made available to the public today, Monday February 10.

Reviewing the meeting minutes from the January 13 2014 Planning Commission Meeting reveals that the document was complete at that time. Why wasn't it made available on the Acme website?

Instead, we get the new ordinance buried in the meeting packet, on the day of the meeting. How can the public adequately digest those changes in the few hours prior to the meeting?

The township makes the effort to hold meetings with special interest groups to solicit their requirements and wishes for a new ordinance. And yet, when it comes to sharing the results of those meetings and the documents taxpayers pay to create, the township falls short.

Acme taxpayers should not need to make special requests to obtain those documents.

What will it take to start making these documents available to the public on a more timely basis, on our website? This document does not exist on the Acme website except buried within the meeting packet. We now have a new website, paid for by taxpayers, with a section for the Planning Commission. Why isn't it there?

The same general concerns can be applied to other documents being presented at tonight's meeting - the Agricultural District Ordinance Amendment, and the Supplemental Height Ordinance Amendment.

As a Township we should have a strong bias for sharing these documents as soon as possible on the website, even as new draft versions are produced.

How can we improve this process?

Thank you for your time and service,

Brian Kelley

*planning review*

Date: 03.04.2014

From: John R. Iacoangeli, PCP, AICP,  
To: **Nikki Lennox, Zoning Administrator**  
**Members of the Acme Planning Commission**  
6042 Acme, Road  
Williamsburg, MI 49690

Project: **A-1: Agricultural District**  
Ordinance #30

Remarks:

Please find attached the proposed reorganization of the A-1: Agricultural District for the Acme Township Zoning Ordinance which is the subject of a public hearing on March 10, 2014.

Since 2013, this ordinance has been under review and preparation and with the assistance of a joint committee composed of Planning Commissioners, agriculture property owners and interested residents. Modifications to the A-1: Agriculture District ordinance include recent advances in food processing, packaging and distribution, agri-tourism and provisions regarding large and small wine makers, distilleries, microbreweries, and breweries defined and regulated by the Michigan Liquor Control Commission (MLLC).

A component of the ordinance also favors the use of crops and grains produced in the Township and State of Michigan.

**Suggested Actions for the Planning Commission**

1. Comments from the Public Hearing that require further significant revisions  
Motion to remand the ordinance back to the Agriculture Zoning Committee for review and revisions and report back to the Planning Commission with suggested changes.
2. Comments from the Public Hearing where revisions were made by the Planning Commission at the meeting.  
Motion to approve Ordinance #30: A-1 Agricultural District Ordinance, as revised, and forward to the Grand Traverse County Planning Commission for review and comment.

## 6.11 A-1: AGRICULTURAL DISTRICT:

**6.11.1 INTENT AND PURPOSE:** This District is intended to preserve, enhance, and stabilize areas within the Township which are presently used predominantly for farming purposes or areas which, because of their soil, drainage, or natural flora characteristics, should be preserved for low intensity land uses. It is the further purpose of this District to promote the protection of the existing natural environment, preserve the essential characteristics and economical value of these areas as agricultural lands, provide increased market opportunities for local and regional producers by clustering supporting operations such as processing, packaging, distributing, buying, and, research and development that complement and add value to the agricultural sector, and provide opportunities for agricultural-related entrepreneurial ventures. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act. It is explicitly the purpose of this zone to preserve a suitable long term working environment for farming operations while minimizing conflicts between land uses. It is the further purpose of this District to promote the protection of the existing natural environment, and to preserve the essential characteristics and economical value of these areas as agricultural lands.

### 6.11.2 USES PERMITTED BY RIGHT:

- a. Agricultural and Farm Related Operations listed below:
  1. Field crop and fruit farming, truck gardening, horticulture, aviaries, hatcheries, apiaries, greenhouses, tree nurseries, and similar agricultural enterprises.
    - a. Raising and keeping poultry and rabbits.
    - b. Raising and keeping of livestock, such as cattle, hogs, horses, ponies, sheep, goats, and similar livestock upon a lot having an area not less than five acres.
  2. Farmer's Roadside Stands selling products grown by the owner of the property on which the stand is located, PROVIDED that contiguous space for the parking of customers' vehicles is furnished off the public right-of-way at a ratio of one parking space for each fifteen square feet of roadside stand floor area.
  3. Agricultural Tourism: Subject to the following parking requirements; parking facilities may be located on a grass or gravel area for seasonal uses such as road side stands, u-pick operations and agricultural mazes. All parking areas shall be defined by either gravel, cut lawn, sand or other visible marking.
    - a. Seasonal U-Pick fruits and vegetables operations
    - b. Seasonal outdoors mazes of agricultural origin such as straw bales or corn
    - c. Agricultural Festivals
    - d. Agricultural or agriculturally-related uses permitted by right in the A-1 zoning district may include any or all of the following ancillary agriculturally related uses and some non-

agriculturally related uses so long as the general agricultural character of the farm or agricultural operation is maintained.

1. Value-added agricultural products of activities such as education tours or processing facilities, etc.
  2. Bakeries selling baked goods containing produce grown primarily on site.
  3. Playgrounds or equipment typical of a school playground, such as slides, swings, etc. (not including motorized vehicles or rides).
  4. Petting farms, animal display, and pony rides.
  5. Wagon, sleigh, and hayrides.
  6. Nature trails.
  7. Open air or covered picnic area with restrooms.
  8. Educational classes, lectures, seminars.
  9. Historical agricultural exhibits.
  10. Kitchen facilities, processing/cooking items for sale on or off premises.
  11. Gift shops for the sale of agricultural products and agriculturally related products.
  12. Gift shops for the sales of non-agriculturally related products such as antiques or crafts-.
4. Agricultural processing. Activities which involve a variety of operations after harvest of crops to prepare them for market, or further processing and packaging at a distance from the agricultural area. Included activities are cleaning, milling, pulping, drying, roasting, hulling, storing, packaging, selling, and other similar activities. Also included are the facilities or buildings related to such activities.
5. Aquaculture. The cultivation of aquatic animals, in a recirculating environment to produce whole fish that are distributed to retailers, restaurants, and consumers.
6. Aquaponics. The combination of aquaculture and hydroponics to grow crops and fish together in a recirculating system without any discharge or exchange of water.
7. Community kitchen. A facility licensed as a food manufacturer that may be used by licensed businesses for commercial purpose. A community kitchen may also be an unlicensed kitchen that is used by community members for cooking non-commercial or exempt foods or for cooking classes and/or other related activities.
8. Food research and development facility. Research, development, and testing laboratories that do not involve the mass manufacture, fabrication, processing, or sale of food products.
9. Food storage, bulk. The holding or stockpiling on land of food products where such storage constitutes no more than 40 percent of the developed site area and storage area is at least one acre, and where at least three of the following criteria are met by the storage

activity: (1) in a bulk form or in bulk containers; (2) under protective cover to the essential exclusion of others of the same space due to special fixtures or exposed to the elements; (3) in sufficient numbers, quantities, or spatial allocation of the site to determine and rank such uses as the principal use of the site; (4) the major function is the collection and/or distribution of the material and/or products rather than processing; and (5) the presence of fixed bulk containers or visible stockpiles for a substantial period of a year.

10. Production Facilities for Value Added Farm Products. Any product processed by a producer from a farm product, such as baked goods, jams and jellies, canned vegetables, dried fruit, syrups, salsas, salad dressings, flours, coffee, smoked or canned meats or fish, sausages, or prepared foods.
11. Warehouse. Facilities. Warehousing associated with the production and/or processing of agricultural products, but not involved in manufacturing or production.
12. Small Wine Maker as defined and regulated by the Michigan Liquor Control Commission (MLCC) on a parcel at least 10 acres in size with 2 acres planted in wine fruits where 5% of the fruits used in their production are grown in Acme Township and 75% of the fruits used in the production are grown in the State of Michigan.. A Small Distiller as defined and regulated by the Michigan Liquor Control Commission (MLCC) can concurrently occupy the same parcel as long as the property owner has a Small Wine Maker license. There is a onetime waiver of the local production requirement for the first three years of operation commencing on the date that the license was issued by MLCC.
13. Small Distiller as defined and regulated by the Michigan Liquor Control Commission (MLCC) on a parcel at least 10 acres in size with 5 acres planted in crops used in the distillery process and where 5% of the fruits used in their production are grown in Acme Township and 75% of the fruits used in the production are grown in the State of Michigan. There is a onetime waiver of the local production requirement for the first three years of operation commencing on the date that the license was issued by MLCC.
14. Microbrewery as defined and regulated by the Michigan Liquor Control Commission (MLCC) on a parcel at least 10 acres in size with 5 acres planted in crops used in the distillery process and where 5% of the fruits used in their production are grown in Acme Township and 75% of the fruits used in the production are grown in the State of Michigan. There is a onetime waiver of the local production requirement for the first three years of operation commencing on the date that the license was issued by MLCC.
15. Tasting Room subject to the requirements of the Michigan Liquor Control Commission.

- b. Non-Agricultural Uses listed below:
1. Single-family detached dwellings
  2. Open Space Preservation Developments containing only Single-Family Detached Dwellings: Subject to the provisions of Article XI.
  3. State licensed residential facilities
  4. Family child care homes
  5. Cemeteries: public or private.
  6. Tenant house as part of farm property for full-time farm employees associated with the principal use and subject to the same height and setback requirements as the principal dwelling.
  7. Public areas and public parks such as recreation areas, forest preserves, game refuges, and similar public uses of low-intensity character.
  8. Public and private conservation areas and structures for the conservation of water, soils, open space, forest and wildlife resources.
  9. Accessory uses: Customary accessory uses and buildings incidental to the permitted principal use of the premises.
  10. Home Occupations in accord with the requirements of Section 7.7.
  11. Manufactured homes, subject to the following requirements:
    - a. Each home shall bear a label required by Section 3282.362(c)(2) of the Federal Mobile Home Procedural and Enforcement Regulations.
    - b. Each home shall be installed pursuant to the manufacturer's setup instructions and shall be secured to the premises by an anchoring system or device complying with any applicable requirements of the Michigan Mobile Home Commission.
    - c. Within ten days following installation, all towing mechanisms shall be removed from each home. No home shall have any exposed undercarriage or chassis.
    - d. Each home shall have a permanent perimeter wall of conventional building materials which shall prevent the entrance of rodents, control heat loss and contribute to aesthetic compatibility with surrounding structures.
    - e. Each home shall have a full concrete slab within the perimeter wall. This space may be used as a crawl space for storage purposes.

- f. All construction and all plumbing, electrical apparatus and insulation within and connected to each home shall be of a type and quality conforming to the "Mobile Home Construction and Safety Standards" as promulgated by the United States Department of Housing and Urban Development, being 24 CFR Section 3280, as from time to time amended. Additionally, all dwellings shall meet or exceed all applicable roof snow load and strength requirements.
- g. Exterior Finish; Light Reflection: Any materials that are generally acceptable for housing built on the site may be used for exterior finish if applied in such a manner as to be similar in appearance, PROVIDED, however, that reflection from such exterior shall not be greater than from siding coated with clean, white, gloss, exterior enamel.
- h. Each home shall be aesthetically compatible in design and appearance with other residences in the adjacent area, particularly with regard to foundation treatment, siding and roofing material and perimeter wall. Compatible materials such as siding, screen wall, etc. may be added to assure aesthetic compatibility with other structures.
- i. The compatibility of design and appearance shall be determined by the Acme Township Zoning Administrator. The Acme Township Zoning Administrator shall base his or her decision on the character, design and appearance of residential dwellings in adjacent areas of the Township.
- j. To the extent that any of these provisions conflicts with any provision of the Mobile Home Commission Act or its administrative rules as applied to a mobile home in a residential neighborhood, the Mobile Home Commission Act provision will control.

12. Public Uses: Essential: Buildings associated with Essential Public Services require Special Use Permit approval, pursuant to Section 9.1. *[ADDED BY AMENDMENT 017, ADOPTED 07/03/12 EFFECTIVE 07/18/12.]*

**6.11.3 USES PERMITTED BY SPECIAL USE PERMIT:** The following uses of land and structures may be permitted in by the application for and issuance of a special use permit, subject to Section 9.1.

- a. Campgrounds: Subject also to the requirements of Section 9.4
- b. Institutional Uses: Subject also to the requirements of Section 9.5
- c. Greenhouses and nurseries selling at retail on the premises
- d. Riding Stables and livestock auction yards
- e. Raising of fur bearing animals for profit
- f. Game or hunting preserves operated for profit

- g. Veterinary hospitals, clinics and kennels.
- h. Sawmills
- i. Public Uses: Critical, Supporting: *CHANGED BY AMENDMENT 017, ADOPTED 07/03/12 EFFECTIVE 07/18/12.*
- j. Airports and Airfields
- k. Planned Agricultural Units: Subject also to the requirements of Section 9.8.
- l. Special Open Space Uses: Subject also to the requirements of Section 9.16.
- m. Sand or Gravel Pits, Quarries: Subject also to the requirements of Section 9.17.
- n. Farmer's Roadside Market: Subject also to the requirements of Section 9.18.
- o. Sewage Treatment and Disposal Installations: Subject also to the requirements of Section 9.15.
- p. Historic Parks: Subject also to the requirements of Section 9.23.
- q. Bed and Breakfast Establishments: Subject also to the requirements of Section 9.24.
- r. Conversion of a Single-Family Dwelling to a Duplex: Conversion of existing single-family dwellings where such existing single-family dwelling is of sufficient size to meet minimum floor area requirements of a duplex, and such an expanded capacity is a clear necessity for satisfaction of this particular housing demand, and adequate off-street parking space can be provided.
- s. Single Family Dwelling on Less than Five Acres: A lot with a minimum size of one acre containing a single family dwelling may be created subject to the following requirements:
  - 1. The single family dwelling existed prior to the enactment of this Ordinance;
  - 2. The single family dwelling was part of an agricultural use and subsequently, through consolidation of farms or other actions, became no longer necessary as a farm-related residence;
  - 3. The lands that would otherwise be required to be part of the lot for the single family dwelling would be lost from production should the smaller minimum lot size not be allowed; and
  - 4. Continue to be actively farmed along with the balance of the farm.

- t. Conservation Development: Subject also to the requirements of Section 9.3.
- u. Structural Appurtenances: As accessory uses, the following kinds of structural appurtenances may be permitted to exceed the height limitations for the principal use: appurtenances to mechanical or structural functions, such as chimney and smoke stacks, water tanks, elevator and stairwell penthouses, ventilators, bulkheads, radio towers, aerials, fire and hose towers and cooling towers. No structural appurtenances permitted hereby shall be used for dwelling purposes.
- v. The following agricultural tourism uses are permitted by special use permit:
  - 1. Small-scale entertainment (e.g., fun houses, haunted houses, or similar) and small mechanical rides.
  - 2. Organized meeting space for use by weddings, birthday parties, corporate picnics, and other similar events.  
[SECTION 6.11.3.x ADDED BY AMENDMENT 018 ADOPTED 05/01/2012 EFFECTIVE 05/13/2012.]
- x. Winery with Food Service subject to the following requirements:
  - 1. The winery kitchen, food preparation, and production areas must be licensed by the Grand Traverse County Health Department.
  - 2. Parking lots shall be screened from adjacent properties.
  - 3. Outdoor lighting shall comply with Acme Township standards.
- y. Wine Maker as defined and regulated by the Michigan Liquor Control Commission (MLCC) on a parcel over 10 acres where 5% of the fruits used in their production are grown in the Acme Township and 75% of the fruits used in their production are grown in the State of Michigan. There is a onetime waiver of the local production requirement for the first three years of operation commencing on the date that the license was issued by MLCC.
- z. Distilleries as defined and regulated by the Michigan Liquor Control Commission (MLCC) on a parcel over 10 acres where 5% of the fruits used in their production are grown in the Acme Township and 75% of the fruits used in their production are grown in the State of Michigan. There is a onetime waiver of the local production requirement for the first three years of operation commencing on the date that the license was issued by MLCC.
- aa. Breweries as defined and regulated by the Michigan Liquor Control Commission (MLCC) on a parcel over 10 acres where 5% of the fruits used in their production are grown in the Acme Township and 75% of the fruits used in their production are grown in the State of Michigan. There is a onetime waiver of the local production requirement for the first three years of operation commencing on the date that the license was issued by MLCC.

6.11.4 **RIGHT TO FARM:** As to any specific property on which commercial farm products are produced within the meaning of MCL 286.472(a), if any applicable Generally Accepted Agricultural Management Practice (GAAMP) approved by the Michigan Department of Agriculture conflicts with any provision below, the GAAMP shall control.

