

ACME TOWNSHIP REGULAR BOARD MEETING

**ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
Tuesday, April 2, 2024, 7:00 p.m.**

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE at 7:01 p.m.

ROLL CALL: Members present: J. Aukerman, D. Hoxsie, A. Jenema, P. Scott, D. Stevens, D. White

Members excused: L. Swanson

Staff present: Cristy Danca, Recording Secretary

A. LIMITED PUBLIC COMMENT:

Supervisor White read aloud a letter from SH East Bay Commons North LLC (included in packet) regarding the Bertha Vos property. Supervisor White stated anyone can present a project to the Planning Commission for review/consideration.

Limited Public Comment was opened at 7:05 p.m.

Mark Frick, Acme resident
Brian Kelley, Acme resident
Hans VanSumeren, Acme resident
Pat Salathiel, Acme resident
Patricia Sayre, Acme resident

Limited Public Comment was closed at 7:22 p.m.

B. APPROVAL OF AGENDA:

White provided emailed correspondence received since the agenda was printed.

Motion by Aukerman, supported by Scott, to approve the agenda as presented with the addition of all emails that have been received by the township today pertaining to the Bertha Vos property and all public correspondence be listed under I. Correspondence with date and name of resident or group of citizens. No discussion. Voice vote. Motion carried unanimously.

C. APPROVAL OF BOARD MINUTES: 03/05/2024

Aukerman, identified handouts that were not included in the 03/05/2024 online packet that should have been.

Motion by Aukerman, supported by Jenema, to approve the minutes with the addition of the items that were missing from the packet and should have been included. No discussion. Voice vote. Motion carried unanimously.

D. INQUIRY AS TO CONFLICTS OF INTEREST: None

E. REPORTS:

- a. Clerk – None**
- b. Parks – None**
- c. Legal Counsel – None**
- d. Sheriff – None**

APPROVED

e. County – Darryl Nelson, Grand Traverse County Commissioner, thanked residents present at the meeting for their involvement (regarding the Bertha Vos property), encouraged them to remain involved, and offered to talk with anyone interested. He spoke about upcoming VASA Trailhead parking lot and bathroom improvements through multiple funding sources; the rating system in place for Pavilions has continued on an upward trend; they are awaiting results of the forensic audit regarding Northern Lakes CMH; the BATA board appointee issue went to Court where there was found to be no basis for an injunction, BATA now has a new attorney and the County is waiting to see what happens next – bus service is not expected to be affected and the County is also looking into things like per person and run cost data; at tomorrow’s meeting the County will be discussing new security measures for some of their facilities. Board discussion occurred regarding possible township contribution toward VASA Trailhead improvements and security measures for county buildings.

f. Supervisor – Supervisor White has reviewed the large amount of email correspondence received regarding the Bertha Vos property. He has been in communication with engineers regarding the sewer project, with the Road Commission on various matters, and with DPW regarding the force main project – currently the split is Acme (45%) and East Bay (55%). One million dollars in federal funding for this project has come through, two million dollars has been allocated by Grand Traverse County, and Acme and East Bay townships are both contributing one million dollars as well. Attempts are being made to acquire additional funding through the State of Michigan. The hope is to begin the project this year and complete it in 2025. Board discussion occurred regarding bonding through Grand Traverse County, and the rationale for the 45-55% ratio based on current flow meter results.

g. Planning and Zoning – Jenema spoke regarding surveys that will be going to residents as part of the five-year Master Plan update currently underway and encouraged people to participate. Surveys are not yet ready to be mailed. Board discussion occurred regarding the Master Plan, the Future Land Use Map and the Zoning Districts Map.

F. SPECIAL PRESENTATIONS: None

G. CONSENT CALENDAR:

1. RECEIVE AND FILE:

- a. Treasurer’s Report
- b. Clerk’s Revenue/Expenditure Report
- c. Draft Unapproved Planning Commission minutes 02/20/2024 and 03/11/2024

2. APPROVAL:

1. Accounts Payable Prepaid of **\$667,501.39** and NO current to be paid
(Recommend approval: Clerk, L. Swanson)

Motion by Jenema, supported by Scott, to approve the Consent Calendar as presented. No discussion. Voice vote. Motion carried unanimously.

H. ITEMS REMOVED FROM THE CONSENT CALENDAR: None

I. CORRESPONDENCE:

1. Email dated 3/8/24 from Hans VanSumeren, Larisa Galnares & Shirley VanSumeren re: No Bertha Vos development
2. Email dated 3/10/24 from Bob Garvey re: Selling price
3. Letter dated 3/20/24 from Concerned Citizens of Acme Township
4. Email dated 3/21/24 from Mark Frick re: Zoning issues at Bertha Vos property
5. Email dated 3/22/24 from Dianne Sarris re: Proposed project at Bertha Vos property
6. Email dated 3/23/24 from Rachelle Babcock re: Bertha Vos/New Strathmore Development Purchase proposal
7. Email dated 3/26/24 from Mark and Kathleen Guy re Bertha Vos
8. Email dated 3/26/24 from Anthony and Sandra Coe re: Bertha Vos
9. Email dated 3/26/24 from Patrick and Joyce Peiffer re: Development at Bertha Vos

APPROVED

10. Email dated 3/27/24 from Bob Garvey re: Bertha Vos
11. Email dated 3/28/24 from Melissa Smith re: Bertha Vos
12. Email dated 3/28/24 from Arlene & Wilbur Beall re: high density housing on Bertha Vos property
13. Email dated 3/28/24 from Nancy Kaetchen re: opposition to rezoning Bertha Vos property
14. Email dated 3/28/24 from Paul & Amanda Brink re: Bertha Vos property
15. Email dated 3/29/24 from Lyn & Pat Salathiel re: Bertha Vos property
16. Email dated 3/29/24 from Michael Naccarato re: Proposed Bertha Vos housing project
17. Email dated 3/29/24 from Carolyn Beauvais & William Newman re: High density housing proposal
18. Email dated 3/29/24 from Neil & Jane Anchill re: Bertha Vos property
19. Email dated 3/30/24 from Christine Hazen re: Strathmore development plan
20. Email dated 3/30/24 from Tim Galante re: Possible rezoning of Bertha Vos property
21. Email dated 3/30/24 from Theresa Galante re: Possible rezoning of Bertha Vos property
22. Email dated 3/30/24 from Kim & Kevin Gribi re: Feedback on proposed rezoning of Bertha Vos
23. Email dated 3/31/24 from Wally Olson re: Proposed Bertha Vos development
24. Email dated 3/31/24 from Kevin DuFort & Elizabeth Young-DuFort re: Bertha Vos property proposed project
25. Email dated 3/31/24 from Eric Olson re: Bertha Vos & Deepwater Point
26. Email dated 3/31/24 from Amy Miller re: Bertha Vos building/apartments
27. Email dated 3/31/24 from Patricia Leonard re: Bertha Vos property
28. Email dated 3/31/24 from John & Irene Stuart re: Bertha Vos property proposal
29. Email dated 3/31/24 from Krista Driscoll re: Bertha Vos property
30. Email dated 3/31/24 from James & Linda Hall re: Acme zoning
31. Email dated 4/1/24 from William Merten re: Strathmore proposal/Bertha Vos property
32. Email dated 4/1/24 from Roslyn Freed re: Bertha Vos property
33. Email dated 4/1/24 from George & Lauri Varga re: Proposed Bertha Vos project
34. Email dated 4/1/24 from Judy Kucway re: Property next to Christ the King
35. Email dated 4/1/24 from Mike & Patty Sayre re: Bertha Vos property
36. Email dated 4/1/24 from Andrew & Susan Howard re: Bertha Vos proposed zoning change
37. Email dated 4/1/24 from Stacey Korycki re: Bertha Vos redevelopment
38. Email dated 4/1/24 from Julie & Tim Puckett re: Bertha Vos zoning
39. Email dated 4/1/24 from Karen Beery re: Bertha Vos property sale
40. Email dated 4/1/24 from Rob & Dawn Shields re: Bertha Vos property
41. Email dated 4/1/24 from John Washington re: Deepwater Point
42. Email dated 4/1/24 from Christy Lundgren re: Not changing zoning
43. Email dated 4/1/24 from Nancy McKeon re: Bertha Vos property
44. Email dated 4/1/24 from Deepwater Point resident re: Bertha Vos proposed development
45. Email dated 4/1/24 from Jon Stinson re: Housing at Bertha Vos
46. Email dated 4/1/24 from Kristen Salathiel re: Proposed changes to the Bertha Vos property
47. Email dated 4/1/24 from Jeff Kulka re: Bertha Vos property
48. Email dated 4/1/24 from Kathy McKeon re: Opposition to Bertha Vos property development
49. Email dated 4/1/24 from Tricia Bowden re: No high-density zoning
50. Email dated 4/2/24 from Elmer & Ruth Peterman re: Bertha Vos property
51. Email dated 4/2/24 from Brian Kelley re: Ascom document transparency, lack of office space
52. Email dated 4/2/24 from Brian Kelley re: 3/3/24 meeting minutes (presumably 3/5/24)

J. PUBLIC HEARING: None

K. NEW BUSINESS:

1. Railway Business & Storage Septic Denial Request

White began discussion regarding correspondence from Crain Engineering, LLC (included in packet), having to do with a community septic system in East Railway Commons. Board consensus was to wait on a response to the stated request until legal counsel could review and provide input.

APPROVED

Motion by Scott, supported by Stevens, to table this until our attorney has time to look at it and make a recommendation. No discussion. Voice vote. Motion carried unanimously.

2. Discussion of status of current Township Building

Board discussion occurred regarding future potential options for the current township hall. Metro Fire has inquired about township plans. Topics discussed included selling vs leasing the property, necessary building improvements for Metro, potential consequences if Metro were to dissolve, and having a couple board members confer and present possibilities at the next meeting.

Motion by Jenema, supported by Aukerman, to allow Supervisor White to talk to Metro about options of utilizing this building. No discussion. Voice vote. Motion carried unanimously.

L. OLD BUSINESS:

1. Farmland and Open Space Proposal

Board discussion occurred regarding the history of Acme's Farmland and Open Space Preservation program and ballot language previously used (handouts included in packet). The issue can again be put on a ballot for voters to decide and if passed, a third round could be initiated (closing on the final property from round 2 occurs this month). There was also discussion about setting funding aside for ongoing enforcement and maintenance. The Board agreed to table further discussion on the matter until the next meeting at which time legal counsel will provide a draft of potential ballot language.

2. Continued discussion on Ascom property development (handouts included in packet)

Stevens began discussion and the Board reviewed each line item in section 2. Community/Meeting Room Proposed Layout & Amenities. A drinking fountain is a requirement and the bottle filling type was suggested. The "eyebrow" over the main entrance is a future consideration. Jenema suggested adding a generator to the list. Supervisor White expects tenants to move out of the space by May 5th.

Motion by Aukerman, supported by Jenema, that the Acme Township Board authorize Supervisor Doug White to sign a Contract for Construction Manager Services with Apex Engineering & Management as proposed, subject to the following:

- 1. That AIA C132-2019 be the form used if recommended by the Township Attorney.**
- 2. That all attachments and referenced drawings are attached and/or incorporated by reference to the contract.**
- 3. That the method of binding dispute resolution shall be by litigation and not arbitration.**
- 4. That the complete contract with all attachments and referenced drawings may be signed upon final approval by the Township Attorney with all Attorney recommended edits and with all appropriate corrections to any existing inconsistencies or mistakes.**

Supervisor White recommended that from here Stevens take the lead regarding communications with the architect and engineers. Aukerman recommended he be compensated for the extra work and suggested he present a proposal at the next meeting. Board members including Stevens agreed. Discussion also occurred about Stevens bringing choices to the Board from the architect and/or engineer as necessary regarding decisions to be made about some details i.e. flooring options. The possibility of forming a design team to make cosmetic type decisions was discussed.

PUBLIC COMMENT and OTHER BUSINESS:

Public comment opened at 9:45 p.m.

Brian Kelley, Acme resident

Public comment closed at 9:48 p.m.

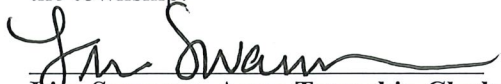
Motion by Jenema, supported by Stevens, to adjourn the meeting. No discussion. Voice vote. Motion carried unanimously.

APPROVED

The meeting was adjourned at 9:48 p.m.

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a document from the official records of the township.


Lisa Swanson, Acme Township Clerk



**ACME TOWNSHIP REGULAR BOARD MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg, MI 49690
Tuesday, April 2, 2024, 7:00 p.m.**

GENERAL TOWNSHIP MEETING POLICIES

- A. All cell phones shall be switched to silent mode or turned off.**
- B. Any person may make a video, audio or other record of this meeting. Standing equipment, records, or portable microphones must be located so as not to block audience view.**

**CALL TO ORDER WITH PLEDGE OF ALLEGIANCE
ROLL CALL**

A. LIMITED PUBLIC COMMENT:

Public Comment periods are provided at the beginning and end of each meeting agenda. Members of the public may address the Board regarding any subject of community interest during these periods. Comment during other portions of the agenda may or may not be entertained at the moderator’s discretion.

B. APPROVAL OF AGENDA:

C. APPROVAL OF BOARD MINUTES: 03/05/2024

D. INQUIRY AS TO CONFLICTS OF INTEREST:

E. REPORTS

- a. Clerk -**
- b. Parks-**
- c. Legal Counsel –**
- d. Sheriff –**
- e. County –**
- f. Supervisor-**
- g. Planning and Zoning-**

F. SPECIAL PRESENTATIONS:

G. CONSENT CALENDAR: The purpose is to expedite business by grouping non-controversial items together for one Board motion (roll call vote) without discussion. A request to remove any item for discussion later in the agenda from any member of the Board, staff or public shall be granted.

1. RECEIVE AND FILE:

- a. Treasurer’s Report**
- b. Clerk’s Revenue/Expenditure Report**
- c. Draft Unapproved Planning Commission minutes 2/20/24 and 3/11/24**

2. APPROVAL:

- 1. Accounts Payable Prepaid of \$ NO current to be paid
(Recommend approval: Clerk, L. Swanson)**

H. ITEMS REMOVED FROM THE CONSENT CALENDAR:

- 1. _____**
- 2. _____**

I. CORRESPONDENCE:

1. Email dated 3/8/24 from Hans VanSumeren re: No Bertha Vos development
2. Email dated 3/10/24 from Bob Garvey re: Selling price
3. Letter dated 3/20/24 from Concerned Citizens of Acme Township
4. Email dated 03/21/24 from Mark Frick re: Zoning issues at Bertha Vos property
5. Email dated 3/22/24 from Dianne Sarris re: Proposed project at Bertha Vos property
6. Email dated 3/23/24 from Rachelle Babcock re: Bertha Vos/New Strathmore Development Purchase proposal
7. Email dated 3/26/24 from Mark and Kathleen Guy re Bertha Vos
8. Email dated 03/26/24 from Anthony and Sandra Coe re: Bertha Vos
9. Email dated 03/26/24 from Patrick and Joyce Peiffer re: Development at Bertha Vos

J. PUBLIC HEARING:

K. NEW BUSINESS:

1. Railway Business & Storage Septic Denial Request
2. Discussion of status of current Township Building

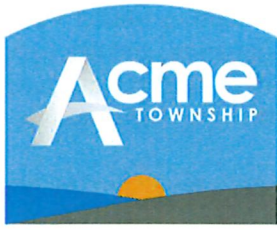
L. OLD BUSINESS:

1. Farmland and Open Space Proposal
2. Continued discussion on Ascom property development

PUBLIC COMMENT & OTHER BUSINESS THAT MAY COME BEFORE THE BOARD:

ADJOURN

DRAFT UNAPPROVED



ACME TOWNSHIP REGULAR BOARD MEETING

**ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
Tuesday, March 5, 2024, 7:00 p.m.**

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE at 7:01 p.m.

ROLL CALL: Members present: J. Aukerman, D. Hoxsie, D. Stevens, L. Swanson, D. White

Members excused: A. Jenema (arrived at 7:11 p.m.), P. Scott

Staff present: Lindsey Wolf, Planning & Zoning Administrator, Cristy Danca, Recording Secretary

A. LIMITED PUBLIC COMMENT:

Limited Public Comment was opened at 7:02 p.m.

Brian Kelley, Acme resident

Limited Public Comment was closed at 7:04 p.m.

B. APPROVAL OF AGENDA:

Motion by Aukerman, supported by Hoxsie, to approve the agenda as presented. No discussion. Voice vote. Motion carried unanimously.

C. APPROVAL OF BOARD MINUTES: 2/06/2024 and Special Board meeting 2/21/2024

Motion by Swanson, supported by Stevens, to approve the minutes as presented. No discussion. Voice vote. Motion carried unanimously.

D. INQUIRY AS TO CONFLICTS OF INTEREST: Doug White recused himself from New Business, Item #2, *Grand Traverse Regional Land Conservancy PDR closing for David White*

E. REPORTS:

a. Clerk – 408 residents voted in person on February 27th for the Presidential Primary election. 907 absentee ballots were tabulated that day and 21 Acme residents voted during the early voting period. Clerk Swanson thanked the election inspectors that worked.

b. Parks – None

c. Legal Counsel – None

d. Sheriff – Officer Abbring has been working on a couple of ordinance violations and stated the speed sign will soon be in use - he invited requests for placement. Seasonal weight restrictions for roads will be lifted March 11th. Discussion occurred.

e. County – Rob Hentschel, Grand Traverse County Commission Chair, gave the following updates: the upcoming Drain Commission report will be used to determine the pay rate for next year’s four-year term for Drain Commissioner (current salary is \$47,000);

Jenema arrived at 7:11 p.m.

Resource Recovery received a clean-up grant – check the county website for tire drop off dates; the County Bond Rating is currently the best in its history at AA+, Blair Township’s water system project is up for vote tomorrow (to be bonded through Grand Traverse County); PACENorth (adult daycare center) discussion will occur at the next Commission meeting; Camp Greilick will be discussed at the

DRAFT UNAPPROVED

next Commission meeting; a study session occurred last week regarding the Facilities Master Plan and discussion will occur at the next Commission meeting; the BATA dispute is ongoing; and discussion occurred about Twin Lakes Park and TIF-97 (Tax Increment Finance Authority). Darryl Nelson, Grand Traverse County Commissioner, spoke in favor of TIF-97 ending and he will be presenting to the Board of Commissioners.

f. Supervisor – Supervisor White has been working on the sewer project, details related to the Ascom building and annual budget preparations.

g. Planning and Zoning – Wolf spoke about Accessory Dwelling Units being a topic at the most recent Planning Commission meeting. Citizen concerns included the placement and impact of ADU's. The PC held a public hearing on the topic (meeting minutes are not yet available) and tabled discussion for the March PC meeting. Wolf has been working on the survey for the Master Plan with the goal being to achieve a statistically valid survey as was the case in 2013. She will update the Board with respect to the survey at the next meeting. The PC will begin reviewing parts of the draft Master Plan (beginning with demographics). Wolf also noted a couple site plans in progress – Strathmore (Tom's/Kmart) is requesting a minor amendment to their planned development – to provide more 2 and 3-bedroom units as opposed to 1 bedroom with building footprints remaining the same; and a pending site plan review for a Railway Commons self-storage facility. Board discussion occurred.

F. SPECIAL PRESENTATIONS:

Metro Emergency Services 2023 Annual Report – Chief Pat Parker

Supervisor White introduced incoming Chief Paul Mackin. On behalf of Chief Parker, Assistant Chief/Fire Marshal Brian Belcher highlighted the annual report (included in packet). Board discussion occurred regarding employee recruitment/retention, rising costs of equipment, a fire-based EMS model, and MMR response times (MMR February report included in packet).

G. CONSENT CALENDAR:

1. RECEIVE AND FILE:

- a. Treasurer's Report
- b. Clerk's Revenue/Expenditure Report

2. APPROVAL:

1. Accounts Payable Prepaid of \$682,262.12 and NO current to be paid
(Recommend approval: Clerk, L. Swanson)

Motion by Jenema, supported by Hoxsie, to approve the Consent Calendar as presented. No discussion. Roll call vote. Motion carried unanimously.

H. ITEMS REMOVED FROM THE CONSENT CALENDAR: None

I. CORRESPONDENCE:

1. Letter dated 02/01/2024 from the Grand Traverse Band of Ottawa and Chippewa Indians Re: Second half 2023 2% Cycle
2. Retirement Party flyer for Chief Pat Parker was added to correspondence

J. PUBLIC HEARING: None

K. NEW BUSINESS:

1. County Road Improvement Agreement between the Road Commission and Acme Township Re: Annual Brining

Agreement included in the packet. Board discussion occurred – there will be 1 -2 applications and there was positive feedback on the type of brine now being used.

Motion by Jenema, supported by Stevens, to approve the brining as presented on the list for one application on the list as provided with the addition of an additional brine on Bates, Bennett, and

DRAFT UNAPPROVED

Bunker Hill. No discussion. Roll call vote. Motion carried unanimously.

2. Grand Traverse Regional Land Conservancy PDR closing for David White

Laura Rigan, Farmland Program Manager with the Grand Traverse Regional Land Conservancy, provided follow-up information to the Board. She has been working with landowners and USDA Natural Resource Conservation Services (NRCS - funder of the conservation easement), to secure necessary approvals for the funding. (They are providing about 50% of the total acquisition cost). A purchase price was negotiated, a final site visit is scheduled for tomorrow, and closing on NRCS funding is expected soon. The Board reviewed the Resolution Authorizing the Purchase of Development Rights for David L. White and Kathleen H. White Trust. There was an increase in the appraised value, the federal dollar amount share also increased to reach the 50% amount, the landowner is contributing about 25%, and Acme Township's contribution is about 25% - the township's portion is higher than the landowner's due to a discrepancy with the acreage that was appraised and the acreage that was surveyed. The USDA had to reduce their share slightly because the appraisal was based on the assessed acreage which was slightly more than what was surveyed. Because there was already a negotiated purchase price, Rigan recommended Acme Township make up the difference. Board discussion occurred – there is more than enough in the Farmland fund to cover the amount. Per Rigan, this is the last application in this round. Remaining funds could be used for a future enforcement fund or long-term stewardship of the easements for monitoring. Also, another round could potentially be opened eventually. Jenema noted that legal counsel has reviewed the resolution.

Motion by Jenema, supported by Aukerman, to pass Resolution 2024-06 in the authorization for the Clerk and Treasurer to sign off on the development rights for David and Kathleen White Parcel ID 01-009-008-00. No discussion. Voice vote. Motion carried unanimously with White recusing himself due to a conflict of interest.

Rigan will inform the Board of the closing date and anticipates an end of March or early April date.

3. Resolution for Fund moves adjustments

Per White, this resolution corrects for the retirement/pension fund amount for the zoning department that was left out of the budget originally. Jenema noted the Contingency balance on the resolution is \$32,800.00, not \$22,800.00.

Motion by Jenema, supported by Hoxsie, to pass Resolution 2024-07 to move money from Contingency to the 701 department of \$11,000.00 as presented and it's a budget amendment. No discussion. Roll call vote. Motion carried unanimously.

L. OLD BUSINESS:

1. Continued Discussion on Purchase of Ascom Building

Board discussion occurred regarding details of the Draft Vision, Action Plan and Goals form and Layout Proposals and Special Notes form (included in packet) prepared by Aukerman and Stevens since the last meeting. The Owner and Architect Agreement (included in packet) was also discussed. Dave May, current tenant (East Bay Medical) in the Ascom building expressed gratitude to the Board for its willingness to extend their lease beyond closing (February 28, 2024). The tenants were offered 60 days, they asked the Board to consider 90 days. Stevens agreed to communicate layout changes discussed during the meeting to the architect – these changes included: the Clerk's storage room door opening out into the Clerk's office not in to the storage room; the Clerk's storage room hallway door to remain as is; insulating walls of the conference room located near the community room; and the addition of another door leading into the community room so that there is a door on either end of the corridor outside the restrooms. Further discussion occurred about building insurance, having the owner/architect agreement reviewed by legal counsel, and being notified ahead of any costs potentially going over what is outlined in the agreement.

Motion by Jenema, supported by Hoxsie, to pass this contract with the review of Jeff Jocks (Legal

DRAFT UNAPPROVED

Counsel) and we give them 75 days from March 1st to be out of the building – May 15th. Discussion occurred. **Modified motion by Jenema, supported by Hoxsie, to sign a contract with Jocks’ review adding the section that when they anticipate exceeding the amount that’s in the contract that they will contact us ahead and we are going to give 75 days from March 1st which is May 15th for the renters/for the lessees to be out. No discussion. Roll call vote. Motion carried unanimously.**

PUBLIC COMMENT and OTHER BUSINESS:

Supervisor White stated Ryan LaMott will return to work next week and begin demo at the Ascom Building. Brief Board discussion occurred about funds being in the budget for his earlier than usual return.

