

Acme Township
6042 Acme Road,
Williamsburg MI 49690

www.acmetownship.org
E-mail:
acme@netonecom.net
Phone: (231) 938-1350

Office Hours
Monday - Friday
8:30 a.m. - 5:00 p.m.

<i>Board of Trustees</i>	<i>Acme Township Staff</i>	
<p>Bill Kurtz, Supervisor bkurtz@acmetownship.org</p> <p>Dorothy Dunville, Clerk ddunville@acmetownship.org</p> <p>H. William Boltres, Treasurer bboltres@acmetownship.org</p> <p>Wayne Kladder, Trustee tcwjk@yahoo.com</p> <p>Paul Scott, Trustee</p> <p>Erick Takayama, Trustee etakayama@acmetownship.org</p> <p>Frank Zarafonitis, Trustee frankiez@chartermi.net</p>	<p>Doris Boltres, Deputy Treasurer (231) 938-6213 (work) (231) 938-9244 (fax)</p> <p>Sharma Zollinger, Deputy Clerk</p> <p>Sharon E. Corpe, Township Manager scorpe@acmetownship.org</p> <p>John S. Hull, Zoning Administrator jull@acmetownship.org</p> <p>Nancy Edwardson Office Assistant nedwardson@acmetownship.org</p>	<p>Dawn Plude, Assessor dplude@acmetownship.org (231) 409-1827 Office Hours on Wednesdays</p> <p>Tom Henkel Parks and Maintenance Supervisor</p> <p>Ernie Keech, Sexton (231) 267-5735</p> <p>Bob Sillers, Community Policing (231) 938- 2583</p>

Monthly Public Meetings

All meetings are open to the public and made accessible to individuals requiring special assistance.

Agendas are available at the township hall or via the website approximately one week prior to each meeting.

Twp. Board of Trustees:

First Tuesday at 7:00 p.m.

Planning Commission:

Last Monday at 7:00 p.m.

Zoning Board of Appeals:

Second Thursday at 7:30 p.m.

Visit Acme's Website at www.acmetownship.org

THE OUTLOOK - May 2006

www.acmetownship.org

49690

Williamsburg, MI

6042 Acme Road



THE OUTLOOK

"Citizen Driven"

May 2006

Meijer, Inc. Special Use Permit Approved

On May 9, 2006 the Board of Trustees voted 6-1 to welcome Meijer, Inc. to our community by approving a Special Use Permit (SUP) for a 232,000 sq. ft. general merchandise/grocery store/garden center, 10 pump gas station with 2,500 sq. ft. convenience store and 100,000 sq. ft. of additional retail space at the southeast corner of Lautner Road and M-72 East. We realize this is larger than the 157,000 sq. ft. store with 32,400 sq. ft. garden center described in the township Master Plan.

While the approved development is larger than many of our residents may wish, the Board insisted on design and operational changes intended to achieve the character and community impact the Master Plan expects from a Meijer development. Authorization for these requirements comes from:

- ◆ Michigan Compiled Laws Section 125.286b(4): "The body or official designated in the zoning ordinance to review and approve special land uses may deny, approve or approve with conditions a request for special land use approval...."
- ◆ Zoning Ordinance Section 8.1.3(2), Conditions and Safeguards: "The Town Board may impose additional conditions and safeguards deemed necessary for the general welfare, for the protection of individual property rights, and for insuring that the intent and objectives of this Ordinance will be observed. The breach of any condition, safeguard or requirement shall automatically invalidate the permit granted."
- ◆ Zoning Ordinance Section 8.1.4, Approval Conditions: "A site plan shall be approved if it contains the information required by the Zoning Ordinance and is in compliance with the Zoning Ordinance [and] the conditions imposed pursuant to the ordinance, [other township planning documents] other applicable ordinances, and state and federal statutes." Pursuant to this section the site plan must therefore also conform to the township Master Plan, another one of our planning documents.

The conditions the Board asks Meijer to observe for compliance with our zoning ordinance and Master Plan and integration with our community include:

- ◆ Site plan redesign conforming with the Master Plan and approved by the Board, according to seven specific criteria;
- ◆ Site Plan approval hearings prior to outlot development, reserving the right to require updated market, traffic and environmental studies which will ensure the community won't experience blight through overdevelopment, that transportation infrastructure can be made adequate to serve the development and community and environmental quality is preserved;
- ◆ Placement of the gas station on a portion of the site where the water table is at least 12' below ground, since the site exhibits a generally high water table which connects directly to Yuba Creek;

- ◆ 18' wide landscaped demarcated walkways above parking lot grade with 8' wide sidewalks dividing the overall parking area into 3 sub-areas for pedestrian convenience and safety and aesthetics;
- ◆ Lighting design minimizing light pollution and dangerous glare;
- ◆ Adherence to MDOT and Road Commission access management and thoroughfare enhancement requirements to provide traffic safety and efficiency;
- ◆ A monetary guarantee that if the store is vacant for 12 months it will be demolished to enhance safety and forestall blight; and
- ◆ Being open to the public between 6:00 a.m. and midnight only to minimize impact on surrounding residential areas and available community policing resources.

