

**ACME TOWNSHIP
Zoning Board of Appeals
April 13, 2006**

Thursday, 7:30 p.m.
Acme Township Hall
Acme, Michigan

Meeting called to Order at 7:30 p.m.

Members present: J. Kuncaitis (Chair), L. Belcher, D. Krause, D. Smith

Members excused: P. Collins

Staff present: J. Hull, Zoning Administrator
N. Edwardson/Recording Secretary

1. **Review and approval of the agenda, inquiry as to conflicts of interest:** None

2. **Correspondence:** None

3. **Reports:** None

4. **Hearings:**

- a) **Public hearing for determination under Section 5.4, Essential Services, by the Grand Traverse Resort and Spa for a 164' tower on Hoxie Road property, approximately 600' west of Bates Road.** Belcher read the published public hearing notice into the record. Mr. Andy Knott, Environmental Stewardship Director for Grant Traverse band of Ottawa and Chippewa Indians (GTB) and Mr. Steve Smiley, Project Consultant, were present in support of the application.

Mr. Knott explained that the GTB received a grant from the US Department of Energy in late 2005, to conduct a renewable energy feasibility study. The study includes conducting an analysis of renewable energy resources, including wind power. GTB intends to conduct wind resource monitoring, using a temporary tower, on property owned by the resort. The wind monitor consists of a 164 foot (50 meter) tower and wind measuring equipment. The tower is temporary and would be in place for approximately 12-13 months in order to measure the wind in all seasons. The tower is grey metal, six inches in diameter, and consists of ten-foot sections that are "sleeved" together. The tower is constructed horizontally on the ground, pulled up vertically into place, and held by guy wires. The base consists of a metal plate approximately two square feet in size. The tower can be put up in a day and taken down in a day. The wind measuring equipment consists of an anemometer to measure wind speed, a wind vane to measure direction, and a battery-operated data logger at the base of the tower.

Kuncaitis opened up for public comment.

Charles Bell, 6243 E M72, asked what the distance from the proposed site and his residence would be. Knott looked at his map and said it would be 1400-1500 ft away.

Chuck Walters, 6584 Bates Road, commented that there are already wind towers out there. How can one tower effect such a wide area with the varying wind patterns? He doesn't believe one tower will make that much of a difference.

Jay Zollinger, 4232 Williamston Court, expressed concerns about the airport nearby. Would there be a strobe light on the tower for small planes or hot air balloons?

MOTION BY KRAUSE, SECONDED BY SMITH TO APPROVE GRAND TRAVERSE RESORT AND SPA TO ERRECT A 160' TOWER FOR WIND GATHERING INFORMATION WITH TWO CONDITIONS; 1) TO BE ERRECTED NO LONGER THEN 13 MONTHS AND 2) A GUIDEWIRE TO BE INSTALLED FOR LOW FLYING AIRCRAFT. MOTION CARRIED UNANIMOUSLY.

Knott said the process to erect the tower will begin in one to two weeks.

b.) A hearing for Cherries R US for a variance of Section 6.11.1, Schedule of Regulations, at 9018 US Highway 31 North, to allow for lot frontage below the district minimum. Belcher read the published public hearing notice into the record. Mr. Nels Veliquette spoke for Cherries R US. The applicant desires to split a parcel in a manner that would create a land locked lot. The access easement to the land locked parcel would have to travel 330' along the edge of the land locked parcel in order to conform to the Schedule of Regulations. Instead, the applicant requests a variance to allow the access easement to end at the property line of the land locked parcel, thus creating a frontage that is technically forty feet (40') wide.

Kuncaitis commented that the applicant was seeking a variance on a land locked lot. He asked Veliquette if this was a lot on record to which Veliquette replied no.

Veliquette pointed out the map showing the basic breakout of the property. US 31 runs along the top. There is a natural break in the property with hills sloping down into Yuba Creek. Veliquette showed the Soil Erosion evaluation with both sites being buildable. The proposed easement would go along the north side of the property line. Kuncaitis asked if there would be a cal-de-sac based on the drawing. Veliquette said there is a turn around but we could have a cal-de-sac if that was required.

Kuncaitis asked what the frontage was on the highway. Veliquette said approximately 480'.

Kuncaitis opened up for public comments. There was none.

MOTION BY BELCHER, SECONDED BY SMITH, TO APPROVE THE VARIANCE FOR CHERRIES R US WITH BASIC CONDITIONS HAVING BEEN MET. MOTION CARRIED UNANIMOUSLY.

6. Approval of minutes from the February 09, 2006 regular meeting:

Motion by Belcher, support by Smith to approve the February 09, 2006, minutes as presented. Motion carried unanimously.

Meeting adjourned at 8:02 p.m.