There was no public comment.

Motion by Hoxsie, supported by Jenema, to adjourn the meeting. No discussion. Voice vote. Motion carried unanimously.

The meeting was adjourned at 10:27 p.m.

Bank Code Fund	Description	Beginning Balance 02/01/2024	Total Debits	Total Credits	Ending Balance 02/29/2024
CHASE	GENERAL FUND				
101	GENERAL FUND	649,253.81	472,802.59	60,994.05	1,061,062.35
206	FIRE FUND	26,792.62	617,560.64	617,560.64	26,792.62
207	POLICE PROTECTION	9,167.27	56,134.58	27,026.20	38,275.65
208	PARK FUND	61,126.85	0.00	0.00	61,126.85
210	AMBULANCE FUND	(58,257.76)	123,505.34	0.00	65,247.58
212	LIQUOR FUND	16,279.04	0.00	0.00	16,279.04
282	ARPA	0.18	497,700.18	0.00	497,700.36
	GENERAL FUND	<u>704,362.01</u>	<u>1,767,703.33</u>	<u>705,580.89</u>	<u>1,766,484.45</u>
FARM	FARMLAND PRESERVATION				
225	FARMLAND PRESERVATION	1,526,964.84	134,303.11	725.00	1,660,542.95
	FARMLAND PRESERVATION	<u>1,526,964.84</u>	<u>134,303.11</u>	<u>725.00</u>	<u>1,660,542.95</u>
FARMM	FARMLAND PRESERVATION - MONEY MARKET				
225	FARMLAND PRESERVATION	5,010.25	0.00	0.00	5,010.25
	FARMLAND PRESERVATION - MONEY MARKET	<u>5,010.25</u>	<u>0.00</u>	<u>0.00</u>	<u>5,010.25</u>
GENHY	GENERAL FUND - HIGH YIELD				
101	GENERAL FUND	158,321.68	0.00	0.00	158,321.68
	GENERAL FUND - HIGH YIELD	<u>158,321.68</u>	<u>0.00</u>	<u>0.00</u>	<u>158,321.68</u>
GENMM	GENERAL FUND - MONEY MARKET				
101	GENERAL FUND	300,515.38	0.00	0.00	300,515.38
	GENERAL FUND - MONEY MARKET	<u>300,515.38</u>	<u>0.00</u>	<u>0.00</u>	<u>300,515.38</u>
PARKS	CAPITAL OUTLAY ACCT				
405	NAKWEMA TRAILWAY FUND	270,901.56	270,000.00	0.00	540,901.56
406	#2 NAKWEMA TRAILWAY FUND	25,000.00	0.00	0.00	25,000.00
407	BERTHA VOS	(675.00)	5,780.00	0.00	5,105.00
408	TOWNHALL-6100 US 31 N	36,700.00	767,700.18	713,447.89	90,952.29
	CAPITAL OUTLAY ACCT	<u>331,926.56</u>	<u>1,043,480.18</u>	<u>713,447.89</u>	<u>661,958.85</u>
PETTY	PETTY CASH				
101	GENERAL FUND	200.00	0.00	0.00	200.00
	PETTY CASH	<u>200.00</u>	<u>0.00</u>	<u>0.00</u>	<u>200.00</u>
SADH	HOLIDAY HILLS				
863	HOLIDAY HILLS AREA IMPROVEMENT	31,499.96	42,064.19	0.00	73,564.15
	HOLIDAY HILLS	<u>31,499.96</u>	<u>42,064.19</u>	<u>0.00</u>	<u>73,564.15</u>

FROM 02/01/2024 TO 02/29/2024

Bank Code	Description	Beginning Balance 02/01/2024	Total Debits	Total Credits	Ending Balance 02/29/2024
SEWER	ACME RELIEF SEWER				
590	ACME RELIEF SEWER	1,357,223.61	0.00	0.00	1,357,223.61
591	WATER FUND- HOPE VILLAGE	13,773.89	0.00	0.00	13,773.89
	ACME RELIEF SEWER	<u>1,370,997.50</u>	<u>0.00</u>	<u>0.00</u>	<u>1,370,997.50</u>
SEWMM	ACME RELIEF SEWER MONEY MARKET				
590	ACME RELIEF SEWER	198,655.99	0.00	0.00	198,655.99
	ACME RELIEF SEWER MONEY MARKET	<u>198,655.99</u>	<u>0.00</u>	<u>0.00</u>	<u>198,655.99</u>
SHORE	SHORELINE PRESERVATION				
401	SHORELINE PRESERVATION	1,388.94	0.00	0.00	1,388.94
	SHORELINE PRESERVATION	<u>1,388.94</u>	<u>0.00</u>	<u>0.00</u>	<u>1,388.94</u>
TAX	CURRENT TAX COLLECTION				
703	CURRENT TAX COLLECTION	567,660.65	1,363,777.74	1,697,305.67	234,132.72
	CURRENT TAX COLLECTION	<u>567,660.65</u>	<u>1,363,777.74</u>	<u>1,697,305.67</u>	<u>234,132.72</u>
TRUST	TRUST & AGENCY				
701	TRUST AND AGENCY	4,000.04	0.00	0.00	4,000.04
	TRUST & AGENCY	<u>4,000.04</u>	<u>0.00</u>	<u>0.00</u>	<u>4,000.04</u>
	TOTAL - ALL FUNDS	<u>5,201,503.80</u>	<u>4,351,328.55</u>	<u>3,117,059.45</u>	<u>6,435,772.90</u>

Sarah Lawrence, Dep. Treasurer
3/23/24

PERIOD ENDING 02/29/2024

GL NUMBER	DESCRIPTION	2023-24	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDTG USED
		AMENDED BUDGET	02/29/2024 NORMAL (ABNORMAL)	MONTH 02/29/2024 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 101 - GENERAL FUND						
Revenues						
Dept 000						
101-000-402.000	CURRENT TAXES	295,431.00	186,155.45	162,927.12	109,275.55	63.01
101-000-403.001	ANY AND ALL OTHER TAXES	0.00	513.42	0.00	(513.42)	100.00
101-000-410.000	CURRENT PERSONAL PROP TAXES	15,701.00	0.00	0.00	15,701.00	0.00
101-000-440.000	SWAMP TAX	1,500.00	1,715.30	0.00	(215.30)	114.35
101-000-447.000	ADMINISTRATIVE FEE 1%	119,519.00	118,646.62	13,711.22	872.38	99.27
101-000-477.000	CABLE TV FEE	86,400.00	42,874.71	20,774.25	43,525.29	49.62
101-000-491.000	PASSPORT FEES	1,500.00	3,010.00	210.00	(1,510.00)	200.67
101-000-573.000	CONS INDUSTRY ANNUAL MAINT FE	7,800.00	0.00	0.00	7,800.00	0.00
101-000-574.000	STATE SHARED SALES TAX	487,845.00	75,656.00	0.00	412,189.00	15.51
101-000-607.000	CHARGES FOR SERVICES	8,000.00	778.60	0.00	7,221.40	9.73
101-000-607.001	Zoning Fees	20,000.00	17,854.90	150.00	2,145.10	89.27
101-000-610.000	Revenues for Escrow Account	30,000.00	0.00	0.00	30,000.00	0.00
101-000-610.000-114	Revenues for Escrow Account	0.00	687.50	0.00	(687.50)	100.00
101-000-610.000-133	Revenues for Escrow Account	0.00	104.00	0.00	(104.00)	100.00
101-000-610.000-141	Revenues for Escrow Account	0.00	2,807.00	0.00	(2,807.00)	100.00
101-000-610.000-145	Revenues for Escrow Account	0.00	125.00	0.00	(125.00)	100.00
101-000-610.000-147	Revenues for Escrow Account	0.00	9,000.00	0.00	(9,000.00)	100.00
101-000-610.000-148	Revenues for Escrow Account	0.00	2,500.00	0.00	(2,500.00)	100.00
101-000-610.000-149	Revenues for Escrow Account	0.00	1,000.00	0.00	(1,000.00)	100.00
101-000-610.000-150	Revenues for Escrow Account	0.00	500.00	0.00	(500.00)	100.00
101-000-657.000	CIVIL INFRACTION FEES	100.00	296.68	30.00	(196.68)	296.68
101-000-665.000	PENALTIES& INTEREST	1,000.00	(407.89)	0.00	1,407.89	(40.79)
101-000-665.001	INTEREST SEPTAGE RECEIVED	1,000.00	0.00	0.00	1,000.00	0.00
101-000-667.000	RENT-PARKS	300.00	780.00	0.00	(480.00)	260.00
101-000-676.000	REIMBURSEMENTS	15,000.00	13,224.65	0.00	1,775.35	88.16
101-000-699.000	TRANSFER IN	0.00	270,000.00	270,000.00	(270,000.00)	100.00
Total Dept 000		1,091,096.00	747,821.94	467,802.59	343,274.06	68.54
Dept 567 - CEMETARY MAINTENANCE						
101-567-642.000	CEMETARY lot &plots	5,000.00	3,000.00	0.00	2,000.00	60.00
101-567-646.000	BURIAL FEE PAYMENTS	4,000.00	1,700.00	0.00	2,300.00	42.50
Total Dept 567 - CEMETARY MAINTENANCE		9,000.00	4,700.00	0.00	4,300.00	52.22
TOTAL REVENUES		1,100,096.00	752,521.94	467,802.59	347,574.06	68.41
Expenditures						
Dept 000						
101-000-415.003	POSTAGE FOR PASSPORTS	0.00	180.79	0.00	(180.79)	100.00
101-000-726.000	SUPPLIES & POSTAGE	500.00	630.32	0.00	(130.32)	126.06
101-000-810.002	FOURTH OF JULY FIREWORKS	300.00	0.00	0.00	300.00	0.00
101-000-810.003	GT COUNTY ROAD COMMISSION TART	15,000.00	7,325.12	0.00	7,674.88	48.83
101-000-810.004	TC TALUS CONTRACT SERVICES	1,200.00	0.00	0.00	1,200.00	0.00
101-000-955.000	CONTINGENCY	45,000.00	1,200.00	0.00	43,800.00	2.67
Total Dept 000		62,000.00	9,336.23	0.00	52,663.77	15.06
Dept 101 - TOWNSHIP BOARD OF TRUSTEES						
101-101-702.000	SALARIES	37,700.00	24,984.72	3,092.32	12,715.28	66.27
101-101-703.001	SECRETARY	37,648.00	24,052.21	2,756.40	13,595.79	63.89

PERIOD ENDING 02/29/2024

GL NUMBER	DESCRIPTION	2023-24	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDTG USED
		AMENDED BUDGET	NORMAL (ABNORMAL) 02/29/2024	MONTH 02/29/2024 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 101 - GENERAL FUND						
Expenditures						
101-101-705.001	PER DIEM TRUSTEES	300.00	0.00	0.00	300.00	0.00
101-101-711.000	INSURANCE	7,000.00	4,491.41	530.32	2,508.59	64.16
101-101-714.000	FICA LOCAL SHARE	6,300.00	3,945.37	470.17	2,354.63	62.62
101-101-726.000	SUPPLIES/POSTAGE	1,500.00	720.83	128.32	779.17	48.06
101-101-801.000	ACCOUNTING & AUDIT	18,000.00	14,550.00	0.00	3,450.00	80.83
101-101-801.001	INTERNAL ACCOUNTANT	1,000.00	650.00	650.00	350.00	65.00
101-101-802.001	ATTORNEY SERVICES LITIGATION	2,000.00	7,845.63	4,077.10	(5,845.63)	392.28
101-101-802.002	ATTORNEY SERVICES	18,000.00	10,145.20	1,925.00	7,854.80	56.36
101-101-804.000	SOFTWARE SUPPORT & PROCESSIN	15,000.00	7,603.00	230.00	7,397.00	50.69
101-101-804.001	BSA SOFTWARE SUPPORT	10,000.00	2,128.00	0.00	7,872.00	21.28
101-101-808.003	ENGINEERING SERVICES	20,000.00	0.00	0.00	20,000.00	0.00
101-101-810.001	CONTRACTED COMMUNITY SERVICES	5,000.00	0.00	0.00	5,000.00	0.00
101-101-860.000	TRAVEL & MILEAGE	200.00	0.00	0.00	200.00	0.00
101-101-874.000	RETIREMENT/PENSION	0.00	2,959.44	355.64	(2,959.44)	100.00
101-101-900.000	PUBLICATIONS	2,500.00	1,937.75	461.65	562.25	77.51
101-101-956.000	MISCELLANEOUS	0.00	104.30	0.00	(104.30)	100.00
101-101-958.000	EDUCATION/TRAINING/CONVENTION	300.00	0.00	0.00	300.00	0.00
101-101-960.000	dues subscriptions	7,000.00	7,755.84	15.89	(755.84)	110.80
Total Dept 101 - TOWNSHIP BOARD OF TRUSTEES		189,448.00	113,873.70	14,692.81	75,574.30	60.11
Dept 171 - SUPERVISOR EXPENDITURES						
101-171-702.000	SALARIES	51,795.00	33,746.32	3,984.24	18,048.68	65.15
101-171-711.000	INSURANCE	4,000.00	2,615.45	307.70	1,384.55	65.39
101-171-714.000	FICA LOCAL SHARE	3,650.00	2,781.71	328.33	868.29	76.21
101-171-860.000	TRAVEL & MILEAGE	500.00	254.60	0.00	245.40	50.92
101-171-874.000	RETIREMENT/PENSION	5,000.00	3,636.23	429.20	1,363.77	72.72
101-171-958.000	EDUCATION/TRAINING/CONVENTION	1,500.00	248.99	163.99	1,251.01	16.60
Total Dept 171 - SUPERVISOR EXPENDITURES		66,445.00	43,283.30	5,213.46	23,161.70	65.14
Dept 215 - CLERK'S EXPENDITURES						
101-215-702.000	SALARIES	51,795.00	33,746.32	3,984.24	18,048.68	65.15
101-215-703.000	WAGES DEPUTY/SEC/PRT TIME	30,436.00	19,853.52	2,341.24	10,582.48	65.23
101-215-711.000	INSURANCE	13,932.00	4,415.36	589.50	9,516.64	31.69
101-215-714.000	FICA LOCAL SHARE	6,535.00	4,040.78	475.95	2,494.22	61.83
101-215-726.000	SUPPLIES & POSTAGE	500.00	171.54	54.85	328.46	34.31
101-215-860.000	TRAVEL & MILEAGE	1,000.00	93.67	0.00	906.33	9.37
101-215-874.000	RETIREMENT/PENSION	0.00	597.63	398.42	(597.63)	100.00
101-215-958.000	EDUCATION/TRAINING/CONVENTION	1,500.00	710.00	0.00	790.00	47.33
Total Dept 215 - CLERK'S EXPENDITURES		105,698.00	63,628.82	7,844.20	42,069.18	60.20
Dept 247 - BOARD OF REVIEW						
101-247-702.000	SALARIES	1,500.00	0.00	0.00	1,500.00	0.00
101-247-714.000	FICA LOCAL SHARE	100.00	0.00	0.00	100.00	0.00
101-247-900.000	PUBLICATIONS	75.00	0.00	0.00	75.00	0.00
101-247-956.000	MISCELLANEOUS	160.00	0.00	0.00	160.00	0.00
101-247-958.000	EDUCATION/TRAINING/CONVENTIONS	250.00	125.00	125.00	125.00	50.00
Total Dept 247 - BOARD OF REVIEW		2,085.00	125.00	125.00	1,960.00	6.00

PERIOD ENDING 02/29/2024

GL NUMBER	DESCRIPTION	2023-24	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BGDGT USED
		AMENDED BUDGET	02/29/2024 NORMAL (ABNORMAL)	MONTH 02/29/2024 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 101 - GENERAL FUND						
Expenditures						
Dept 253 - TREASURER'S EXPENDITURES						
101-253-702.000	SALARIES	29,399.00	19,176.88	2,261.46	10,222.12	65.23
101-253-703.000	WAGES DEPUTY/SEC/PRT TIME	34,588.00	22,562.16	2,660.62	12,025.84	65.23
101-253-711.000	INSURANCE	4,000.00	2,615.45	307.70	1,384.55	65.39
101-253-714.000	FICA LOCAL SHARE	5,100.00	3,393.14	400.08	1,706.86	66.53
101-253-726.000	SUPPLIES & POSTAGE	5,600.00	4,229.92	109.91	1,370.08	75.53
101-253-860.000	TRAVEL & MILEAGE	200.00	0.00	0.00	200.00	0.00
101-253-874.000	RETIREMENT/PENSION	6,000.00	4,435.47	522.98	1,564.53	73.92
101-253-958.000	EDUCATION/TRAINING/CONVENTION	500.00	0.00	0.00	500.00	0.00
Total Dept 253 - TREASURER'S EXPENDITURES		85,387.00	56,413.02	6,262.75	28,973.98	66.07
Dept 257 - ASSESSOR'S EXPENDITURES						
101-257-702.000	SALARIES	5,830.00	3,886.64	485.83	1,943.36	66.67
101-257-714.000	FICA LOCAL SHARE	450.00	297.32	37.17	152.68	66.07
101-257-726.000	SUPPLIES & POSTAGE	3,500.00	2,759.22	1,084.45	740.78	78.83
101-257-807.001	ASSESSING CONTRACT SERVICES	50,540.00	33,160.00	4,145.00	17,380.00	65.61
101-257-808.004	ASSESSOR'S EVALUATION SERVICES	3,100.00	0.00	0.00	3,100.00	0.00
Total Dept 257 - ASSESSOR'S EXPENDITURES		63,420.00	40,103.18	5,752.45	23,316.82	63.23
Dept 262 - ELECTION EXPENDITURES						
101-262-702.000	SALARIES	12,550.00	0.00	0.00	12,550.00	0.00
101-262-714.000	FICA LOCAL SHARE	450.00	0.00	0.00	450.00	0.00
101-262-726.000	SUPPLIES & POSTAGE	21,075.00	10,853.95	2,396.73	10,221.05	51.50
101-262-900.000	PUBLICATIONS	350.00	0.00	0.00	350.00	0.00
101-262-956.000	MISCELLANEOUS	0.00	371.96	0.00	(371.96)	100.00
Total Dept 262 - ELECTION EXPENDITURES		34,425.00	11,225.91	2,396.73	23,199.09	32.61
Dept 265 - TOWNHALL EXPENDITURES						
101-265-726.000	SUPPLIES & POSTAGE	3,300.00	2,343.69	333.41	956.31	71.02
101-265-851.000	CABLE INTERNET SERVICES	4,500.00	3,094.63	387.04	1,405.37	68.77
101-265-920.000	ELECTRIC UTILITIES TOWNHALL	18,200.00	8,675.76	1,480.10	9,524.24	47.67
101-265-921.000	STREET LIGHTS	12,000.00	5,957.90	757.44	6,042.10	49.65
101-265-922.000	DTE GAS	4,000.00	2,216.26	0.00	1,783.74	55.41
101-265-923.000	SEWER TOWNSHIP HALL	720.00	460.00	70.00	260.00	63.89
101-265-930.000	REPAIRS & MAINT	20,000.00	6,077.90	502.90	13,922.10	30.39
101-265-970.000	CAPITAL OUTLAY	20,000.00	7,537.81	(5,000.00)	12,462.19	37.69
Total Dept 265 - TOWNHALL EXPENDITURES		82,720.00	36,363.95	(1,469.11)	46,356.05	43.96
Dept 567 - CEMETARY MAINTENANCE						
101-567-726.000	SUPPLIES & POSTAGE	400.00	260.45	0.00	139.55	65.11
101-567-810.000	CONTRACTED EMPLOYEE SERVICES	7,000.00	1,700.00	1,700.00	5,300.00	24.29
101-567-930.000	REPAIRS & MAINT	3,000.00	2,308.68	0.00	691.32	76.96
Total Dept 567 - CEMETARY MAINTENANCE		10,400.00	4,269.13	1,700.00	6,130.87	41.05
Dept 701 - PLANNING & ZONING EXPENDITURES						
101-701-702.001	PLANNING & ZONING ASSISTANT	32,610.00	21,271.68	2,508.46	11,338.32	65.23

PERIOD ENDING 02/29/2024

GL NUMBER	DESCRIPTION	2023-24	YTD BALANCE	ACTIVITY FOR	AVAILABLE		% BGD USED
		AMENDED BUDGET	02/29/2024 NORMAL (ABNORMAL)	MONTH 02/29/2024 INCREASE (DECREASE)	NORMAL	(ABNORMAL)	
Fund 101 - GENERAL FUND							
Expenditures							
101-701-702.002	PLANNING & ZONING ADMINISTRATOR	71,553.00	46,674.64	5,504.08	24,878.36		65.23
101-701-705.000	PER DIEM PLANNING/ZBA	11,000.00	2,970.00	0.00	8,030.00		27.00
101-701-711.000	INSURANCE	10,036.00	6,695.59	878.42	3,340.41		66.72
101-701-714.000	FICA LOCAL SHARE	8,029.00	5,095.74	569.80	2,933.26		63.47
101-701-726.000	SUPPLIES & POSTAGE	300.00	139.73	34.51	160.27		46.58
101-701-726.001	POSTAGE T & A	100.00	0.00	0.00	100.00		0.00
101-701-726.001-149	POSTAGE T & A	0.00	6.30	6.30	(6.30)		100.00
101-701-802.001	ATTORNEY SERVICES LITIGATION	500.00	0.00	0.00	500.00		0.00
101-701-802.002	ATTORNEY SERVICES	18,000.00	4,198.23	437.50	13,801.77		23.32
101-701-802.003	ATTORNEY T & A	4,000.00	0.00	0.00	4,000.00		0.00
101-701-803.000	PLANNER SERVICES	7,000.00	1,497.50	0.00	5,502.50		21.39
101-701-803.001	PLANNING CONSULTANT	12,500.00	1,455.36	441.38	11,044.64		11.64
101-701-803.005	PLANNING & CONSULTANT T & A	19,400.00	0.00	0.00	19,400.00		0.00
101-701-803.005-114	PLANNING & CONSULTANT T & A	0.00	312.50	0.00	(312.50)		100.00
101-701-803.005-116	PLANNING & CONSULTANT T & A	0.00	562.50	0.00	(562.50)		100.00
101-701-803.005-133	PLANNING & CONSULTANT T & A	0.00	1,277.00	0.00	(1,277.00)		100.00
101-701-803.005-140	PLANNING & CONSULTANT T & A	0.00	1,125.00	0.00	(1,125.00)		100.00
101-701-803.005-141	PLANNING & CONSULTANT T & A	0.00	250.00	0.00	(250.00)		100.00
101-701-803.005-145	PLANNING & CONSULTANT T & A	0.00	2,125.00	0.00	(2,125.00)		100.00
101-701-803.005-146	PLANNING & CONSULTANT T & A	0.00	1,962.50	0.00	(1,962.50)		100.00
101-701-803.005-147	PLANNING & CONSULTANT T & A	0.00	2,750.00	0.00	(2,750.00)		100.00
101-701-803.005-148	PLANNING & CONSULTANT T & A	0.00	312.50	0.00	(312.50)		100.00
101-701-803.006	STAFF REVIEW T & A	2,500.00	0.00	0.00	2,500.00		0.00
101-701-803.006-149	STAFF REVIEW T & A	0.00	224.50	224.50	(224.50)		100.00
101-701-804.000	SOFTWARE SUPPORT & PROCESSIN	1,000.00	0.00	0.00	1,000.00		0.00
101-701-808.003	ENGINEERING SERVICES	3,000.00	0.00	0.00	3,000.00		0.00
101-701-808.004	ENGINEERING SERVICES T&A	3,000.00	0.00	0.00	3,000.00		0.00
101-701-808.004-080	ENGINEERING SERVICES T&A	0.00	1,250.00	0.00	(1,250.00)		100.00
101-701-808.004-116	ENGINEERING SERVICES T&A	0.00	750.00	0.00	(750.00)		100.00
101-701-808.004-141	ENGINEERING SERVICES T&A	0.00	375.00	0.00	(375.00)		100.00
101-701-808.004-147	ENGINEERING SERVICES T&A	0.00	750.00	0.00	(750.00)		100.00
101-701-860.000	TRAVEL & MILEAGE	500.00	0.00	0.00	500.00		0.00
101-701-874.000	RETIREMENT/PENSION	0.00	6,794.68	801.26	(6,794.68)		100.00
101-701-900.000	PUBLICATIONS	2,000.00	0.00	0.00	2,000.00		0.00
101-701-900.001	PUBLICATIONS T & A	1,000.00	0.00	0.00	1,000.00		0.00
101-701-900.001-149	PUBLICATIONS T & A	0.00	272.40	272.40	(272.40)		100.00
101-701-949.000	RENTAL OF SPACE	300.00	0.00	0.00	300.00		0.00
101-701-956.000	MISCELLANEOUS	100.00	578.18	0.00	(478.18)		578.18
101-701-958.000	EDUCATION/TRAINING/CONVENTION	2,000.00	0.00	0.00	2,000.00		0.00
101-701-960.000	dues subscriptions	800.00	0.00	0.00	800.00		0.00
101-701-964.000	REIMBURSEMENTS	2,500.00	295.76	0.00	2,204.24		11.83
101-701-964.000-149	REIMBURSEMENTS	0.00	496.80	496.80	(496.80)		100.00
Total Dept 701 - PLANNING & ZONING EXPENDITURES		213,728.00	112,469.09	12,175.41	101,258.91		52.62
Dept 751 - MAINT & PARKS EXPENDITURES							
101-751-703.000	WAGES PARK MAINTENANCE-PART TIME	28,457.00	22,110.29	175.12	6,346.71		77.70
101-751-705.003	PER DIEM PARKS & TRAILS BOARD	3,000.00	200.00	0.00	2,800.00		6.67
101-751-714.000	FICA LOCAL SHARE	2,387.00	1,722.31	13.40	664.69		72.15
101-751-809.000	CONTRACTOR-LAWN CARE	25,000.00	15,405.50	750.00	9,594.50		61.62
101-751-860.000	TRAVEL & MILEAGE	150.00	0.00	0.00	150.00		0.00
101-751-874.000	RETIREMENT/PENSION	2,820.00	2,211.04	17.52	608.96		78.41
101-751-930.000	REPAIRS & MAINT	25,000.00	14,607.46	338.62	10,392.54		58.43
101-751-930.001	PARK EQUIP MAINT	1,500.00	60.00	0.00	1,440.00		4.00
101-751-956.000	MISCELLANEOUS	2,000.00	267.30	0.00	1,732.70		13.37