## TOWNSHIP OF ACME - NOTICE OF HEARING

PLEASE TAKE NOTICE that the ACME TOWNSHIP PLANNING COMMISSION will hold a public hearing at its regular meeting on Monday, March 10, 2014 at 7:00 p.m. at the Acme Township Hall, 6042 Acme Road, Williamsburg MI 49690, to consider the following amendments to the Acme Township Zoning Ordinance.

**Amendment #030** would amend Section 6.11. A-1 Agricultural District with the deletion of the existing 6.11 in its entirety to be replaced with new 6.11.A-1 Agricultural District including additional agricultural uses, processing, community kitchens, food research and development facilities, food storage, production facilities for value added farm products, small wine makers, small distillers, microbreweries, tasting rooms, wineries, distilleries, breweries, and the deletion in its entirety of 9.25 Wineries.

**Amendment #031** would amend Section 7.2. Supplementary Use and Area Regulations, 7.2.1 e Accessory Buildings with the deletion of: one story or fourteen feet in height, replaced with twenty four feet in height.

COPIES OF THE ENTIRE PROPOSED AMENDMENTS #030 & 031 ARE AVAILABLE FOR INSPECTION AT THE ACME TOWNSHIP HALL.

All interested persons are invited to attend and be heard at public hearings before the Planning Commission. After each public hearing, the Planning Commission may or may not deliberate and take action. Special Use Permit applications, proposed Zoning Ordinance Amendments and the entire Zoning Ordinance are available for inspection at the Acme Township Hall from 8:00 a.m. to 5:00 p.m. Monday through Friday. Proposed Zoning Ordinance Amendments and the entire Zoning Ordinance are also available for inspection via the Township's website, [www.acmetownship.org](http://www.acmetownship.org).

**Written comments may be directed to:**

Nikki Lennox; Zoning Administrator  
6042 Acme Road  
Williamsburg, MI 49690  
(231) 938-1350

*planning review*

Date: 03.04.2014

From: John R. Iacoangeli, PCP, AICP,  
To: **Nikki Lennox, Zoning Administrator**  
**Members of the Acme Planning Commission**  
6042 Acme, Road  
Williamsburg, MI 49690

Project: **Accessory Building Ordinance**  
Ordinance #31

Remarks:

Please find attached the proposed revisions to Section 7.2.1 Accessory Buildings which modified subsection "e" to increase the height to twenty-four feet (24').

**Suggested Actions for the Planning Commission**

1. Comments from the Public Hearing that require further significant revisions  
Motion to remand the ordinance back to the staff for review and revisions and report back to the Planning Commission with suggested changes.
2. Comments from the Public Hearing where revisions were made by the Planning Commission at the meeting.  
Motion to approve Ordinance #31: Section 7.2.1 e., as revised, and forward to the Grand Traverse County Planning Commission for review and comment.

**Ordinance #31**  
**Accessory Buildings**

An ordinance to amend Section 7.2.1 subsection e to read as follows:

To delete the phrase "one story or fourteen" and replace with "twenty-four (24)."

As a result, this subsection will read.

- e. Not exceed twenty-four (24) feet in height, nor exceed the ground floor area of the main building within Residential Districts.

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## PRELIMINARY ZONING REPORT

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**TO:** ACME TOWNSHIP PLANNING COMMISSION  
**FROM:** NIKKI LENNOX  
**SUBJECT:** Special Use Permit application, Bates Horse Park LLC  
**DATE:** 03/04/2014

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**Permit Number/File:** 2014-03

**Parcel No.:** 28-01-014-008-01

**Legal Description:** S ½ of NW ¼ Exc School Lot in SE Cor 208.7' Sq. Sec 31 T28N R9W

**Address/Location of Parcel:** 6535 Bates Rd. Williamsburg, MI 49690

**Applicant:** Karin Flint  
2419 Windsor Way Ct.  
Wellington FI 33414

**Status of Applicant:** Owner

**Request:** Special Use Permit/Site Plan approval

**Project Description:** Agricultural-tourism events including entertainment (concerts), weddings, high school equestrian sporting events, art & antique shows, car shows, continuation of annual Fall Festival, car shows, summer kids camp, rugby, lacrosse, and polo games, family food festival and outdoor movies.

**Parcel Size:** 83 Acres

**Zoning District and Existing Use(s):** A-1 Agricultural,

**Adjacent Zoning and Existing Uses:**  
North: Ag  
South: Ag (South-east of the property is an area of B-4 Material Processing and Warehousing)  
East: Ag  
West: Ag

**Relevant Sections of Zoning Ordinance:**  
Section 6.11 A-1 Agricultural  
Section 6.12 Schedule of Regulations  
Section 8.1. Site Plans  
Section 9.1 Special Uses  
Section 9.16. Special Open Space Uses

**Existing SUPs:** 2006-12P, 2010-02P, 2012-05P,

There is an existing Special Use Permit and amendments. An amendment made in 2012 requested expanded use of the facility. Specifically requesting polo, weddings, pond hockey, fall festival, car show, concerts and outdoor movies. Minutes to the July 2012 meeting reflect that request, but not an approval and requested applicant to seek a separate major SUP amendment for those items.

**Requirements for site plan: The Planning Commission and the Township Board shall consider the following standards:**

- a. That the applicant may legally apply for site plan review:**  
Yes. Applicant is the agent for the current owner of the property and is legally able to apply for the Site Plan Approval and Special Use Permit Amendment.
- b. That all required information has been provided:**  
The proposed site plan has been provided. Approval letters from various public agencies are required have been submitted, and will be obtained before the Public Hearing.
- c. That the proposed development conforms to all regulations of the zoning district in which it is located:** Yes, the requests fall under the A-1 District Agricultural Tourism special use section.
- d. That the plan meets the requirements of Acme Township for fire and police protection, water supply, sewage disposal or treatment, storm, drainage, and other public facilities and services:**  
Appropriate reviews are underway and will be complete prior to the public hearing.
- e. That all other standards for review have been met or are not applicable to this application.**  
All other applicable standards have been met.
- f. That this proposed site plan is in accord with the spirit and purpose of the Acme Township Zoning Ordinance, and is not inconsistent with, or contrary to, the objectives sought to be accomplished by the Acme Township Zoning Ordinance and the principles of sound planning:** Use of property in the A-1 District for purposes of Agri-tourism activities is allowed by special use, if standards are met in Section 9.1 Special Uses and all other applicable sections of the Acme Township Zoning Ordinance.

**Staff Recommendation:**

Staff respectfully recommends that a public hearing be set and formal review of the request begin.

*planning review*

Date: 03.04.2014

From: John R. Iacoangeli, PCP, AICP,  
To: **Nikki Lennox, Zoning Administrator**  
Members of the Acme Planning Commission  
6042 Acme, Road  
Williamsburg, MI 49690

Project: Great Lakes Trim; Building Addition  
**SUP #2014-01P, amends SUP #2001-16P and SUP #2010-03P**

Remarks:

Section 1: Background:

- Applicant - Great Lakes Trim  
6220 South Railway Commons Drive  
Williamsburg, MI 49690
  
- Architects - Seidell Architects  
114 N. Court Avenue, Suite 101  
P.O. Box 2189  
Gaylord, MI 4977734  
Phone: 989.731.0372
  
- Engineers - L.F. Sales and Engineering  
2412 Seville Drive  
Okemos, MI 48864  
Phone: 517.349.4195
  
- General - FED Corporation  
777 West Cedar Avenue, Suite 203  
Gladwin, MI 48624  
Phone: 989.246.9122
  
- Property - 1.05 Acres  
25-01-014-585-04 Property Tax Number
  
- Zoning - The subject parcel is zoned B-4 Material Processing and Warehousing District.  
Parcels to the east, west, south and north are also zoned B-4 Material Processing  
and Warehousing.
  
- Proposal - The applicant is proposing a 2,400 square foot addition to their existing building.

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Section 2: Submission Materials:

1. Drawings
  - Sheet TS, Title Sheet
  - Sheet C1, Site Plan; dated February 20, 2014.
  - Sheet A1, Demolition floor plan and elevations; dated December 31, 2013.
  - Sheet A2, Floor Plan Alterations; dated December 31, 2013.
  - Sheet A3, Reflected Ceiling Plan; dated December 31, 2013.

- Sheet A5, Exterior Elevations; dated December 31, 2013.
  - Sheet A6, Building Sections; dated December 31, 2013.
  - Sheet A7, Wall sections, door and room schedules; dated December 31, 2013.
  - Sheet S1, Foundation Plan and Details; dated December 31, 2013.
2. Additional application materials submitted
- Sheet 1 of 3, Exhibit A; dated November 12, 2001.
  - Sheet 2 of 3, Site Plan; dated November 12, 2001.
  - Grand Traverse Environmental Health; dated February 6, 2014
  - Grand Traverse Metro Fire Department; dated January 30, 2014
  - Letter from Seidell Architects; dated February 5, 2014
  - Grand Traverse County Soil Erosion & Sedimentation; dates February 3, 2014

Section 3: Action Items:  
 The following items are addressed below.

Requirements	Compliance
The Future Land Use Map identifies the subject parcels as Industrial.	The proposed use in the B-4 District is consistent with the Future Land Use Map.
The subject parcel is zoned B-4 Material Processing and Warehousing District	This requirement is met.
Land use and zoning of adjacent parcels	This requirement is met.
Minimum percent of lot area Per Dwelling Unit (Sq. ft.) in a B-4 District.	There are no minimum standards in the B-4 District.
Minimum Parcel width in B-4 Districts is 150 feet.	This requirement is met.
In B-4 Districts, the maximum structure height in stories in 3, and 40 feet.	This requirement is met.
Front yard setback in a B-4 district.	This requirement is met.
Rear yard setback requirement is 10% of the property depth in a B-4 district.	This requirement is met.
Side yard setback in B-4 districts is 10% of the property width.	This requirement is met.
Maximum lot area covered by all structures and parking in a B-4 district.	There are no maximum standards.
Minimum living space dimensions per dwelling units.	There are no dwelling units on site.
Minimum parking requirements in an industrial or manufacturing establishment is 1 per 2,000 square feet of floor area and a maximum of 1 per 400 square feet of floor area.	The parking requirement is met
Maneuvering lane requirement for 75-90 degree parking is 20 feet.	The parking requirement is met but the dimension is very tight leaving very little maneuvering area due to the proximity of the building.
Minimum parking space width and length.	These requirements are met. We request that the dimensions be noted on the spaces on sheet C1.
Off-street Parking Area Buffering.	The area to the north of the parking spaces is buffered with plantings, an existing berm, and meets the requirements of being at least ten (10) feet in width.

Treed Islands are required for off-street parking areas with more than five parking spaces.	The parking requirement is met. In lieu of treed islands the Applicant is locating the trees in the southeast corner of the property.
Loading and Unloading requirements.	The parking requirement is met. The Planning Commission, in 2010 (SUP# 2010-03P), found that the proposed location of the loading dock did not constitute creation of parking in the front yard of the property and that the use of the road for backing trucks into the proposed dock would not create a detriment to the health safety and welfare of the general public, site users or users of adjacent properties.
Site Lighting	The parking requirement is met
All outdoor light fixtures shall have cut-off shielding.	The parking requirement is met
All security lighting shall be directed away from/or shielded from view by vehicular and pedestrian traffic and adjacent properties.	The parking requirement is met
Signs	No new signs are shown on the site plan.

Section 4: Summary:

From a planning perspective we note the following:

**1. Modification and Revision from previous plans**

- The driveway approach was reduced from 45 feet to 40 feet.
- Part of what appears to be the loading/unloading zone is in the front yard setback.
- The land use and zoning of adjacent parcels have been noted on the site plan.
- Maneuvering lane requirements are met.
- The parking area does not have any tree islands but the Applicant is providing the trees on another portion of the site.
- Additional site lighting information has been provided.
- Storm water review prepared by Gosling Czubak (Township Engineer) attached.

**Standards for Determination for the Special Use Permit**

Standard	Finding
Be designed, constructed, operated and maintained so as to insure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity to protect the natural environment and conserve natural resources and energy to insure compatibility with adjacent uses of land, and to promote the use of land in a socially and economically desirable manner.	The proposed use is compatible with adjacent land uses and is consistent with the intent of the B-4 zoning district provision of the zoning ordinance which identifies uses permitted by special permit such as manufacturing, compounding, processing, packaging, assembly and/or treatment of finished or semi-finished products from previously prepared material.

Be designed to protect natural resources, the health, safety, and welfare and the social and economic well being of those who will use the land use or activity under consideration, residents and landowners immediately adjacent to the proposed land use or activity, and the community as a whole.	The proposal provides for on-site storm water retention and sufficient landscaping to meet the requirement of the zoning ordinance. Lighting complies with ordinance requirements and has sufficient cutoff to reduce glare and night sky light pollution.
Be related to the valid exercise of the police power, and purposes which are affected by the proposed use or activity.	The proposed use conforms to the provisions of the Zoning Ordinance and thus is a valid exercise of police power.
Be necessary to meet the intent and purpose of the zoning ordinance, be related to the standards established in the ordinance for the land use or activity under consideration, and be necessary to insure compliance with those standards.	The proposed use, subject to revisions noted in the site plan review, will meet the intent and purpose of the zoning ordinance.
Meet the standards of other governmental agencies where applicable, and that the approval of these agencies has been obtained or is assured. The applicant shall have the plan reviewed and approved by the Grand Traverse Metro Emergency Services Authority (MESA) prior to the review by the Planning Commission.	Site plan and proposed improvements have been reviewed by other governmental agencies.

**Suggested Motion:**

A motion by \_\_\_\_\_ supported by \_\_\_\_\_ to approve the site plan for Great Lakes Trim, dated February 20, 2014 and SUP #2014-01 which amends the original Special Use Permit by allowing the expansion of the original building, redesign of the storm water facilities, modified lighting and landscaping. This approval is based on the findings of fact that the Standards for Determination as referenced in the Planning Review dated 03-03-2014 that the proposed building expansion is consistent with provisions outlined in the Acme Township Zoning Ordinance and meets the requirements of other governmental review agencies. Further, the Applicant shall comply with the recommendations of the Township Engineer regarding the storm water facilities and need for additional site documentation.

We will be prepared to discuss the foregoing concerns with you at your convenience.

## Technical Memo – Storm water Calculation Review

To: John Iacoangeli - Beckett & Raeder, Inc.  
Jay Zollinger, Supervisor – Acme Township

From: Robert Verschaeve, P.E.



Date: February 28, 2014

RE: Great Lakes Trim Manufacturing Addition,  
6220 S. Railway Commons Dr., Williamsburg, MI  
Stormwater Calculation Review

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This review is being provided as requested by Beckett & Raeder, Inc. to be included with the full review they are providing to Acme Township for the Site Plan submitted to the Township for the above referenced project. This review is limited to the stormwater calculations for the site.

The Site Plan provided for review was prepared by Seidell Architects and is dated 12-31-13 with a issued for “Planning Commission Revisions” date of 2-20-14. The Site Plan shows a proposed building addition, driveway widening, and retention pond modification.

This site was previously developed with a 7,800 sft building and 10,300 sft of driveway and parking. Stormwater calculations included on the plan indicate that the existing stormwater retention areas were sized to retain 2 ½” of runoff from the impervious surfaces of 18,100 square feet. The volume of runoff over that area is given as 3,800 cubic feet. The areas of the existing impervious surfaces (building and pavement) scale approximately as stated.

Historically in Grand Traverse County, 2 ½” of runoff from the impervious surfaces of a small commercial site has been the standard that stormwater control volumes have been required to meet for permitting by the County. The proposed site is reviewed with respect to this historical standard.

The calculations provided on the proposed site plan demonstrate the amount of retention basin volume that would be lost to the proposed improvements (1,765 cft), additional volume required from additional impervious area (368 cft), and new additional retention basin volume provided (2,413 cft). The runoff volume from the additional impervious area appears to be calculated with a 3.89 inch runoff. The additional retention basin volume provided is greater than the volume lost plus the volume from the additional impervious area.

Verification of the calculations presented was done by scaling the proposed additional pavement and proposed building addition areas from the plan. They appear to be consistent with areas provided in the calculations. The total impervious area for the proposed site is approximately 20,000 sft. 2 ½" of runoff from that area generates a volume of 4,167 cft. The volume of the proposed retention basin as reconfigured is approximately 4,775 cubic feet. A retention basin at the southwest corner of the site is also indicated with a volume of 1,700 cubic feet. The total volume of retention basin storage of the site is approximately 6,475 cubic feet. This storage volume exceeds the runoff volume of 4,167 cubic feet.

It is noted that Acme Township currently has a Draft Stormwater Management Ordinance under consideration for adoption by the Township. There are not any proposed standards related to stormwater runoff volume that would not be met by this plan.

