



September 28, 2009

## **Re: Bates Area Neighborhood Center Planning**

Dear Bates Area Stakeholder:

The Acme Township Planning Commission invites you to join us at the township hall for a special meeting on Monday, October 19 at 7:00 p.m. The purpose of this meeting is to begin the process of creating a land use plan for the Bates Road/M-72 area.

Bates was one of the earliest key settlements in what is now Acme Township. It was a station stop on the Pere Marquette Railroad with a general store, post office, and a cold storage warehouse that created a central farm distribution point for potatoes, fruit, and wood products. Currently, Bates contains a mix of industrial, residential, and agricultural land uses.

The township Master Plan discusses the Bates area: It recognizes that development tends to follow highway corridors such as M-72 East, and that the township would like to encourage "compact development in core areas of the township, as opposed to maintaining the current sprawling pattern of development along these corridors." Under "Policies and Actions," the plan says: "Because of the increased current pace of development in the Bates Road area, a Neighborhood Center plan should be devised by the township with area landowners to ensure that this area develops in a manner compatible with design standards set forth in this plan."

Sitting as it does between the Grand Traverse Resort the Turtle Creek Casino, this area appears ripe for further development. Recently we brought Bates area Stakeholders together to discuss possible improvements to the road network in the Bates area and became aware that several nearby landowners have development plans in various stages of execution. It seems that right now we have an excellent opportunity to build on the dialogue between landowners and governmental agencies that has already begun to create a Bates Neighborhood Center Plan that employs the principles discussed in the Master Plan.

We are pleased that County Planning Director John Sych has agreed to facilitate the process for us. While the entire Acme community is invited to participate, we are extending a particular invitation to our Bates area landowners south of Brackett Road, MDOT, the County Road Commission, and Whitewater Township.

Our goal for this kick-off meeting is simple: to promote discussion about how the rest of the process should take shape and what the goals and outcomes should be. Using this information we can assemble additional information to be used and adopt a process and timeline for meeting those goals.

We hope you will be able to join us on October 19. We would appreciate a response as soon as possible to let us know if you plan to attend. We currently plan to hold the meeting at the Township Hall; however, if response is strong enough we may seek a larger space.

**MONDAY, OCTOBER 19, 2009**

**7:00 P.M.**

**BATES NEIGHBORHOOD CENTER PLANNING MEETING**