PERIOD ENDING 02/29/2024

GL NUMBER	DESCRIPTION	2023-24	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BGDG USED
		AMENDED BUDGET	02/29/2024 NORMAL (ABNORMAL)	MONTH 02/29/2024 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 101 - GENERAL FUND						
Expenditures						
Total Dept 751 - MAINT & PARKS EXPENDITURES		90,314.00	56,583.90	1,294.66	33,730.10	62.65
Dept 865 - INSURANCE						
101-865-711.000	INSURANCE	15,500.00	14,291.00	0.00	1,209.00	92.20
Total Dept 865 - INSURANCE		15,500.00	14,291.00	0.00	1,209.00	92.20
Dept 901 - CAPITAL IMPROVEMENTS						
101-901-975.000	TWNHALL CAPITAL IMPROVE	11,000.00	0.00	0.00	11,000.00	0.00
Total Dept 901 - CAPITAL IMPROVEMENTS		11,000.00	0.00	0.00	11,000.00	0.00
TOTAL EXPENDITURES		1,032,570.00	561,966.23	55,988.36	470,603.77	54.42
Fund 101 - GENERAL FUND:						
TOTAL REVENUES		1,100,096.00	752,521.94	467,802.59	347,574.06	68.41
TOTAL EXPENDITURES		1,032,570.00	561,966.23	55,988.36	470,603.77	54.42
NET OF REVENUES & EXPENDITURES		67,526.00	190,555.71	411,814.23	(123,029.71)	282.20
Fund 206 - FIRE FUND						
Revenues						
Dept 000						
206-000-402.000	CURRENT TAXES	1,147,393.00	707,775.23	617,560.64	439,617.77	61.69
Total Dept 000		1,147,393.00	707,775.23	617,560.64	439,617.77	61.69
TOTAL REVENUES		1,147,393.00	707,775.23	617,560.64	439,617.77	61.69
Expenditures						
Dept 000						
206-000-805.000	METRO FIRE CONTRACT	1,147,393.00	707,775.23	617,560.64	439,617.77	61.69
Total Dept 000		1,147,393.00	707,775.23	617,560.64	439,617.77	61.69
TOTAL EXPENDITURES		1,147,393.00	707,775.23	617,560.64	439,617.77	61.69
Fund 206 - FIRE FUND:						
TOTAL REVENUES		1,147,393.00	707,775.23	617,560.64	439,617.77	61.69
TOTAL EXPENDITURES		1,147,393.00	707,775.23	617,560.64	439,617.77	61.69
NET OF REVENUES & EXPENDITURES		0.00	0.00	0.00	0.00	0.00
Fund 207 - POLICE PROTECTION						
Revenues						
Dept 000						

PERIOD ENDING 02/29/2024

GL NUMBER	DESCRIPTION	2023-24	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	02/29/2024 NORMAL (ABNORMAL)	MONTH 02/29/2024 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 207 - POLICE PROTECTION						
Revenues						
207-000-402.000	CURRENT PROPERTY TAXES	104,347.00	64,334.57	56,134.58	40,012.43	61.65
207-000-699.000	TRANSFER IN	11,000.00	0.00	0.00	11,000.00	0.00
Total Dept 000		115,347.00	64,334.57	56,134.58	51,012.43	55.77
TOTAL REVENUES		115,347.00	64,334.57	56,134.58	51,012.43	55.77
Expenditures						
Dept 000						
207-000-806.000	COMMUNITY POLICING CONTRACT	94,000.00	74,170.78	25,526.20	19,829.22	78.91
207-000-956.000	MISCELLANEOUS	1,500.00	1,500.00	1,500.00	0.00	100.00
Total Dept 000		95,500.00	75,670.78	27,026.20	19,829.22	79.24
TOTAL EXPENDITURES		95,500.00	75,670.78	27,026.20	19,829.22	79.24
Fund 207 - POLICE PROTECTION:						
TOTAL REVENUES		115,347.00	64,334.57	56,134.58	51,012.43	55.77
TOTAL EXPENDITURES		95,500.00	75,670.78	27,026.20	19,829.22	79.24
NET OF REVENUES & EXPENDITURES		19,847.00	(11,336.21)	29,108.38	31,183.21	57.12
Fund 208 - PARK FUND						
Revenues						
Dept 000						
208-000-674.000	CONTRIBUTIONS FROM RESIDENTS	3,000.00	0.00	0.00	3,000.00	0.00
208-000-674.000-208	SAYLOR BOAT LAUNCH PASSES	0.00	2,301.00	0.00	(2,301.00)	100.00
208-000-680.001	ENDOWMENT-BAYSIDE	10,500.00	0.00	0.00	10,500.00	0.00
Total Dept 000		13,500.00	2,301.00	0.00	11,199.00	17.04
TOTAL REVENUES		13,500.00	2,301.00	0.00	11,199.00	17.04
Expenditures						
Dept 000						
208-000-930.000	REPAIRS & MAINT	5,000.00	454.00	0.00	4,546.00	9.08
Total Dept 000		5,000.00	454.00	0.00	4,546.00	9.08
TOTAL EXPENDITURES		5,000.00	454.00	0.00	4,546.00	9.08
Fund 208 - PARK FUND:						
TOTAL REVENUES		13,500.00	2,301.00	0.00	11,199.00	17.04
TOTAL EXPENDITURES		5,000.00	454.00	0.00	4,546.00	9.08
NET OF REVENUES & EXPENDITURES		8,500.00	1,847.00	0.00	6,653.00	21.73

PERIOD ENDING 02/29/2024

GL NUMBER	DESCRIPTION	2023-24	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BGDG USED
		AMENDED BUDGET	02/29/2024 NORMAL (ABNORMAL)	MONTH 02/29/2024 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 210 - AMBULANCE FUND						
Revenues						
Dept 000						
210-000-402.000	CURRENT PROPERTY TAXES	229,446.00	141,546.92	123,505.34	87,899.08	61.69
Total Dept 000		<u>229,446.00</u>	<u>141,546.92</u>	<u>123,505.34</u>	<u>87,899.08</u>	<u>61.69</u>
TOTAL REVENUES		<u>229,446.00</u>	<u>141,546.92</u>	<u>123,505.34</u>	<u>87,899.08</u>	<u>61.69</u>
Expenditures						
Dept 000						
210-000-810.000	CONTRACTED EMPLOYEE SERVICES	185,000.00	206,800.00	0.00	(21,800.00)	111.78
Total Dept 000		<u>185,000.00</u>	<u>206,800.00</u>	<u>0.00</u>	<u>(21,800.00)</u>	<u>111.78</u>
TOTAL EXPENDITURES		<u>185,000.00</u>	<u>206,800.00</u>	<u>0.00</u>	<u>(21,800.00)</u>	<u>111.78</u>
Fund 210 - AMBULANCE FUND:						
TOTAL REVENUES		229,446.00	141,546.92	123,505.34	87,899.08	61.69
TOTAL EXPENDITURES		185,000.00	206,800.00	0.00	(21,800.00)	111.78
NET OF REVENUES & EXPENDITURES		<u>44,446.00</u>	<u>(65,253.08)</u>	<u>123,505.34</u>	<u>109,699.08</u>	<u>146.81</u>
Fund 212 - LIQUOR FUND						
Revenues						
Dept 000						
212-000-478.000	LIQUOR LICENSE FEES	12,000.00	11,980.65	0.00	19.35	99.84
Total Dept 000		<u>12,000.00</u>	<u>11,980.65</u>	<u>0.00</u>	<u>19.35</u>	<u>99.84</u>
TOTAL REVENUES		<u>12,000.00</u>	<u>11,980.65</u>	<u>0.00</u>	<u>19.35</u>	<u>99.84</u>
Expenditures						
Dept 000						
212-000-995.000	TRANSFER TO OTHER FUNDS (OUT)	11,000.00	0.00	0.00	11,000.00	0.00
Total Dept 000		<u>11,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>11,000.00</u>	<u>0.00</u>
TOTAL EXPENDITURES		<u>11,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>11,000.00</u>	<u>0.00</u>
Fund 212 - LIQUOR FUND:						
TOTAL REVENUES		12,000.00	11,980.65	0.00	19.35	99.84
TOTAL EXPENDITURES		11,000.00	0.00	0.00	11,000.00	0.00
NET OF REVENUES & EXPENDITURES		<u>1,000.00</u>	<u>11,980.65</u>	<u>0.00</u>	<u>(10,980.65)</u>	<u>1,198.07</u>
Fund 225 - FARMLAND PRESERVATION						
Revenues						
Dept 000						

PERIOD ENDING 02/29/2024

GL NUMBER	DESCRIPTION	2023-24	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	02/29/2024 NORMAL (ABNORMAL)	MONTH 02/29/2024 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 225 - FARMLAND PRESERVATION						
Revenues						
225-000-402.000	CURRENT PROPERTY TAXES	309,700.00	282,513.76	134,303.11	27,186.24	91.22
225-000-665.000	PENALTIES& INTEREST	600.00	43.51	0.00	556.49	7.25
Total Dept 000		<u>310,300.00</u>	<u>282,557.27</u>	<u>134,303.11</u>	<u>27,742.73</u>	<u>91.06</u>
TOTAL REVENUES		<u>310,300.00</u>	<u>282,557.27</u>	<u>134,303.11</u>	<u>27,742.73</u>	<u>91.06</u>
Expenditures						
Dept 000						
225-000-802.002	ATTORNEY SERVICES	8,000.00	875.00	0.00	7,125.00	10.94
225-000-810.000	CONTRACTED EMPLOYEE SERVICES	35,000.00	2,500.00	0.00	32,500.00	7.14
225-000-811.000	APPRAISAL EXPENSES	8,200.00	4,955.00	725.00	3,245.00	60.43
225-000-963.000	BANK CHARGES	0.00	150.00	0.00	(150.00)	100.00
225-000-967.000	CLOSING EXPENSES	15,000.00	657.00	0.00	14,343.00	4.38
225-000-991.225	PDR OPTION PAYMENTS TO LANDOW	240,000.00	0.00	0.00	240,000.00	0.00
Total Dept 000		<u>306,200.00</u>	<u>9,137.00</u>	<u>725.00</u>	<u>297,063.00</u>	<u>2.98</u>
TOTAL EXPENDITURES		<u>306,200.00</u>	<u>9,137.00</u>	<u>725.00</u>	<u>297,063.00</u>	<u>2.98</u>
Fund 225 - FARMLAND PRESERVATION:						
TOTAL REVENUES		310,300.00	282,557.27	134,303.11	27,742.73	91.06
TOTAL EXPENDITURES		306,200.00	9,137.00	725.00	297,063.00	2.98
NET OF REVENUES & EXPENDITURES		<u>4,100.00</u>	<u>273,420.27</u>	<u>133,578.11</u>	<u>(269,320.27)</u>	<u>6,668.79</u>
Fund 282 - ARPA						
Revenues						
Dept 000						
282-000-573.000	FEDERAL GRANT (ARPA)	497,700.18	0.00	0.00	497,700.18	0.00
Total Dept 000		<u>497,700.18</u>	<u>0.00</u>	<u>0.00</u>	<u>497,700.18</u>	<u>0.00</u>
TOTAL REVENUES		<u>497,700.18</u>	<u>0.00</u>	<u>0.00</u>	<u>497,700.18</u>	<u>0.00</u>
Expenditures						
Dept 000						
282-000-995.000	TRANSFER TO OTHER FUNDS (OUT)	497,700.18	0.00	0.00	497,700.18	0.00
Total Dept 000		<u>497,700.18</u>	<u>0.00</u>	<u>0.00</u>	<u>497,700.18</u>	<u>0.00</u>
TOTAL EXPENDITURES		<u>497,700.18</u>	<u>0.00</u>	<u>0.00</u>	<u>497,700.18</u>	<u>0.00</u>
Fund 282 - ARPA:						
TOTAL REVENUES		497,700.18	0.00	0.00	497,700.18	0.00
TOTAL EXPENDITURES		497,700.18	0.00	0.00	497,700.18	0.00

PERIOD ENDING 02/29/2024

GL NUMBER	DESCRIPTION	2023-24	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	02/29/2024 NORMAL (ABNORMAL)	MONTH 02/29/2024 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 282 - ARPA						
	NET OF REVENUES & EXPENDITURES	0.00	0.00	0.00	0.00	0.00
Fund 401 - SHORELINE PRESERVATION						
Revenues						
Dept 000						
401-000-665.000	INTEREST ON INVESTMENTS	1.00	0.02	0.00	0.98	2.00
Total Dept 000		<u>1.00</u>	<u>0.02</u>	<u>0.00</u>	<u>0.98</u>	<u>2.00</u>
TOTAL REVENUES		<u>1.00</u>	<u>0.02</u>	<u>0.00</u>	<u>0.98</u>	<u>2.00</u>
Fund 401 - SHORELINE PRESERVATION :						
TOTAL REVENUES		1.00	0.02	0.00	0.98	2.00
TOTAL EXPENDITURES		0.00	0.00	0.00	0.00	0.00
NET OF REVENUES & EXPENDITURES		<u>1.00</u>	<u>0.02</u>	<u>0.00</u>	<u>0.98</u>	<u>2.00</u>
Fund 405 - NAKWEMA TRAILWAY FUND						
Revenues						
Dept 000						
405-000-566.000	MI NATIONAL RESOURSE TRUST- STATE GRANT	140,909.00	110,909.12	0.00	29,999.88	78.71
405-000-674.001	TART TRAIL	27,700.00	0.00	0.00	27,700.00	0.00
Total Dept 000		<u>168,609.00</u>	<u>110,909.12</u>	<u>0.00</u>	<u>57,699.88</u>	<u>65.78</u>
TOTAL REVENUES		<u>168,609.00</u>	<u>110,909.12</u>	<u>0.00</u>	<u>57,699.88</u>	<u>65.78</u>
Expenditures						
Dept 000						
405-000-995.000	TRANSFER TO OTHER FUNDS (OUT)	300,000.00	(270,000.00)	(270,000.00)	570,000.00	(90.00)
Total Dept 000		<u>300,000.00</u>	<u>(270,000.00)</u>	<u>(270,000.00)</u>	<u>570,000.00</u>	<u>(90.00)</u>
TOTAL EXPENDITURES		<u>300,000.00</u>	<u>(270,000.00)</u>	<u>(270,000.00)</u>	<u>570,000.00</u>	<u>(90.00)</u>
Fund 405 - NAKWEMA TRAILWAY FUND:						
TOTAL REVENUES		168,609.00	110,909.12	0.00	57,699.88	65.78
TOTAL EXPENDITURES		300,000.00	(270,000.00)	(270,000.00)	570,000.00	90.00
NET OF REVENUES & EXPENDITURES		<u>(131,391.00)</u>	<u>380,909.12</u>	<u>270,000.00</u>	<u>(512,300.12)</u>	<u>289.91</u>
Fund 406 - #2 NAKWEMA TRAILWAY FUND						
Revenues						
Dept 000						
406-000-679.000	GRAND TRAVERSE BAND 2%	25,000.00	0.00	0.00	25,000.00	0.00
Total Dept 000		<u>25,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>25,000.00</u>	<u>0.00</u>

PERIOD ENDING 02/29/2024

GL NUMBER	DESCRIPTION	2023-24	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	02/29/2024 NORMAL (ABNORMAL)	MONTH 02/29/2024 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 406 - #2 NAKWEMA TRAILWAY FUND						
Revenues						
TOTAL REVENUES		25,000.00	0.00	0.00	25,000.00	0.00
Expenditures						
Dept 000						
406-000-808.000	ENGINEERING SERVICES	20,000.00	0.00	0.00	20,000.00	0.00
Total Dept 000		20,000.00	0.00	0.00	20,000.00	0.00
TOTAL EXPENDITURES		20,000.00	0.00	0.00	20,000.00	0.00
Fund 406 - #2 NAKWEMA TRAILWAY FUND:						
TOTAL REVENUES		25,000.00	0.00	0.00	25,000.00	0.00
TOTAL EXPENDITURES		20,000.00	0.00	0.00	20,000.00	0.00
NET OF REVENUES & EXPENDITURES		5,000.00	0.00	0.00	5,000.00	0.00
Fund 407 - BERTHA VOS						
Revenues						
Dept 000						
407-000-699.000	TRANSFER IN	60,000.00	0.00	0.00	60,000.00	0.00
Total Dept 000		60,000.00	0.00	0.00	60,000.00	0.00
TOTAL REVENUES		60,000.00	0.00	0.00	60,000.00	0.00
Expenditures						
Dept 000						
407-000-802.002	ATTORNEY SERVICES	10,000.00	14,830.00	0.00	(4,830.00)	148.30
407-000-803.000	PLANNER SERVICES	5,000.00	0.00	0.00	5,000.00	0.00
407-000-832.000	CONTRACT SERVICES	40,000.00	0.00	(5,780.00)	40,000.00	0.00
407-000-995.000	TRANSFER TO OTHER FUNDS (OUT)	0.00	36,700.00	0.00	(36,700.00)	100.00
Total Dept 000		55,000.00	51,530.00	(5,780.00)	3,470.00	93.69
TOTAL EXPENDITURES		55,000.00	51,530.00	(5,780.00)	3,470.00	93.69
Fund 407 - BERTHA VOS :						
TOTAL REVENUES		60,000.00	0.00	0.00	60,000.00	0.00
TOTAL EXPENDITURES		55,000.00	51,530.00	(5,780.00)	3,470.00	93.69
NET OF REVENUES & EXPENDITURES		5,000.00	(51,530.00)	5,780.00	56,530.00	1,030.60
Fund 408 - TOWNHALL-6100 US 31 N						
Revenues						
Dept 000						
408-000-699.000	TRANSFER IN	804,400.18	804,400.18	767,700.18	0.00	100.00

REVENUE AND EXPENDITURE REPORT FOR ACME TOWNSHIP

PERIOD ENDING 02/29/2024

GL NUMBER	DESCRIPTION	2023-24 AMENDED BUDGET	YTD BALANCE 02/29/2024 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 02/29/2024 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 408 - TOWNHALL-6100 US 31 N						
Revenues						
Total Dept 000		804,400.18	804,400.18	767,700.18	0.00	100.00
TOTAL REVENUES		804,400.18	804,400.18	767,700.18	0.00	100.00
Expenditures						
Dept 000						
408-000-802.002	ATTORNEY SERVICES	5,000.00	680.00	680.00	4,320.00	13.60
408-000-808.000	ENGINEERING SERVICES	25,000.00	10,700.00	10,700.00	14,300.00	42.80
408-000-832.000	CONTRACT SERVICES	5,000.00	8,080.00	8,080.00	(3,080.00)	161.60
408-000-967.000	PROJ COSTS CLOSING COSTS	2,500.00	313.25	313.25	2,186.75	12.53
408-000-970.000	CAPITAL OUTLAY	765,200.18	688,674.64	688,674.64	76,525.54	90.00
408-000-995.000	TRANSFER TO OTHER FUNDS (OUT)	0.00	5,000.00	5,000.00	(5,000.00)	100.00
Total Dept 000		802,700.18	713,447.89	713,447.89	89,252.29	88.88
TOTAL EXPENDITURES		802,700.18	713,447.89	713,447.89	89,252.29	88.88
Fund 408 - TOWNHALL-6100 US 31 N:						
TOTAL REVENUES		804,400.18	804,400.18	767,700.18	0.00	100.00
TOTAL EXPENDITURES		802,700.18	713,447.89	713,447.89	89,252.29	88.88
NET OF REVENUES & EXPENDITURES		1,700.00	90,952.29	54,252.29	(89,252.29)	5,350.13
Fund 590 - ACME RELIEF SEWER						
Revenues						
Dept 000						
590-000-492.000	USAGE&CONNECTION FEES	902,640.00	274,163.55	0.00	628,476.45	30.37
590-000-633.000	REPLACEMENT	2,500.00	0.00	0.00	2,500.00	0.00
590-000-634.000	IMPROVEMENTS	25,000.00	0.00	0.00	25,000.00	0.00
590-000-665.000	INTEREST & FEES	2,600.00	229.10	0.00	2,370.90	8.81
Total Dept 000		932,740.00	274,392.65	0.00	658,347.35	29.42
Dept 550 - HOPE VILLAGE- WATER						
590-550-665.000	PENALTIES& INTEREST	0.00	961.58	0.00	(961.58)	100.00
Total Dept 550 - HOPE VILLAGE- WATER		0.00	961.58	0.00	(961.58)	100.00
TOTAL REVENUES		932,740.00	275,354.23	0.00	657,385.77	29.52
Expenditures						
Dept 000						
590-000-808.003	ENGINEERING SERVICES	70,000.00	45,835.00	0.00	24,165.00	65.48
590-000-930.000	OPERATING & MAINT EXP	600,000.00	274,028.99	0.00	325,971.01	45.67
590-000-930.002	HOCH ROAD #697 EXP	0.00	209.59	0.00	(209.59)	100.00
590-000-963.000	BANK CHARGES	15.00	45.73	0.00	(30.73)	304.87
Total Dept 000		670,015.00	320,119.31	0.00	349,895.69	47.78

PERIOD ENDING 02/29/2024

GL NUMBER	DESCRIPTION	2023-24 AMENDED BUDGET	YTD BALANCE 02/29/2024 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 02/29/2024 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BGD USED
Fund 590 - ACME RELIEF SEWER						
Expenditures						
TOTAL EXPENDITURES		670,015.00	320,119.31	0.00	349,895.69	47.78
Fund 590 - ACME RELIEF SEWER:						
TOTAL REVENUES		932,740.00	275,354.23	0.00	657,385.77	29.52
TOTAL EXPENDITURES		670,015.00	320,119.31	0.00	349,895.69	47.78
NET OF REVENUES & EXPENDITURES		262,725.00	(44,765.08)	0.00	307,490.08	17.04
Fund 591 - WATER FUND- HOPE VILLAGE						
Revenues						
Dept 550 - HOPE VILLAGE- WATER						
591-550-492.000	USAGE&CONNECTION FEES	14,749.00	3,687.48	0.00	11,061.52	25.00
591-550-665.000	PENALTIES& INTEREST	0.00	13.29	0.00	(13.29)	100.00
Total Dept 550 - HOPE VILLAGE- WATER		14,749.00	3,700.77	0.00	11,048.23	25.09
TOTAL REVENUES		14,749.00	3,700.77	0.00	11,048.23	25.09
Expenditures						
Dept 550 - HOPE VILLAGE- WATER						
591-550-930.000	OPERATING & MAINT EXP	12,700.00	8,450.42	0.00	4,249.58	66.54
591-550-963.000	BANK CHARGES	0.00	0.76	0.00	(0.76)	100.00
Total Dept 550 - HOPE VILLAGE- WATER		12,700.00	8,451.18	0.00	4,248.82	66.54
TOTAL EXPENDITURES		12,700.00	8,451.18	0.00	4,248.82	66.54
Fund 591 - WATER FUND- HOPE VILLAGE:						
TOTAL REVENUES		14,749.00	3,700.77	0.00	11,048.23	25.09
TOTAL EXPENDITURES		12,700.00	8,451.18	0.00	4,248.82	66.54
NET OF REVENUES & EXPENDITURES		2,049.00	(4,750.41)	0.00	6,799.41	231.84
Fund 701 - TRUST AND AGENCY						
Revenues						
Dept 000						
701-000-665.000	INTEREST ON INVESTMENTS	0.00	0.04	0.00	(0.04)	100.00
Total Dept 000		0.00	0.04	0.00	(0.04)	100.00
TOTAL REVENUES		0.00	0.04	0.00	(0.04)	100.00
Fund 701 - TRUST AND AGENCY:						
TOTAL REVENUES		0.00	0.04	0.00	(0.04)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	0.00	0.00
NET OF REVENUES & EXPENDITURES		0.00	0.04	0.00	(0.04)	100.00