It should be noted that there is a statement on the submitted Site Plan that says "Note: This site plan is not a survey. It was compiled to approximate current conditions for planning only, and does not represent to be an exact map of buildings, site features, etc." It is our recommendation that the Township request sealed as-built survey measurements of the reconfigured detention basin to verify the actual conditions after construction. The survey should also provide verification that the drainage patterns shown on the plan are accurate. The currently submitted plan lacks sufficient detail (contours, grades, etc.) to show if the stormwater flows to the indicated basins.



**ACME TOWNSHIP PLANNING COMMISSION MEETING**  
**Acme Township Hall**  
**6042 Acme Road, Williamsburg, Michigan**  
**7:00 p.m. Monday, August 30, 2010**

Meeting called to Order with the Pledge of Allegiance at 7:02 p.m.

**Members present:** J. Zollinger (Chair), B. Carstens (Vice Chair), C. David, S. Feringa, R. Hardin, V. Tegel, D. White, P. Yamaguchi  
**Members excused:** D. Krause  
**Staff Present:** S. Vreeland, Township Manager/Recording Secretary  
J. Jocks, Legal Counsel

**INQUIRY AS TO CONFLICTS OF INTEREST:** None noted

**APPROVAL OF AGENDA:** Motion by David, support by Yamaguchi to approve the agenda as amended change the order of the first two New Business items. Motion carried unanimously.

- 1. Study Session - [G.T. County Master Plan Update](#) – John Sych, Director of Planning:**  
Mr. Sych has been with the County in his current position for four years now. The current County Master Plan was adopted in 2002, and in a different economic environment where growth management was more challenging. The roles of brownfield redevelopment and land banking have grown as tools to achieve land use goals. Mr. Sych has also learned much about the differences between what each township in the County is facing in terms of land use planning. There are also opportunities to create better communication between the townships and the County regarding land use planning. There are approximately 120 Planning Commissioners in the County and 16 local land use plans that can be drawn on as the primary sources for input into County Planning.

Mr. Sych discussed the steps proposed for the master planning process as outlined in his May 26, 2010 memo. He hopes to better include the GIS Department at the County in this effort to minimize outsourcing of data gathering and mapping. He wants to bring together the wide variety of types of plans (township master plans, watersheds, recreation, solid waste, etc.) to identify conflicts and establish linkages. The first step involving the public will be an intergovernmental planning summit attended by township Planning Commissioners. A survey might be sent in advance of the meeting. The data gathered and analysis of it will be presented, and there will be discussion about land use issue priorities. This will lead to a definition of various planning areas, whether geographic (combination of several townships), traffic corridors, by initiative (townships seeking to develop village centers, or townships engaged in farmland preservation, even if they are not contiguous), etc. Priorities, goals and objectives will be developed, with County Planning facilitating meetings over the course of several months. The process is expected to begin in Spring 2011 and wrap up by year end. They would also like to hold annual planning summits to track trends, activities and progress towards meeting identified goals and objectives.

David asked if grouping discussion by common issues would involve changes to the structure of any individual municipality Planning Commission structure; it will not. Yamaguchi lauded the cooperative and collaborative spirit of the proposed process and hopes that it will promote realization of the principles expressed in The Grand Vision. Carstens believes that this effort will also help townships attract grant funding for a variety of initiatives and to be engaged in The Grand Vision. Tegel commended the initiative, and would be interested in seeing a copy of the survey that is to be administered as we consider creating our own. While townships are largely autonomous regarding land use and development planning, by working together through the County it should be possible to manage resources better across a broader landscape. Tegel asked when the Census 2010 data is due to be available; it should be ready

**DRAFT UNAPPROVED**

in January or February 2011. Hardin asked if the township Master Plans will be utilized in the County Master Planning process, and specifically if it will be possible to place all township zoning and future land use maps together on one master map to see how different township's plans match up along common borders. It will be possible; when it comes to future land use maps, since each township uses different categories and definitions they will try to create some generalized standardized categorization.

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

**Receive and File:**

- a) **Draft Unapproved Minutes of:**
  - 1. [08/10/10](#) Board
  - 2. [08/18/10](#) Shoreline Advisory Notes
- b) [August 2010](#) Planning & Zoning News
- c) [Status Update – VGT-Phase I SUP Application #2009-01P](#)
- d) **Status Update – [Staff Planner/Zoning Administrator Hiring Process](#)**

**Action:**

- d) **Approve [07/26/10](#) Planning Commission meeting minutes**

**Motion carried unanimously.**

**3. Correspondence:**

- a) [08/02/10 e-mail](#) from Gordie LaPointe – **Points from oral presentation made at 07/26/10 meeting:** this issue will be discussed under Old Business.

**4. Limited Public Comment: None**

**5. Public Hearings:**

- a) [Proposed Zoning Ordinance Amendment 008](#) – **Private Road Traffic Control Signs:** Vreeland summarized the proposed ordinance amendment.

**Public Hearing opened and closed at 7:37 p.m., there being no public comment.**

**Motion by Yamaguchi, support by Tegel to recommend that the the Board of Trustees adopt proposed Zoning Ordinance Amendment 008 regarding signage regulations as presented.**

David asked if the proposed ordinance language is comprehensive enough, and will limit the placement of traffic control signs to standard varieties of signs; the proposed language specifically states that signs in public and private rights-of-way would be permitted according to state and federal traffic control sign standards.

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

- b) [Proposed Zoning Ordinance Amendment 009](#) – **Fences:** Vreeland summarized her memo, noting a typographical error in that the proposed text should read that fences up to 7' are permitted except that in front yards and on corner lots they should be 4'. There is also a new sentence at the end of the paragraph prohibiting electric or barbed wire fences on residential properties unless an agricultural activity is being conducted.

**Public Hearing opened and closed at 7:43 p.m., there being no public comment.**

Carstens is aware that in a nearby township it is required that both neighbors be in agreement about the nature and construction of a fence before it is erected. He thinks this could be a good idea to help prevent disputes between neighbors. Vreeland believes the township Carstens is referring to is Whitewater Township's, and they require that landowners obtain land use permits for fences where we do not. Carstens is also aware some townships require a setback for fences from lot lines where we do not.

**Motion by David, support by Yamaguchi to recommend that that the Board of Trustees adopt proposed Zoning Ordinance Amendment 009 regarding fence regulations as corrected to specify that fences in front yards may be up to 4' tall and that fences in side and rear yards on all lots and anywhere on corner lots may be up to 7' tall. Motion carried by a vote of 7 in favor (David, Feringa, Hardin, Tegel, White, Yamaguchi, Zollinger) and 1 opposed (Carstens).**

**6. New Business:**

- a) **SUP Application #2010-03P, Minor Amendment to Great Lakes Trim Site Plan/SUP #2001-16P as previously modified:** A copy of the site plan was projected for common viewing and discussion. Great Lakes Trim co-owner Jeff Crandall was present. The proposed amendment to the Great Lakes Trim building at 6183 S. Railway Commons would enclose an existing loading dock on the south side of the building and add a new loading dock to the southeast corner of the building.

The staff review memo recommends that the only potential concerns regarding the site have to do with the proposed placement of the loading dock. The pad in front of the dock where a truck using it would sit will cause the docked truck resting area to extend into the front yard past the leading edge of the building, and staff expressed a concern as to whether this would represent parking in a front yard which is prohibited by the zoning ordinance. Staff also expressed concerns as to whether public health, safety, welfare, and access to the subject site and neighboring sites would be impaired by the need for trucks to use the road right-of-way for backing into the proposed new dock.

There was discussion about the wording and intention of Section 7.5.5 of the zoning ordinance, which states in part that "adequate room shall be provided for loading and unloading in order to avoid undue interference with public use of dedicated public streets." South Railway Commons is a private road, so this section of the ordinance was not seen by the Commission as strictly applicable. There was also discussion about the presence of many business locations in the county where the properties are small and trucks have to use public roadways for backing in to loading docks. There was discussion about the fact that the township does have the general jurisdiction to consider the safe and effective design and use of roadways whether they are public or private.

The site is currently configured with the loading dock near the center of the south side, and opposite the dock there is a connection between the Great Lakes Trim and Mariage Roofing parking lots. The loading dock was relocated from the west side of the building to the south about 6 years ago when the building was expanded. The connection was made between the parking lots to facilitate truck docking. However, Mr. Crandall reports that there have been several incidents of damage to cars parked on the Mariage property due to truck maneuvering. The Commission felt that this was one reason why it would be reasonable to interpret the proposed reconfiguration as safer than current conditions.

Great Lakes Trim purchased the building at 6220 S. Railway Commons after it was built for a different use. In 2006 they received a permit from the Zoning Administrator to convert a prior at-grade door for moving recreational vehicles into the building for storage to a loading dock which requires backing and maneuvering in the road to access. They feel that approval of their current application would be consistent with this prior approval. Staff is researching whether this approval precisely conformed to the Zoning Ordinance requirements, and whether an SUP amendment was approved for the change in use for that building from the originally-permitted seasonal recreational storage to the current industrial production and storage. Therefore staff is uncertain whether this property would present an appropriate precedent.

Some concern was expressed about the language in the portions of the ordinance under discussion being potentially subject to differing interpretations. There was discussion that the relocation of the dock would permit the closure of the link between the parking lots and that parking spaces eliminated by the new construction could be restored on the south side of the parking lot. A handicapped parking space will remain located as is, which is convenient to a man-door.

The Planning Commission found that the proposed location of the loading dock did not constitute creation of parking in the front yard of the property and that the use of the road for backing trucks into the proposed dock would not create a detriment to the health safety and welfare of the general public, site users or users of adjacent properties.

**Motion by Carstens, support by Feringa that the Planning Commission approve SUP/Site Plan Amendment Application #2010-03P as presented based on a finding of fact that all of the standards for site plan review and approval and special use review and approval have been met. Motion carried by unanimous roll call vote.**

**7. Old Business:**

- a) **Update on Plum Drive/Orchard Shores Intersection Visibility Concerns:**  
Vreeland summarized her memo, which indicates that most communities permit some form of illumination for housing development signs. Most permit external lighting, some permit internal lighting. Most regulate the positioning and character of the lighting.

Mr. LaPointe has ordered the recommended reflective road name sign and it has been installed and is helping. He still believes that the township ordinance regarding subdivision sign lighting should be reviewed, and permitted under certain circumstances. He believes it would help with safer visibility and wayfinding, particularly for those making left turns in the dark. Mr. LaPointe recommends that the Commission at least consider permitting illumination of subdivision signs along high speed, multi-lane roads such as US 31 North and M-72 East. He needs to make a definitive report to his neighborhood association as to whether or not further action will be taken, and if so, what.

Hardin noted that most of the subdivision signs along US 31 North have been illegally illuminated. At Plum Drive the sign is not lit, but a large intersection streetlight is in place. Which is ultimately better? Carstens noted that even if a sign is lit, if there is too much vegetation growing in front it can be obscured. David posed the question: what is the township achieving by prohibiting lit signs? Is it to reduce the level of distraction for passing drivers? Zollinger noted that staff could be asked to propose language for ordinance amendments that might permit lighting of only

subdivision signs along state and federal trunklines, or specifying lighting qualities.

Mr. LaPointe noted that one way to get around the ordinance would be to place another streetlight near the sign that just happens to cast light upon the sign.

Yamaguchi believes that the ordinance should be reviewed for potential amendments.

Rachelle Babcock, Bartlett Road, stated that on M-72 near Turtle Creek there is an area where there are multiple high-speed lanes where there is more of a need for warnings or other assistance. She is also concerned about the Maple Bay area, feeling that it can be unsafe near the high-speed passing lanes there even in the daytime.

Ken Engle, Yuba Road stated that when he needs to get to Bates Road, he often chooses for the sake of safety to find his way there from Lautner Road rather than turning at Bates and M-72. He also wondered if it would be beneficial to explain to the neighborhood residents the spirit of the dark sky exterior lighting regulations.

Tegel wonders why there has been so little enforcement of the neighborhood sign lighting regulations along US 31 North, and is concerned that the township not enter a pattern of changing zoning regulations as a response that legitimizes public behavior that violates existing ordinances.

**Motion by White, support by Yamaguchi for staff to develop and present information regarding potential amended residential neighborhood sign lighting regulations for further consideration. Motion carried unanimously.**

- b) **Potential Zoning Ordinance Amendment(s) – [Wine Tasting Rooms](#) in the A-1 District:** Vreeland summarized the staff memo, with White and Mr. Engle confirming it as an appropriate characterization of the discussion that was held about modifying provisions for wineries and tasting rooms in the agricultural district. The farmers and staff working on this issue generally recommend that ordinance amendments be considered that would permit tasting rooms associated with significant agricultural land ownership and crop production within the township that can be physically separate from the wine production facility as currently required, and/or that are on smaller portions of the total land under ownership and cultivation than are currently permitted. Any new regulations should be designed to promote Acme-based agricultural operations rather than those primarily based in other locations. Non Acme-based wineries are eligible to have tasting rooms/retail establishments in the business districts; one example is the Chateau Grand Traverse tasting room on M-72 East. The group also recommends recognition of the difference between basic tasting room functions that are small in scale and non agriculturally-oriented larger scale events such as weddings or corporate parties that have a different type of impact on the land, roads and neighbors. It might be possible and/or desirable to make tasting rooms a use by right subject to site plan review but larger special events might remain subject to special use permit approval.

Carstens noted that Peninsula Township has a “remote winery tasting room” ordinance that has a lot in common with the elements the working group discussed. It may require up to 150 acres of land under cultivation in Peninsula Township to have a tasting room in the agricultural district. Mr. Engle feels that this ordinance may actually be designed to keep out wineries from the Leelanau Peninsula and other places, because it may be impossible at this point to assemble the 150 acres of agricultural land required to be able to operate the tasting room.

**Motion by Carstens, support by Tegel for staff to further develop the concepts**

**presented in the wine tasting room memo. Motion carried unanimously.**

- c) **Action List Update**: Carstens noted that the township is on the cusp of a Master Plan update and is concerned that any work performed on the Zoning Ordinance conform to the existing Master Plan and not get out too far ahead. Hardin asked that all of the ordinance references be updated from the old section numbers to the new section numbers. Zollinger asked everyone to thoroughly review the tool between now and the next meeting and be prepared to discuss it at that time as a high priority item under Old Business. He would like to continually review and update the list.

**8. Public Comment/ Any other Business that may come before the Commission:**

Ms. Babcock has heard that biomass plants in the Grand Traverse region might be trying to find a new location. Some power companies are also looking to site new coal-fired power plants. What does Acme have on the books relative to such facilities? Have we looked at them? Vreeland believes that at the current time this would be regulated as an “essential service.” Right now such development applications are approved by the Zoning Board of Appeals and are not subject to extensive standards of review. This issue is on the action list for review; the Commission should advise at the next meeting as to where it should fall in the priority ranking.

Mr. Engle has thought about the subdivision sign discussion. He lives on a rural road and has realized that he has a hard time finding people’s houses because they say they live in a certain subdivision but don’t always refer to their road name. One issue not discussed is “road rage” between through travelers and people who are slowed or stopped to turn.

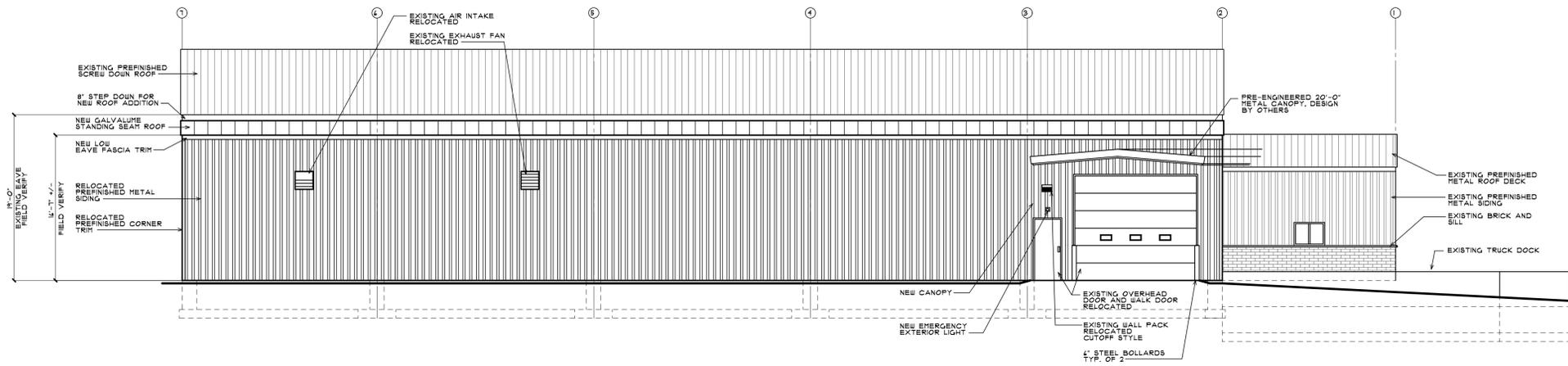
David referred to one of the township law e-mails commonly distributed. A recent edition discussed new case law regarding “exclusionary zoning.” This is an issue that has been discussed from time to time by this Commission. According to the case, a person must make application for a use and be denied or be unable before being able to sue.