The Board and Zoning Board of Appeals also varied other ordinance requirements in favor of Meijer at their request:

- ◆ Parking is allowed in the store's front yard at half the number of commonly required spaces;
- ◆ Required 200' vacant transition strips adjacent to agricultural, residential and institutional uses were waived;
- ◆ The township sewer district ordinance was amended to include the Meijer parcel, making them eligible for connection to the regional sanitary sewer system;
- ◆ Wall signs twice our permitted size were approved, and
- ◆ Freestanding signs significantly larger than allowed may list names of individual tenants.

These changes were recommended to us by our advisor John R. Iacoangeli, AICP of Beckett & Raeder, a highly respected firm based in Ann Arbor and have been confirmed by our legal counsel, Jim Christopherson of the firm Dingeman, Dancer & Christopherson to be legitimate, legal requests within the framework of our ordinances and Master Plan.

Meijer representatives say the community voted twice to have a Meijer store. The Board approved a request from G.T. Resort developer Paul Nine to rezone the land to B-3 for a proposed outlet mall in 1988, a decision upheld by referendum. Meijer purchased the property later so this vote could not have been about their store. Last summer's referendum over a proposed moratorium has been characterized as a vote for/against Meijer. Voters were almost evenly split, the moratorium failing by only 7 votes. We believe that those who voted for the moratorium understood that the question on the ballot was not for or against a Meijer store, but was a vote for a better design for Acme - and Meijer - than a cookie-cutter big box superstore.

Our conditions for SUP approval propose a compromise we hope Meijer and the community can embrace. We look forward to working through these requirements quickly and welcoming Meijers to our community.

PRSRTSTD
U.S. POSTAGE
PAID
TRAVERSE CITY, MI
PERMIT #568

2006-07 Budget

Acme Township's fiscal year runs from July 1 to June 30 annually. We are in the process of preparing a budget for the 2006-07 fiscal year.

Our annual general operating fund expenditures budget fluctuates between \$600,000 and \$700,000. The original projection for the 2005-06 fiscal year was \$679,317, with an amended projection of \$691,191. We originally projected general fund revenues of \$692,518, increasing our projection later in the year to \$735,310. Much of this increase came from increased return on investments due to the rising interest rate environment. Final budget adjustments will be made within the month, and it is our expectation that we will deliver on our promise of a balanced budget by providing a modest budget surplus.

The initial budget projections for 2006-07 once again provide for a balanced budget generating a surplus. Anticipated general fund revenues are \$689,760 and

expenditures are \$614,070. Part of the proposed expenditure reduction is accounted for by moving a pro-rata share of township hall operating expenses and salary expenses related to fire protection and fire hall maintenance to the segregated Fire Fund in the interest of more accurate accounting.

Preparation of the draft budget, which by statute is the responsibility of the Township Supervisor, is performed as a cooperative effort. Each department head prepares a budget proposal for the portions of the budget relating to their specific function. The full Board of Trustees then discusses the requested allocations and makes a final determination.

The township receives a general operating millage on each \$1,000 of real and personal property taxable value. The levy was originally 1 mill but has been reduced over time, due to the Headlee Amendment, to an anticipated December

2006 rate of 0.7707 mills. This millage accounts for approximately \$220,000 of anticipated revenues. As is the case in most years, the lion's share of our general fund resources comes from state sales tax revenue sharing. In 2006-07 we expect to receive \$309,123 from the state.

The Board of Trustees will be holding its annual public hearing regarding the proposed 2006-07 budget for the general and special funds at its regularly scheduled monthly meeting on Tuesday, June 6, 2006 at 7:00 p.m in the township hall. We encourage everyone to have a look at the proposed budget and explanatory commentary, which is available through the township website or on request at the hall, and to attend the meeting with any questions or comments you may have.

New Urbanism: An Opportunity for Something Better

Last October the Board of Trustees appointed a New Urbanism Advisory to solicit bids from New Urbanist planners who might help the township create a town center development plan. The advisory represents a diverse range of community opinion and the five landowners whose properties were described in the Master plan as potentially desirable sites for the town center.

We were pleased that several well-respected local planning firms, as well as three of the top New Urbanist firms in the nation, were interested in our project and submitted their qualifications for consideration. All of the national firms are assisting with planning and redevelopment in areas impacted by Hurricane Katrina and are very much in demand. The advisory interviewed all three and recommended that the Board of Trustees engage Chicago-based international firm RTKL.