PERIOD ENDING 02/29/2024

GL NUMBER	DESCRIPTION	2023-24 AMENDED BUDGET	YTD BALANCE 02/29/2024 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 02/29/2024 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 703 - CURRENT TAX COLLECTION						
Expenditures						
Dept 000						
703-000-864.000	REFUNDS & OVERPAYMENTS	0.00	17.92	0.63	(17.92)	100.00
Total Dept 000		0.00	17.92	0.63	(17.92)	100.00
TOTAL EXPENDITURES		0.00	17.92	0.63	(17.92)	100.00
Fund 703 - CURRENT TAX COLLECTION:						
TOTAL REVENUES		0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES		0.00	17.92	0.63	(17.92)	100.00
NET OF REVENUES & EXPENDITURES		0.00	(17.92)	(0.63)	17.92	100.00
Fund 863 - HOLIDAY HILLS AREA IMPROVEMENT						
Revenues						
Dept 000						
863-000-404.000	ASSESSMENTS CURRENT	47,700.00	44,379.65	42,064.19	3,320.35	93.04
863-000-404.100	PREPAID ASSESSMENTS	0.00	4,719.76	0.00	(4,719.76)	100.00
863-000-474.000	INTEREST ON SPECIAL ASSESSMENTS	13,000.00	0.00	0.00	13,000.00	0.00
Total Dept 000		60,700.00	49,099.41	42,064.19	11,600.59	80.89
TOTAL REVENUES		60,700.00	49,099.41	42,064.19	11,600.59	80.89
Expenditures						
Dept 000						
863-000-991.000	DEBT PAYMENT TO COUNTY	65,000.00	65,000.00	0.00	0.00	100.00
863-000-993.000	INTEREST on BONDS	17,500.00	9,163.75	0.00	8,336.25	52.36
Total Dept 000		82,500.00	74,163.75	0.00	8,336.25	89.90
TOTAL EXPENDITURES		82,500.00	74,163.75	0.00	8,336.25	89.90
Fund 863 - HOLIDAY HILLS AREA IMPROVEMENT:						
TOTAL REVENUES		60,700.00	49,099.41	42,064.19	11,600.59	80.89
TOTAL EXPENDITURES		82,500.00	74,163.75	0.00	8,336.25	89.90
NET OF REVENUES & EXPENDITURES		(21,800.00)	(25,064.34)	42,064.19	3,264.34	114.97
Fund 864 - SPRINGBROOK SAD						
Revenues						
Dept 000						
864-000-404.000	ASSESSMENTS CURRENT	21,381.00	25,814.32	4,609.70	(4,433.32)	120.73
864-000-404.100	PREPAID ASSESSMENTS	0.00	10,462.42	0.00	(10,462.42)	100.00
864-000-445.000	DEL PERSN INT /PENALTY	6,277.00	0.00	0.00	6,277.00	0.00
Total Dept 000		27,658.00	36,276.74	4,609.70	(8,618.74)	131.16

REVENUE AND EXPENDITURE REPORT FOR ACME TOWNSHIP

PERIOD ENDING 02/29/2024

GL NUMBER	DESCRIPTION	2023-24	YTD BALANCE	ACTIVITY FOR	AVAILABLE		% BGD USED
		AMENDED BUDGET	02/29/2024 NORMAL (ABNORMAL)	MONTH 02/29/2024 INCREASE (DECREASE)	NORMAL	(ABNORMAL)	
Fund 864 - SPRINGBROOK SAD							
Revenues							
TOTAL REVENUES		27,658.00	36,276.74	4,609.70	(8,618.74)		131.16
Expenditures							
Dept 000							
864-000-991.000	DEBT PAYMENT TO COUNTY	25,000.00	24,987.54	0.00	12.46		99.95
864-000-993.000	INTEREST on BONDS	6,500.00	6,996.51	0.00	(496.51)		107.64
Total Dept 000		31,500.00	31,984.05	0.00	(484.05)		101.54
TOTAL EXPENDITURES		31,500.00	31,984.05	0.00	(484.05)		101.54
Fund 864 - SPRINGBROOK SAD:							
TOTAL REVENUES		27,658.00	36,276.74	4,609.70	(8,618.74)		131.16
TOTAL EXPENDITURES		31,500.00	31,984.05	0.00	(484.05)		101.54
NET OF REVENUES & EXPENDITURES		(3,842.00)	4,292.69	4,609.70	(8,134.69)		111.73
TOTAL REVENUES - ALL FUNDS							
TOTAL EXPENDITURES - ALL FUNDS							
NET OF REVENUES & EXPENDITURES		5,519,639.36	3,242,758.09	2,213,680.33	2,276,881.27		58.75
		5,254,778.36	2,491,517.34	1,138,968.72	2,763,261.02		47.41
		264,861.00	751,240.75	1,074,711.61	(486,379.75)		283.64



ACME TOWNSHIP PLANNING COMMISSION
ACME TOWNSHIP HALL
6042 Acme Road Williamsburg, MI 49690
February 20, 2024 7:00 p.m.

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE 7:00

ROLL CALL: Dan Rosa, Dan VanHouten, Jack Challender, Jean Aukerman, Karly Wentzloff

Excused: Marcie Timmins, Steve Feringa

Staff Present: Lindsey Wolf, Acme planning and zoning.

- A. LIMITED PUBLIC COMMENT:** Members of the public may address the Commission regarding any subject of community interest during public comment periods by filling out a Public Comment Card and submitting it to the Secretary. Public comments are limited to three minutes per individual. Comments during other portions of the agenda may or may not be entertained at the moderator's discretion

Opened at 7:01

Brain Kelley- He refutes the community survey questions, some good improvements but also troubling changes. Talked about how he felt some questions on it were biased. TC Horse shows expansion item, talked about how RV's come with cars and that seems to be an expansion. 2023 traffic study addressed this issue in the July 2023 PC minutes went on to read the quote by Wolf from those minutes. Talked about the issue TC Horse shows has with self compliance.

Public comment closed at 7:05

- B. APPROVAL OF AGENDA: Motion by Rosa , support by VanHouten to approve the agenda with the addition of G.3 Gold and G.4 Kelley**
Motion carries unanimously

C. INQUIRY AS TO CONFLICTS OF INTEREST:

D. SPECIAL PRESENTATIONS:

E. RECEIVE AND FILE:

1. RECEIVE AND FILE

a. Unapproved Township Board Meeting Minutes 2.6.24

Motion by Rosa , support by Aukerman to receive and file the Township Board meeting minutes from 2/6/24

Motion carries unanimously

F. APPROVAL OF MINUTES:

a. Approve Draft Planning Commission Meeting Minutes 1.8.24

Motion by VanHouten, support by Aukerman to approve the draft planning commission meeting minutes of 1/8/24 with the correction on page 2, under the second item change conversion to conversation.

Motion carries unanimously

G. CORRESPONDENCE:

1. Beckett & Raeder - in the packet

2. Kelley- available to read online

3. Gould- affidavit of consent and support from Kyle Gold owner and residence of 6493 Bates Rd. Giving consent for Traverse City Horse Shows LLC to expand their campground with additional spots adjacent to my property line.

4. Kelley- Equestrian festival minor amendment, township received analysis of the 2022 traffic study on the equestrian festival. It mentions that the traffic on Bates is a problem. Infrequent drive-bys show people not parking in the proper areas. If other expansion has been allowed

administratively, has the stormwater infiltration tests ever been completed for basin 5? Township attorney, Jeff Jocks, advised that they are required. It seems inconsistent with Acme's stormwater ordinance to allow additional impervious surface if the stormwater system has not met the requirements of the ordinance.

H. PUBLIC HEARINGS:

1. Zoning Ordinance Text Amendment 005 – Accessory Dwelling Units (ADUs)

Opened at 7:11

Andy Anders- 4946 M-72- Spent nine years on the Historic Districts Commission, for the City of Traverse City. Talked about ADU's, how they may look different in different zones. Talked about how the township needs some architectural review process so that the neighbors don't complain. Is open to sitting down with Lindsey or anyone on the planning commission.

Susan Leithausery - Housing ready tech support for Grand Traverse County. Proposed language prohibits manufactured and modular. The tiny homes are mobile homes. She thinks there is maybe a stigma that might apply to tiny homes on wheels, there are many new designs. Thinks that the planning commission should consider allowing these as ADU's. Owner occupancy rule, can't have a parcel that is 100% rented is a limitation.

Brian Kelley- Urges the PC to do more review on how the ordinance can protect our community. Talked about the continued problem with STR enforcement in the township. Seems this is a health, safety, and welfare issue. Feels it will diminish property values. How will the ordinance protect property values? Talked about increase in traffic, as well as the parking requirements not taking into account drives built for only 1 car. Talked how it would change the face of neighborhoods.

Motion by VanHouten, support by Challenger to close the public hearing for text amendment 005-Accessory Dwelling Units.

Motion carries unanimously.

I. OLD BUSINESS:

1. Zoning Ordinance Text Amendment 005 – Accessory Dwelling Units (ADUs)

Wolf- made the distinction that Modular homes are allowed in any zoning district. They are defined differently in the zoning ordinance vs. manufactured or mobile homes.

Aukerman- asked what other community ordinances were looked at for input, for Acme's draft ordinance?

Wentzloff- City of Traverse City, Elk Rapids, East Bay, Blair Township.

Aukerman- Did we find out how well they feel their ordinances work and how well they are able to enforce their ordinances?

Thinks it is smart for Wolf to reach out and find out how the ordinances are working for the other townships.

Andy Anders will sit down with Wolf and answer some questions. As well as Wolf will reach out to other communities to enquire how the ordinances are working for their areas.

Wentzloff- We will revisit ADU's in March.

J. NEW BUSINESS:

1. Traverse City Horse Shows – Minor Amendment Request SUP 2006-12P (as amended)- Wolf- Brought up concerns about where units 45-54 are located. Even though the current signed an affidavit allowing it, what happens if they sell and a new owner comes in and RV's are right up to the fence line. Some of that area was slated for landscaping in the last zoning approval. Was not able to get an answer from Mr. Morrissey as to whether or not landscaping from the last approval would still be where it was agreed on in the last zoning approval.

Wentzloff-asked if campgrounds are subject to the same setbacks as other properties. What are campgrounds governed by?

Also addressed that the last time the TC Horse Shows was in front of the planning commission they were informed of the traffic study. If they wanted further expansion they were told we need to figure out a whole plan for any expansion that would take traffic issues into account and not be a piecemeal plan.

Wentzloff- Doesn't think the request is approvable without knowing campsite setbacks. It is a Jeff Jocks question.

Wolf- read the requirements for a minor amendment and that the amendment would have no substantial impact on neighboring properties. Looking at where they have the new sites. The sites would have a direct impact on the single family home property.

Discussion followed about the last time TC Horse Shows was in front of the Planning Commission and how they were supposed to bring back a full plan if they wanted further expansion.

It was decided that this minor amendment request will be on the March agenda and that the planning commission has further questions that need to be answered.

2. Master Plan Discussion: Review Timeline, Draft Survey, Education

Wolf- Went over the new monthly time-line for the master plan. Goal to make it through survey discussion tonight so that it can go to the board for approval and go out to the public in mid March.

The survey would wrap up in May.

In July would like to wrap up the analysis of what was received and work with John I. who will facilitate the CIP process for the township. It will go hand and hand what the township is looking to accomplish.

Going into September, items would be finalized.

October -The sixty-three day review period would begin, followed by a public hearing. If all goes to plan it would go to the township board for a vote to approve the master plan in January 2025.

Challender asked if there was a number of survey responses we needed to be statistically applicable.

Wentzloff- it would depend on if you are looking to hit a number based on parcels or participation of the number of people in a household. We will have to get back to Challender with an answer.

Wolf- would like to reach out to the woman, if she is still involved with NMC, that conducted our last survey research and see if she would help with the analysis portion when we get to that point.

Wentzloff- thinks Wolf should reach out, prior to the survey going out, to make sure they will help with something they didn't write.

Wentzloff- asked about putting out signage that meets our ordinance, that would let people know when we are having community engagement sessions.

Wolf- it would have to be someone's property that allows it. They will reach out to a few property owners in high visibility areas.

Wolf- Would the planning commission like her to reach out to NMC and get their comments on the draft survey. Or would the PC like her to take the PC's comments and add them to the survey and present that to NMC.

Gathered Planning commission feedback.

Rosa- Page 1 question 1 and 3. If there is a section to mark, very satisfied. There should also be a section to mark very dissatisfied.

Would like to have a category under #2 for "other" .

Would also like a question regarding peoples thoughts on our zoning.

New Township hall option is coming off from question 2.

Adding boxes for "others" where appropriate.

Wentzloff- Item number 2, adding some items back in if they make sense, even if not on the PC radar. Number 6, instead of it being just one choice, would like to see it ranked.

11) Change the language to use different geographic locations for people to be able to recognize if they are not familiar with all parts of the township.

Questions 15 and 16, for the neighborhood questions. That should be a drop down selection.

Questions 20 and 21 Did the township just ask those questions on the recreation survey?

Wolf carried over the questions to see what the larger sentiment was from those questions.

The Overlap shows from 1999-present what has stayed the same, as far as what the community prioritizes and what priorities have changed.

Wentzloff- would like to look at the history of objective overlap at the March meeting. So the PC can be educated on that. As for community education it will be picking the dates and talking about the three different zoning maps and how they are applied to the master plan process. As well as what the process is for the masterplan.

Wolf- will put together some language that PC members can share with the public.

Wentzloff- There will be information provided to the PC to communicate with the public what the masterplan and the guiding documents are. Talk about the history of objective overlap. Wolf will do research on the survey language and assistance and platforms with that distribution. PC will meet in March with a version very close to final. The date of distribution hopefully will be March 11th. or within a few days of that timeline.

Aukerman- asked Wolf;If the cost estimate goes up for the cost of the survey. She would

like that information brought to the board meeting before the PC meeting.

K. PUBLIC COMMENT & OTHER PC BUSINESS

Opened at 8:34

Brian Kelley- Accessory dwelling units, has never seen a public member come to a meeting and ask for this. Doesn't recall it requested in the masterplan either.

Talked about the survey process and what is needed to be statistically relevant. The sample is so critical, thinks putting signs out will affect the sample by who sees the signs.

Scott Hardy- Coldwell Banker- representing Traverse City area public schools. One of the things they did when offering the Bertha Vos property was talking about uses. A lot of the emphasis was on the future land use plan. Also looked at what the townships objectives are. They have a buyer who has a use that is reflective of the masterplan and fits the future land use. The mixed use concept that is described. They need to know if a plan is presented to Acme township if they will get a reasonable hearing of it. If they proposed a very high end, high density housing on the Bertha Vos property will it be shot down or given a fair chance. They need to know if there is any merit in what the future land use map proposes.

Closed at 8:42

Wentzloff- You are correct I don't generally respond to public comment. The only item I would say. Typically in that process someone would come in for a preliminary conceptual review of a PD, if that is what you are insinuating the project would be.

- 1. Planning & Zoning Administrator Report – Lindsey Wolf - John I. will be working with the township for the CIP plan.
Wentzloff- For reference the CIP plan is a capital improvement plan. It is used as a guiding document for where we are going to invest money as a township. It is essential in a lot of grants opportunities to have a CIP plan in place.
Wolf-John I. will be the facilitator but Wolf will be supporting him in that and communicating with the planning commission.
Wolf will be involved in the master plan process.
Turned the Stormwater ordinance over to Doug as that is a police power ordinance.
Wentzloff- asked if the PC would have a chance to review it?
Aukerman- Asked what Wentzloff would like to see?
Wentzloff- It would be nice as the planning commission to review it, since we have stuck with it for so long.
Talked about what is needed with the new ordinance, flexibility and ability for new innovation.
Mostly is it out dated.**
- 2. Township Board Report – Jean Aukerman- continuing to move forward with the Ascom building.**
- 3. Parks & Trails Committee Report – not meeting right now**

**ADJOURN: Motion by Aukerman, support by Challenger to adjourn.
Motion carries unanimously.**



**ACME TOWNSHIP PLANNING COMMISSION
ACME TOWNSHIP HALL
6042 Acme Road Williamsburg, MI 49690
March 11, 2024 7:00 p.m.**

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE 7:00

ROLL CALL: Dan Rosa, Dan VanHouten, Jack Challender, Steve Feringa, Karly Wentzloff, Jean Aukerman, Marcie Timmins

Staff Present: Lindsey Wolf, Acme planning and zoning; Marcie Timmins, Acme recording secretary

- A. LIMITED PUBLIC COMMENT:** Members of the public may address the Commission regarding any subject of community interest during public comment periods by filling out a Public Comment Card and submitting it to the Secretary. Public comments are limited to three minutes per individual. Comments during other portions of the agenda may or may not be entertained at the moderator's discretion.

Opened at 7:02

Andy Andres- He is on the Historic District Commission in Traverse City. Talked about some of the issues that came up with ADU's such as visual rights.

Matt Conrad- Chair of the planning commission of Elk Rapids Village. Public comment period on their master plan is coming to a close in about 3 weeks. Would welcome all feedback. On a quest to put together a zoning map that mirrors the Elk Rapids public school district. Looking to see what they can do with zoning ordinances to bring child age families into the area. The Master Plan is available at Elkrapids.org.

Brian Kelley- The storage facilities on the agenda, was concerned about how they are dealing with their stormwater. No data on the ditch to show infiltration rates. It is an industrial site and should deal with all their storm water on site.

Flint Fields, noticed employees guiding people to parking spots that appeared to be in a firelane. Concerned they have exceeded the sum of allowed parking. The RV section, pictures show, they have crossed the property line and expanded the RV's. Stormwater basin on the northwest corner seems to have a lot of trees being cut down, wondered if the township had sent someone out to inspect it.

Closed at 7:11

- B. APPROVAL OF AGENDA: Motion by Feringa, support by Challender to approve the agenda with the additions of: G.6, G.7, G.8, G.9 under correspondence and J.3 under new business.
Motion carries unanimously**

C. INQUIRY AS TO CONFLICTS OF INTEREST:none

D. SPECIAL PRESENTATIONS: none

E. RECEIVE AND FILE:

1. RECEIVE AND FILE

a. Approved Township Board Special Meeting Minutes 2.21.24

Motion by Rosa, support by Timmins to receive and file Township Board special meeting minutes 2.21.24

Motion carries unanimously

F. APPROVAL OF MINUTES:

a. Approve Draft Planning Commission Meeting Minutes 2.20.2024 -

Motion by Challender, support by VanHouten to approve the draft planning commission minutes of 2.20.24 with the change to Andy Andres name under H1.

Motion carries

G. CORRESPONDENCE:

1. Beckett & Raeder-Planning report

If you are planning to attend and are physically challenged, requiring any special assistance, please notify Lisa Swanson, Clerk, within 24 hours of the meeting at 938-1350.

2. Kelley
3. Freiwald
4. Hans
5. Zaloudek
6. Garvey-discussing the Bertha Voss purchase, is in opposition to development.
7. Garvey 2- Commenting on the

irrelevance of the price of Bertha Voss to the township.

8. VanSumeren & Galnares -Talked about Hardy's visit and are in opposition to re-development at Bertha Voss.
9. Kelley 2-ADU's negative impact on surrounding property values. There is a link to more information via email.

H. PUBLIC HEARINGS:

1. None

I. OLD BUSINESS:

1. Zoning Ordinance Text Amendment 005 – Accessory Dwelling Units (ADUs)-

Aukerman- went over the notes from her meeting with Andy Andres and Susan Leithauser-Yee. The topic that they focused on, are there any gaps in Acme's draft ordinance?

Potential gaps, they saw, they are under point 3 of the notes from the meeting. It is Aukerman's understanding we can not enforce specific rents or ADA- compliant features. Wants to make sure that in the intent and purpose section, doesn't want to promise that the township is supporting affordable housing and persons with disabilities that would be the property owner, if she is correct.

The ordinance should be very very clear on how the ordinance pertains to the AG district and farm land. Specific to, an ADU can not be split off onto its own parcel and how might ADU's affect farmland preservation. What is in the farmland preservation documents that talks about allowing for ADU etc. Read through the rest of the list under point 3. Pointed out research that was done on other communities. Discussion followed.

Aukerman is happy to follow up on any topic, but if it is something staff can handle she would prefer that.

Will be bringing this topic back in April.

2. Traverse City Horse Shows – Minor Amendment Request SUP 2006-12P (as amended)

Keever- Gave the background of the campsites. They were able to get permitted through EGLE. She doesn't know when but the ten campsites they are requesting were already in existence. They have water and electrical running to them. They did get them permitted through EGLE. Asking for a minor amendment to add the ten additional camp spaces.

Talked about if there should be vegetation as a buffer between the camp property and neighboring properties. Keven Gold is the current owner of the adjacent property, he removed the vegetation from the property line when he bought the property and put up a six foot privacy fence. There is a letter from Mr. Gold supporting the use of the campsites.

Wolf- Spoke with Jeff Jocks and John Iacoangeli. Had some questions about setbacks and what they had to adhere to. They looked at the perimeter and what was allowed when it first became an operation. Jocks and Iacoangeli did not feel it had to adhere to the strict campground requirements with 150 foot setbacks. Also didn't view this change as adding any more traffic as the people will already be onsite. After discussion with them Wolf, Jocks and Iacoangeli agreed this would fall under a minor amendment.

Discussion followed about the planning commission's previous request that Traverse City Horse Shows stop piecing together plans at the last minute and turn in a PD for the whole

property. As well as discussion about all the previous violations and their willingness to pay the fines instead of correcting the issues.

It was decided by the planning commission to bring this issue back in April when Jocks and Iacoangeli will be able to give more feedback and hopefully be available during the next meeting.

3. Master Plan Discussion: Draft Survey

Wolf- Is still in the midst of getting a hard number of what the survey will cost, based on our goals stated in the previous master plan. One of which was to allocate funds to conduct a comprehensive citizen survey in 2024. Feels like if we don't conduct a survey we would be doing Acme a disservice. Wolf hopes to have all the information by the end of the week to share with the township board. If they are comfortable with it, it will come back to the planning commission at the April 8th meeting. The draft survey will also be looked at so the PC will also have a draft survey to go over as well.

Aukerman- when looking at ADU's for the survey, she feels we need to work on the language in the survey. It makes them sound like senior housing and they are not senior housing.

J. NEW BUSINESS:

1. PD Amendment 2021-01 SH East Bay Commons North LLC-

Keever- Looking at buildings 8 and 9. Here to ask for a minor amendment. Nothing about foot print or size of the buildings will be changing. They are looking to take the unit numbers down from 186 to 162 by changing the unit mix within the buildings. The new unit mix would now include 3 and 4 bedroom apartments with bathrooms attached to each bedroom. Gave the breakdown of units in building number 8 as an example. There will be 3- one bedrooms, 6- two bedrooms, 9- three bedrooms and 3-four bedrooms.

Wentzloff- asked if sewer benefits and water amount drawn from the tribe were still in range.

What was the gentlemen's name that was with Sarah Kever? Yes it actually will go down because the number of units decreases.

Keever- The parking goes down, because the number of units drops.

Motion by Timmins, support by Feringa to approve the minor amendment for PD 2021-01, submitted by SH East Bay Commons North LLC, to decrease the number of dwelling units from 186 to 162, which provides for larger family units. Further, this amendment is consistent with Section 8.10.2. It will not substantially affect the character or intensity of the use, nor increase demands for public services, and have no substantial impact on neighboring properties.