Yamaguchi, Tegel and Carstens are creating a tabulation of how well the Master Plan, Zoning, Ordinance, New Designs for Growth Guidebook and Grand Vision match up with one another. They hope to have the preliminary table ready within a few months (Master Plan comparison to NDG and the Grand Vision by September; Zoning Ordinance comparison much later) and that it will help inform a community preference survey. Their estimation is that a full update to the Master Plan should be ready in 2012.

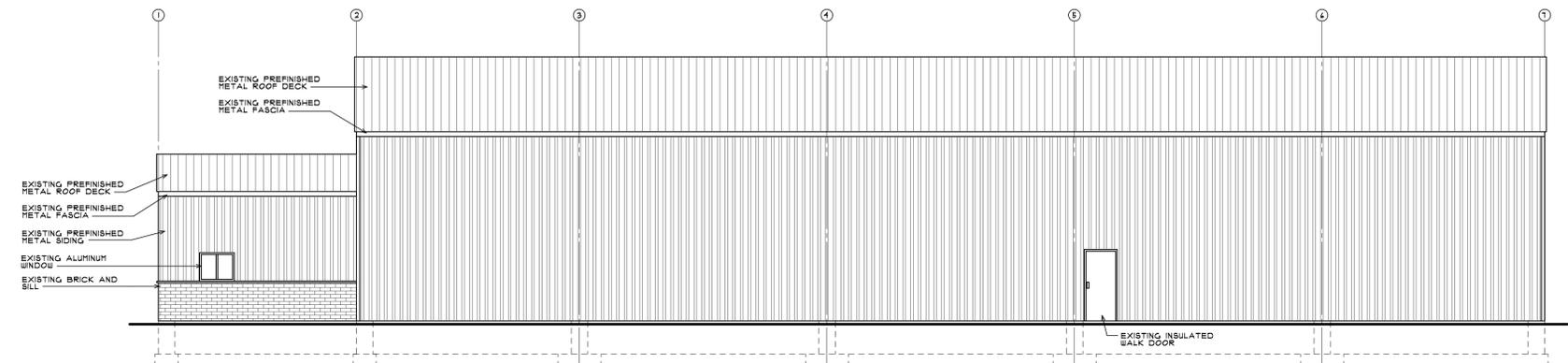
Yamaguchi noted that there is a training session regarding capital improvement planning being held on September 27, the date of the next Planning Commission meeting. She asked if there was a possibility that the date of the next meeting could be changed so that interested people could attend the training. Three or four Commissioners plus Vreeland have had recent training in or significant experience with CIP, so it appears only a few Commissioners might be interested in attending. Consensus was expressed that if a small number of individuals miss a meeting that business can still be conducted by the remainder and it is preferable for meeting dates to remain as scheduled if possible.

**MEETING ADJOURNED AT 9:35 P.M.**

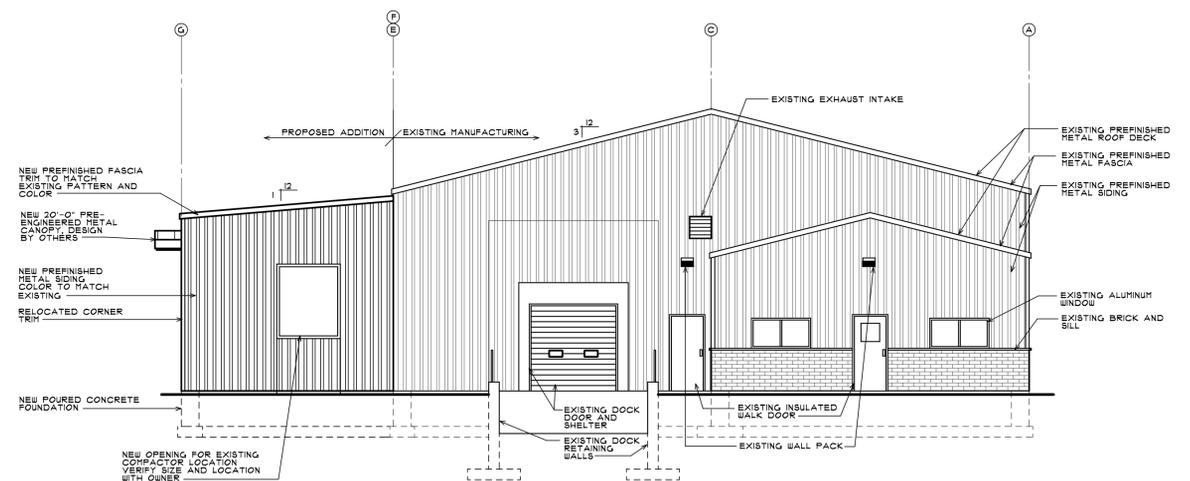




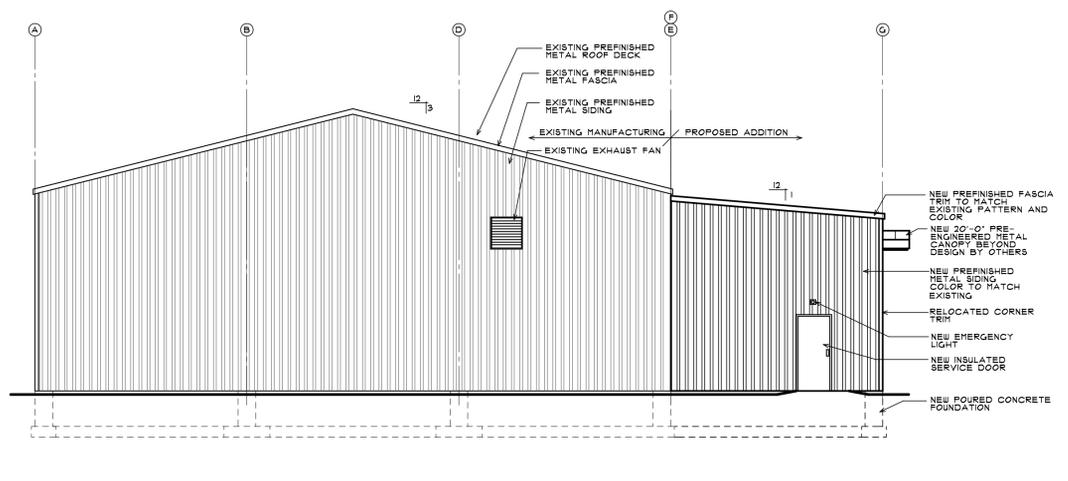
**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

DATE	ISSUED	DATE	ISSUED	DATE	ISSUED
		1/14/14	1/14/14	1/23/14	1/23/14
		PLANNING COMMISSION	PLANNING COMMISSION	PERMIT AND CONSTRUCTION	PERMIT AND CONSTRUCTION
				PLANNING COMMISSION REVISIONS	2/20/14
DATE	ISSUED	DATE	ISSUED	DATE	ISSUED
12/31/13	12/31/13				
PRINT DATE	DATE	APPROVED BY	T.L.S.	CHECKED	K.M.F.
PHONE (989) 731-0372	INDUSTRIAL	ARCHITECTS	SEIDELLS		
FAX (989) 731-6932	RESIDENTIAL				
114 N. COURT AVE. STE. 201	COMMERCIAL				
POST OFFICE BOX 2189					
GAYLORD, MICHIGAN 49734					
PROJECT NO.	PROJECT		GREAT LAKES TRIM		
13-119			MANUFACTURING ADDITION		
SHEET			4220 SOUTH RAILWAY COMMONS DR.		
			WILLIMASBURG, MI 49490		
			AJ		

## **6.10. B-4 DISTRICT MATERIAL PROCESSING AND WAREHOUSING DISTRICT**

6.10.1 INTENT AND PURPOSE: This district is intended to accommodate those industrial uses, warehousing and storage, and related activities that generate a minimum of noise, glare, odors, dust, vibration, air and water pollution, fire and safety hazards, or any other potentially harmful or nuisance characteristics. It is designed to accommodate wholesale, warehouse, agricultural sales and service related businesses and light industrial activities whose operational and physical characteristics do not detrimentally affect any of the surrounding district.

6.10.2 USES PERMITTED BY RIGHT: Uses permitted by right require site plan review under Article VIII.

- a. Processing and distribution facilities:
  - i. Distribution and transfer centers
  - ii. Produce market terminals
  - iii. Recycling centers (no heavy machinery)
  - iv. Soda water and soft drink bottling facilities
  - v. Bakeries and confection making.
  - vi. Bottling or packaging of cleaning compounds, polished, seeds, etc.
  - vii. Pattern-making shops
  - viii. Printing, engraving and bookbinding shops.
  - ix. Micro-brewery, distillery and wine processing with bottling operations.
- b. Storage where operations are conducted within an enclosed building:
  - i. Warehouses, indoor storage and terminal buildings
  - ii. Freezers and lockers
  - iii. Construction Storage
  - iv. Mini or self-storage; mini-warehousing facilities
- c. High-tech uses:
  - i. Research and development centers
  - ii. Laboratories
  - iii. Telecommunications
  - iv. Data processing and computing centers
  - v. Computer electronic equipment manufacturing
  - vi. Computer programming and software development
- d. Public/quasi-public facilities
  - i. Medical laboratories
  - ii. Essential public service buildings and storage yards, municipal buildings, municipal maintenance and repair facilities, public utility buildings, telephone exchanges, electric transformer yards, substations, gas regulator stations and associated service or storage yards

- e. Retail establishments:
  - i. Building and lumber supply stores, hardware and home and farm improvement and sales centers.
  - ii. Garden centers and nurseries.
  - iii. Wholesale stores.
- f. Automotive facilities:
  - i. Major automobile repair establishments.
- g. Personal service:
  - i. Veterinary hospitals and kennels.
  - ii. Carpet cleaning establishments.

6.10.4 USES AUTHORIZED BY SPECIAL USE PERMIT: The following uses of land and structures may be permitted by the application for and the issuance of a special use permit, pursuant to Section 9.1.

- a. Central Dry Cleaning and Laundering Facility/Plant
- b. Contractor Establishments with outdoor storage.
- e. Lumber and Planing Mills
- f. Private or non-profit indoor recreational facilities.
- f. Structural Appurtenances: As accessory uses, the following kinds of structural appurtenances may be permitted to exceed the height limitations for the principal use: appurtenances to mechanical or structural functions, such as chimney and smoke stacks, water tanks, elevator and stairwell penthouses, ventilators, bulkheads, radio towers, aerials, fire and hose towers and cooling towers. No structural appurtenances permitted hereby shall be used for dwelling purposes.
- g. Special Building Height Regulation: Any principal building may be erected to a height in excess of the maximum allowed height, provided that each front, side and rear setback minimum is increased one foot for each one foot of additional height permitted above the maximum.

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PLANNING & ZONING REVIEW

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**TO:** ACME TOWNSHIP PLANNING COMMISSION  
**FROM:** NIKKI LENNOX  
**SUBJECT:** ORDINANCE #028 Medical Marihuana Moratorium  
**DATE:** 03/04/2014

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**ORDINANCE #028 Medical Marihuana Moratorium**

Background:

Over the past few months the Planning & Zoning Department received numerous calls regarding the establishment of new medical marihuana dispensaries within the Township. This was possibly triggered by proposed legislation change by the State. In order to review implications of this possible change and review our present ordinance, counsel has suggested a moratorium on additional dispensaries.

In February 2014 the Planning Commission held a hearing and decided to continue research on the subject and not act on the adoption of the medical marihuana moratorium at this time. The Planning Commission requested the Zoning Administrator map the parks, schools, libraries or playgrounds to locate the 1000 ft radius in the Township that dispensaries shall not be located closer than. The Planning Commission continues the discussion at its March meeting.

The last 2 months the inquiries for medical marihuana dispensaries have subsided.

**Suggested Actions for the Planning Commission:**

- Review and discuss present ordinance along with 1000' radius map, amend present ordinance if needed
- Recommend adoption of Medical Marihuana Moratorium Ordinance
- Take no action

Amendment # \_\_\_\_

ARTICLE \_\_\_\_

**MORATORIUM ON PERMITTING, LICENSING, OR APPROVAL  
OF ALL LAND USES ASSOCIATED WITH THE SALE, DISPENSATION,  
OR USE OF MEDICAL MARIHUANA**

**SECTION \_\_.1. PURPOSE.** It is the purpose of this Article to place a temporary halt on the permitting, licensing, or approval of all land uses associated with the sale, dispensation, or use of medical marihuana in Acme Township until the impacts of the proposed legislation change concerning dispensaries on land use in the Township can be examined, and comprehensive zoning amendments proposed, if necessary, to protect the best interest of the community.

**SECTION \_\_.2. DEFINITIONS.**

- (1) Township. For purposes of this Article, the term “Township” shall mean Acme Township, the Acme Township Board of Trustees, the Acme Township Planning Commission, the Acme Township Zoning Board of Appeals, or any staff person, agent, consultant, or employee of Acme Township.
- (2) Other terms. All other terms used in this Article shall have the same meaning as they are used in other parts of this Ordinance.

**SECTION \_\_.3. MORATORIUM.** As of the effective date of this Article, and notwithstanding any other provisions of this Ordinance, no applications for special use permits, conceptual special use permits, site plan review or approval, mixed use planned development approval, or land use permits, or any other permit or license for land uses associated with the sale, dispensation, or use of medical marihuana will be processed by the Township, nor will any approvals or zoning permits be granted for any land uses associated with the sale, dispensation, or use of medical marihuana by the Township.

**SECTION \_\_.4. EXPIRATION OF MORATORIUM.** The provisions of this Article are temporary in nature and are intended to be replaced by subsequent legislative enactment. With or without subsequent legislative enactment, the prohibitions in Section 3 of this Article will expire automatically 180 days from the date of enactment of this Article.

**9.26. MEDICAL MARIHUANA DISPENSARY****9.26.1 STATEMENT OF INTENT:**

The purpose of a Medical Marihuana Dispensary is to allow an establishment or place of business to undertake the following "Medical uses" of Medical Marihuana on the property: acquisition, possession, delivery or transfer of marihuana or paraphernalia relating to the administration of marihuana to treat or alleviate a registered qualifying patient's debilitating medical conditions or symptoms associated with the debilitating medical condition under the Medical Marihuana Act. Acme Township desires to allow all legal businesses to operate in the Township, but recognizes the need to zone for all uses to protect the health, safety and welfare of the general public. A Medical Marihuana Dispensary must satisfy the general standards in Section 9.1, the specific requirements of this Section, and all other requirements of the Acme Township Zoning Ordinance.

**9.26.2 REQUIRED STANDARDS:**

- a. The acquisition, possession, delivery or transfer of marihuana or paraphernalia shall comply at all times with the Medical Marihuana Act and the General Rules of the Michigan Department of Community Health, as amended.
- b. The transfer of Medical Marihuana shall be only allowed to a Qualifying Patient by his or her Registered Primary Caregiver or by another Qualifying Patient as allowed by the Medical Marihuana Act and the General Rules of the Michigan Department of Community Health, as amended.
- c. A Medical Marihuana Dispensary shall not operate between the hours of 10:00 p.m. and 7:00 a.m.
- d. No Medical Marihuana Cultivation shall occur on the parcel.
- e. Except for parents or guardians of a Qualifying Patient and the Owner or staff of the facility, persons other than a Qualifying Patient or Primary Caregiver shall not be permitted within the facility when Medical Marihuana is being transferred.
- f. A Medical Marihuana Dispensary shall not be owned or operated by, or employ, a person that has been convicted of a felony involving controlled substances.
- g. No use by way of smoking, ingestion, consumption, or any other method of taking Medical Marihuana into the body shall occur at a Medical Marihuana Dispensary.
- h. No person under the age of 18 shall be permitted into a Medical Marihuana Dispensary at any time unless that person is a Qualifying Patient and is accompanied by that person's parent or guardian.
- i. Medical Marihuana Dispensaries shall be considered a Retail store for purposes of determining Off-Street Parking and Loading requirements under the Zoning Ordinance.

