



# Memo

To: Acme Township Planning Commission  
From: Sharon E. Vreeland, Township Manager  
CC:  
Date: 03/25/10  
Re: VGT-Phase I SUP #2009-1P Revised Status Update

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Jeff Jocks and I met with Jeff Anderson, JR Anderson and Steve Schooler from Anderson Real Estate (managing the VGT application as the applicants) on February 23 at their request to discuss the proposed project design guidelines. At the meeting they volunteered a desire to discuss possible reduction of the allowable density of the project. We asked them to memorialize this request with a letter, which they did on February 24. We responded on March 5 indicating willingness and suggesting potential meeting dates.

The follow-up meeting was held on March 22 and included JR Anderson, Wayne Kladder, Matt Vermetten, and Jeff Jocks. I was only able to attend the final minutes of the meeting. Discussion centered on a question from JR as to how the total land use square footage (all proposed floors of all proposed development) had been calculated, and whether it was correct or perhaps overstated, adding unnecessary levels of challenge to the traffic impact study. I showed him some historical documents showing the land use areas as presented by prior township consultants and made part of the final SUP document prepared after detailed review by the township and the applicant's attorneys at the time. JR has indicated that a search of the applicant's records for additional source material prepared by them on which the calculations were originally based is impractical, and has asked if I would assist by searching the township's copies of documents. Since this is something I would do anyway to confirm any revised findings the applicant might present I plan to perform the search as time permits.

Meanwhile, the applicant submitted a revised scope of service for revisions to the submitted traffic impact study to the township for feedback before final arrangements with their traffic consultant, URS. I have solicited feedback from John Iacoangeli and his sub-consultant Steve Dearing and from MDOT and the Road Commission. After final review of their advice I will respond to the applicant so they can continue that portion of their process.

JR Anderson also advises me that Meijer desires to use a different store prototype that is approximately 10,000 sq. ft. smaller than the currently-proposed design. We are awaiting a revised site plan which may also contain a revised and perhaps more innovative landscaping plan. I do not currently have a firm timeline for receipt of the new plans.