Motion carries unanimously

2. Master Plan Discussion: History of Planning, Goals Accomplished

Wolf- goes over the last twenty years of master plan objectives and some of the

future land use map changes. Acme has been very consistent in the last twenty years.

3. Text Amendment 006 – Self-Storage Facilities -

Wolf- came to a stop when she saw the ingress and egress should be onto a public street. Iacoangeli said it was to prevent a development from going on a seasonal road. He didn't see a difference if it was public or private as long as it is an all season road. So Iacoangeli amended the zoning language to; All ingress and egress from this site shall be directly onto public or private paved road.

Wentzloff- if you're saying it can go on a public or private road I would say you have to get the owner's/governing bodies permission for a private road.

Wolf- for the application in front of us, whoever owns RailRoad Commons would have to sign off.

Wentzloff- asked if there any other areas of the ordinance that didn't allow for private roads as well? Is this a problem that ended up in a few spots?

Wolf will be going back to check, and coming back in April with more information.

K. PUBLIC COMMENT & OTHER PC BUSINESS

opened at 8:33

Andy Andres- One thing they forgot to put into the info on ADU's is the subdivision plan act that needs to be considered. You divided that property for one home, one family and now you're talking about putting a second home on that property. Also talked about considering the septic size.

Brian Kelley- ADU's no one has asked for this. Heard contradictory messages tonight, like trustee Aukerman saying it won't solve the missing middle problem. A lot of risk with impact, doesn't like the idea of a structure being put ten feet from his property line. Can't put a fence up because of the six foot limit, no requirements for buffer vegetation. I think there are a lot of questions to answer.

Regarding the Horse Show, those RV's in the photo have been out there, they are high end RV's and his impression is the RV's are for rent. I thinks the horse show property needs a review to see what has been built out there vs the plans to see if there are any other inconsistencies.

Closed at 8:37

Planning & Zoning Administrator Report – Lindsey Wolf- Have a busy April agenda

1. Township Board Report – Jean Aukerman- closed on the new building Feb.28th. Might be in it before the end of this year.
2. Parks & Trails Committee Report –

**ADJOURN: Motion by Timmins, support by Challenger to Adjourn.
Motion carries unanimously**

Prepaid

Check Date	Bank	Check #	Payee	Description	GL #	Amount
03/07/2024	CHAS	27431	A & D ASSESSING	ASSESSING CONTRACT SERVICES	101-257-807.001	4,145.00
03/07/2024	CHAS	27432	ACE HARDWARE	REPAIRS & MAINT	101-751-930.000	63.15
03/07/2024	CHAS	27433	CHERRYLAND ELECTRIC COOPERATIVE	ELECTRIC UTILITIES TOWNHALL/SAYLER U	101-265-920.000	29.00
		27433		ELECTRIC UTILITIES TOWNHALL/YUBA CEM	101-265-920.000	33.47
		27433		ELECTRIC UTILITIES TOWNHALL/SAYLER P	101-265-920.000	29.00
		27433		STREET LIGHTS/YUBA HERITAGE	101-265-921.000	10.58
		27433		STREET LIGHTS/HOLIDAY RD/HOLIDAY PIN	101-265-921.000	81.69
		27433		STREET LIGHTS/US 31 N & YUBA & KAY R	101-265-921.000	21.70
		27433		STREET LIGHTS/PEACEFUL VAL NEAR 7791	101-265-921.000	10.58
		27433		STREET LIGHTS/SAYLOR PARK	101-265-921.000	10.90
		27433		STREET LIGHTS/BAY VALLEY ST LIGHT	101-265-921.000	10.58
		27433		STREET LIGHTS/5 MILE NEAR ADD 4782	101-265-921.000	10.90
		27433		STREET LIGHTS/BUNKER HILL & WHITE RD	101-265-921.000	19.62
		27433		STREET LIGHTS/FIVE MILE & HOLIDAY HI	101-265-921.000	21.80
		27433		STREET LIGHTS/US 31 N-11 LIGHTS	101-265-921.000	120.68
						410.50
03/07/2024	CHAS	27434	CLARK HILL PLC	ATTORNEY SERVICES	101-101-802.002	1,813.73
03/07/2024	CHAS	27435	CONSUMERS ENERGY	STREET LIGHTS	101-265-921.000	104.63
03/07/2024	CHAS	27436	CONSUMERS ENERGY	STREET LIGHTS	101-265-921.000	149.27
03/07/2024	CHAS	27437	CULLIGAN WATER, MCCARDEL	REPAIRS & MAINT	101-265-930.000	30.00
03/07/2024	CHAS	27438	DTE ENERGY	DTE GAS	101-265-922.000	709.22
03/07/2024	CHAS	27439	GOSLING CZUBAK ENGR	PLANNING & CONSULTANT T & A	101-701-803.005-147	203.75
03/07/2024	CHAS	27440	GRAND TRAVERSE COUNTY -DPW	SEWER TOWNSHIP HALL	101-265-923.000	70.00
03/07/2024	CHAS	27441	KWIK PRINT	SUPPLIES & POSTAGE	101-265-726.000	645.00
03/07/2024	CHAS	27442	LISA SWANSON	TRAVEL & MILEAGE	101-215-860.000	32.16
03/07/2024	CHAS	27443	MELLISA LOOSE	TRAVEL & MILEAGE	101-215-860.000	56.28
03/07/2024	CHAS	27444	SONDEE, RACINE & DOREN, P.L.C.	ATTORNEY SERVICES LITIGATION	101-101-802.001	122.50
		27444		ATTORNEY SERVICES	101-101-802.002	1,264.00
		27444		ATTORNEY SERVICES	101-701-802.002	1,151.00
		27444		ATTORNEY T & A	101-701-802.003-129	122.50

CHECK DISBURSEMENT REPORT FOR ACME TOWNSHIP
 CHECK DATE FROM 03/06/2024 - 04/01/2024
 Banks: CHASE, FARMM, PARKS, SEWER

Check Date	Bank	Check #	Payee	Description	GL #	Amount
						2,660.00
03/07/2024	CHAS	27445	TRAVERSE CITY RECORD EAGLE	PUBLICATIONS	101-101-900.000	130.95
		27445		PUBLICATIONS	101-262-900.000	103.55
		27445		PUBLICATIONS	101-701-900.000	164.10
						398.60
03/07/2024	CHAS	27446	VC3, INC.	SOFTWARE SUPPORT & PROCESSIN	101-101-804.000	230.00
03/07/2024	SEWE	439	GRAND TRAVERSE COUNTY	OPERATING & MAINT EXP	590-000-930.000	221,301.13
		439		OPERATING & MAINT EXP	591-550-930.000	3,562.19
						224,863.32
03/07/2024	SEWE	440	GRAND TRAVERSE COUNTY	OPERATING & MAINT EXP	590-000-930.000	11,875.25
		440		OPERATING & MAINT EXP	591-550-930.000	566.67
						12,441.92
03/07/2024	PARK	458	PEZZETTI, VERMETTEN & POPOVITS,	ATTORNEY SERVICES	408-000-802.002	4,280.00
03/07/2024	PARK	459	SPICER GROUP	ENGINEERING SERVICES	408-000-808.000	1,531.00
03/14/2024	CHAS	27447	ACME TOWNSHIP	STAFF REVIEW T & A	101-701-803.006-130	312.00
03/14/2024	CHAS	27448	BECKETT & RAEDER	PLANNING CONSULTANT	101-701-803.001	950.05
03/14/2024	CHAS	27449	CHARTER COMMUNICATIONS	CABLE INTERNET SERVICES	101-265-851.000	387.15
03/14/2024	CHAS	27450	CINTAS	REPAIRS & MAINT	101-265-930.000	148.35
03/14/2024	CHAS	27451	CONSUMERS ENERGY	STREET LIGHTS	101-265-921.000	291.52
03/14/2024	CHAS	27452	CONSUMERS ENERGY	ELECTRIC UTILITIES TOWNHALL-6042 ACM	101-265-920.000	1,101.23
		27452		ELECTRIC UTILITIES TOWNHALL-5875 US	101-265-920.000	28.77
		27452		ELECTRIC UTILITIES TOWNHALL-5827 US	101-265-920.000	28.77
						1,158.77
03/14/2024	CHAS	27453	EPS SECURITY	REPAIRS & MAINT	101-751-930.000	200.37
03/14/2024	CHAS	27454	GFL ENVIRONMENTAL	REPAIRS & MAINT	101-751-930.000	514.31
03/14/2024	CHAS	27455	GRAND TRAVERSE METRO ESA	METRO FIRE CONTRACT	206-000-805.000	56,523.92
03/14/2024	CHAS	27456	GRANGER GROUP ATTN: TERRY WOLTE	REIMBURSEMENTS	101-701-964.000-137	687.50

Check Date	Bank	Check #	Payee	Description	GL #	Amount
03/14/2024	CHAS	27457	INTEGRITY BUSINESS SOLUTIONS	SUPPLIES & POSTAGE	101-265-726.000	64.48
03/14/2024	CHAS	27458	INTEGRITY BUSINESS SOLUTIONS	SUPPLIES & POSTAGE	101-265-726.000	67.48
03/14/2024	CHAS	27459	MARK JOHNSON/5555 ARNOLD LLC	REIMBURSEMENTS	101-701-964.000-138	29.04
03/14/2024	CHAS	27460	MARK JOHNSON/WALTER 36	REIMBURSEMENTS	101-701-964.000-139	62.79
03/14/2024	CHAS	27461	OMEENA FARMS LLC	REIMBURSEMENTS	101-701-964.000-096	88.80
03/14/2024	CHAS	27462	PETTY CASH	POSTAGE FOR PASSPORTS	101-000-415.003	155.96
		27462		REPAIRS & MAINT	101-751-930.000	13.99
						169.95
03/14/2024	CHAS	27463	RAMS PROPERTY MAINTENANCE, LLC	CONTRACTOR-LAWN CARE	101-751-809.000	392.50
03/21/2024	CHAS	27464	ACME TOWNSHIP	STAFF REVIEW T & A	101-701-803.006-150	89.80
03/21/2024	CHAS	27465	APPLIED INNOVATION	REPAIRS & MAINT	101-265-930.000	247.40
03/21/2024	CHAS	27466	CHASE CARDMEMBER SERVICE	dues subscriptions	101-101-960.000	15.89
		27466		EDUCATION/TRAINING/CONVENTIONS	101-247-958.000	200.00
		27466		SUPPLIES & POSTAGE	101-262-726.000	665.98
						881.87
03/21/2024	CHAS	27467	CONSUMERS ENERGY	STREET LIGHTS	101-265-921.000	99.88
03/21/2024	CHAS	27468	EAST BAY TOWNSHIP	SUPPLIES & POSTAGE	101-262-726.000	5,916.84
03/21/2024	CHAS	27469	GRAND TRAVERSE COUNTY	REIMBURSEMENTS	101-000-964.000	78.44
03/21/2024	CHAS	27470	NICOLE ROSE PROPERTIES	REIMBURSEMENTS	101-701-964.000-150	410.20
03/21/2024	CHAS	27471	QUADIEN T FINANCE USA, INC	SUPPLIES/POSTAGE	101-101-726.000	69.23
		27471		SUPPLIES & POSTAGE	101-215-726.000	22.27
		27471		SUPPLIES & POSTAGE	101-253-726.000	10.11
		27471		SUPPLIES & POSTAGE	101-257-726.000	8.19
		27471		SUPPLIES & POSTAGE	101-262-726.000	84.15
		27471		SUPPLIES & POSTAGE	101-701-726.000	1.05
						195.00
03/21/2024	CHAS	27472	RELIANCE STANDARD	INSURANCE	101-101-711.000	194.49

Check Date	Bank	Check #	Payee	Description	GL #	Amount
03/21/2024	SEWE	441	GRAND TRAVERSE COUNTY	OPERATING & MAINT EXP	590-000-930.000	5,390.27
		441		HOCH ROAD #697 EXP	590-000-930.002	94.98
		441		OPERATING & MAINT EXP	591-550-930.000	773.32
						6,258.57
03/27/2024	CHAS	27473	GOSLING CZUBAK ENGR	PLANNING & CONSULTANT T & A	101-701-803.005-151	1,680.00
		27473		ENGINEERING SERVICES T&A	101-701-808.004-141	455.00
						2,135.00
03/27/2024	CHAS	27474	GRAND TRAVERSE METRO ESA	METRO FIRE CONTRACT	206-000-805.000	333,912.39
03/27/2024	SEWE	442	GOSLING CZUBAK ENGR	ENGINEERING SERVICES	590-000-808.003	195.00
TOTAL - ALL FUNDS				TOTAL OF 50 CHECKS		667,501.39

--- GL TOTALS ---

101-000-415.003	POSTAGE FOR PASSPORTS	155.96
101-000-964.000	REIMBURSEMENTS	78.44
101-101-711.000	INSURANCE	194.49
101-101-726.000	SUPPLIES/POSTAGE	69.23
101-101-802.001	ATTORNEY SERVICES LITIGATION	122.50
101-101-802.002	ATTORNEY SERVICES	3,077.73
101-101-804.000	SOFTWARE SUPPORT & PROCESSIN	230.00
101-101-900.000	PUBLICATIONS	130.95
101-101-960.000	dues subscriptions	15.89
101-215-726.000	SUPPLIES & POSTAGE	22.27
101-215-860.000	TRAVEL & MILEAGE	88.44
101-247-958.000	EDUCATION/TRAINING/CONVENTIONS	200.00
101-253-726.000	SUPPLIES & POSTAGE	10.11
101-257-726.000	SUPPLIES & POSTAGE	8.19
101-257-807.001	ASSESSING CONTRACT SERVICES	4,145.00
101-262-726.000	SUPPLIES & POSTAGE	6,666.97
101-262-900.000	PUBLICATIONS	103.55
101-265-726.000	SUPPLIES & POSTAGE	776.96
101-265-851.000	CABLE INTERNET SERVICES	387.15
101-265-920.000	ELECTRIC UTILITIES TOWNHALL	1,250.24
101-265-921.000	STREET LIGHTS	964.33
101-265-922.000	DTE GAS	709.22
101-265-923.000	SEWER TOWNSHIP HALL	70.00
101-265-930.000	REPAIRS & MAINT	425.75
101-701-726.000	SUPPLIES & POSTAGE	1.05
101-701-802.002	ATTORNEY SERVICES	1,151.00
101-701-802.003-129	ATTORNEY T & A	122.50
101-701-803.001	PLANNING CONSULTANT	950.05
101-701-803.005-147	PLANNING & CONSULTANT T & A	203.75

Check Date	Bank	Check #	Payee	Description	GL #	Amount
101-701-803.005-151				PLANNING & CONSULTANT T & A		1,680.00
101-701-803.006-130				STAFF REVIEW T & A		312.00
101-701-803.006-150				STAFF REVIEW T & A		89.80
101-701-808.004-141				ENGINEERING SERVICES T&A		455.00
101-701-900.000				PUBLICATIONS		164.10
101-701-964.000-096				REIMBURSEMENTS		88.80
101-701-964.000-137				REIMBURSEMENTS		687.50
101-701-964.000-138				REIMBURSEMENTS		29.04
101-701-964.000-139				REIMBURSEMENTS		62.79
101-701-964.000-150				REIMBURSEMENTS		410.20
101-751-809.000				CONTRACTOR-LAWN CARE		392.50
101-751-930.000				REPAIRS & MAINT		791.82
206-000-805.000				METRO FIRE CONTRACT		390,436.31
408-000-802.002				ATTORNEY SERVICES		4,280.00
408-000-808.000				ENGINEERING SERVICES		1,531.00
590-000-808.003				ENGINEERING SERVICES		195.00
590-000-930.000				OPERATING & MAINT EXP		238,566.65
590-000-930.002				HOCH ROAD #697 EXP		94.98
591-550-930.000				OPERATING & MAINT EXP		4,902.18
				TOTAL		667,501.39

SH EAST BAY COMMONS NORTH LLC

March 29, 2024

Sent Via E-Mail and USPS First Class Mail

Acme Township Planning & Zoning

Attn: Lindsey Wolf, *Planning and Zoning Administrator*
6042 Acme Road
Williamsburg, MI 49690
zoning@acmetownship.org

Acme Township Board of Trustees

Attn: Doug White, *Supervisor*
6042 Acme Road
Williamsburg, MI 49690
dwhite@acmetownship.org

RE: Bertha Vos School Site near Deepwater Point Natural Area

Dear Mrs. Wolf and Mr. White;

I hope you are both doing well. I am writing on behalf of SH East Bay Commons North LLC ("Buyer"), which recently held an interest in acquiring the former Bertha Vos School property located on Shore Road near Deepwater Point Natural Area.

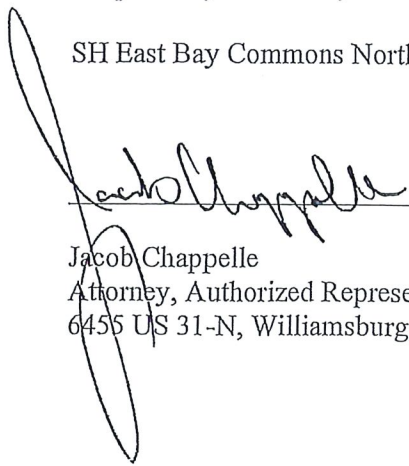
After Buyer sought and received helpful feedback on its proposed use from local leaders, neighbors, and stakeholders; Buyer will not be moving forward with its acquisition.

We sincerely appreciate all the feedback we have received from the greater community. We similarly appreciate Seller's willingness to facilitate this transaction, its efforts and assistance, and wish them the best in the final disposition of this property.

Please incorporate this letter into the upcoming April 2nd Acme Board of Trustees meeting and the April 8th Acme Planning Commission Meeting. Thank you for your continued service to the community and please let me know if you have any questions, concerns, or if I can provide any assistance.

Respectfully submitted,

SH East Bay Commons North LLC



Jacob Chappelle
Attorney, Authorized Representative
6455 US 31-N, Williamsburg, MI 49690

March 29, 2024

5030 Northwind Drive, Suite 120
East Lansing, MI 48823

Doug White

From: Hans VanSumeren <hvansumeren@nmc.edu>
Sent: Friday, March 8, 2024 9:30 AM
To: Doug White; Karlywentzloff@gmail.com
Cc: lgalnares@charter.net
Subject: Planning Commission Meeting Feedback - NO Bertha Vos high density/multifamily/congested development

Dear Doug and Karly,

I reviewed the video of public comment from the last planning meeting by the realtor representing TCAPS. His challenge to the board and our community to make a quick decision regarding this development does not reflect anything that our community desires. The realtor/developer does not need any guarantee or commitment that there will be a fair consideration for any rezoning for this sale to move forward. The developer will not respect the wishes of our community and will destroy any remaining community feel for this zone/area/property if high density/multifamily/congested housing at this property is being considered. In no way does this proposed use reflect the desire of anyone in our neighborhood and this needs to be firmly and continually stated.

That the developer has invested more than \$50,000 in due diligence means absolutely nothing to me or anyone else that I have spoken to regarding this property use and should not imply that any consideration by the planning commission or the township board to listen any further.

Impacts from high density/multifamily/congested development will also have a direct effect on the natural resources that this area currently embodies. Impacts from a high density/multifamily/congested development would further increase the volumes of vehicles and the speed of vehicles that navigate through our neighborhood that has already impacted our community with single family home developments along deepwater point.

Single family homes would represent an opportunity to grow our community in the deepwater point area and should be the only consideration for this property. It would follow the master plan and future land use desires of this community.

There should not be any further discussion about rezoning this area to accommodate this or any other developer in the future.

Thank you,

Hans VanSumeren & Larisa Galnares - 6475 Deepwater Point
Shirley VanSumeren 6497 Deepwater Point

--

Hans W. Van Sumeren, CMarTech
Director and Chair of the Great Lakes Water Studies Institute
Northwestern Michigan College
(231) 995-1793

Doug White

From: Bob Garvey <bobgarvey@me.com>
Sent: Sunday, March 10, 2024 5:19 PM
To: Doug White
Subject: Fwd: Selling price

Sent from my iPhone

Begin forwarded message:

From: Bob Garvey <bobgarvey@me.com>
Date: March 10, 2024 at 8:05:52 AM EDT
To: Karly Wentzloff <karly.wentzloff@gmail.com>, Doug White <dwhite@acmetownship.org>
Subject: Selling price

When Eastbay was considering restricting STR's a property owner wrote in a RE piece:
" I overpaid for my home counting on income from the rental potential...so you can't restrict rentals".

Strathmore offered an amount for the BV property that is driving the need to overbuild it . TCAPS was GIVEN this property . They paid nothing for it . Many in the Community opposed the schools closing . I was involved in that litigation .

The Township should not cater to Strathmore's / TCAPS "need" to maximize profit from its purchase /sale . The price should be adjusted to fit the allowed uses under existing zoning .

Sent from my iPhone

March 20, 2024

TO: Doug White
Karly Wentzloff
Lindsey Wolf

Dear Doug, Karly and Lindsey

We are writing to express our feelings regarding the recent purchase agreement between TCAPS and Strathmore Development for the Bertha Vos property. With their eyes on a large mixed use project, this is in stark contrast to the single family residential zoning.

We are aware that this property was sold to TCAPS for the price of \$1 for the sole purpose of a school for Acme area children. While this may not be of significance to many, historically, it stands as an important gift to the Acme community.

As mentioned, the zoning for the Bertha Vos property is single family residential. Keeping this existing zoning would honor history, present day residents and future appropriate land use in the heart of a residential area. We feel strongly that the township must honor its zoning and take into consideration its residents' best interests.

We would like this letter to be included in any packet distributed to the Planning Commission and/or Board of trustees.

Thank you.

Sincerely,

Concerned Citizens of Acme Township

Board Members:
Denny Rohn
Paul Brink
Rachelle Babcock
Charlene Abernethy
Dave Starkey

Doug White

From: smithfrick <smithfrick@charter.net>
Sent: Thursday, March 21, 2024 2:30 PM
To: Doug White
Subject: Zoning issues at Bertha Vos property

From: smithfrick <smithfrick@charter.net>
Subject: Zoning issues at Bertha Vos property
Date: March 21, 2024 at 2:21:17 PM EDT
To: dwhite@acmetownship.org

Dear Mr White, My name is Mark Frick. I grew up in Traverse City and have had the pleasure to live in Acme Township for 40 years, 34 of those on Deepwater Point Road. My wife and I happily raised our children here and they found great success at Bertha Vos school, as so many young people have. Bertha Vos has been invaluable as our community center for generations and it's loss, irretrievable. I am very concerned over any rezoning or Planned Development of the Bertha Vos property. No one can imagine a 200+ apartment complex as a sort of change that is consistent next to our 100 year old subdivision and related single family homes. The huge apartment complex at the Tom's property already raises concerns over sewer, infrastructure, our small roads, and more. To add another 200 to the Bertha Vos site before we have a chance to assess the impacts of that large change will make no sense and risk serious negative impacts on our community. This is our Township and we can keep our zoning to meet our needs and vision. There are other areas of our Township which can benefit from the proposed type of development. Our small area does not need this intensity of development in such a short period of time. Let us not move with haste that we later regret. My own discussions with members of our community in the area of another large Acme development-the horse show area-found many there feel many negative impacts from that continued development and spread. Let us learn from such experiences and not repeat them.

5 generations of the Mary and Dick Smith family have lived on our street. Many of them have filled leadership roles in our Acme community. This is the type of place many of us envision for Acme Township and wish to see reflected in the Master Plan. The requested zoning changes do NOT enhance our community or meet OUR needs. You MUST help represent the residents of Acme Township and not allow any such changes to the Bertha Vos property.

Thank you for your service to our community. It is only through such efforts that we have this wonderful place to live and thrive.

Please add my comments to the minutes of the April 2nd Township Board meeting
Wishing success for Acme, Mark Frick

Doug White

From: Dianne <gsarris@charter.net>
Sent: Friday, March 22, 2024 3:59 PM
To: Doug White
Subject: Proposed project of hi-density housing at Bertha Vos property

Sent from my iPhone

Dear Doug,

I am a long-time resident of Deepwater Point Road and Peaceful Valley for the past almost 50 years. I am deeply concerned about the negative ramifications of the proposed project which would bring hi-density residential units to our historically single-family community.

This project would negatively affect the entire Acme community by bringing traffic leading to congestion, accidents, and inconvenience of family life as it exists now. It would also place tremendous stress on our infrastructure, especially sewer system which I understand is already operating at near full capacity. Additionally, a project of this nature would potentially harm and stress the local environment and natural resources of our most beautiful and scenic part of Acme with its beaches and natural areas we have always enjoyed.