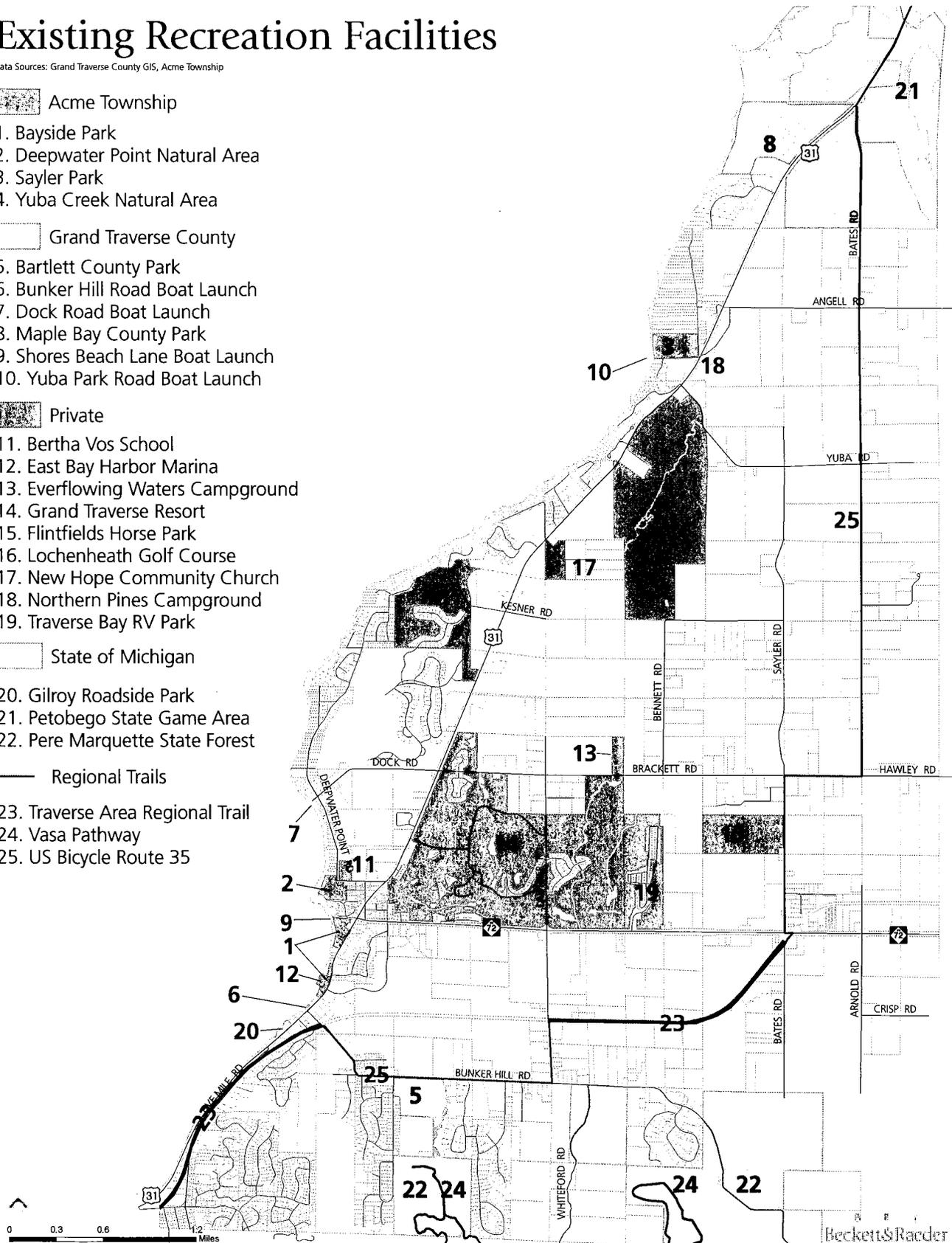
- j. A Medical Marihuana Dispensary shall not be located within a 1,000 foot radius of another existing Medical Marihuana Dispensary.
1. For purposes of measuring the 1,000 foot radius in this section, the measurement shall be taken from the nearest point on the building where the existing Medical Marihuana Dispensary exists to the nearest point on the building where the proposed Medical Marihuana Dispensary is proposed.
- k. A Medical Marihuana Dispensary shall not be located within a 1,000 foot radius of any existing public or private elementary, vocational, or secondary school, or a public or private college, junior college, or university, or a library, or a playground or park.
1. For purposes of this section the term “library” means a library that is established by the state; a county, city, township, village, school district, or other local unit of government or authority or combination of local units of government and authorities; a community college district; a college or university; or any private library open to the public.
  2. For purposes of this section the term “playground” means any outdoor facility (including any parking lot appurtenant thereto) intended for recreation, open to the public, and with any portion thereof containing three or more separate apparatus intended for the recreation of children including, but not limited to, sliding boards, swingsets, and teeterboards.
  3. For purposes of this section the term “park” means any land or facility of any size or shape, including but not limited to linear ways, road ends, and submerged lands, that are open to the public and used for recreation or held for future recreational use.
  4. For purposes of measuring the 1,000 foot radius in this section, the measurement shall be taken from the nearest property line of the existing public or private elementary, vocational, or secondary school, or public or private college, junior college, or university, or library, or playground or park to the nearest point on the building where the proposed Medical Marihuana Dispensary is proposed.

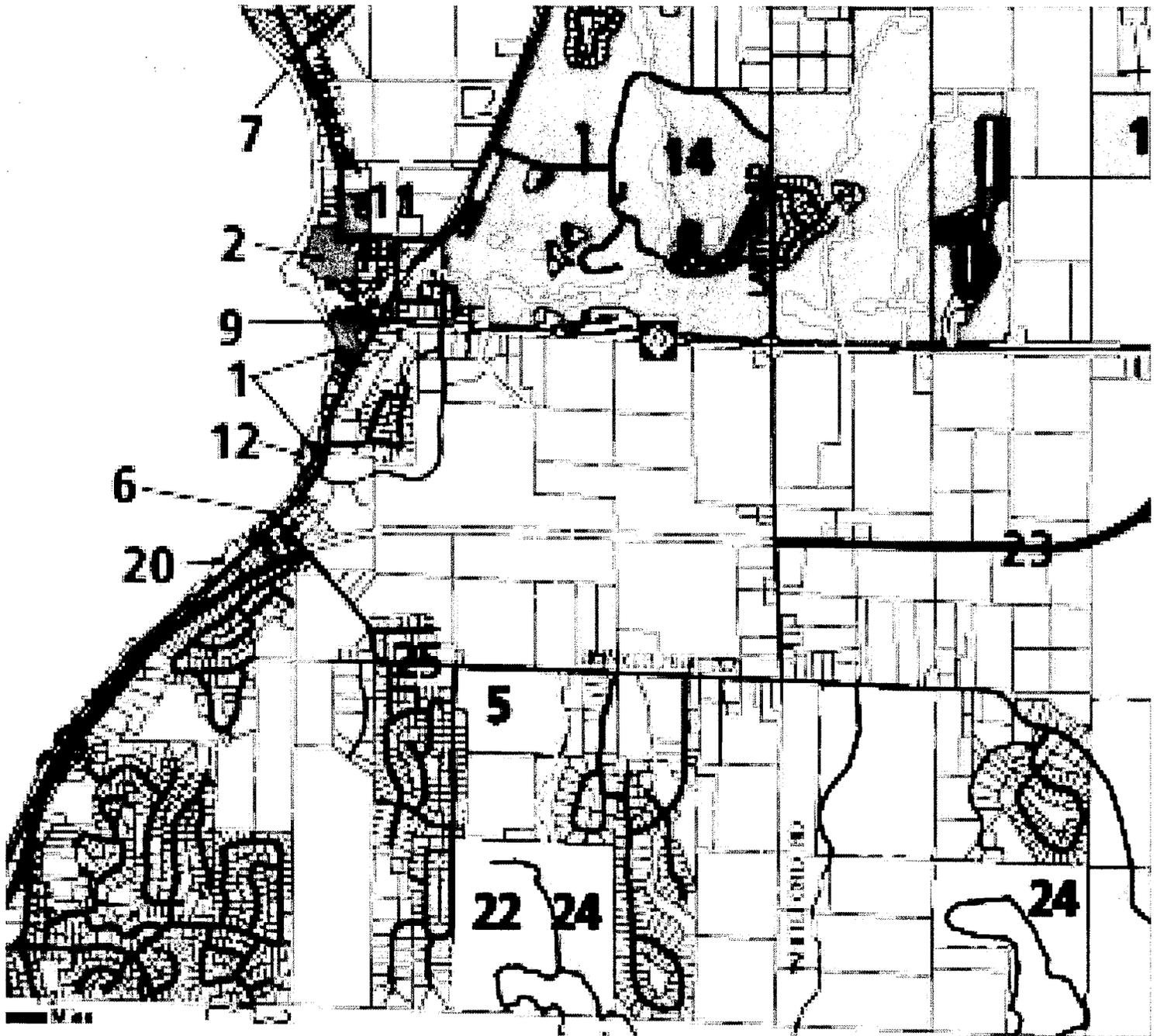
**SECTION 9.26 ADDED BY AMENDMENT 013 ADOPTED 08/02/11 EFFECTIVE 08/13/11.**

# Existing Recreation Facilities

Data Sources: Grand Traverse County GIS, Acme Township

-  Acme Township
- 1. Bayside Park
- 2. Deepwater Point Natural Area
- 3. Saylor Park
- 4. Yuba Creek Natural Area
-  Grand Traverse County
- 5. Bartlett County Park
- 6. Bunker Hill Road Boat Launch
- 7. Dock Road Boat Launch
- 8. Maple Bay County Park
- 9. Shores Beach Lane Boat Launch
- 10. Yuba Park Road Boat Launch
-  Private
- 11. Bertha Vos School
- 12. East Bay Harbor Marina
- 13. Everflowing Waters Campground
- 14. Grand Traverse Resort
- 15. Flintfields Horse Park
- 16. Lochenheath Golf Course
- 17. New Hope Community Church
- 18. Northern Pines Campground
- 19. Traverse Bay RV Park
-  State of Michigan
- 20. Gilroy Roadside Park
- 21. Petobego State Game Area
- 22. Pere Marquette State Forest
-  Regional Trails
- 23. Traverse Area Regional Trail
- 24. Vasa Pathway
- 25. US Bicycle Route 35





*planning review*

Date: 03.04.2014

From: John R. Iacoangeli, PCP, AICP,  
To: **Nikki Lennox, Zoning Administrator**  
**Members of the Acme Planning Commission**  
6042 Acme, Road  
Williamsburg, MI 49690

Project: B-4 Material Processing and Distribution District

Remarks:

Please find attached a proposed reorganization of the B-4: Material Processing and Distribution District for the Acme Township Zoning Ordinance.

The current B-4 District was recently modified to remove language regarding the 500 foot setback from M-72. However, in light of the recent changes to the other business district classifications it was decided to overhaul the B-4 to make it more functional and representative of a traditional warehousing and materials processing district.

You will note that the majority of uses are allowed as "permitted by right" which means the property owner/applicant will not have to seek a Special Use Permit which requires a public hearing. Instead these uses will only be required to have a site plan reviewed and approved by the Planning Commission. There are only six (6) uses which require special use permit approval.

I forward to your input on this district reorganization.

## **6.10. B-4 DISTRICT: MATERIAL PROCESSING AND WAREHOUSING DISTRICT**

6.10.1 INTENT AND PURPOSE: This district is intended to accommodate those industrial uses, warehousing and storage, and related activities that generate a minimum of noise, glare, odors, dust, vibration, air and water pollution, fire and safety hazards, or any other potentially harmful or nuisance characteristics. It is designed to accommodate wholesale, warehouse, agricultural sales and service related businesses and light industrial activities whose operational and physical characteristics do not detrimentally affect any of the surrounding district.

6.10.2 USES PERMITTED BY RIGHT: Uses permitted by right require site plan review under Article VIII.

- a. Processing and distribution facilities:
  - i. Distribution and transfer centers
  - ii. Produce market terminals
  - iii. Recycling centers (no heavy machinery)
  - iv. Soda water and soft drink bottling facilities
  - v. Bakeries and confection making.
  - vi. Bottling or packaging of cleaning compounds, polishes, seeds, etc.
  - vii. Pattern-making shops
  - viii. Printing, engraving and bookbinding shops.
  - ix. Micro-brewery, distillery and wine processing and bottling operations.
  
- b. Storage where operations are conducted within an enclosed building:
  - i. Warehouses, indoor storage and terminal buildings
  - ii. Freezers and lockers
  - iii. Construction Storage
  - iv. Mini or self-storage; mini-warehousing facilities.
  
- c. High-tech uses:
  - i. Research and development centers
  - ii. Laboratories
  - iii. Telecommunications
  - iv. Data processing and computing centers
  - v. Computer electronic equipment manufacturing
  - vi. Computer programming and software development
  
- d. Public/quasi-public facilities
  - i. Medical laboratories
  - ii. Essential public service buildings and storage yards, municipal buildings, municipal maintenance and repair facilities, public utility buildings, telephone exchanges, electric transformer yards, substations, gas regulator stations and associated service or storage yards

- e. Retail establishments:
  - i. Building and lumber supply stores, hardware and home and farm improvement and sales centers with enclosed outdoor sale yards..
  - ii. Garden centers and nurseries.
  - iii. Wholesale stores.
- f. Automotive facilities:
  - i. Major automobile repair establishments.
- g. Personal service:
  - i. Veterinary hospitals and kennels.
  - ii. Carpet cleaning establishments.

6.10.4 USES AUTHORIZED BY SPECIAL USE PERMIT: The following uses of land and structures may be permitted by the application for and the issuance of a special use permit, pursuant to Section 9.1.

- a. Central Dry Cleaning and Laundering Facility/Plant
- b. Contractor Establishments with outdoor storage for materials and equipment.
- c. Lumber and Planing Mills
- d. Private or non-profit indoor and outdoor recreational facilities.
- e. Structural Appurtenances: As accessory uses, the following kinds of structural appurtenances may be permitted to exceed the height limitations for the principal use: appurtenances to mechanical or structural functions, such as chimney and smoke stacks, water tanks, elevator and stairwell penthouses, ventilators, bulkheads, radio towers, aerials, fire and hose towers and cooling towers. No structural appurtenances permitted hereby shall be used for dwelling purposes.
- f. Special Building Height Regulation: Any principal building may be erected to a height in excess of the maximum allowed height, provided that each front, side and rear setback minimum is increased one foot for each one foot of additional height permitted above the maximum.

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## PRELIMINARY ORDINANCE REVIEW

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**TO:** ACME TOWNSHIP PLANNING COMMISSION

**FROM:** NIKKI LENNOX

**SUBJECT:** US-31/M-72 BUSINESS DISTRICT ORDINANCE # 029

**DATE:** 03/04/2014

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On Feb 10<sup>th</sup>, 2014 the Acme Township Planning Commission held a hearing on a proposed new zoning district, the US-31/M-72 BUSINESS DISTRICT. The District would encompass much of the present US-31 corridor business district and a portion along M-72 from US-31 to the GTTC property border. It will replace B-1S, B-1P, and B-2. This new district will focus less on the use and more on the form of the development, both private and public.

The Planning Commission recommended sending the US-31/M-72 Business District proposed ordinance to County Planning Commission for review and comments.

The plan consists of 5 regulating zones; 3 commercial and 2 residential. In the commercial zones the plan creates a uniform consistent placement of buildings on properties and specifies minimum and maximum building heights, floor heights, and percentage of ground floor front façade that must be transparent (glass), landscaping etc.. The residential component retains the Single Family Neighborhoods, but also allows for Mixed Housing Neighborhoods of different densities.

Existing businesses would retain their present zoning, unless they are vacant, change ownership, are re-developed, or buildings demolished.

The US-31 and M-72 FBC merges public infrastructure standards with the development of private development to create a viable business district that is equally shared between cars and pedestrians. The key elements of this ordinance include:

- Better balance of land uses among the districts
- Provides for a greater number of land uses that are permitted by right rather than by special use process
- The plan required specific dimensional requirements which will bring buildings closer to the street, providing for sidewalks and landscaping in front, parking on the sides and rear which will create a pedestrian business district, requirements for cross connectivity
- Shared parking provisions, and allowances for bicycles in the parking standards
- Increase in the height of mixed use and residential multi-family structures, while being conscious of water views of properties to the rear
- An increase in the density in multiple family district dwelling units from 3 dwellings units per acre to 12 dwelling units per acre, allowing for possibility of more affordable housing options.
- Requirements for low impact development (LID) water quality technologies such as rain gardens, porous pavements, required on site storm-water filter structures as part of the overall storm-water plan.
- More opportunities for developer flexibility in designs, in response to market driven conditions
- More efficient review process for developments

On Feb. 18<sup>th</sup> 2014, I attended the County Planning Commission meeting as they reviewed the proposed district. They concurred with the Acme Township proposed ordinance and sent the following comments:

To ensure water quality, the Township may want to coordinate the overlay district requirements for lot coverage with its storm-water ordinance\* to ensure any possible increased runoff is appropriately managed; the Township may want to consider adding definitions for some of the land uses that may not already be in the zoning ordinance as well as what constitutes "redeveloped" in Section 6.6.3.5.

