



Sent Via Email - svreeland@acmetownship.org

February 24, 2010

Sharon Vreeland, Township Manager
Acme Township
6042 Acme Road
Williamsburg MI 49690

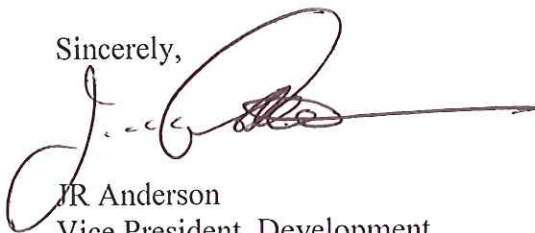
**RE: The Village at Grand Traverse
Phase I SUP
Submittal and Letter Concerning Discussion for Future Phases Density**

Dear Sharon:

Thank you so much for your time yesterday. Jeff Anderson, Steve Schooler and I appreciate you and Jeff taking time to discuss with us the Village at Grand Traverse Phase I SUP submittal that is currently under review by the Township. We are excited to move this Phase I SUP application forward.

As a follow up to our discussion concerning all subsequent phases of The Village at Grand Traverse and the densities permitted under the SUP, The Village would like to make a request to discuss with the Township reducing the size of those permitted densities. Obviously the Village will not do anything to jeopardize the current SUP, but the Village would like to discuss the possibilities with the Township concerning reducing the density permitted under the SUP. Can you please consider this request and if possible we can have a follow up meeting to this letter that would start a preliminary and informal process to work on a less dense Village at Grand Traverse project.

Sincerely,



JR Anderson
Vice President, Development

JRJ:kr



6042 Acme Road, Williamsburg, MI 49690 Tel. 231-938-1350 Fax 231-938-1510 www.acmetownship.org

March 5, 2010

J.R. Anderson, Vice President – Development
Jeffrey R. Anderson Real Estate, Inc.
3805 Edwards Road Suite 700
Cincinnati OH 45209-1955

Sent via e-mail to J.R.Anderson@anderson-realestate.com

Dear J.R.:

Thank you for your letter of February 24th. We would like to talk further about your suggestion to reduce the size of the permitted densities of future phases of your project. Since Wayne was unable to join us when we met on February 23, I suggest that we begin with another face-to-face discussion including Wayne, me and whomever you would wish to include so he can hear your thoughts first-hand.

Our schedules are quite full for the week of March 8, but fairly open at the present time for the week of March 15. I would be glad to work with you to schedule something mutually convenient as soon as possible.

Our legal counsel has assured us that until something to the contrary is signed by both the Township and you, no discussions of this nature can modify the rights you currently have under your SUP. If we reach agreement on a different set of parameters for future phases of your project, that agreement can be done as an attachment to the SUP that modifies it only to the agreed-on extent. If you would like something more formal on this point, please let us know and we are sure something can be worked out.

Thank you for initiating this discussion, and we look forward to hearing from you.

Sincerely,

Sharon E. Vreeland, Township Manager
svreeland@acmetownship.org



Village at Grand Traverse – Phase I SUP Review Working Session
Monday, February 15, 2010 1:00 – 4:30 p.m.
Grand Traverse Road Commission Office
1881 LaFranier Road, Traverse City MI 49686

ATTENDEES

Acme Township:

Sharon E. Vreeland, Township Manager (Process Facilitator)
Wayne J. Kladder, Township Supervisor
John Hull, Zoning Administrator
~~Matt Vermetten, Planning Commission Chairman~~
~~Chris Bzdok, Olson Bzdok & Howard – Legal Counsel~~
Jeff Jocks, Olson, Bzdok & Howard – Legal Counsel
John R. Iacoangeli, Beckett & Raeder – Planning Consultant
Dr. Chris Grobbel, Beckett & Raeder – Environmental and Land Use Planning
Steve Dearing, OHM – Traffic Sub-Consultant

Village at Grand Traverse:

J.R. Anderson, Anderson Real Estate (by phone)
Steve Schooler, Anderson Real Estate (by phone)
Chris DeGood, URS
Laura Aylsworth – URS

MDOT:

Risë Rasch, MDOT North Region TSC Manager
David Langhorst, MDOT Region Planner

Grand Traverse County Road Commission:

Mary Gillis, Manager
John Rogers, Traffic Services Supervisor

AGENDA

1. **Introductions and approval of agenda:**
2. **Discussion of traffic-related issues:** driven by URS questions
 - ***Are the ITE trip generation codes used acceptable to the township?*** 820 being used for general retail components. Should reflect actual expected development makeup.
 - ***Study area:*** questions about impact or lack thereof on Mt. Hope Road and whether or not there is a need to include Mt. Hope Road in Traffic Impact Study (TIS).
 - Size of development seen as a potential “network breaker” by road agencies.
 - Prudent planning leads to examining all traffic flow options.
 - Minimize effect on wetlands and maximize keeping traffic on US 31/M-72?
 - ***Impact of effect on use of Bunker Hill and Lautner as a bypass to the project?*** Fact that no funding is reasonably expected to expand, repair or upgrade those county local roads.
 - ***Summer or winter traffic counts?*** Seasonal multiplier should be used. MDOT suggests that revisits to the traffic study for phases 2 and 3 might be better based in actual experience and possibly new traffic data and modeling tools that will soon be available as a result of the Grand Vision.
 - ***Should annual traffic growth factor reflect standard 1% increase or URS’s stated decreases over past several years?*** General agreement that

sound basis in fact is preferable to an unsubstantiated standard. Matt Skeels at TC-TALUS may have useful information. Dearing reports that SEMCOG study says that traffic counts could be down due to recession until at least 2016.

- ***Should assessment of development impact on infrastructure be modified based on maximum physically achievable infrastructure improvements, or should the scope of development plans and approval be based on maximum physically achievable infrastructure improvements?*** Applicant consultant position tended towards adjusting development impact assumptions based on maximum physically achievable infrastructure improvements. Township asserted need to plan and phase land use changes in accord with the ability for infrastructure to effectively serve them. Township expects data to be consistent with growth projections from market study. Township suggested that applicant should be mindful that achievable infrastructure improvements could have negative implications for approvability.
- ***Level of Service (LOS) expectations?*** Township and road agencies have indicated that an LOS D should be achieved for new intersection improvements. Realistic analysis of LOS with existing infrastructure and new development at M-72/US 31 and US 31/Bunker Hill intersections and suggestions for improvements if they are below LOS D.
- ***M-72/Lautner intersection is already at an LOS F and is proposed to be improved to LOS D; what LOS is required to be achieved?*** URS states that proposed dual lefts generally lead to poor levels of service. Signal timing by MDOT is likely to favor M-72 flow and back up traffic on Lautner and/or within the development. MDOT proposed having applicant prepare interim-level study and geometrics and have group get together to discuss.
- ***Which proposed developments should be included in background traffic data?*** Discussion of whether to include Bates Crossings, Acme Village and 500 housing unit buildout for LochenHeath. Vreeland to contact Tribe to obtain generalized trip generation estimates for expected development at Turtle Creek for inclusion if possible.
- ***Proposed project driveways on M-72?*** MDOT is concerned about spacing (minimum ½ mile) and alignment with actual or proposed opposing access points to facilitate road function and potential future signalization.
- ***Proposed utilities installations impacting rights-of-way?*** Applicant needs to provide data to road agencies.
- ***What next?***
 - **Township:**
 - Provide approved Acme Village MUD plan with proposed buildout statistics to applicant for use to estimate associated background traffic
 - Request general potential trip generation information from Tribe – (Vreeland)
 - **Applicant:**
 - New URS Traffic (intersection turning) counts – (Aylsworth, expect to perform in March or April)
 - Recalibrate traffic models (Aylsworth)
 - Add projected background traffic data
 - Review proposed location of main development entrance from M-72 west of Lautner for ½ mile spacing from existing intersections.