I oppose the project and strongly ask the township to deny approval of this project which the town of Acme does not need.

Dianne Sarris
6579 Deepwater Point Road
231-631-3336

Doug White

From: Rachelle Babcock <rachellebabcock@hotmail.com>
Sent: Saturday, March 23, 2024 10:59 AM
To: Doug White
Subject: Berth Vos / New Strathmore Development purchase proposal to Acme Township

Follow Up Flag: Flag for follow up
Flag Status: Completed

Dear Doug White,

I am one of many protesters who attended the Toms/KMart Development public meetings in protest of the Strathmore Development land use plan. I did not approve of many aspects within the planned development, but more vexing was their play on words to incorporate Light Industry into areas within their plan. They gave Light Industry new meaning! " Now." I see Light Industry is highlighted in their on- line advertising for this development.

It seems Stratmore Development is planning more future Acme development. I've learned the Bertha Vos property is in their sights; but, only if it is made financially feasible to their investors. I find it hard to believe the township is being asked to change single family residential to High-Density Mixed-Use development. Who knows what that could be turned into!

The rights of local property owners in the Bertha Vos area should NOT BE IGNORED as the Strathmore team asks the township of Acme to once again make concessions. Our rural character is under constant threat these days. I for one would hate to see our township become a magnet for more financial groups posing as real estate developers attempt to exploit the soft under belly of our township.

It is my sincere hope the Strathmore Development teams recent request put before our Planning Committee, allowing for a presentation, showing their High- Density Mixed Use Development Plan be turned down.

Sincerely,

Rachelle Babcock
Acme Township

Doug White

From: Kathleen Guy <kathleeneguy@gmail.com>
Sent: Tuesday, March 26, 2024 5:38 AM
To: Karly Wentzloff; Doug White; Lindsey Wolf
Subject: Letter--Please include in the meeting packet for April 8, 2024

March 25, 2024

Mr. Doug White, Acme Township Supervisor
Ms. Karly Wentzloff, Acme Township Planning Commission Chair
Ms. Lindsey Wolf, Acme Township Zoning Administrator

Dear Doug, Karly and Lindsey,

We oppose Strathmore's proposed zoning changes for the Bertha Vos property. A dense, mixed use development in a zoned single family housing neighborhood will negatively impact the culture and character of the Shore Road, Acme Road, Deepwater Point Road and Peaceful Valley Road neighborhoods.

The Bertha Vos property was donated to Traverse City Area Public Schools for a neighborhood school. It is curious if these restrictions placed by the donor will be extinguished in this proposed sale transaction.

Strathmore has demonstrated its high density development appetite with the Tom's and Kmart redevelopment projects. Understandably, profit is their motive. Bertha Vos was our neighborhood school. It is not a canvas for big development at the expense of the single family residents of Shore, Acme, Deepwater Point and Peaceful Valley Roads.

The developer's intended intrusion into a quiet neighborhood will lead to more people, more traffic and more safety issues. It is antithetical to everything those of us who have chosen to invest in our homes and live here, value. This development should not be allowed in our neighborhoods.

As 34-year Peaceful Valley residents, we walk daily and bike frequently on Deepwater Point Road. It is already worryingly trafficked with no bike lane or walking path. Adding a multi-use development would forever change and spoil the neighborhood and its quiet, family character that we prize.

Sincerely,

Kathleen and Mark Guy
7894 Peaceful Valley Road

Doug White

From: Sandra Coe <smaecoe@gmail.com>
Sent: Tuesday, March 26, 2024 12:25 PM
To: Doug White
Subject: Proposed high density development on the Bertha Vox property.

Dear Mr White,

I am writing to express my strong opposition to the proposed high density development of the Bertha Vos property. We are a neighborhood of single family homes and ask that you enforce existing residential zoning and deny any use that would threaten the residential character of our neighborhood. The prospect of adding hundreds of additional residents is incompatible with surrounding uses. Our wonderful nature preserve is fragile to overuse, with inadequate parking and no facilities and we still don't know the impact on our infrastructure from the development on the Kmart/Tom's site. Will our sewers and roads keep up with the increased usage? Anyone attempting to access US-31 when Christ the King mass is over can visualize the new traffic congestion and the dangerous result. Please consider the current residents when you make your decision regarding requests for a PUD. We don't want to lose our neighborhood.

We request this correspondence be for the record and ask that our comments be included in the April 8 meeting agenda.

Sincerely,
Sandra and Anthony Coe
6844 Deepwater Point
Williamsburg, MI 49690

Nancy Edwardson

From: jpeif <jpeif10634@gmail.com>
Sent: Tuesday, March 26, 2024 8:54 PM
To: Nancy Edwardson
Subject: Development at Bertha Vos

I'm not asking anything.

We are concerned citizens, property owners and residents of Acme Township. Because of these three things we are very concerned and oppose any residential housing located on the Bertha Vos property. With the apartments on the Tom's and Kmart properties there are more than enough places for those who do not even work in the Acme area to live.

The increase in vehicle traffic, crime and general overabundant of people is not what the residents in the area want. Restrict the development to retail or services, where we can do our shopping and be serviced here rather than have to go into/across Traverse City.

WE ARE OPPOSED TO ANY HOUSING DEVELOPMENT ON THE BERTHA VOS PROPERTY.

Joyce and Patrick Peiffer
7960 Windale Drive
Williamsburg, MI 49690
231 642-0582

Sent from Mail for Windows

Doug White

From: Robert Garvey <bobgarvey@me.com>
Sent: Wednesday, March 27, 2024 9:01 AM
To: Doug White; Lindsey Wolf; Karly Wentzloff
Subject: Bertha Vos

I am writing to express my strong opposition the Strathmore development of the Bertha Vos property . We own a single-family residence in close proximity to the school . The zoning for that piece is single-family residential and any high density residential development doesn't belong there. The developer makes no bones about the fact that a high density residential component is necessary for this project. Any development of that nature would be completely out of character with the single family neighborhoods of old Acme, Deepwater point, and Peaceful Valley, This project would be incompatible with the existing neighborhoods. I am also concerned about adding traffic to Deepwater Point Road which has no sidewalks or bike paths . It is used by neighbors for walking , biking and running. Adding more traffic adds to the potential for human / motor vehicle conflict. We have yet to see what the impact of the high density Tom's / Kmart will beand now this !

The history of this property is relevant here. As I understand it, this property was originally donated by a resident to the township for use as an elementary school. The property was subsequently "sold" to TCAPS for ONE DOLLAR .

Subsequently TCAPS closed the school against the wishes of Acme Township residents .

This proposed transfer of Bertha Vos to Strathmore is antithetical to the 75 year history of community use . While it is understandable that TCAPS would like to reap a windfall profit from the largess of the Acme resident that donated the property originally , their windfall would be accomplished at the expense of our neighborhoods.

I urge you make it clear ON APRIL 8'th that you will not allow this property to be developed with a high density residential component . Send them on their way now before things get expensive .

I believe that TCAPS should reflect upon the history of acquisition and use of this property and work with the township and neighbors to repurpose it for a community use as intended originally.

Respectfully,
Bob Garvey.

Sent from my iPad

Doug White

From: mkdsmith@comcast.net
Sent: Thursday, March 28, 2024 6:12 PM
To: Doug White
Subject: Correspondence for Next Regular Trustee Meeting-Bertha Vos Property

Please ignore my prior 2 emails and use this one as a paragraph was somehow deleted. Sorry for multiple emails.

Supervisor and Clerk:

Dear Mr. White,

We recently bought a home on Deepwater Point Rd. My husband grew up in Michigan and we have long planned to retire in Michigan. During our working years, we made annual visits to family who live on this street. We fell in love with the neighborhood and planned to retire to the peaceful, low traffic street of Deepwater Point Rd. This has been a dream of ours for 28 years. Strathmore Development Company (Strathmore) is building the 228-unit Oak Shore Commons apartments where Tom's Market was formerly located. As these 228 apartments are yet to be fully completed and occupied, we have not been able to realistically experience the impact of adding this high-density housing next to our neighborhood. We feel that apartment development is wholly incompatible with the existing single-family homes on Shore Rd and Deepwater Point. It will, without a doubt, cause increased traffic in the area and put more stress on the sewer system. Strathmore's apartment leasing literature for Oak Shore Commons advertises "Standout amenities include direct access to the beach on Grand Traverse Bay at Deepwater Point, a minutes walk from the project". The Deepwater Point Natural area was not intended to sustain the traffic (vehicle or foot) from approximately 400+ new residents (228 apartments, some housing more than 1 resident). This is a sensitive forest and wetlands area.

We recently learned of TCAPS approval of the sale of the Bertha Vos school property to Strathmore. In addition to Oak Shore Commons apartments, now even more high-density housing is being requested to be built on the location of the Bertha Vos school. This land was originally donated to TCAPS for use as a school. This plot of land is zoned as a Single Family Neighborhood (SFN), as is all the property on Deepwater Point Rd. Our SFN is already being asked to absorb the Oak Shore Commons 228 apartments infrastructure and 400+ new dwellers. Adding even more high-density housing on Deepwater Point Rd. is completely at odds with the SFN character of the community. This proposed development would further increase traffic on our small Deepwater Point Rd. This road does not have sidewalks and the only way bikers and pedestrians can avoid traffic is to step off the road. To add even more vehicle traffic to this road would make walking or biking this road next to impossible and very unsafe. Adding even more high-density units on the Bertha Vos land would spread our police, fire and EMS to a dangerously thin level and outpace the capacity of the sewer system. Finally, placing high density housing across from a designated natural area will inundate the planned anticipated use of such a small natural area. Picture 600 people descending on the Deepwater Point Natural area small beach every summer weekend.

I am very angry that this high-density plan is even being considered for our SFN. Most people, like us, chose the East Bay community of Deepwater Point and Peaceful Valley because it is a SFN that is quiet and peaceful. If we had wanted to live near high-density-housing, we would have bought a home in bustling West Bay in downtown Traverse City. Our decision to buy a home on Deepwater Point Rd was specifically predicated on the area being zoned SFN.

We ask that the Township enforce residential zoning for the Bertha Vos land as single-family neighborhood and deny any request for use that would alter the single-family character of our neighborhoods.

I am out of town 4/2 and 4/8 caring for my elderly parents on those dates and cannot attend these meetings. Therefore, I am emailing and specifically request that my email be included in the agenda/packet for the upcoming meetings.

Sincerely,
Melissa Smith

Doug White

From: Arlene Beall <abeall41@gmail.com>
Sent: Thursday, March 28, 2024 3:50 PM
To: Doug White
Subject: High density housing on the Bertha Vos property

Hello

Just letting you know my husband and I deeply oppose any high density residential or mixed-use development at the Bertha Los property.

We request that our comments be included in the "packet" at the meeting.

Thank You,

Arlene and Wilbur Beall
6777 Deepwater Point Road

Doug White

From: Nancy Kaetchen <nkaetch@gmail.com>
Sent: Thursday, March 28, 2024 9:45 AM
To: Doug White
Subject: Fwd: Please oppose rezoning for Betha Vos development

----- Forwarded message -----

From: **Nancy Kaetchen** <nkaetch@gmail.com>
Date: Thu, Mar 28, 2024 at 9:38 AM
Subject: Please oppose rezoning for Betha Vos development
To: <Karly.wentzloff@gmail.com>

This is a request that you NOT rezone the former Bertha Vos property for high density housing.

This goes against all that our neighborhood represents.

Thank you!

Nancy Kaetchen
7150 Deepwater Pt Rd

Doug White

From: PAUL BRINK <brinkp@aol.com>
Sent: Thursday, March 28, 2024 6:15 AM
To: Doug White; Lindsey Wolf; Karly.wentzloff@gmail.com
Subject: Bertha Vos property

March 28, 2024

Doug White
Karly Wentzloff
Lindsey Wolff

Dear Doug, Karly and Lindsey,

Please accept this letter in connection with the proposed Strathmore development of the former Bertha Voss school which we understand would result in a large high-density residential development on the property.

While we live in another part of Acme Township, we nevertheless sympathize with the many residents along Deep Water Point and Peaceful Valley who object to having this type of development on a residential street where they live.

We are also concerned about the precedent this might create, because we would not like to see something like this where we live either.

The history surrounding this school is also of concern to us. Our understanding is that the property was originally a gift to Acme Township from a local family back in the 1950's to be used as a school for Acme kids.

Subsequently Acme "sold" the school to TCAPS for \$1 with the understanding that it would remain a school. And when TCAPS decided to close the school several years ago the parents of the children at the school tried hard to stop it, even filing a lawsuit.

For all these reasons it seems to us that the right thing to do with the property is to find some use for it that has more public benefit to the people of Acme than lining the pockets of a downstate developer.

We would appreciate if you would include this letter in the packet of information provided to the Planning Commission and/or Board of Trustees relative to this issue.

Thank you for this opportunity to comment.

Sincerely,

Paul and Amanda Brink
9617 Winter Road
Williamsburg, MI 49690

Doug White

From: Lyndon Salathiel <lyndonsalathiel@gmail.com>
Sent: Friday, March 29, 2024 5:08 PM
To: Lindsey Wolf
Cc: Doug White; karley.wentzloff@gmail.com
Subject: Bertha Cos property

To: Doug White, Karly Wentzloff, Lindsey Wolf
From: Pat and Lyn Salathiel, 4888 Five Mile Rd. W'burg, Mi.

We are **strongly opposed** to the proposal made by Strathmore development company to purchase the Bertha Vos school property.

Among the many reasons for not allowing this purchase, we focus on these THREE most obvious ones:

#1: The property is currently zoned for single-family residential. Strathmore is asking that this current zoning be ignored and that they be allowed to build "multi-purpose high density housing and mixed use". The zoning is already in place and should not be changed from its current designation. This property must remain single family residential.

#2: If Strathmore is allowed to develop Bertha Vos, the character of Deepwater Point, Peaceful Valley, and Acme's oldest residential area will be forever changed and degraded. We emphasize degraded! What could be more ironic than having several hundred people squeezed into a development of SIX ACRES, when there are not more than that number in the entire area now. Talk about changing the character of a residential place!!

#3: Infrastructure and expense. Imagine the effect that a multi-purpose high density development will have for the rest of the neighborhood, indeed the whole township. Already our sewer system is nearly overwhelmed and with the Tom's development nearing completion, plus a proposed high density project at Bertha Vos, the present sewer system will become quickly outdated. Add to this the increased cost to township residents for a redesigned and much larger and expensive sewer system.

Let's work to maintain what we already have in place, including rethinking what the township, or local residents, could do with this wonderful piece of property that so naturally fits into the character of this small part of the township.

We all know about the eagles who have a nest behind K-Mart. They'll likely be moving to a more remote location with the development going on there at present. Let's not spoil our own nest by allowing a developer entry onto the BV property. The metaphor isn't far off!

Thanks, and pls. include in the packet.

Lyn & Pat Salathiel
4888 Five Mile Rd.
W'burg, Mi. 49690

Doug White

From: Mike Naccarato <mauimikenac@outlook.com>
Sent: Friday, March 29, 2024 2:22 PM
To: Doug White
Subject: Proposed Bertha Vos Housing Project

Dear Dough White et al

My name is Michael Naccarato. My wife and I own a house on Pearl St, one block away from the Bertha Vos property. I am writing and submitting this email to voice my total opposition of the proposed multi-unit high density housing on the Bertha Vos property. I am also opposing the changing of the zoning rules that would allow this to occur. It appears that this has already occurred at the Tom's/Kmart property which has many local residents highly angered.

My reasons for my opposition are as follows;

The current infrastructure is not prepared for it including the sewer system.

The amount of traffic on these small residential streets at the minimum would tenfold.

The added traffic would be a hazard to walkers, runners and bicyclists like myself and most importantly, to CHILDREN!

There are no sidewalks on these streets including; Shore Rd, Manor St, Acme Rd, Deepwater Point Rd or Dock Rd. As stated above, this would create a serious hazard.

It would result in a problem with beach garbage at Deepwater point as well as to the Conservancy.

The added population of multi-unit housing would put a strain on law enforcement and fire and EMS services.

It would create noise problems to a long time quiet and peaceful neighborhood.

In closing, I want to reiterate, I am totally opposed to this project.

I am totally opposed to changing the zoning to allow this.

And I am especially opposed to the illegal construction of this project without proper zoning changes.

Sincerely,

Michael A Naccarato

Sent from my iPad

Doug White

From: carolyn.beauvais@gmail.com
Sent: Friday, March 29, 2024 1:38 PM
To: Doug White
Subject: Hi density housing proposal

Hello. We have had our place on Deepwater Point for a decade—and we have seen sooo many unpleasant changes over that 10 years.

The loss of our local Tom's. Monster-size houses that have created an increase in taxes every time a little place gets torn down to be replaced by one of the McMansions. We don't need or want high-density housing.

The Berth Voss school playground was fun for our children but now it's gone. The Deepwater Point Road is full of potholes in spite of our higher taxes. And everyone tends to be pretty darn speedy on it—ignoring posted speed limit.

Why aren't we fixing the existing problems before inviting more traffic, more litter, less serenity, and more taxes? We would vote "no" on the housing project if it was a ballot issue.

Thank you for letting us add our comments. Carolyn Beauvais and William Newman

Doug White

From: Neil Anchill <nbanchill@gmail.com>
Sent: Friday, March 29, 2024 9:33 AM
To: Doug White; karly.wentzloff@gmail.com; Lindsey Wolf
Subject: Bertha Vos property

To Whom it may concern-

We strongly oppose any high density residential or mixed use development of the Bertha Vos property.

We want our comments included in the "packet" for the meeting.

Sincerely,

Neil & Jane Anchill
3571 Woodland Trail
Williamsburg, MI 49690

Doug White

From: ch2020@aol.com
Sent: Saturday, March 30, 2024 5:51 PM
To: Karly.wentzloff@gmail.com; Doug White
Subject: Strathmore Development Plan

I am a resident at 6795 Deepwater pt. rd., across the street from the proposed development. I am opposed to the plan to build high density housing on this site. Deepwater Point rd. and Shore Rd are small roads & aside from local traffic, are used by bikers, & walkers from the neighborhoods. The strain that this additional traffic would cause on our roads would be hazardous, not only to residents but to commercial traffic. The roads are already in poor condition & this additional strain would only make the situation worse.

I ask you to please vote against this proposed zone change.

Christine Hazen
6795 Deepwater Pt. Rd.
Williamsburg, Mi.

Doug White

From: Tim Galante <timgalante@outlook.com>
Sent: Saturday, March 30, 2024 4:02 PM
To: karly.wentzloff@gmail.com; Doug White; Lindsey Wolf; Lisa Swanson; Amy Jenema; jaukerman@sbcglobal.net; pscott875@hotmail.com; davehoxie@yahoo.com; dalegstevens@gmail.com; danv1953@hotmail.com; steve.feringa@live.com; sticksnstonez@gmail.com; atpc7rosa@yahoo.com
Cc: Theresa Galante
Subject: Possible rezoning of Bertha Vos property

Dear Trustees, Planning Commission and Zoning Administrator;

It is with great alarm that our township is facing a proposal to rezone or use the PUD ordinance in a single family neighborhood to expand to multi-purpose/high density housing. My neighbors, family and I are very concerned about the additional traffic, light pollution, possible watershed contamination, and incompatibility with the existing neighborhood of single family housing. We purchased our home so we could live in a quiet, single family residential neighborhood, we are already being asked to deal with the challenges of STR's and proposed ADU's. To change the zoning or allow the PUD ordinance to be used to accommodate the proposed multi-use development is NOT ACCEPTABLE. There are plenty of sites already zoned for this type of development in Acme Township that would make essential services and public infrastructure more accessible.

I am writing to you to implore each of you as the elected representatives of our township and community to not consider this proposal and enforce the existing residential zoning. Many hours, site visits, research and deep thought were put into our master plan to protect our community and the character of our township. When Bertha Vos was deeded to TCAPS for use as a school, the intent was it would be a community asset; rezoning this property would not meet that goal.

Our Deepwater Point community is 100% against the proposed rezoning. We are very interested in PARTNERING with the township to find a way to convert the Bertha Vos property to an acceptable use. There is interest in forming a legal entity to represent our neighborhood and work jointly with the township to achieve this goal.

Our neighborhood is looking to you, as our township leadership, to uphold the existing master plan and its current zoning. I respectfully request my comments be included in the meeting packet for the April 2nd, 2024 Trustee meeting and the April 8, 2024 planning commission meeting.

Respectfully,

Tim Galante
6809 Deepwater Point Rd
Williamsburg

Doug White

From: Theresa Galante <theresagalante@hotmail.com>
Sent: Saturday, March 30, 2024 3:38 PM
To: karly.wentzloff@gmail.com; Doug White; Lindsey Wolf; Lisa Swanson; Amy Jenema; jaukerman@sbcglobal.net; pscott875@hotmail.com; davehoxie@yahoo.com; dalegstevens@gmail.com; danv1953@hotmail.com; steve.feringa@live.com; sticksnstonez@gmail.com; atpc7rosa@yahoo.com
Cc: timgalante@outlook.com
Subject: Possible rezoning of Bertha Vos property

Dear Trustees, Planning Commission and Zoning Administrator;

It is with great alarm that we once again in our township are facing a proposal for rezoning or usage of the PUD ordinance in a single family neighborhood to expand to multi-purpose/high density housing. My family and I are very concerned about the additional traffic, light pollution, possible watershed contamination, and incompatibility with the existing neighborhood of single family housing. We purchased our home so we could live in a quiet, single family residential neighborhood, we are already being asked to deal with the challenges of STR's and proposed ADU's. To change the zoning or allow the PUD ordinance to be used to accommodate the proposed multi-use development is not acceptable. There are plenty of sites already zoned for this type of development in Acme Township that would make essential services and public infrastructure more accessible.

I am writing to you to implore each of you as the elected representatives of our township and community to not consider this proposal and enforce the existing residential zoning. Many hours, site visits, research and deep thought were put into our master plan to protect our community and the character of our township. When Bertha Vos was deeded to TCAPS for use as a school, the intent was it would be a community asset; rezoning this property would not meet that goal.

I am looking to you, as our township leadership, to uphold the existing master plan and its current zoning. I respectfully request my comments be included in the meeting packet for the April 2nd, 2024 Trustee meeting and the April 8, 2024 planning commission meeting.

Thank you,

Theresa Galante
6809 Deepwater Point Rd
Williamsburg

Doug White

From: Kim Gribi <kimgribi@gmail.com>
Sent: Saturday, March 30, 2024 12:41 PM
To: Doug White; Karly.wentzloff@gmail.com; Lindsey Wolf
Subject: Feedback on proposed re-zoning of Bertha Cos

March 30, 2024

Dear Doug, Karly and Lindsey,

We are writing to express our fervent hopes that The Acme Township Board will NOT re-zone the Bertha Vos property to a high density, multi-purpose use. Bertha Vos was an incredible elementary school and would have been a fantastic Community Center for Acme. Sadly, neither seem to be an option **at this time**. But yet another, high density, multi-use property in such close proximity to one that hasn't even opened just two tenths of a mile away, is not only unnecessary, but more importantly would destroy the residential and peaceful nature of the Deepwater Point, Peaceful Valley area. We drive, bike and walk that road daily, along with countless others. It's so much a part of the beauty of the lifestyle afforded by being close to all of the conveniences of Acme, while living in what has been a serene, residential environment for the 3 plus decades we have resided here, and well before that. To re-zone this property is to forever and irrevocably change the entire nature of the area. Additionally, with high density housing just kitty-corner from the donated conservancy land and beach, that area too runs the risk of being permanently changed due to overuse.

We are not averse to change, and are happy to see both Tom's and K-Mart being repurposed. But the repurposing has to make sense. This developer's request does not, and to approve it would be short-sighted and disruptive to people who have lived and worked here for years.

We hope you will employ decision-making that is in the best interest of Acme Township. We have said endlessly how fortunate we feel to not be living on the west side of town, where there are parts that are no longer distinguishable from Grand Rapids or other larger cities.

You do not need to re-zone this property. Please vote as if it was occurring in your long-time neighborhood.

Sincerely,

Kim and Kevin Gribi
7822 Peaceful Valley Road

Doug White

From: Wallace Olson <wallaceolson73@yahoo.com>
Sent: Sunday, March 31, 2024 11:57 PM
To: Doug White
Cc: Lindsey Wolf; karly.wentzlof@gmail.com
Subject: Proposed Bertha Vos Development

Re: Bertha Vos Property Proposal - "Multipurpose High Density Housing Development"

Dear Doug, Lindsey and Karly,

I am reaching out to express my deep concerns regarding the proposed "multi-purpose, high-density housing development" for the Bertha Vos property. It's essential to underscore the original purpose behind the property's donation to TCAPS, which was strictly intended for educational use or maintaining its current single-family residential zoning. This proposed development not only contradicts the essence of the community gift but also disregards the surrounding area's welfare, particularly concerning the nearby nature preserve, which lacks any potential buffering.

