



**ACME TOWNSHIP PLANNING COMMISSION MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
Aug. 11, 2014 7:00 p.m.**

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE AT 7:01PM

Members Present: DeMarsh, Binkley, Timmins, Finch, Rosa, Feringa, Wentzloff, Forgette,
Members Excused: White arrives at 7:16pm
Staff Present: N. Lennox, Township Zoning Administrator
J. Jocks, Township Counsel

- A. LIMITED PUBLIC COMMENT:** None
- B. APPROVAL OF AGENDA:** No comments. Motion by Rosa, seconded by Timmins to approve the agenda. Motion carried by unanimous roll call vote.
- C. INQUIRY AS TO CONFLICT 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:**
- Draft Unapproved Minutes of:**
 - Township Board minutes: and Special meeting 07/01/2014, 07/22/2014**
 - Zoning Board of Appeals 07/23/2014**
- ACTION:**
- Draft Unapproved Minutes of:**
 - Planning Commission minutes 07/14/2014**

Motion by Timmins, seconded by Finch to approve consent calendar as presented. Motion carried by roll call vote. Feringa abstained.

- D. CORRESPONDENCE:** None
- E. PUBLIC HEARINGS:** None
- H. NEW BUSINESS:**
- Wilbur-Ellis 8075 US 31N Site Plan Review for addition -**

Harry Wierenga, architect and representative for Wilbur-Ellis provided summary of a proposed addition to an existing building. The proposed addition is to be attached and constructed on an existing 8" reinforced concrete slab that is currently an outside storage area at the rear of the building. Worked with township staff on site plan review and staff asked them to look into some drainage issues that have been noted on this property even though addition did not affect it any way. In the site survey process, they did find water drainage issues and periodically water would collect on the side of the building and as a result they needed to address with some site improvements as well as the addition. During this process, Wilbur-Ellis purchased the property from Haviland and will be formally submitting recorded deed as they closed in the past week or so. They will be regrading north side so it drains better and creating a rain garden for stormwater. A second rain garden will be placed in the back south side of the building for water that drains in that direction. An existing leaching basin will be cleaned out along with other site work. Landscaping to be upgraded as well to give the building a new look. Three new trees will be added along with some

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news shrubs. Wildflowers will be planted in the rain gardens. Anxious to get started this fall.

Questions:

Feringa asked about the condition of the slab. Applicant responded that slab was inspected and found to be in very good condition, no cracks, and reinforced.

Feringa asked about stormwater sizing of rain gardens. Applicant responded that sizing exceeds requirements and wanted to make them more garden like as opposed to a hole in the ground.

Timmins had a question about the application and zoning. Lennox indicated it is zoned agricultural but it is a commercial business/use. Just happens to be in the agricultural district.

Wentzloff commented that it would be nice to see more shrubs repeated with some of the other landscaping but that is just beautification and is really not necessary by our zoning. Appreciated that the applicant looked into something more aesthetic than just putting a big hole in the ground for stormwater retention.

Timmins asked if they had the MESA review completed and the updated site plan had been submitted. Lennox indicated they did and it is attached in the packet.

Wentzloff asked for one other clarification on property ownership. Application originally submitted as a leasor of the property, however, now the applicant is the actual owner of the property.

John Iacoangeli of Beckett & Raeder provided a written Site Plan Review of the proposed addition and recommended approval with stipulations which have since been resolved.

Finch made a motion to approve. Timmins seconded. Wentzloff asked Counsel if item #1 should be amended to include "applicant or their representative" as is referenced in item #2. Counsel agreed but did not feel it was absolutely necessary. Finch asked to amend item #1 to say "applicant or their representative". Timmins seconded. Motion to amend motion approved unanimously.

White asked to abstain from vote since he was not here for the discussion and possible conflict of interest. White excused from voting.

Motion to approve the site plan submitted with amended stipulations approved by unanimous vote.