Several other typos and clarifications were brought to the attention of Beckett & Raeder for revision.

\*The Township is presently in the process of amending its storm-water ordinance.

This proposed zoning ordinance is in accord with the spirit and purpose of the Acme Township Zoning Ordinance, and is not inconsistent with, or contrary to, the objectives sought to be accomplished by the Acme Township Zoning Ordinance or the Master Plan and the principles of sound planning. The proposed district appears to be in keeping with its intent.

**Staff Recommendation:**

Staff respectfully recommends that the Planning Commission recommend approval of this ordinance to the Township Board.

**GRAND TRAVERSE COUNTY PLANNING COMMISSION  
MASTER PLAN/ZONING REVIEW**

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**TOWNSHIP:** Acme  
**AMENDMENT #:** 029  
**DATE RECEIVED:** January 23, 2014  
**PUBLIC HEARING:** February 10, 2014  
**PRELIMINARY REVIEW:**

**MASTER PLAN:**   
**ZONING ORDINANCE:** X  
**TEXT:** X    **MAP:**   
**MAP ATTACHED:**   
**PUBLIC HEARING MINUTES:**

**CHANGE: Amendment #029 would amend the Acme Township Zoning Ordinance with the addition of SECTION 6.6.1 US-31/M-72 BUSINESS DISTRICT, including re-numbering of subsequent sections.**

The proposed US-31/ M-72 Business District zoning intends to merge public infrastructure standards with private development regulations to create a viable business district that is equally shared between cars and pedestrians. Key elements include better land use balance, expanding the uses permitted by right and expediting the review process, bringing buildings closer to the street to facilitate walk-ability, increasing density of multiple family dwelling units, and the integration of low impact development storm-water technologies.

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**TOWNSHIP PLANNING COMMISSION RECOMMENDED TO TOWNSHIP BOARD:**

To be determined at February 10, 2014 meeting of the Township Planning Commission.

Township Planning Commission recommendation is to be presented to the County Planning Commission via email after February 10.

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**COUNTY PLANNING STAFF COMMENTS:**

*Pursuant to Section 307 of Public Act 110 of 2006, a township shall submit for review and recommendation the proposed zoning ordinance or zoning ordinance amendment to the county. The county will have waived its right for review and recommendation of an ordinance if the recommendation of the county planning commission has not been received by the township within 30 days from the date the proposed ordinance is received by the county.*

Staff recommends approval of the zoning ordinance text amendment.

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**COUNTY PLANNING COMMISSION ACTION:**

The County Planning Commission, at its February 18, 2014 meeting, concurred with the Acme Township zoning amendment (Amendment 29).

The County Planning Commission also offered the following comments: To ensure water quality, the Township may want to coordinate the overlay district requirements for lot coverage with its stormwater ordinance to ensure any possible increased runoff is appropriately managed; the Township may want to consider adding definitions for some of the land uses that may not already be in the zoning ordinance as well as what constitutes "redeveloped" in Section 6.6.3.5.

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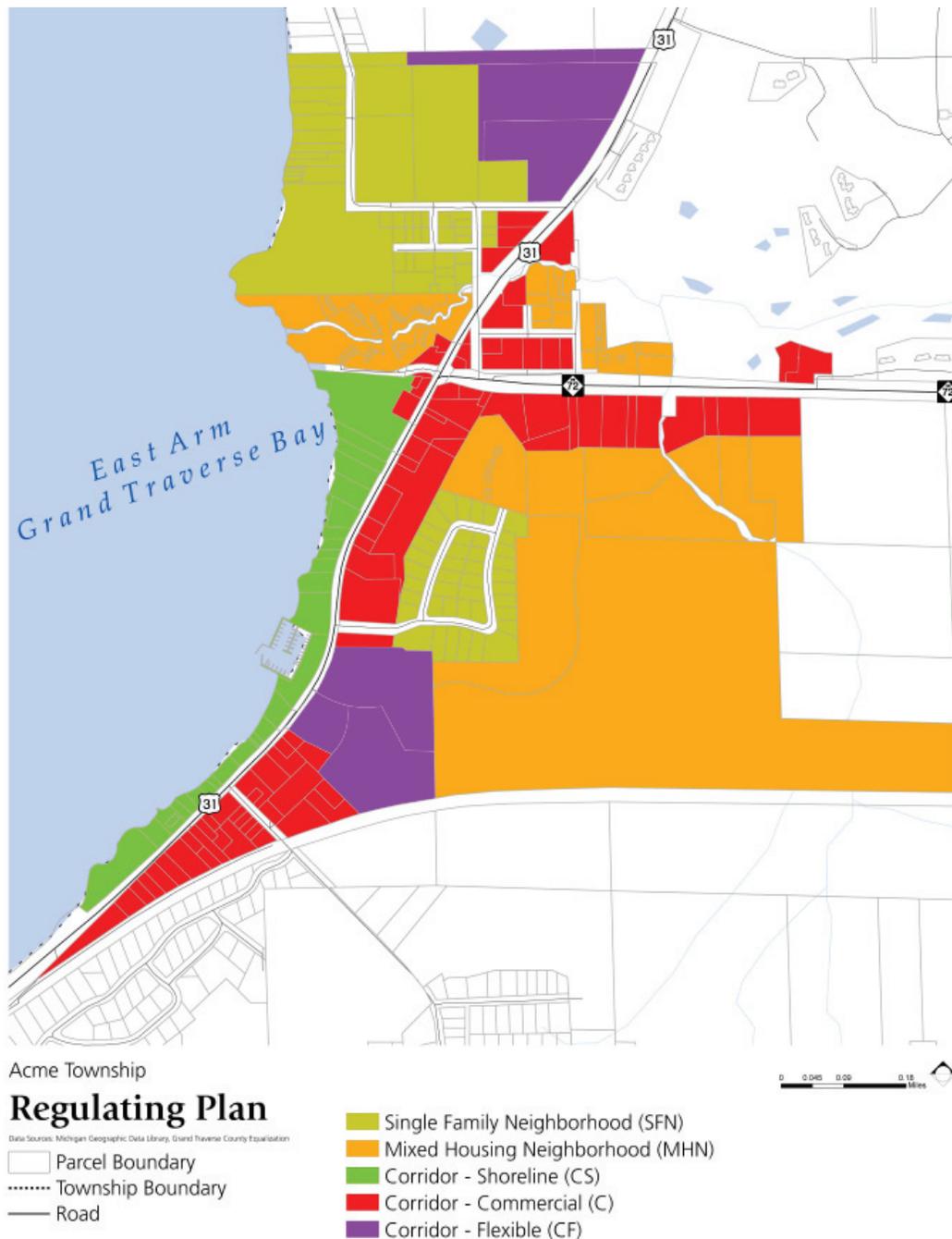
**RETURNED TO TOWNSHIP (DATE/RECOMMENDATION):**

2-20-2014, via e-mail

# Section 6.6 Acme Township US-31 / M-72 Business District

## Section 6.6.1 Purpose

The US-31 and M-72 Business District zoning is a departure from traditional zoning in that it focuses less on the use of a parcel and more on how to integrate private and public spaces. The proposed US-31 / M-72 Business District zoning intends to merge public infrastructure standards with private development regulations to create a viable business district that is equally shared between cars and pedestrians. Key elements include better land use balance, expanding the uses permitted by right and expediting the review process, bringing buildings closer to the street to facilitate walkability, increasing density of multiple family dwelling units, and the integration of low impact development stormwater technologies.



## Section 6.6.2 REGULATED USES, GENERAL STANDARDS, SPECIAL USE PERMIT STANDARDS, and SPLICING

### 6.6.3.1

#### Purpose

The text and diagrams in the US-31 and M-72 Business District address the location and extent of land uses, and the that implement the vision articulated in the Acme Township Placemaking process and also express community intentions regarding urban form and design. These expressions may differentiate neighborhoods, districts, and corridors, provide for a mixture of land uses and housing types within each, and provide specific measures for regulating relationships between buildings, and between buildings and outdoor public areas, including streets.

### 6.6.3.2

#### Regulated Uses

Regulated uses are identified for each zone either as a Permitted Use (P) or a use requiring a Special Use Permit (SUP). All SUP uses must address the General Standards listed below. If the SUP has additional standards over and above the General Standards the special provision column references that specific section of the Zoning Ordinance. Otherwise, SUP uses must meet the General Standards below. All uses will require the submission of a site plan pursuant to Article VIII of the Acme Township Zoning Ordinance.

### 6.6.3.3

#### General Standards

The Planning Commission shall review each application for the purpose of determining that each proposed use meets the following standards, and in addition, shall find adequate evidence that each use on the proposed location will:

- a. Be designed, constructed, operated and maintained so as to insure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity to protect the natural environment and conserve natural resources and energy to insure compatibility with adjacent uses of land, and to promote the use of land in a socially and economically desirable manner.
- b. Be designed to protect natural resources, the health, safety, and welfare and the social and economic well being of those who will use the land use or activity under consideration, residents and landowners immediately adjacent to the proposed land use or activity, and the community as a whole.
- c. Be related to the valid exercise of the police power, and purposes which are affected by the proposed use or activity.

d. Be necessary to meet the intent and purpose of the zoning ordinance, be related to the standards established in the ordinance for the land use or activity under consideration, and be necessary to insure compliance with those standards.

e. Meet the standards of other governmental agencies where applicable, and that the approval of these agencies has been obtained or is assured. The applicant shall have the plan reviewed and approved by the Grand Traverse Metro Fire Department prior to the review by the Planning Commission.

f. Meets the intent of the Acme Placemaking Plan to establish interconnected, walkable and mixed use neighborhoods.

### 6.6.3.4

#### Splicing

The US-31 and M-72 Business District focuses attention on the development and form of public and private properties and spaces within the area designated on the Regulating Plan referenced in Section 6.6.1. Requirements regarding site development standards such as parking, lighting, and encroachments included in this Ordinance will take precedence over the requirements in the Acme Township Zoning Ordinance.

The US-31 and M-72 Business District will replace the following Sections of the Acme Township Zoning Ordinance:

- Section 6.6 B-1S: Shoreline Business
- Section 6.7 B-1P: Professional Office
- Section 6.8 B-2: General Business

All other provisions of the Acme Township Zoning Ordinance remain intact and valid.

### 6.6.3.5

#### Properties Currently Developed and Occupied

The Regulating Plan encompasses properties that have been developed under the current Acme Township Zoning Ordinance. These properties will likely not comply with the dimensional and form requirements of the US-31 and M-72 Business District and will not be considered as nonconforming. If the property changes occupancy after the effective date of this Ordinance it will comply with the applicable section of this Ordinance except Section 6.6.5, "Lot and Building Placement." If the property is demolished, redeveloped, or vacant it will comply with all of the provisions of this Ordinance.

## Section 6.6.3 REGULATING PLAN CATEGORIES



<b>SFN (Single Family Neighborhood)</b>	
Intent	Recognizing existing residential neighborhoods which are based on suburban site and building design standards. These neighborhoods are not quite rural and typically are found on the fringe of most urban areas. Lot size can range up to one acre in size and density can vary from ½ unit per acre to 2-3 units per acre.
Distinguishing Characteristics	Primarily single family residential with walkable development pattern and pedestrian facilities, dominant landscape character. Includes scattered commercial uses that support the residential uses, and connected in walkable fashion.
General Character	Detached buildings with landscaped yards, normally adjacent to other residential and some commercial establishments.
Desired Form	Residential
Building Placement	Varying front and side yard setbacks
Frontage Types	Residential uses include lawns, porches, fences and naturalistic tree planting. Commercial uses front onto thoroughfare.
Typical Building Heights	1 to 2 story.
Type of Public Open Space	Parks along East Bay
Transit (Where Available)	BATA / TART



<b>MHN (Mixed Housing Neighborhood)</b>	
Intent	This neighborhood will include a variety of housing types including single family residential as defined in the SFN, cluster residential and open space subdivisions, small lot residential, duplex, fourplex, courtyard units and apartments of various types and sizes. All of these residential developments will be designed as walkable neighborhoods with sidewalks and on-street parking. Densities would range from 5 to 12 dwelling units per acre. This zone can accommodate buildings described in the SFN regulating zone.
Distinguishing Characteristics	Mix of housing types including attached units.
General Character	Predominantly detached buildings, balance between landscape and buildings, presence of pedestrians amenities such as sidewalks and pedestrian scale lighting.
Desired Form	Residential
Building Placement	Shallow to medium front and side yard setback
Frontage Types	Porches, fences
Typical Building Heights	2 to 3 story with some variation and a few taller workplace buildings.
Type of Public Open Space	Parks along East Bay
Transit (Where Available)	BATA / TART



<b>CS (Corridor Shoreline)</b>	
Intent	To provide for the continuation of existing businesses and residences along the west side of the US-31 as this areas evolves into a series of interconnected public and private water-related recreation uses.
Distinguishing Characteristics	Primarily single family residential with walkable development pattern and pedestrian facilities, dominant waterfront landscape character. Includes some scattered commercial uses.
General Character	Detached buildings with landscaped yards, normally adjacent to other residential and some commercial establishments. Commercial uses consist of service or office uses with parking.
Desired Form	Parks and Open Space
Building Placement	Shallow to medium front and side yard setback
Frontage Types	Commercial uses front onto thoroughfare.
Typical Building Heights	1 story
Type of Public Open Space	Parks along East Bay
Transit (Where Available)	BATA / TART



<b>C (Commercial US-31 / M-72 Corridor)</b>	
Intent	To provide for a traditional commercial district that promotes mixed use, walkability and transit options, and takes advantage of its location to East Bay.
Distinguishing Characteristics	Variety of 1 story commercial buildings and 2 to 3 story mixed use buildings with upper stories used for professional offices and residential units. Buildings would be constructed with durable building materials close to the right-of-way with parking on the side or in the rear of the building. Parking lots would be connected with cross access easements and on-site amenities and lighting would be consistent between properties.
General Character	Predominantly detached buildings, balance between landscape and buildings, presence of pedestrians such as wide sidewalks and pedestrian scale lighting.
Desired Form	Commercial / Storefronts / Live-Work
Building Placement	Shallow to medium front and side yard setback
Frontage Types	Stoops, dooryards, storefronts and arcade walkways
Typical Building Heights	1 to 3 story with some variation and a few taller workplace buildings.
Type of Public Open Space	Parks along East Bay
Transit (Where Available)	BATA / TART



<b>CF (Corridor Flex)</b>	
Intent	To provide for a flexible mixture of retail, office, commercial, residential and institutional uses within walkable and connected neighborhoods. The objective is to create an environment where residents can live, work and shop for day-to-day amenities in the same area.
Distinguishing Characteristics	Retail, workplace and civic activities mixed with attached housing types such as townhouses and apartments all developed at a community scale.
General Character	Predominantly attached buildings, landscaping within the public right of way, substantial pedestrian activity.
Desired Form	Mixed Use
Building Placement	Small or no setbacks, buildings oriented to street with placement and character defining a street wall
Frontage Types	Commercial uses front onto thoroughfare.
Typical Building Heights	2 to 4 stories
Type of Public Open Space	Parks, plazas and squares, boulevard median landscaping
Transit (Where Available)	BATA / TART

## Section 6.6.4 LAND USE TABLE

### 6.6.4.1

#### Regulated Uses

Regulated uses are identified for each **ZONE** either as a Permitted Use (**P**) or a use requiring a Special Use Permit (**SUP**). If a use is blank with no designation or not listed it means it is not permitted in that zone. All uses requiring a Special Use Permit must address the General Standards listed below. If the SUP has additional standards over and above the General Standards the special provision column references that specific section of the Zoning Ordinance. Otherwise, SUP uses must meet the General Standards in 6.6.3.3.