Furthermore, the strain on Acme's existing infrastructure from this proposed project is considerable and unjustifiable. The property's current zoning for single-family residential is crucial for preserving the character of our neighborhoods, and any deviation from it must be carefully considered. Additionally, the proposed development raises concerns about compatibility and poses threats to essential infrastructure, notably the sewer system, as well as police and fire services.

The potential increase in traffic also poses significant safety risks to pedestrians and cyclists, particularly in the absence of adequate sidewalks or bike paths.

We are troubled by the rush to approve this development without a thorough assessment of its impact, especially in light of recent projects like the one at the Tom's/Kmart property. When will the sewer system study be released? When does Acme Township plan to take ownership of it? Furthermore, we believe that an Environmental Impact Study is imperative before any such consideration is made, given potential issues like light and noise pollution, as well as runoff and drainage problems that could harm the nature preserve and Acme Creek.

In light of these pressing concerns, we strongly urge the township to reject the proposed development, deny any rezoning or Planned Unit Development (PUD), and prioritize the well-being and interests of Acme's residents, as well as the preservation of the nature preserve and our infrastructure.

I kindly request that my comments be included in the meeting packet.

Sincerely,

Wally Olson
7373 Deepwater Point Rd

Sent from Yahoo Mail for iPad

Doug White

From: Elizabeth young <eyoungkc@yahoo.com>
Sent: Sunday, March 31, 2024 11:33 PM
To: Doug White
Subject: Bertha Vos Property Proposed Project

March 31st, 2024

Re: Bertha Vos Property Proposal - "Multipurpose High density Housing development"

Dear Doug,

We are writing to you regarding the proposed "multi-purpose, high-density housing development" for the Bertha Vos property. It's imperative to emphasize the original intent behind the property's donation to TCAPS was strictly meant for educational purposes or should revert back to its current single-family residential zoning. This proposed development contradicts the essence of this community gift, the stipulations of the gift, and demonstrates a lack of consideration for the surrounding area. Since no buffering would be possible its proximity to the nature preserve would bring into question the future of the preserve and how it would inevitably suffer.

We must also consider the tremendous load this would be adding to the existing infrastructure in Acme, which also makes this proposed project an unsuitable endeavor. Moreover, the property is zoned for single-family residential, aligning with the character of the surrounding neighborhoods, and this zoning cannot be disregarded. Furthermore, the proposed development lacks compatibility and poses threats to existing infrastructure, specifically sewer, but also police, and fire services.

The increase in traffic poses significant safety risks to pedestrians and cyclists in the area, especially given the absence of sidewalks or bike paths.

Adding to our concerns is the rush to approve this development without adequately assessing its impact, specifically in light of the recent project at the Tom's/Kmart property, which will be adding significant stresses to our current infrastructure and the lack of buffering surrounding the environment.

When will we see the study on the sewer system? When does Acme Township take ownership of the study? In addition to the sewer study surely an Environmental Impact Study would have to be conducted before such considerations would even be possible. The light pollution, noise pollution, run off and drainage issues would surely be detrimental to nature preserve as well as Acme Creek.

In light of these concerns, we implore the township to deny the proposed development, deny rezoning/PUD, and prioritize the well-being and interests of Acme's residents, the nature preserve, as well as our infrastructure.

We request that our comments be INCLUDED in the "packet" for the meeting.

Sincerely,

Kevin DuFort & Elizabeth Young- DuFort
7380 Deepwater Point Rd
Williamsburg MI 49690

Doug White

From: Eric Olson <eolson@kamplastics.com>
Sent: Sunday, March 31, 2024 11:21 PM
To: Doug White
Subject: Bertha Vos & Deepwater Point

Dear Supervisor Doug White,

I am writing this letter at the request of my farther, Wallace Olson of 7373 Deepwater Point. He wanted to contact you regarding the proposed high density housing development being proposed on the Bertha Vos property.

As residents of Deepwater Point since 1968 our family has seen many changes to the neighborhood. I think some would have considered them improvements while others may disagree but the neighborhood has consistently maintained its character as a quiet, low traffic, family refuge while also being respectful of the environmental treasures we inherited. My dad helped gain approval for the installation of the municipal sewer system that protects our homes and East Bay. Because our narrow streets help give this community its rural character as well as its safety, there was considerable effort made to maintain Deepwater Point road's size without widening for the installation of the sewer. Everyone made sacrifices to preserve the current road design because of its influence on the character of the neighborhood. Children learn to ride bikes and families walk their dogs down our neighborhood's primary road.

Changing the zoning of the neighborhood to allow Strathmore's high density development would radically change the neighborhood that we have worked so long to preserve. Our property values and the natural feel of the area are dependent on the current zoning and infrastructure. The Bertha Vos property was originally donated to TCAPS for use as a school which would have maintained the feel of Deepwater Point and Peaceful Valley. Ignoring the long standing zoning of single-family residences and allowing Strathmore's high density urban sprawl is a betrayal to the Deepwater Point residents who have worked so long to preserve its character and invested in maintaining its natural beauty. Bertha Vos is not outside of our neighborhood, it is part of our neighborhood.

Strathmore's proposed development is unplanned. It is beyond the capabilities of the current infrastructure and not consistent with the character of the community. The impacts would be negative and substantial and would be borne by the current residents for decades.

As you know, the construction company is presenting its plan to our planning commission on April 8th at 7 pm. Unfortunately my current health will not allow me to attend, so I am writing to you, Doug, to let you know that I am vehemently opposed to Strathmore's proposal or anything like it in the future.

Please take this into consideration and do not change the current zoning of the Bertha Vos property.

Thank you,

Eric Olson for Wallace Olson

Eric Olson
616-283-7108

Doug White

From: AMY MILLER <sullymiller@aol.com>
Sent: Sunday, March 31, 2024 10:12 PM
To: Doug White
Subject: Fwd: Bertha vos building/apts

Sent from my iPhone

Begin forwarded message:

From: AMY MILLER <sullymiller@aol.com>
Date: March 31, 2024 at 10:09:35 PM EDT
To: zoning@acmetownship.org
Subject: Bertha vos building/apts

Where they want to build those high density apts on the Bertha vos school grounds does not fit the area and it's not a good location for it. The same apts they built in the old toms parking lot right now around the corner is such an eyesore and very poor planning for our area. It shows that doesn't fit and neither does the Bertha vos location where they want to build another one, uggg. Instead we should all honor the two woman's wishes Kathleen Miller and Bertha vos who sat on the old Acme school board years ago who went to great lengths to bring a school to our side of town. It was their dream. The original property owner Kathleen Miller could not afford to just give the property away so her friend Bertha vos and her came up with an amount they both could agree upon that was fair, since Bertha had the means, so bertha bought it and then that way it could be donated so we could all have a school on our side of town. Both their names are on a plaque inside that school on a wall, if tcaps didn't take it down already. This property was NEVER meant to be an apartment, nor a condo nor a home. The property was meant to be a school or for some great community use. The families would love to still see it remain a school to honor the two women who went to great lengths to bring it there. Two sacrifices by two great women were made in order to make that school happen and it's not a place to just drop an apartment building nor condos nor a large home. Please do not change the zoning. Communities take great planning, the Bertha vos building there now appears to be fine and should be used for some other great purpose. Tcaps should donate it or sell it for a \$1 back to acme township so the acme township can move into the Bertha vos school and that way the Metro station 8 can use/add the space of the original acme township building. Imagine the new location of an acme township building with a great acme community center and a fire station getting more space. Wow, now that's something and great planning!! Just looking at the apartments they just built in the old toms parking lot, let's not make that mistake again..we all live here and let preserve what's so special. We're northern Michigan not a downstate density big city. I urge you not to change the zoning, that spot is not meant for that. Thanks for your time, Rick and Amy Miller

6883 Deepwater Point Road
Williamsburg, MI 49690
March 31, 2024

Dear Mr. White, Ms. Wolf and the Planning Commission Members,

As a home and property owner on Deepwater Point Road, our family is presenting our firm objection to the recent proposal to develop the former Bertha Vos School property as multi-purpose, high-density housing. Although I am unable to physically attend the meeting on April 8, please include this letter in your meeting packet as a representation of our viewpoint.

The school property and its surrounding area has survived as a natural, peaceful community due to the payment of many years of high real estate taxes and the pride of ownership by the caring residents. Changing the character of this community by increasing the density of the school property with many additional residents and renters damages the purpose of the original owners on Deepwater Point Road. If the school property is currently zoned and allowed for single family use, then redeveloping with this use would still be consistent with the character of the surrounding single family uses. Changing its zoning to multi-family or mixed use would undermine the character of the neighborhood.

As many residents will agree, the level of traffic that is already experienced on Deepwater Point Road has increased greatly over the years, challenging the safety of walkers, bikers and drivers; increasing the residential density at the school property will create an oversaturated population in this small area.

Finally, and most importantly, this school property has been paid for by our own property tax dollars for many years. Because of this, the taxpayers have an authoritative voice when this property is being considered for a change from its current use as a school. The taxes that have been paid by the current residents over the years have established the township's responsibility to prioritize the desires of the current residents. Furthermore, the donation of the property to TCAPS did not release TCAPS or the township from securing the permission of the local taxpayers to accept any offers from the developer for a purpose other than single-family residential.

Thank you for recognizing our family's concerns on this critical matter, and not allowing any change in the school property's zoning

Sincerely,

Patricia A. Leonard

Doug White

From: Primary <johnirenestuart@yahoo.com>
Sent: Sunday, March 31, 2024 6:20 PM
To: Karley.wentzloff@gmail.com; Doug White; Lindsey Wolf
Subject: Bertha Vos property proposal

To Whom it may concern:

Please be advised that we are adamantly opposed to any proposal of rezoning for the Bertha Vos property. We purchased our home on Deepwater Point in 1996 with the understanding that it was zoned as single family residential, and implicit to remain so in perpetuity. We recognize that Grand Traverse County is being slammed by relentless requests for development, with Acme township high on the list for desired properties. However, the Bertha Vos property should not be converted to multi purpose, high density housing.

A change in designation is incompatible with the existing residential zoning status. The Strathmore development at the old Tom's and K-Mart location will have an explosive impact on our existing infrastructure. Our little neighborhood should remain protected from the proposed expansion, as originally zoned R1.

It should also be noted that if rezoning is carried out against the wishes of the neighborhood, Acme township officials risk losing the public trust. It's already most disheartening to see how TCAPS blithely sells out the Bertha Vos property, which was gifted to them!

As such, please include our comments in the packet for your April 1 meeting. We appreciate your willingness to listen and hope you'll share our urgent concerns.

John & Irene Stuart
7402 Deepwater Point Rd.
Williamsburg MI 49690-9250

Johnirenestuart@yahoo.com

Doug White

From: Krista <krista1099@aol.com>
Sent: Sunday, March 31, 2024 6:08 PM
To: Karly.wentzloff@gmail.com; Doug White; Lindsey Wolf
Subject: Bertha Vos property

To whom it may concern,

Please NO to the high density residential development on the Bertha Vos school property. I have a place at Deepwater Pointe as well as The Shores and it is our little slice of paradise. I would like to see the school property remain as a community resource and would NOT like anything that threatens our single family dwelling in the area. It is a quiet, peaceful place away from all that the developer is trying to achieve. This will not help our property value. The traffic and high density that has already started to develop is troubling enough in this area. It's too much. There are days now where the traffic is so backed up it's difficult to get anywhere. What brings most to Traverse City is the uniqueness, calmness and beauty, especially in our little hideaway area. And, what will the impact of the Kmart/Tom's development as well as the Meijer's property do to our area?

I strongly oppose this development in our neighborhood.

And, I request that my email be included in the packet for the meeting.

Thank you very much for your time on this matter.

Krista Driscoll

From: lindahall231@ymail.com
Subject: Acme zoning
Date: Mar 31, 2024 at 8:17:39 AM
To: James Hall halljw9200@att.net

To: Mr. Doug White & members of the planning commission

(Please include our comments in the packet for the April 8, 2024 meeting).

Under the guise of "needed affordable housing", developers with deep pockets and investor money are invading and destroying our standard of living by trying to erase our zoning laws to fit their narrative and greed. We are displeased by the "so-called, cube box" design of new condos and apartments that are popping up all over. They look like a Motel 6 or Knights Inn construction template. So much for architectural design!!!

Pres
erving the gifted prize of the Bertha Vos property is what your eyes should be focused on, not the potential windfall revenue in future township taxes. Sadly, it did not remain a school, but we are sure that if the developer converts this to high density, the taxpayer will be again called upon to pay for a new school.

The land should remain as wished by the donor, as a resource to the community in character with the single family home neighborhood. If the community doesn't want this intrusion, you are obligated to follow their wishes as elected officials. Be visionary, make the right choice for our community. Preserve it!.. Luckily, Grand

Traverse Bay had it's public view and use preserved by icons of the 1970's and 1980's , like Rotary, Hall Energy, James W Hall, MD, and countless others who fought for and preserved it's public use and access. Otherwise, we'd all be on our tiptoes to see the pristine waters as we traversed our beautiful area.

Don't let developers strip away our quality of living Up North!
Let them make their millions of dollars elsewhere! my iPad

James W. Hall
7833 Peaceful Valley Rd

Doug White

From: William W. Merten <wmerten@kdlegal.com>
Sent: Monday, April 1, 2024 1:35 AM
To: Doug White; swanson@acmetownship.org
Cc: Amy Jenema; jkaukerman@sbcglobal.net; Doug White; pscott875@hotmail.com; davehoxie@yahoo.com; swanson@acmetownship.org; dalegstevens@gmail.com; John Merten
Subject: Strathmore Proposal re Bertha Vos Property

Dear Supervisor White and Clerk Swanson:

Since 1963 my family has had a home several doors down from Bertha Vos towards Deepwater Point. I am emailing you, for the record, on behalf of my brother, John, and our wives, Sue and Charlene, to express our extreme displeasure and utter disbelief as to the consideration of the proposed multi-purpose, high density housing development being proposed on the Bertha Vos property.

Our understanding is that the developer of the Kmart/Tom's site, Strathmore Development Company ("Strathmore"), has offered to purchase the property and that it plans to develop it for "multi-purpose high density housing." We also understand that TCAPS has gone ahead and accepted Strathmore's offer, even though Acme's Deepwater Point and Pleasant Valley neighborhoods (the "Neighborhoods") have not yet had a chance to determine whether they can even absorb the impact of Strathmore's Toms/Kmart development. And despite this lack of sufficient information, the Neighborhoods and their streets are nonetheless being threatened with a multi-purpose high density housing project that will likely result in hundreds of additional unknown renters and condo owners.

You're surely aware that the Bertha Vos property—like the rest of the Neighborhoods—is currently zoned for single-family residential use. When my family bought our home back in 1963, we did so because we wanted the small town nature of Acme and the abundance of nature all around us. We were also thrilled to have a school like Bertha Vos so close to our home and the opportunity to really get to know the handful of neighbors near our house.

Although the Bertha Vos property was originally donated to TCAPS for use as a school, Strathmore is asking for permission to develop it for " multi-purpose high density housing and mixed use. Allowing this use would, of course, ignore both (a) the manner in which the neighborhood is zoned and (b) our concerns about keeping the Neighborhoods comprised of single family homes.

No one is going to convince us that the proposed high density development would be compatible with the Neighborhoods. First, it would place unrealistic demands on Acme's existing sewer, police and fire services, as well as its other infrastructure components. Second, besides being totally inappropriate, situating the proposed development across from a designated natural location would undoubtedly spell the demise of the location's current nature aspects.

Neither the Deepwater Point nor Pleasant Valley neighborhoods have bike paths or sidewalks. From a safety viewpoint, it's already hard to avoid interactions with cars and trucks. Were the proposed development allowed to proceed, the associated additional traffic from multi-purpose high density housing would also put at risk the safety of current residents who walk or run—not to mention the higher risk level that would threaten parents walking with their kids or pushing either training wheels or strollers.

For the foregoing reasons, we're, again, sending this email for the record and ask that it be included in both the printed and the online packet prepared for the next scheduled trustee meeting. We're also asking the trustees to enforce the Neighborhood's existing residential zoning. This will mean—in no uncertain terms-- denying any use that would threaten the residential character of the Neighborhoods.

Very truly yours.

Bill

William W. Merten

Partner

Krieg DeVault LLP

33 N. Dearborn Street Suite 1140 | Chicago, IL 60602

Phone: 312-235-1115 | Mobile: 312-505-2440 | Fax: 312-423-9303

wmerten@kdlegal.com | www.kriegdevault.com



Indiana | Illinois

CONFIDENTIALITY STATEMENT

This e-mail message is for the sole use of the recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient(s), please contact the sender by reply e-mail and destroy all copies of the original message.

Doug White

From: dawn shields <shieldsshoes@gmail.com>
Sent: Monday, April 1, 2024 9:27 PM
To: Doug White; lswanson@acemtowship.org; karly.wentzloff@gmail.com; Lindsey Wolf
Cc: danv1953@hotmail.com; steve.feringa@live.com; sticksnstonez@gmail.com;
atpc7rosa@yahoo.com; jkawkerman@sbcglobal.net
Subject: Bertha Vos property

This letter is from my mother, a homeowner in Peaceful Valley (3920 Haven Hill Lane). Although she is 92 and does not email or write letters herself anymore, she does read the paper, watch the news and use the internet. She asked me to send this on her behalf. Please make this part of the packet for the planning commission meeting April 8th.

Dear Sir/Madam,

Please hear my concerns regarding the proposed high density housing on the old school property. The neighborhoods around Deepwater Point and Peaceful Valley are zoned single family residential and I would like it to stay that way. I am not opposed to growth but big apartment buildings have already been built at the old Tom's and K-Mart locations, so those alone will create plenty of housing for this area of Acme township.

The new apartments do little to nothing to address the issue of affordable housing for our community. The least expensive apartment at Oak Shore Commons, a 1 bedroom, 1 bath, rents for \$1600 per month. That is too costly for a young person starting out or for low to middle income families, and it surely is not 'work-force' housing for the community.

The Bertha Vos property was donated to the school district for a school. I find it appalling they are willing to sell the property to the highest bidder with no regard to maintaining the character of the neighborhood. I'm also very disappointed the leadership in Acme Township is willing to entertain this type of development in one of Acme's oldest neighborhoods.

Sincerely,
Roslyn A Freed
3920 Haven Hill Lane
Peaceful Valley

Doug White

From: George Varga <George.Varga@charter.net>
Sent: Monday, April 1, 2024 8:51 PM
To: Doug White
Cc: Karly.wentzloff@gmail.com; Lindsey Wolf; smithfrick@charter.net
Subject: Proposed Bertha Voss Project

Dear Doug,

Just to let you know where two 20+ year Acme residents stand regarding the proposed multipurpose high density housing development on the Bertha Voss property. We are vehemently opposed to the proposed project and any changes to the existing residential zoning that would allow this project to move forward. We see this project affecting adjacent parcels and neighborhoods in an adverse manner. Please include our comments in the Packet for the upcoming meeting.

Thank you,

George & Lauri Varga
7801 Woodward Rd.
7821 Peaceful Valley

Doug White

From: Judy Kucway <jkucway@mcstamp.com>
Sent: Monday, April 1, 2024 8:08 PM
To: Doug White
Subject: Property next to Christ the King

Mr White, Roger Kucway and myself Judy have a home of which we pay a large amount of taxes at 7837 Clearwater. We are both totally against constructions on the property next to Christ the King parish. Acme is a beautiful natural area and this kind of construction any apartments, condo or units of this nature is totally against our wishes and I am sure all of Deepwater Point members. Thank you

4/1/2024

To be included with packet for the Acme Township board meeting for April 8th.

It has come to our attention that the Bertha Vos school property across the street from us on Deepwater Pt Rd is possibly being sold by TCAPS to a developer. When you receive their site plan, the board should adhere to the existing zoning which is single family homes with a minimum lot size. You should not use a Future Land Use map. *Any plan that does not conform to current zoning and compatibility with our existing neighborhood homes should be rejected.* Unsafe for many reasons. There is no buffer, too much traffic for our streets, no infrastructure to support ANOTHER dense housing development when the effects from the current development haven't been felt yet. No enforcement is in place now.

After looking into the advertising this developer has online, I am **extremely concerned**. The developer advertises that they do Brownfield Redevelopments projects. The ACT 381 automatically allows them to become a TIF district which qualifies them for grant money and remediation money, about \$1.5M. This proposed dense housing development would ruin our property values overnight. Once a TIF district, the TIF has complete control and Acme Township will have NONE! Acme may not even get any tax revenue from the TIF. Our home is directly across from Bertha Vos school and adjacent to the park so we will be the most impacted by your decisions.

The advertising for their current development under construction on our corner "Oak Shore Commons" shows a photo of a picnic table w a lantern, a grill, a pile of firewood and a fire pit ring!!! OMG seriously. This is a conservation area! No camping, motorized vehicles, or garbage!

1. **No fires in the woods or on the beach.** Most of the signs that were posted on the beach have faded or been knocked over. Last year is the first year we found cigarette butts in the woods which was extremely scary because of the Canadian wildfires. The smoke obscured our sunsets much of the summer. The dry pine needles throughout the park are the perfect fire starter for uninformed people visiting the park and dropping their still smoldering butts. Please reinstall/repaint the signs and add NO SMOKING/NO FIRES.
2. **Cars parked overnight at the park entrance.** The sign posted used to say the park closes at dusk. Now that is gone. No cars should be parked there after dark or overnight. Who enforces any of these ordinances?
3. **Gun shots/hunting.** The distance between our residence and The Shores is too narrow to allow hunting in the park or into the park from a boat. A permanent sign needs to be posted on both the street and beach sides. Our family sold and donated the property to the Nature Conservancy and township with the purpose of providing a peaceful quiet place to walk and swim and appreciate the beautiful birds and wildlife. Additionally, since we have Bald Eagles here and they are a federally protected bird, hunting should never be a consideration here. Please post NO HUNTING for the safety of visitors, residents and wildlife.
4. **Dead deer on the beach.** Last year, we found a decaying and stinking deer on the beach. This caused beach visitors to gather on our property to avoid the smell. Whether the deer was shot, diseased or hit by a car, someone should decide who has the responsibility for removing large dead animals for public health. The carcass was still there last month.

What all the residents dislike about tourist season (traffic, noise, garbage) will be our new daily reality with no going back.

Tourist come to get away from dense housing developments!

Thanks for your time and consideration,

Mike and Patty Sayre
6263 Deepwater Pt Rd

Doug White

From: Andrew Howard <ahoward6115@gmail.com>
Sent: Monday, April 1, 2024 7:31 PM
To: Doug White; Lindsey Wolf; karly.wentzloff@gmail.com
Subject: Bertha Vos Property Proposed Zoning Change

My wife and I are totally opposed to changing the zoning for the Bertha Vos Property from single family to multi-purpose high density housing.

This proposal does not need to be done. This property should be kept as a community resource for the surrounding single family residential community period. We realize that TCAPS wishes to discard this property from their balance sheet. However, changing the zoning from single family to high density would create a terrible traffic and pedestrian problem for surrounding area residences as well as residences in the Deepwater Point and Peaceful Valley areas that must funnel through the Bertha Vos Property. This is a bad idea. Just because a developer wishes to make a sizable investment and profit is no reason to change zoning. Therefore, we are totally against this zoning change. Thank you.

Sincerely,

Andrew and Susan Howard
3555 Woodland Trail
Williamsburg, MI 49690

Doug White

From: Stacey Korycki <skorycki12@gmail.com>
Sent: Monday, April 1, 2024 6:42 PM
To: Doug White
Subject: Bertha Vos Redevelopment

Dear Mr. White,

I am contacting you regarding the proposed multi-purpose, high-density housing development [developers description] being proposed on the Bertha Vos property.

This property was originally donated to TCAPS for use as a school. The property is currently zoned for single-family residential just like the rest of our neighborhood. Not surprisingly, the developer is asking that zoning [and our concerns] be ignored and that it be allowed to be developed for " multi-purpose high-density housing and mixed-use.

The residents of Acme's oldest residential neighborhood and those living on Deepwater Point, and in Peaceful Valley ask that the Township enforce existing residential zoning and deny any use that would threaten the residential character of our neighborhoods.

This development is incompatible with the surrounding neighborhoods. The high density housing is inappropriate across from a designated natural area. It will place demands on existing infrastructure including sewer, police and fire.