- 2. TC TALUS Long Range Transportation Plan** – John I reviewed and asked to identify Acme Placemaking; get email from John; Timmins asked about 3mile south airport extension with Wetland; Feringa could have boardwalks or remediation; Forgette – GTTC now under construction; Karly, prefers reference to current master plan (2014) and should reference most recent dates; FBC change on shoreline corridor should be referenced and needs to be in there. Timmins – would like TART trail should be more the just a possibility (page 12). Possible phrased as working on it and going north to Petoskey; verbiage sounds week; Feringa – its going to happen; just don't know when; Rosa – second paragraph; reiterated Forgette's comment. Jocks. Feringa motion to draft letter ; Timmins second. All yes.
- 3. Bay Shore Corridor Resolution-** John Sych Planning Director, GT County – Presented a brief overview of the Bay Shore Corridor Strategy and bring forth a resolution for the planning commission to consider. This is an effort to improve section from Acme to Cherry Bend Road in Elmwood Township. Handed out summary to bring all the plans together and address . It is a 10 mile corridor. Process to unify all the plans and issues along the corridor from the four communities. This was a five meeting process with PC and stakeholders. Looking at three components. Transportation, development standards, and branding of this corridor to make it easier for people to find their way. Bringing resolution of support to Township Planning Commissions to support the resolution and unify the region. MDOT now going to include sidewalks; looking at consolidating

driveways and have come out with new standards on pedestrian safety. TC TALUS is going to concentrate on existing intersections for work to improve with MDOT.

Finch – Any idea how to redirect traffic during construction next year? Unsure, but John heard they will keep two lanes open. September and October MDOT will have meeting to discuss the project with the public.

Feringa- New curb cuts and redo between 3 and 4 mile;

Wentzloff - Went to meetings; MDOT trying to get it all done in same year.

Feringa – The Tribe is working with MDOT to put it all work into one season.

Wentzloff – Are they planning on keeping pedestrian bridge at State Park? Sych said they were maintaining.

DeMarsh – Asked about utilities being below ground; Sych no.

Timmins made motion to adopt the resolution to support the improvement of the GT Bayshore Corridor. Forgette seconded. Motion passed unanimously.

I. OLD BUSINESS:

1. Master Plan Resolution to adopt

Timmins- Hoxie House is coming down and they do not have the money to move and reset. Talked about saving one of the rooms to save for future placement in community or Town Center. Need to remove and change figures. Discussion ensued about adding or removing figures.

Forgette – Can you add appendix item? Counsel indicated it would require a vote.

Timmins- Get picture of Music House and Yuba school and other historical sites and add them as figures.

All PC members agreed that the paragraph on Hoxie house needs to be removed. Discussion on Pulcifer house history but all agree that historical buildings could be included and keep it simple and recognizable. All members agree that Yuba School, Music House and Masonic Lodge could be used as historical sites and remove paragraph on Hoxie House.

See Master Plan resolution for modifications. Lennox to redraft with deletion of paragraph on Hoxie house and add historic photos and give to Beckett& Raeder. Feringa made motion to approve Master Plan, including all tables and figures with edits as discussed during this meeting. Timmins seconded. Motion passed unanimously.

J. COMMENT & OTHER PC BUSINESS

1. Zoning Administrator update on projects:

Lennox received a call from speedway construction manager looking for suggestions. She received email from Speedway that said they are no longer pursuing the Rich site. Lennox emailed Cleveland planning department about FBC and was sent a picture of how they were able to follow FBC.

No further news from Advanced Auto.

GTCC – Redwood homes to the rear of the property behind Meijer. Ranch condominiums, rentals focusing on seniors. May be coming in September. SUP may have to be adjusted to allow lower density than conceptual SUP. Update on Hope Village Chapel should be starting construction.

Feringa – Did MDOT talk about future round-about at US31-M72? Lennox says nothing immediate about that.

2. **Planning Consultant:** Not present

3. **P C Business:**

PC Vice Chair nomination acceptance- Feringa accepted position.

Planning & Zoning Article – Forgette and Wentzloff made note of articles on pages 5, 7, and 9 regarding transportation, protected bike lanes, and the Millennials and place.

Timmins – DNR/Fracking – Didn't say anything; asked for extended public comment. Just more of we are watching.

4. **Public Comment – 8:25pm**

Pat Salathiel, 488 5 Mile Road - wanted to thank PC on holding firm on FBC; secondly – keep on radar Deepwater Pointe TART trail access. Timmons said Parks and Rec is looking at ways to get across M72/US31 to TART trail.

Feringa- Tribe looking for MDOT support for tunnel to cross US31.

ADJOURN: Timms Motion to adjourn; Finch seconded. Motion passed unanimously at 8:28pm.