Land Use Table					
Type	SFN	MHN	CS	C	CF
<i>Residential</i>					
Single Family	P	P	P		
Single Family Condominium Subdivisions		P			
Live / Work Unit		P		P	P
Open Space Preservation Development		P			
Duplex	P	P	P		
Multiple Family		P	SUP	P	P
Home Occupation 1	P	P	P	P	P
Home Occupation 2 or More Persons	SUP (7.7)	SUP (7.7)	SUP (7.7)		
Bed and Breakfast (5 Bedroom Maximum)	SUP (9.24)	SUP (9.24)	SUP (9.24)		
<i>Residential - Services</i>					
Nursing Home	SUP	P			
Adult Day Care Center	SUP	SUP	SUP		
Assisted Living Group Facilities	SUP	P	SUP		
State Licensed Residential	SUP	SUP	SUP		
Group Child Care Home	SUP	SUP	SUP		
<i>Public and Private</i>					
Marinas (Public or Private)			SUP		
Outdoor Public Owned Parks and Recreation Facilities	P	P	P	P	P
Public and Private Schools	P	P	P	P	P
Public Uses: Critical, Supporting and Essential	P	P	P	P	P
Churches with and without Assembly Halls		P		P	P
<i>Transportation / Utilities</i>					
Parking (Public or Private)		P	P	P	P
Wireless Telecommunication Facilities		SUP		SUP	
Public Transit Stop or Station			P	P	P

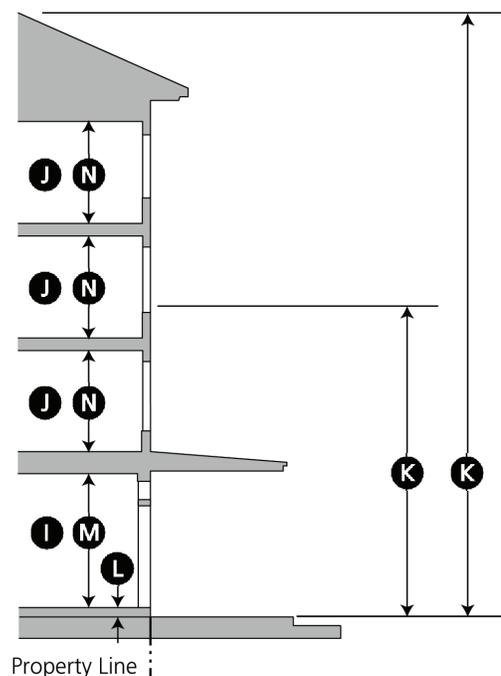
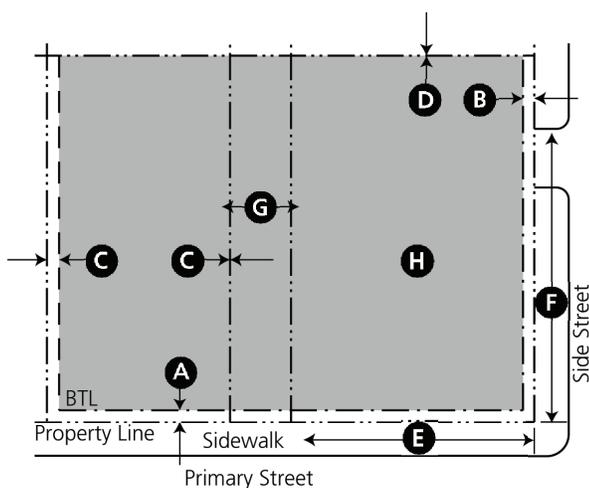
Land Use Table					
Type	SFN	MHN	CS	C	CF
<b>Office</b>					
Professional Offices			P	P	P
Medical / Dental Offices				P	P
Medical Urgent Care Facilities				P	P
Veterinary Clinic			P	P	
<b>Commercial</b>					
Mixed Use with Residential above the 1st floor				P	P
Bar / Tavern				P	P
General Retail; except with the following features				P	P
a. Alcoholic beverages				SUP	SUP
b. Floor area over 10,000 sq.ft.				SUP	SUP
c. On-site production of items sold in or out of store locations				SUP	SUP
d. Operating hours between 10pm and 7am				SUP	SUP
e. Outdoor sales and storage of cars, boats, trucks and RV's					
Restaurant, cafe and coffee shop except with the following features				P	P
a. Drive-thru facilities				SUP	
b. Drive-In facilities				SUP	
Micro brewery				P	P
Movie & Performance Theaters				SUP	P
Convenience market less than 3,500 sq.ft				P	P
Personal Services				P	P
Farmers Market				P	P
Banks and Financial; except with the following features				P	P
a. Drive-thru facilities				SUP	
Shopping Centers				SUP (9.12)	SUP (9.12)
Grocery Stores; except with the following features				P	P
a. Floor area over 10,000 sq.ft				SUP	P
b. Gasoline Service Station				SUP (9.6)	
Gasoline Service Station				SUP (9.6)	
Automotive Supply & Parts				P	
Automotive Service				SUP	
<b>Lodging</b>					
Hotel; except with the following features				P	P
a. Greater than 120 rooms				SUP	P
b. Conference and convention facilities				SUP	SUP

# Section 6.6.5 LOT and BUILDING PLACEMENT

## 6.6.5.1 Terminology

LOT AND BUILDING TERMINOLOGY	
<b>Build-to Line (BTL) <b>A</b></b>	A line parallel to the property line where the facade of the building is required to be located.
<b>Setback <b>B C D</b></b>	The distance by which a building must be separated from the property line or ROW, typically defined and regulated as a minimum.
<b>Primary Street built to BTL <b>E</b></b>	The percent of the building facade which must occupy the width of the lot adjacent to the Primary Street.
<b>Side Street, Corner Lot built to BTL <b>F</b></b>	The percent of the building which must occupy the side lot line when the building is on a corner lot.
<b>Maximum Lot Width <b>G</b></b>	The largest allowed distance between lot corners along the front ROW.
<b>Minimum Lot Width <b>G</b></b>	The smallest allowed distance between lot corners along the front ROW.
<b>Lot Depth</b>	The minimum depth of lot expressed in feet.

<b>Lot Coverage <b>H</b></b>	The percent of the lot covered by buildings and accessory structures.
<b>Impervious Coverage</b>	The percent of the lot covered by impervious surfaces including roofs, patios, driveways and other hard surfaces which result in water runoff.
<b>Minimum Building Height <b>K</b></b>	The shortest allowed vertical distance between the sidewalk and the top point of reference for a building facade along the front ROW.
<b>Maximum Building Height <b>K</b></b>	The largest allowed vertical distance between the sidewalk and the top point of reference for a building.
<b>Ground Floor Finished Level Height <b>L</b></b>	The vertical distance allowed between the sidewalk and the top of the finished floor on the ground level, regulated as a minimum.
<b>Minimum Ground-Floor Ceiling Height <b>M</b></b>	The smallest allowed vertical distance between the finished floor and ceiling on the ground floor of a building.



6.6.5.2

Building Placement, Density and Parking

Building Placement		SFN	MHN	CS	C	CF
<b>Built-to Line (BTL) Distance from Property Line</b>						
Front	<b>A</b>	30'	30'	30'	20'	5'
Side Street, corner lot	<b>B</b>	30'	30'	NA	20'	5'
<b>Setback</b>						
Side	<b>C</b>	10'	10'	10'	3'	5'
Rear	<b>D</b>	30'	30'	35'	25'	5'
Building front facade as a % of Lot Width	<b>E</b>	NA	NA	NA	85%	95%
Side Street Facade as a % of Lot Depth	<b>F</b>	NA	NA	NA	35%	80%
<b>Building Form</b>						
Lot Width (minimum)	<b>G</b>	100'	NA	100'	20'	20'
Lot Width (maximum)	<b>G</b>	150'	NA	NA	100'	NA
Lot Depth	<b>H</b>	NA	NA	NA	NA	NA
Lot Coverage		30%	NA	20%	70%	85%
<b>Height</b>						
Building Maximum (Stories/Height)	<b>K</b>	2 / 30'	4 / 45'	1 / 20'	3 / 35'	4 / 45'
Story Height difference between adjacent buildings		NA	NA	NA	1	1
Ground Floor Finish Level above site grade	<b>L</b>	6"	6"	6"	0"	0"
First Floor ceiling height	<b>M</b>	NA	15'	Na	15'	15'
Upper Floor(s) ceiling height	<b>N</b>	NA	9'	NA	9'	9'
<b>Garage</b>						
Attached Garage (max. feet behind the BTL)		10'	10'	10'	NA	NA
Attached Garage (max. feet in front of the BTL)		10'	0'	0'	NA	NA
Detached Garage must be placed behind Primary Building						
<b>Impervious Coverage - Buildings and Pavements</b>						
Impervious Coverage		40%	60%	40%	85%	100%
<b>Density</b>						
Maximum Dwelling Units per acre		3	12	4	14	18
<b>Parking</b>						
On-Street allowed to count toward guest parking		Yes	Yes	No	Yes	Yes
Required Parking refer to Table 6.6.6.9						

## Notes

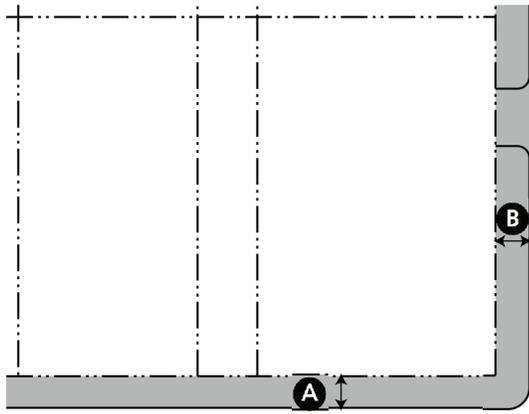
1. All floors must have a primary ground-floor entrance that faces the primary side of the street
2. Residential uses with a primary ground-floor entrance must face the primary side of the street.
3. Any section along the BTL not defined by a building must be defined by a 3'6" high masonry screen wall setback back 5'0" from the BTL unless it is an existing parking lot and in that instance the screening wall can be located adjacent to the sidewalk. The area between the BTL and the setback shall be landscaped, if practical.
4. Buildable Density is determined by the sum of square footage or acreage used for building(s) and the amount of required parking or Effective Parking located within the maximum lot coverage area.
5. Rear-facing buildings, loading docks, overhead doors, and other service entries are prohibited on street-facing facades.
6. Air compressors, mechanical pumps, exterior water heaters, utility and telephone company transformers, meters or boxes, garbage cans / dumpsters, storage tanks, and similar equipments shall not be stored or located within any area adjacent to a street right-of-way.
7. Roof mounted equipment shall be placed behind and away from any required building line and be screened from view from the street.

### 6.6.5.3

#### Land Use by Floor

Land Use		SFN	MHN	CS	C	CF
<b>Ground Floor</b>	<b>I</b>					
a. Residential Uses		Yes	Yes	Yes	No	No
b. Residential Services		Yes	Yes	Yes	No	No
c. Public / Private Uses		Yes	Yes	Yes	Yes	Yes
d. Transportation / Utilities		No	Yes	Yes	Yes	Yes
e. Office		No	No	Yes	Yes	Yes
f. Commercial		No	No	No	Yes	Yes
g. Lodging		No	No	No	Yes	Yes
<b>Upper Floor(s)</b>	<b>J</b>					
a. Residential Uses		Yes	Yes	Yes	Yes	Yes
b. Residential Services		Yes	Yes	Yes	No	No
c. Public / Private Uses		No	Yes	No	Yes	Yes
d. Transportation / Utilities		No	No	No	No	No
e. Office		No	No	Yes	Yes	Yes
f. Commercial		No	No	No	Yes	Yes
g. Lodging		No	No	No	Yes	Yes

# Section 6.6.6 SPECIAL PROVISIONS



**Key**  
 - - - - Property Line    ■ Encroachment Area

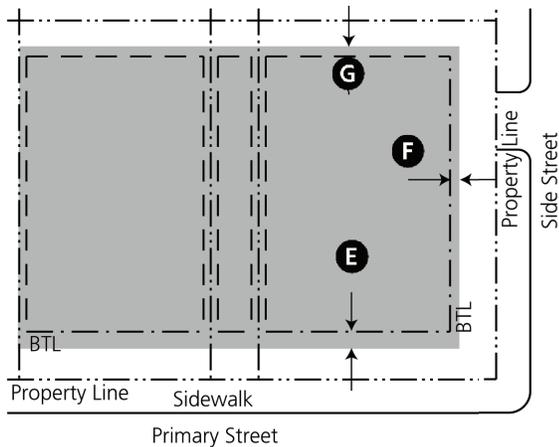
### 6.6.6.1 Encroachments

Type 1: Sufficient Right-of-Way		
Front	0'	<b>A</b>
Side Street	0'	<b>B</b>
Type 2: Insufficient Right-of-Way		
Front	12'	<b>C</b>
Side Street	12'	<b>D</b>

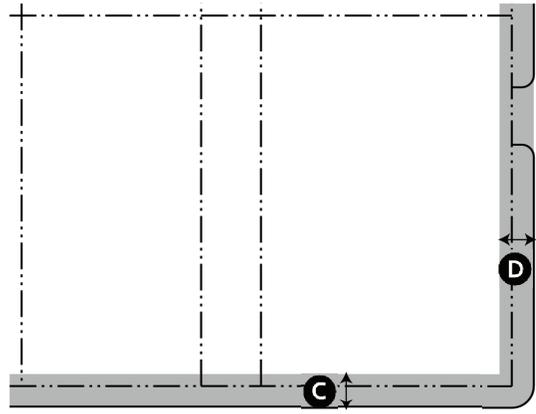
### 6.6.6.2 Canopies and Awnings

Canopies and awnings are encouraged and may encroach over the BTL and shall have a height above the Ground Floor Finish Level of 10 feet

Front	10'	<b>E</b>
Side	10'	<b>F</b>
Rear	5'	<b>G</b>



**Key**  
 - - - - Property Line    - - - - Setback Line  
 - · - · - Build-to Line (BTL)    ■ Awning Area



**Key**  
 - - - - Property Line    ■ Encroachment Area

### 6.6.6.3 Site Lighting

Streetlights shall be on a general type specified by the Township

SFN, RMH, CS, and C Zones: No lighting level measured at the BTL shall exceed	1.0	fc
CF Zone: No lighting level measured at the BTL shall exceed	2.0	fc

### 6.6.6.4 Signs

Signs shall conform to Section 7.4 except Section 7.4.6 c. #2 where a freestanding signs shall not exceed 6 feet in height.

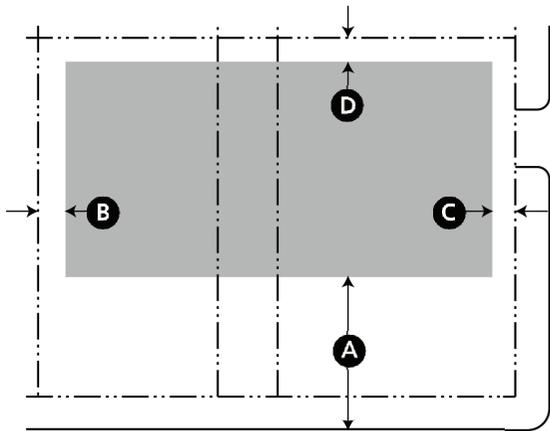
### 6.6.6.5 Facades (All Buildings Except 1st Floor Residential)

A minimum of 75% of the ground floor story front facade between 2 feet and 8 feet above the sidewalk must be comprised of transparent, non-reflective windows into the nonresidential space.

A minimum of 30% of the upper story facade measured floor to floor shall have transparent, non-reflective, vertically oriented windows.

### 6.6.6.6 Water Quality

Low impact development water quality technologies such as rain gardens, rooftop gardens, vegetated swales, cisterns, permeable pavers, porous pavement, and filter stormwater structures will be required on site as a component of the overall stormwater plan. In addition to these requirements, provisions of the Acme Township Stormwater Ordinance shall apply.



**Key**  
 - - - - - Property Line      ■ Parking Area

	Function			
Function	Residential	Lodging	Office	Retail
Residential	1.0	1.1	1.4	1.2
Lodging	1.1	1.0	1.7	1.3
Office	1.4	1.7	1.0	1.2
Retail	1.2	1.3	1.2	1.0

### 6.6.6.9 Required Parking

Residential (per dwelling unit)		
Single Family	2.0	
Duplex	2.0	
Multiple Family	1.5	(1)
Live / Work Unit	2.0	
Residential above 1st Floor in Mixed Use buildings (C and CF Zones)	1.5	(1)
Lodging (per bedroom / hotel room)		
Bed & Breakfast	1.2	
Inn	1.2	(1)
Hotel / Motel	1.0	
Office (per 1,000 usable square feet)		
Individual enclosed offices	3.0	
Open office concept	2.0	
Retail (per 1,000 usable square feet)		
T4 Retail	4.0	
T5 Retail	3.0	

Civic / Assembly - Determined by 7.5.3 Zoning Ordinance

### Parking Notes

Parking shall conform to Section 7.5, except the provisions in 7.5.3. Parking Space Requirements.

(1) Parking may be shared using the shared parking method outlined in Shared Parking

### 6.6.6.10 Site Amenities

Bicycle parking and loops/racks must be provided on site based on a ratio of 1 bicycle stall per 10 vehicular parking spaces.

Benches may be required at the discretion of the Planning Commission

### 6.6.6.7 Parking

#### Location (Distance from Property Line)

Front Setback (parking to be located behind the building)		
Front Setback (when adjacent to the building)		
- the setback would be measured from the front facade of the building	10'	<b>A</b>
Adjacent to a common Property Line	10'	<b>B</b>
Side Street Setback		
- when a masonry screen wall is installed	5'	<b>C</b>
- landscape only	10'	<b>C</b>
Rear Setback	5'	<b>D</b>

note: where a parking lot abuts an interior and/or common property line the property owner shall provide a cross access easement for the purpose of connecting adjacent parking lots.