Important for phase 1 because main internal road leading to it is proposed for phase 1.

- Provide information on proposed utilities and drainage way work affecting right-of-way for road agencies. MDOT noted that there is a culvert crossing under M-72 for Acme Creek that will need to be addressed at some point.
- Get group together to review proposed geometrics – estimated April or May

3. Detailed discussion of application materials and subsequent township analysis – questions from VGT:

- **Road map indicates that applicable version of ordinance is 1979 as amended through 2004, rather than new ordinance adopted 2008:** Applicant has yet to conduct a detailed review of both ordinances to determine if they wish to go to the 2008 “content neutral” ordinance.
- **What is required to provide a final draft of the design standards manual for the project?** Manual provided with application is identical to draft manual. SUP states that manual will have “evolved” into a document containing full architectural standards. At this time applicant indicates that they intend to label sample pattern book as final book for approval submission. The Township did not state that doing so is acceptable.
 - **Meijer store level of compliance with draft design standards:** township review used pictures of Southfield store as comparable for submitted plan; applicant asserts that Southfield store is different plan. Township asserts that neither Southfield nor proposed store conforms to draft design standards and suggests that Highland Township store is more in keeping with proposed design standards. Applicant indicates meeting with Meijer within a week and likelihood that store design will change to now-current 197,000 sq. ft. prototype/template.
- **Lighting plan:** Township requests that applicant provide photometric plan in CAD format so that photometric calculations may be verified.
- **Stormwater management:** Are basins planned to be detention basins or infiltration basins? This may impact the analysis results. Applicant claims that township review was performed as if they are infiltration basins but they are retention basins and that overall the analysis is inconsistent with the plan submitted. Grobbel stated that he assumed some level of infiltration, but if the applicant is stating that there will be no infiltration, the analysis can be adjusted accordingly. Applicant stated when application originally submitted infiltration was not permissible but soils in some areas would be conducive. There could be benefit to revisiting the stormwater management design.
 - If parking plan changes to further reduce proposed number of parking spaces, stormwater management plan would change as well
- **What next?**
 - **Township:**
 - Provide copy of 1979 Zoning Ordinance as amended through mid-2004 to applicant
 - Provide the 2008 Zoning Ordinance with amendments to date
 - Provide public documents describing the nature of the changes between the 1979 as amended and 2008 Zoning Ordinances which Applicant will use as part of its review, but understands that it cannot rely upon

- Send sample pattern book to applicant to aid in development of design standards (Iacoangeli)
- **Applicant:**
 - Review prior and current Zoning Ordinances and related documents and provide in writing an indication of which ordinance they would prefer to be used for their application reviews
 - Provide final design standards manual to township to consider approval as part of Phase 1 application as required by SUP
 - Provide township with updated complete plan sets (5 hard copy, 1 electronic copy) for Meijer store if prototype change desired
 - Provide photographs of existing Meijer store(s) of identical or substantially same prototype as proposed Acme store
 - Research alternative Meijer store exterior design templates that would comply with development design standards as required by SUP
 - Provide photometric plan in CAD format to facilitate township review
 - Revisit stormwater management plans in light of changed regulations and potential impervious surface reductions

4. Application processing costs:

- Cost for processing to date is very close to initial rough estimates of cost to get to public hearing.
- Township will provide an updated non-binding cost estimate for continued processing to applicant as a courtesy for planning purposes

5. Confirm mutual understanding of:

- Progress to date
- Next steps and responsibilities
 - See “What Next” bullets above
 - Applicant to submit comprehensive written list of questions regarding balance of township application review. Township to prepare to respond. Additional meetings to be coordinated by Vreeland to discuss as warranted.
- Timeline
 - revised/additional traffic information is estimated to be developed by April.
 - Reconvene to review draft proposed M-72/Lautner Road intersection geometrics when ready; estimated April – May
 - Timeline for meetings regarding other application review questions dependent on when applicant submits question list