At the Traverse City Chamber of Commerce annual dinner Governor Granholm spoke eloquently of her vision for an economic revival in Michigan - for example, how the State needs to help the auto industry move forward with breakthrough technologies. She sees the

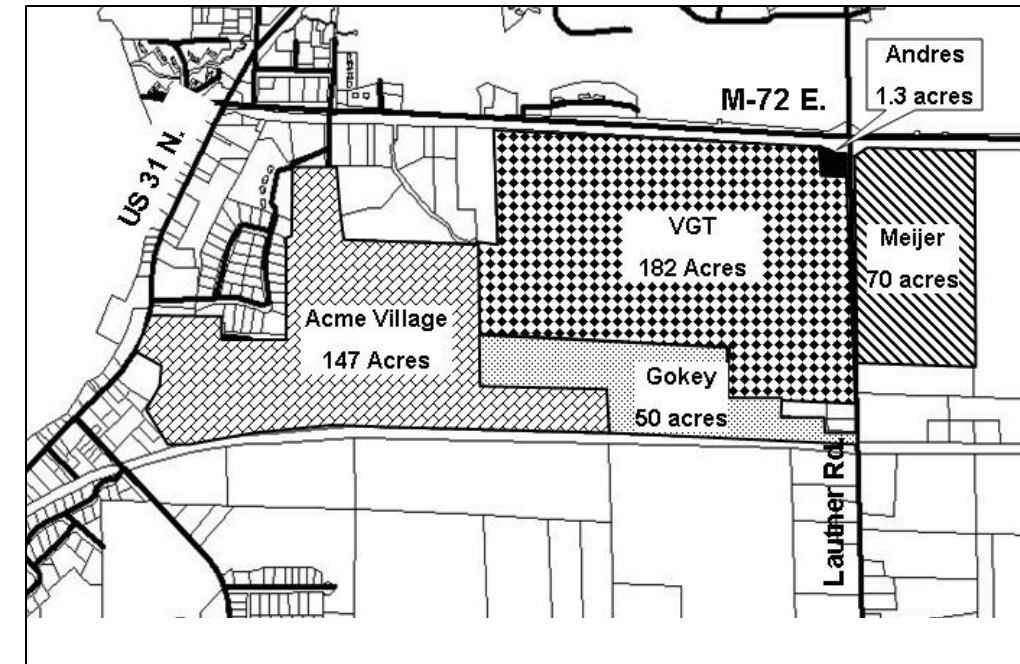
Grand Traverse area as a keystone in this vision; as a unique, special place that can attract the top-quality people critical to this revival.

Acme Township has become the main entrance to the Grand Traverse area - the first impression visitors receive of the Traverse City area. As Acme Township plans for the growth that is sure to come we must ensure that our development is the best of

development plan for our community. We can have an award-winning Acme town center designed to accommodate a creative mix of residential and commercial uses that is flexible enough to adapt as the marketplace changes through the years. We can create a place where people want to live, learn, work, shop, visit and play.

The advisory, along with other township officials, has been working diligently to identify sources of funding for this project. The Board of Trustees has committed a contribution of up to \$50,000 as a basis for attracting additional matching dollars. We are talking to leaders in government, economic development agencies and charitable foundations on the local and state levels, and are meeting with a notable level of excitement and enthusiasm. We

are excited by the progress being made and believe our goal of completing the plan during 2006 is achievable. We look forward to continued partnership with developers, landowners, local and state leaders and the citizens of this community as we plan and prepare for the township's future.



the best - something that preserves our unique character and will attract new residents, good jobs and provide financial success for the developers and businesses that locate here.

We are confident that given the opportunity and cooperative community spirit RTKL will guide us through the process of developing a "win-win"

Farmland Preservation Program

Wayne Kladder, County Farmland Preservation Chair

The Grand Traverse County Farmland Preservation Board is accepting applications from farm owners who wish to participate in the Grand Traverse County Purchase of Development Rights Program. Completed applications must be submitted to Grand Traverse County by **August 31, 2006**

Completing the initial application indicates your interest in participating in the Grand Traverse County PDR Program. **It does not obligate you to participate.** After

you submit the application, a representative of the Farmland Preservation Board will meet with you to discuss the program and your initial application.

Application forms will be available June 1st at the Acme Township Office and the Grand Traverse County Planning Office.

For more information contact Grand Traverse County Planning at 922-4676.

The purpose of the Grand Traverse County Farmland Preservation ordinance is

to protect farmland and open space by acquiring development right voluntarily offered by landowners creating agricultural conservation easements.



FOURTH ANNUAL CLEAN-UP DAY

Saturday, June 10, 2006

8:00 a.m. - Noon

New Hope Church, 5100 Bethesda Ct.

Acme Twp. property owners may come to the township hall Monday-Friday 8:30 a.m.-5:00 p.m. to pick up an official flyer with township seal good for one free load. Those without official township seal will be charged as follows.

Put yours in a safe place . . . replacement flyers will not be issued!

One (1) free load (one [1] pick-up bed OR 4' x 8' trailer load per flyer)

Charges:

No flyer, additional loads or oversized loads	\$36.00/cubic yard
Air Conditioners & Refrigerators	\$30.00/each
Batteries	\$10.00/each
Tires	\$5.00/each

We WILL accept:

Wood, metals, tires, batteries, hot water heaters, large appliances, household furniture, construction debris. Latex paint cans only accepted if empty or contents are dried.

We CANNOT accept:

Brush, yard waste, stumps, non-latex paints, thinners, solvents, household cleaners, junk automobiles, engine oil or other hazardous, flammable or explosive materials.