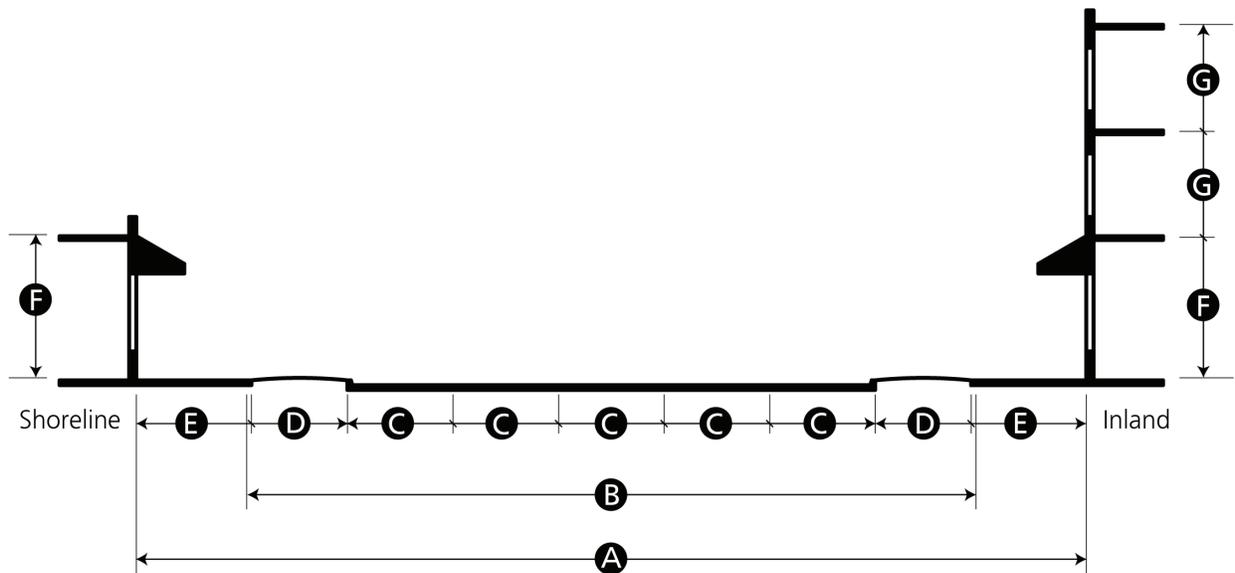
### 6.6.6.8 Shared Parking 6.6.10.6

Parking Calculations: The Shared parking Factor for two Functions, when divided into the sum of the two amounts as listed on the Required Parking table below produces the Effective Parking needed. For example, residential parking is calculated at 12 spaces and retail parking is calculated at 32. Summed they equal 44. Using the Shared Parking Table this amount is divided by 1.2 to derive an Effective Parking amount of 36.6 or 37 parking spaces.

# Section 6.6.7 PUBLIC SPACE STANDARDS

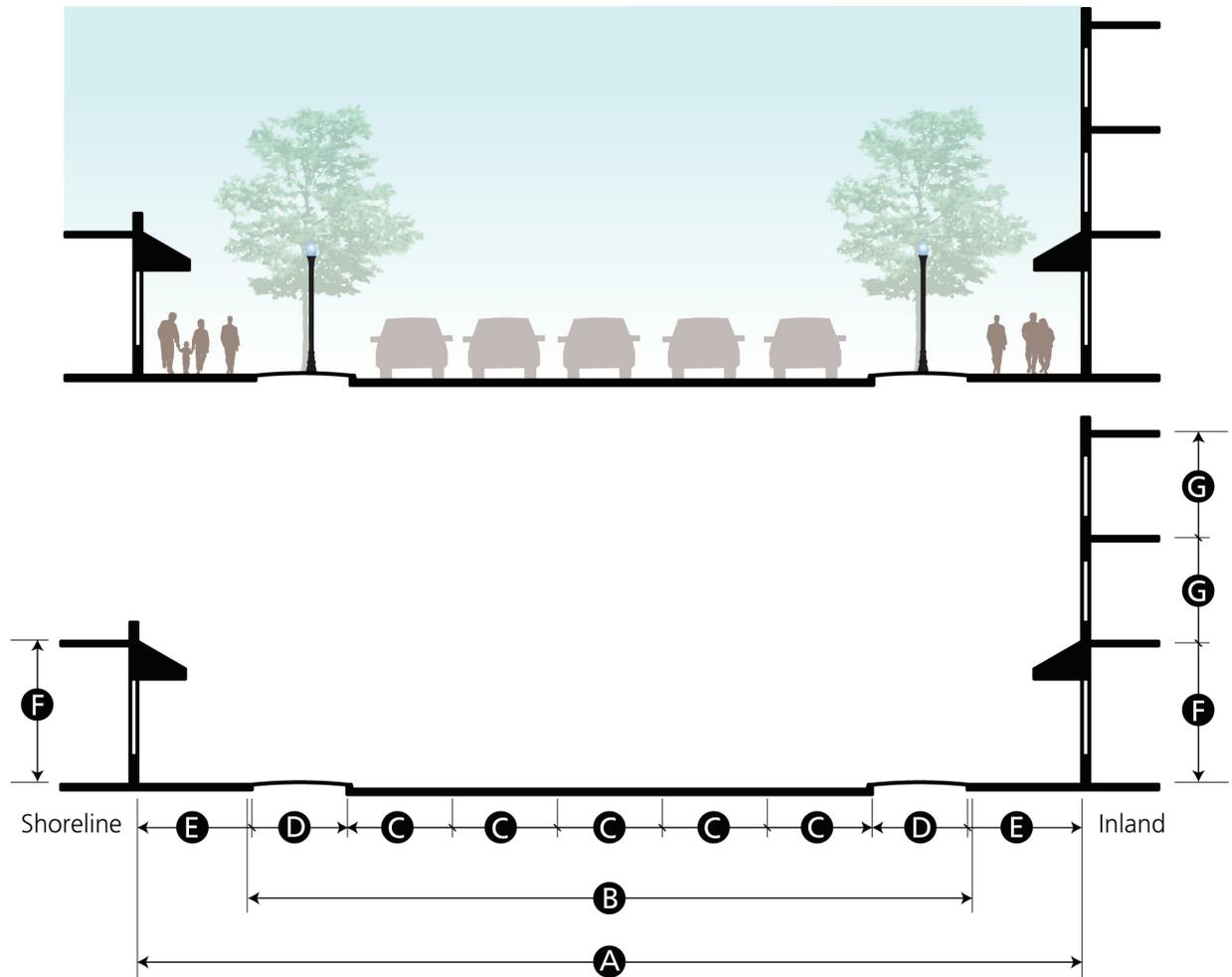
## 6.6.7.1 Terminology

STREET TERMINOLOGY	
Right-of-Way (ROW) Width <b>A</b>	The measurement across a thoroughfare of the area the Michigan Department of Transportation, Grand Traverse County Road Commission or private property owner controls or owns.
Curb Face to Curb Face Width <b>B</b>	The distance across a thoroughfare between the vertical faces of the curb, typically intended for vehicles, including any on-street parking, planting strips, and gutters.
Traffic and Parking Lanes <b>D</b>	The number and width of areas designated for vehicular travel, not including bicycle lanes.
Planting Zone <b>E</b>	The area of the ROW used to plant street trees, flowers, and install Low Impact Development stormwater features, such as rain gardens. In some instances, this zone, depending on surface materials, can be used for outdoor dining.
Pedestrian Zone	The area used for pedestrian movement and dedicated to sidewalks and outdoor cafes,



Street Terminology Cross Section

# US-31 Corridor

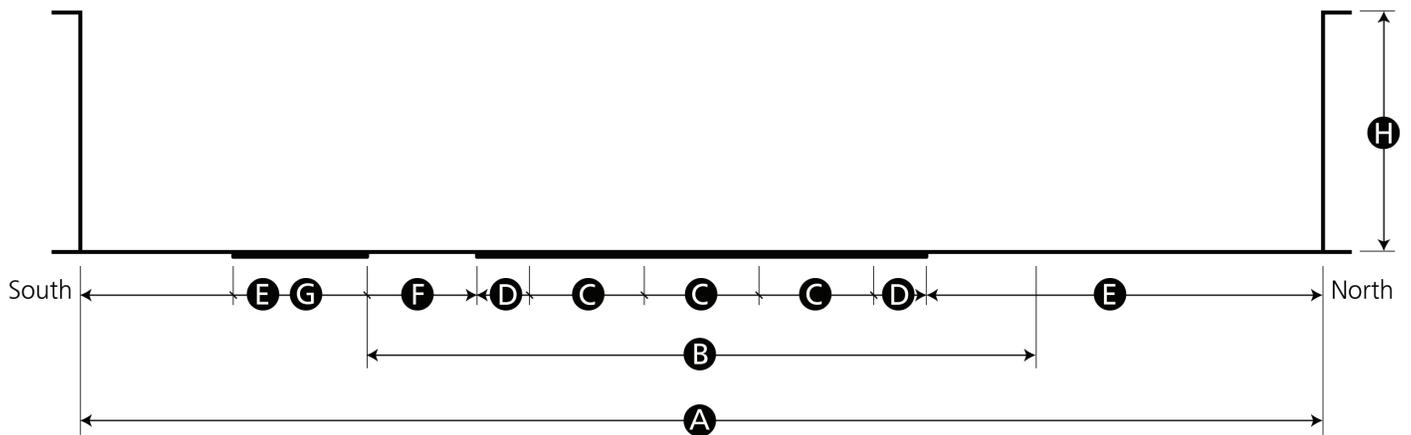
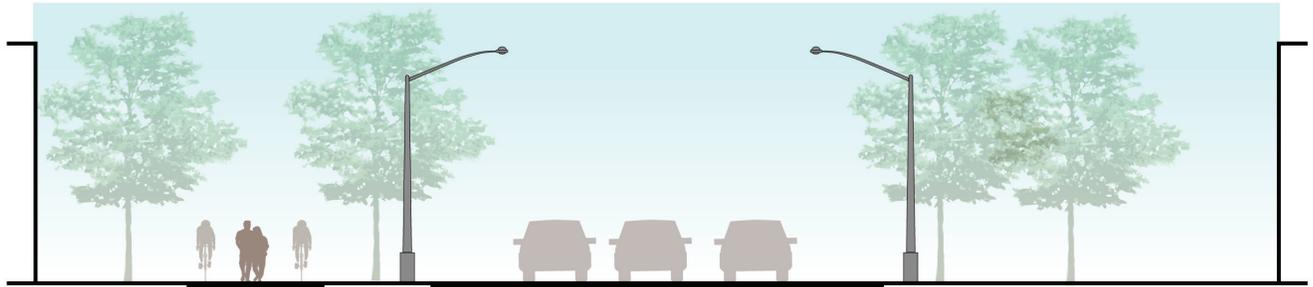


Application	
<b>Target Speed</b>	
Target Speed	25 - 30 MPH
<b>Overall Widths</b>	
Public Realm (Between BTL)	99' <b>A</b>
Right-of-Way (ROW) Width	76' (Varies) <b>B</b>
<b>Lanes</b>	
Traffic Lanes	11' <b>C</b>
Turn Lanes	At Intersections
Shoulders	None
Bicycle Lanes	5' - 6' <b>C</b>
Parking Lanes	8'
Medians	None

Edges	
Curbs	1'
Planters / Tree Grates	10' <b>D</b>
Landscaping	Evenly Spaced <b>D</b>
Walkways	Sidewalk - 12' <b>E</b>

Source: Designing Walkable Urban Thoroughfares: ITE and CNU;  
Table 6.4 "Design Parameters for Walkable Urban Thoroughfares"

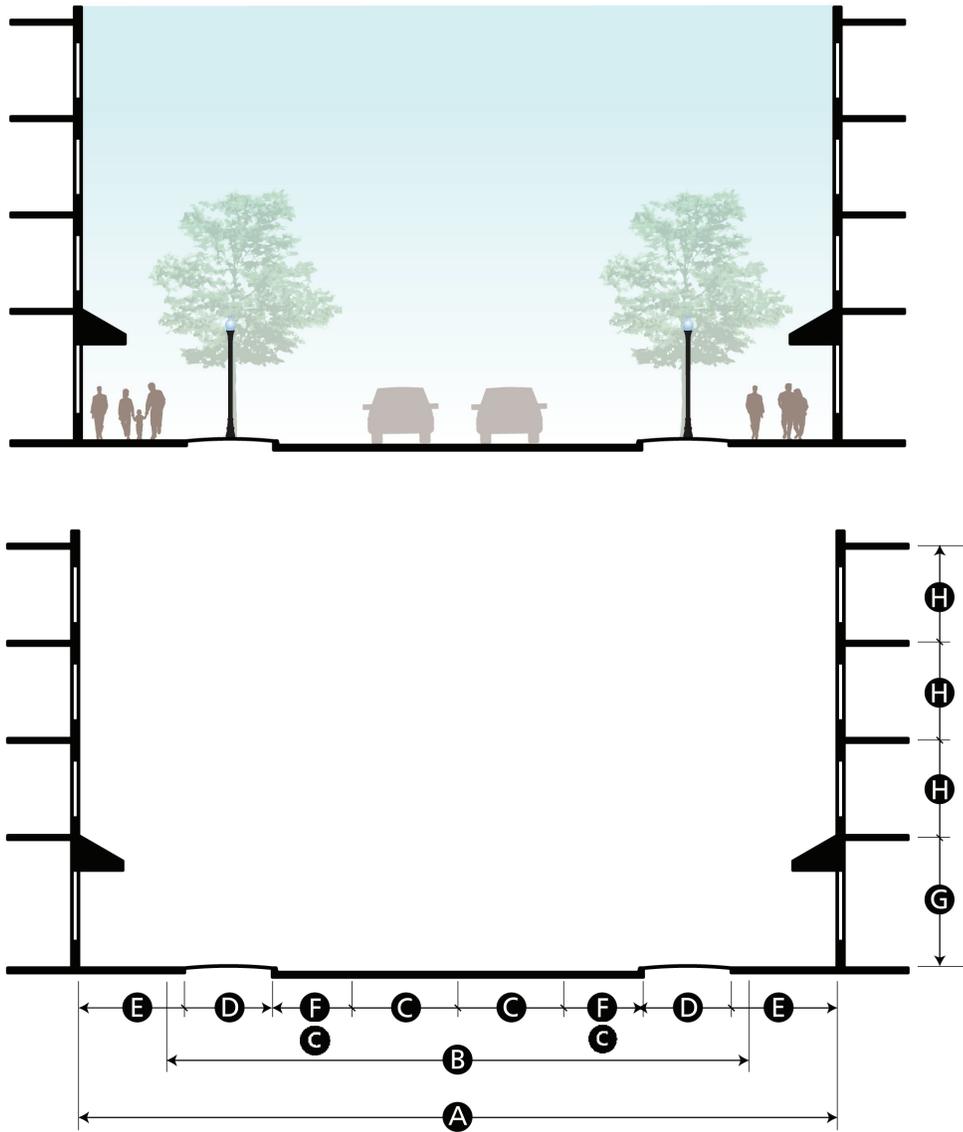
# M-72 Corridor



Application		
Overall Widths		
Public Realm (Between Build-To Lines)	210'	<b>A</b>
Right-of-Way (ROW) Width	150'	<b>B</b>
Lanes		
Traffic Lanes	11'	<b>C</b>
Turn Lanes	At Intersections	
Shoulders	7'	<b>D</b>
Edges		
Curbs	1'	
Planters	15'	<b>F</b>
Landscaping		
Walkways	Path - 14'	<b>G</b>

Source: Designing Walkable Urban Thoroughfares: ITE and CNU;  
Table 6.4 "Design Parameters for Walkable Urban Thoroughfares"

## Other Road Space Standards



Application	
Transect Level	T3-T4
Overall Widths	
Public Realm (Between Build-To Lines)	86' <b>A</b>
Right-of-Way (ROW) Width	66' <b>B</b>
Lanes	
Target Speed	25 MPH
Traffic Lanes	10' <b>C</b>
Parking Lanes (On-Street)	8' <b>C</b>
Turn Lanes	At Intersections <b>F</b>

Edges	
Curbs	1'
Planters / Planting Strip (minimum)	4' <b>D</b>
Landscaping (minimum)	Evenly Spaced
Walkways (minimum)	Sidewalk - 10' <b>E</b>

Source: Designing Walkable Urban Thoroughfares: ITE and CNU; Table 6.5 "Main Street Design Standards"