Finally, anyone who walks, runs, pushes a baby stroller or bikes on Deepwater Point or the surrounding streets knows what this additional traffic will mean to our safety. We have no sidewalks or bike paths to escape interactions with cars and trucks as it is.

This development is being proposed before we have had the opportunity to absorb the impact from the last Strathmore development on the Toms/Kmart property. We are now threatened with the prospect of adding hundreds of additional unknown residents or renters of the multi-purpose high-density housing project to our neighborhoods and streets.

As someone who runs/walks this area every day, the current pedestrian risk level is fairly high due to no sidewalks. With a huge influx of cars and people, this risk will be alarming at best as this area is not designed for high traffic.

Please carefully listen to and consider the residents who live in this neighborhood and enforce the current single-family zoning! I would also add that the current housing units and construction at the Tom's/Kmart location looks like a haphazard mistake with little regard for any of the surrounding neighborhoods. Would you really like this developer in your neighborhood!

Respectfully,

Stacey Korycki

skorycki12@gmail.com

Doug White

From: Julie Puckett <juliepuckett@charter.net>
Sent: Monday, April 1, 2024 6:07 PM
To: karly.wentzloff@gmail.com; Doug White; Lindsey Wolf
Subject: Bertha Vos Zoning

Please include these comments in your packet for the meeting.

We are writing to express our concerns with the proposed zoning changes to the Bertha Vos property. To allow for such drastic changes to our small community, without even having had time to see what happens after the similar development at the old K-Mart property is completed, is a reckless step forward. You cannot undo the potential harm that could result, and the change would have lasting impacts on the community of Acme. We urge you to deny the request for zoning changes for the Bertha Vos property.

Julie and Tim Puckett
7889 Pinedale Drive
Williamsburg, MI 49690

Doug White

From: k b <kbeery2@gmail.com>
Sent: Monday, April 1, 2024 5:06 PM
To: Doug White; karly.wentzloff@gmail.com; Lindsey Wolf
Subject: Bertha Vos property sale

Name:
Karen Beery
6253 Mannor St
Acme

I want to voice my opinion as NO in property usage of Bertha Vos property. I wish I could be to the meeting but I have to be out of town.

I own a home in the neighborhood for 50 years as well as 90% of my neighbors still live there. Acme is our choice of locations because it's a quiet safe neighborhood. The way Traverse City is expanding it hard to get the close safe neighborhood.

Building more apartments will only turn Acme into a crowded noisy & traffic issue like downstate or even Traverse City is becoming.

Even residents down Deepwater point area would agree at no more traffic or increase density.

What about crime that comes with Apartments, increase police or fine demands? Why should more demands be put on them or our increase tax's to fund another apartment complex? I already dislike the Kmart complex and your wanting more?

Why not have apartment complexes out M72.

Right now we have a lot more traffic cutting through Mannor street.

Let's keep Acme the area that's a pleasant to live in.

I vote to have a community center that can be used to rent to groups or meeting center for the community to fund the building. I feel it's a much needed asset to the community that benefits the citizens.

Thank you for listening.

Doug White

From: dawn shields <shieldsshoes@gmail.com>
Sent: Monday, April 1, 2024 5:04 PM
To: Doug White; swanson@acmetownship.org; karly.wentzloff@gmail.com; Lindsey Wolf; danv1953@hotmail.com; steve.feringa@live.com; sticksnstonez@gmail.com; atpc7rosa@yahoo.com; jkawkerman@sbcglobal.net; Amy Jenema; pscott875@hotmail.com; davehoxie@yahoo.com; dalegstevens@gmail.com
Subject: Bertha Vos property

Please make this correspondence part of the public record for the upcoming meetings - April 2nd Trustee's meeting and April 8th Planning Commission meeting

In 2010, we moved our family to the Deepwater Point neighborhood. After looking at many homes in the greater Traverse City area, we settled on this home because of the peaceful feel and beauty of the neighborhood and surrounding area. With many vacant lots, we knew construction would be a part of our experience however, we understood that construction to be single family homes based on the zoning and PUD in place at the time we purchased. We urge you to keep that zoning in place without amendment to allow for high density/mixed use projects. We have not spoken to a single person in the area that feels anything but single family homes would enhance the neighborhood.

The Bertha Vos property was donated to TCAPS to build a school for the people of the community. It has since been shuttered and if TCAPS does not need the property, it is their choice to sell, however, we believe the intent of the gift was to build something that was an asset to the Deepwater Point neighborhood, not a high density apartment structure that would increase traffic and noise and light pollution.

Before another high density project is approved in close proximity to the Tom's/Kmart development, we urge the Trustees and Planning and Zoning Commissions to observe the impacts of the additional traffic created at the Tom's/Kmart development as well as the impact on an already at capacity and aging storm water/sewer system.

Again, we are urging you to follow the current zoning plan and not allow another high density/mixed use development on the Bertha Vos property.

Respectfully,

Rob and Dawn Shields

7231 Deepwater Point Road

Doug White

From: John Washington <johnwash1@yahoo.com>
Sent: Monday, April 1, 2024 4:55 PM
To: Doug White
Subject: Deepwater Point

Doug

I am opposed to the high-density housing development proposal on the Bertha Voss property and opposed to any changes to the current zoning. This developer is entitled make money on this property but should do it with single family housing that would blend into the neighborhood.

John Washington
6981 Deepwater Point
Williamsburg Mi
313-872-6500

Doug White

From: Christy <christy.lundgren@gmail.com>
Sent: Monday, April 1, 2024 4:24 PM
To: karly.wentzloff@gmail.com
Cc: Doug White; Lindsey Wolf; Lisa Swanson
Subject: Please do NOT change zoning

Please include my email as part of the packet.

Dear Acme Township Board,

As a resident on Deepwater Point (6620) I ask that the Township enforce existing residential zoning and deny any use that would threaten the residential character of our neighborhood.

This development is incompatible with the surrounding neighborhoods. The high density housing is inappropriate across from a designated natural area. It will place demands on existing infrastructure including sewer, police and fire. We have no sidewalks or bike paths to escape interactions with cars and trucks as it is. With a multi purpose, high-density building there will be even more traffic without our safety needs first being met.

This development is being proposed before we have had the opportunity to absorb the impact from the last Strathmore development on the Toms/Kmart property.

I love the idea of bringing businesses and residents to beautiful Acme, but the Bertha Vos location is not appropriate for either.

Christy Lundgren
6620 Deepwater Point owner and resident

Doug White

From: Nancy McKeon <nancy.mckeon@gmail.com>
Sent: Monday, April 1, 2024 3:19 PM
To: Doug White
Cc: karly.wentzloff@gmail.com
Subject: Bertha Vos Property

I am writing as a resident of Acme Township, my address being 6596 Deepwater Point Road. As a full-time resident of this neighborhood, I am deeply concerned about the proposed multi-purpose, high-density housing development. I am firmly and passionately opposed to such a development for a number of good reasons.

1. The neighborhood is already densely populated enough, especially in the warm seasons when all residents return, and the volume of road traffic explodes.
2. The new Kmart/Tom's development has already threatened the area with increased density and traffic. Already we are seeing the neighborhood negatively impacted.
3. I was initially drawn to this neighborhood by its low-key, non-commercial nature, which is so unlike many or most parts of Traverse City.
4. A large number of families with small children, mine included, have chosen this area just because of its "off-road" characteristics, which we cherish and plan to fiercely protect.
5. The Bertha Vos property IS being wasted as long as it remains vacant, but there are so many other ways to develop it that will not threaten the character of the neighborhood and, in fact, would elevate the whole community, yet still be profitable to investors.

The development of this property can be a win-win for everyone, if sensitivity, sound financial principles, and plain common sense are brought into the decision making. In this case, you will have my full support.

Thank you.

Nancy McKeon
6596 Deepwater Point Rd.
Williamsburg, MI 49690

Doug White

From: smithfrick <smithfrick@charter.net>
Sent: Monday, April 1, 2024 3:11 PM
To: Doug White
Subject: Bertha Vos proposed development,

April 1, 2024

RE: Proposed Development at Bertha Vos

Dear Mr. White,

I am writing to represent the views of the owners of 7407 Deepwater Point Road. I have lived in Acme Township for more than 35 years; my family has owned this residence for more than 20 years. We were very excited to hear about the Township's purchase of the property and saddened to learn that plan fell through.

While we do not know what development the purchasers may propose, we are strongly against granting a zoning variance for high density housing or a planned development at the Bertha Vos site. As most of our neighbors, we purchased our homes because we wanted a single family neighborhood and liked the quiet, rural character Acme offered. Our region is experiencing significant growth. As a community, we can and should take care that this growth is managed so that existing residents' interests and needs are preserved. We won't get another chance to preserve our resources, open spaces, and quality of life.

Changes to the density of building will negatively impact the neighborhood. Does Acme Township have sufficient infrastructure to manage the current Strathmore redevelopment of Tom's and Kmart, the Kelly Micro flats, the Hope Road development, the Horse show developments? Growth of our community is important but unbridled growth is chaotic and will harm existing residents to the benefit of developers.

The Oak Shore Commons advertises "direct access" to the Bay. It does not solve the housing issue for the workforce. Is the Deepwater Point Natural Area intended to be used as this developer's beach front? A high density zoning variance or planned development will make this worse.

The redevelopment underway towers over the surrounding neighborhood. It is, however, at least along a corridor planned for similar use. A planned development at Bertha Vos will forever alter the character of the neighborhood. The structures will negatively impact existing residents to favor a developer. Even before we have seen a proposal, a planned development does not appear to meet the Townships 10.2.5 Qualifying Standards of the Acme Zoning Standards.

We have been disappointed in the ability of the Township to enforce existing violations of the zoning rules. With this uncontrolled growth before the impact of existing projects is assessed, who will ensure lighting impacts on wildlife, night sky; impervious surface issues so close to the bay; short term rentals; height restrictions; sewer management are respected?

Acme Township was given the land for Bertha Vos School. The Deepwater Point Natural Area is our privilege to manage and cherish. TCAPS made a business decision to close our neighborhood school and defer maintenance. Our community does not owe them a windfall profit paid by our Township.

Doug White

From: jon stinson <joninmontana@yahoo.com>
Sent: Monday, April 1, 2024 2:09 PM
To: karly.wentzloff@gmail.com
Cc: Doug White
Subject: housing at Bertha Vos

Hello Mrs. Wentzloff,

I hope you had a nice Easter, but now back to work (:
Unfortunately I'm not able to attend the April 8 meeting concerning proposed housing on the Bertha Vos property so I wanted to write to you and the board my feelings about it. I live at 7292 Peaceful Valley and have an interest in our families property on Manor Street and thus would be impacted by any construction project. My primary thoughts are:

1. Dense construction at this site would be inappropriate for the neighborhood which has always been residential. The property, being zoned as such, should remain single family homes. Denser projects, while useful to Acme, should be located in non-conflicting areas such as the town village, which is supposed to receive such construction, or along US-31. I would also note that the current construction at the Toms site is far from impressive and lacks some basic design principles which make it a functional and pleasant place to live. We really don't want that Garfield township style housing in our neighborhood.
2. I'm not quite sure why we didn't buy the property ourselves. It could easily be sold back for the price offered with total plan control. It also would make a great local recreation area for baseball and soccer, fitting in very well with the park across the street. I'm not up on the building itself but I'd like to see more imagination used on it, or parts of it like the gym. Land is being snapped up and keeping residential open land relevant long term is important.
3. The last thing we need is a lot more traffic for all the people who walk in the road (and don't get to the side). We're used to it and veer out of their way. We kinda like you can do that here.

I hope you will lend the strong impression that such construction is not fit for this particular site. We certainly could use some properly designed and constructed dense housing at other sites. Good material construction has always been a concern along with the need for less expensive housing.

Thank you and have great week!

Jon Stinson

Doug White

From: Kristen Salathiel <kristensalathielrye@gmail.com>
Sent: Monday, April 1, 2024 11:25 PM
To: Doug White
Subject: Proposed changes to the Bertha Vos property

Dear Mr. White,

I am writing in regards to the proposed high density development on the Bertha Vos property. As you know, the property is currently zoned single-family residential but the developer is asking that it be allowed to develop it for high density mixed use. I am asking in the strongest possible way that you please enforce existing residential zoning and deny any requested changes.

Allowing such a radical zoning change is a bad idea for several reasons. First, this change would significantly threaten the residential character of this neighborhood. Second, it would potentially put too great of a burden on existing infrastructure. Third, it is inconsistent with and could harm the nature preserve across the street. Finally, it will add a great deal more traffic to this neighborhood. And though I live at the end of the road in the Peaceful Valley neighborhood, I have been walking with two neighbors daily for almost 20 years down Deepwater Point Road and the last thing it needs is more cars. There is already plenty of fast moving traffic and with no sidewalks or designated bike/pedestrian lanes, all walkers and bikers are already at risk.

Ever since Bertha Vos school closed—a move my family fought vigorously—I have felt that if that corner can't host a school, it should be a township-owned space. There is already a gym and library in the building, beautiful flower gardens, tons of space for a playground, a great sledding hill, a baseball diamond and plenty of additional land for other types of more casual recreation. There could even be a walking trail around the open space to the north of the school. I know the township passed on purchasing this property before, but now that the neighborhood is engaged and ready to help, I think it is worth reconsidering.

Please reject the developers' request to change the zoning. There are much better uses for this property. Thank you for considering this request. Please include my letter in the records for the meeting on Apr. 8 and share it with other members of the Acme Board .

Thank you,
Kristen Salathiel
7844 Pinedale Dr.
Williamsburg MI 49690

Doug White

From: Jeff Kulka <jeffskulka@gmail.com>
Sent: Monday, April 1, 2024 12:54 PM
To: Doug White
Subject: Bertha Voss property

Doug,

Just to let you know where one of your constituents stand, I am opposed to the proposed multipurpose, high density, housing development on the Bertha Voss property and am opposed to any changes to the existing residential zoning that would allow this project to move forward. I see this project affecting adjacent parcels and neighborhoods in an unfavorable manner.

Regards,

Jeff Kulka
6921 Deepwater Point Rd

Doug White

From: Kathy McKeon <kathy.mckeon@gmail.com>
Sent: Monday, April 1, 2024 12:43 PM
To: Doug White
Subject: Opposition to Bertha Vos Property Development

Dear Mr. White,

Thank you for for considering my opposition to the multi-purpose, high-density housing project proposal for the Bertha Vos property. I am a homeowner in the neighborhood and you have been extremely helpful in the past when I contacted you regarding drainage along our property line. I feel confident that you will understand my concerns considering how attentive and invested you were in our earlier property issue and thank you in advance.

The proposed development would change the dynamic and functionality of our neighborhood. When we purchased our home in 2020 it was with the understanding that the Bertha Vos property would continue to be zoned for community use or repurposed for single-home development.

The proposed high-density development threatens the safety of our five-year-old who is learning to ride her bike along the currently quiet neighborhood roads. It threatens how my six-month-old baby thrives as she listens to birds in the woods - which are currently a tranquil place. It threatens the property value of our home; the bulk of our net worth which has been routinely scrutinized as my husband completes the process to become a US citizen. It threatens the fundamental reasons why we chose to move here from Grand Rapids; the quiet way of life with space to explore what Mother Nature offers.

Please stop this proposed high-density development from ruining this very special corner of Williamsburg.

Thank you for all your work.

Sincerely,
Kathy McKeon
7556 Peaceful VLY

Doug White

From: trixiebowden <trixiebowden@gmail.com>
Sent: Monday, April 1, 2024 12:35 PM
To: Doug White
Subject: NO HIGH DENSITY ZONING

Hello,

Forgive me the rambling form of this letter...my mother passed on March 14, after several weeks in home hospice, and I simply do not have the bandwidth to adequately express how strongly I feel about the prospect of high density housing on the Bertha Vos property. It's a devastating proposition, and one that has me reconsidering whether Acme is a community worth staying in for the long haul. We've lived here for 14 years, and until last year's decision to allow overcrowded apartments at the Kmart/Tom'a property, I've never doubted that this is the home I will live in the rest of my life.

NO to high density / "urban residential" zoning in the Acme neighborhoods.

NO to high density building next to a beloved natural area.

NO to the potential and very likely ecological impacts to East Bay waters, Acme Creek, and my very shallow well.

NO to the high speed thoroughfare Acme Road has already become - this needs to change, and once I've recovered from losing my mom, I fully intend to approach my neighbors and the township seeking resolution for speeding and through traffic on Acme Road and Mannir Street, and speeding on Shore Road. It cannot continue, it is unsafe. There are children, pets, elderly people, cyclists....ANYONE walking on these streets is currently in danger of being struck by a vehicle, quite often by people who are using my street as a cut across from US 31. I've had to tolerate the church traffic 4 times a day, every weekend - zooming in at full speed on their way to Christ the King, and blocking my driveway on their way back out. I will not stand for constant traffic on these side streets.

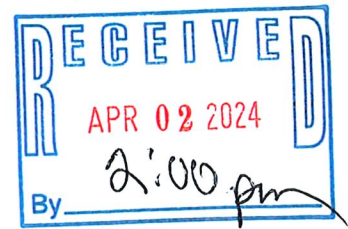
Thank you for your consideration.

Please include my letter in the meeting packet as another voice that seeks to maintain our neighborhoods - there is a REASON we all bought our homes here. Please don't allow a developer and the desire for "growth" at any cost to sway you into thinking it's for the greater good. This kind of growth is not.
See you at the meeting on April 8th.

Best,
Tricia Bowden
6173 Acme Road

Sent from my phone, quite possibly by voice to text. Good luck with the translation!

April 2, 2024



To the Acme Township Board,

We would like to express our concern about the development of the Bertha Vos property on Deepwater Point Road.

We have no problem with condos or apartments, but do feel high density apartments such as the ones up by Tom's would not be appropriate for this property or the surrounding neighborhood.

We hope you will be thoughtful of the make-up of the area and it's residents as you approve plans for this property.

Sincerely,

Ruth Peterman

Ruth Peterman

Elmer F. Peterman

6793 Deepwater Point Road

Williamsburg, MI 49690

From: Brian Kelley, Acme resident
To: Acme Trustees

April 2, 2024

Re: Ascom document transparency, lack of office space

Good evening,

At the February 21, 2024 and March 5, 2024 Trustee meetings, numerous documents related to the project were utilized by board members. Those included contracts at substantial expense, allocation of office space, layouts, schedules, deadlines, etc. None of those documents were subsequently added to the post-meeting packet with the draft minutes. A similar thing happened with Ascom documents after the January Trustee meeting.

In each case it was necessary to FOIA the documents.

Given that this is a project with an over \$1 million cost to taxpayers, I am curious why the township is not following longstanding practice of sharing those documents with the people who pay those bills - the community.

FOIAs should not be necessary. We already pay for a website, and those documents should be published there, with the draft minutes (though they should be in the pre-meeting public packet whenever possible).

I am also wondering about what I heard Trustees say at the March 5 meeting, and how the township is already out of office space in the building. The layout and allocation of office space appears to confirm that. Before the purchase we were told this building was perfectly sized for Acme, both now and into the future.. Not surprisingly, that fact was not captured in the draft minutes.

Thank you,

Brian Kelley

From: Brian Kelley, Acme resident
To: Acme Trustees

April 2, 2024

Re: March 3, 2024 meeting minutes, suggested corrections

Good evening,

I noticed a couple of concerns regarding the Ascom new township hall item in the subject minutes:

L. OLD BUSINESS:

1. Continued Discussion on Purchase of Ascom Building

Board discussion occurred regarding details of the Draft Vision, Action Plan and Goals form and Layout Proposals and Special Notes form (included in packet) prepared by Aukerman and Stevens since the last meeting. The Owner and Architect Agreement (included in packet) was also discussed. Dave May, current tenant (East Bay Medical) in the Ascom building expressed gratitude to the Board for its willingness to extend their lease beyond closing (February 28, 2024). The tenants were offered 60 days, they asked the Board to consider 90 days. Stevens agreed to communicate layout changes discussed during the meeting to the architect – these changes included: the Clerk's storage room door opening out into the Clerk's office not in to the storage room; the Clerk's storage room hallway door to remain as is; insulating walls of the conference room located near the community room; and the addition of another door leading into the community room so that there is a door on either end of the corridor outside the restrooms. Further discussion occurred about building insurance, having the owner/architect agreement reviewed by legal counsel, and being notified ahead of any costs potentially going over what is outlined in the agreement.

Motion by Jenema, supported by Hoxsie, to pass this contract with the review of Jeff Jocks (Legal

#1 The items described as "included in packet" were not in the pre-meeting packet, nor the draft minutes packet. Perhaps the author intended to say "NOT included in packet"?

Counsel) and we give them 75 days from March 1st to be out of the building – May 15th.

Discussion occurred. **Modified motion by Jenema, supported by Hoxsie, to sign a contract with Jocks' review adding the section that when they anticipate exceeding the amount that's in the contract that they will contact us ahead and we are going to give 75 days from March 1st which is May 15th for the renters/for the lessees to be out. No discussion. Roll call vote. Motion carried unanimously.**

#2 Historically, Meeting Minutes entries for township Contracts include the amount of the expenditure and the name of the contractor. In this case it was a \$21,200.00 no-bid contract with Architecture Technology, P.C.

Thank you, Brian Kelley

Doug White

From: Hans VanSumeren <hvansumeren@nmc.edu>
Sent: Friday, March 8, 2024 9:30 AM
To: Doug White; Karlywentzloff@gmail.com
Cc: lgalnares@charter.net
Subject: Planning Commission Meeting Feedback - NO Bertha Vos high density/multifamily/congested development

Dear Doug and Karly,

I reviewed the video of public comment from the last planning meeting by the realtor representing TCAPS. His challenge to the board and our community to make a quick decision regarding this development does not reflect anything that our community desires. The realtor/developer does not need any guarantee or commitment that there will be a fair consideration for any rezoning for this sale to move forward. The developer will not respect the wishes of our community and will destroy any remaining community feel for this zone/area/property if high density/multifamily/congested housing at this property is being considered. In no way does this proposed use reflect the desire of anyone in our neighborhood and this needs to be firmly and continually stated.

That the developer has invested more than \$50,000 in due diligence means absolutely nothing to me or anyone else that I have spoken to regarding this property use and should not imply that any consideration by the planning commission or the township board to listen any further.

Impacts from high density/multifamily/congested development will also have a direct effect on the natural resources that this area currently embodies. Impacts from a high density/multifamily/congested development would further increase the volumes of vehicles and the speed of vehicles that navigate through our neighborhood that has already impacted our community with single family home developments along deepwater point.

Single family homes would represent an opportunity to grow our community in the deepwater point area and should be the only consideration for this property. It would follow the master plan and future land use desires of this community.

There should not be any further discussion about rezoning this area to accommodate this or any other developer in the future.

Thank you,

Hans VanSumeren & Larisa Galnares - 6475 Deepwater Point
Shirley VanSumeren 6497 Deepwater Point

--

Hans W. Van Sumeren, CMarTech
Director and Chair of the Great Lakes Water Studies Institute
Northwestern Michigan College
(231) 995-1793

Doug White

From: Bob Garvey <bobgarvey@me.com>
Sent: Sunday, March 10, 2024 5:19 PM
To: Doug White
Subject: Fwd: Selling price

Sent from my iPhone

Begin forwarded message:

From: Bob Garvey <bobgarvey@me.com>
Date: March 10, 2024 at 8:05:52 AM EDT
To: Karly Wentzloff <karly.wentzloff@gmail.com>, Doug White <dwhite@acmetownship.org>
Subject: Selling price

When Eastbay was considering restricting STR's a property owner wrote in a RE piece:
" I overpaid for my home counting on income from the rental potential...so you can't restrict rentals".

Strathmore offered an amount for the BV property that is driving the need to overbuild it .
TCAPS was GIVEN this property . They paid nothing for it . Many in the Community opposed the schools closing . I was involved in that litigation .

The Township should not cater to Strathmore's / TCAPS "need" to maximize profit from its purchase /sale . The price should be adjusted to fit the allowed uses under existing zoning .

Sent from my iPhone

Doug White

From: Robert Garvey <bobgarvey@me.com>
Sent: Wednesday, March 27, 2024 9:01 AM
To: Doug White; Lindsey Wolf; Karly Wentzloff
Subject: Bertha Vos

I am writing to express my strong opposition the Strathmore development of the Bertha Vos property . We own a single-family residence in close proximity to the school . The zoning for that piece is single-family residential and any high density residential development doesn't belong there. The developer makes no bones about the fact that a high density residential component is necessary for this project. Any development of that nature would be completely out of character with the single family neighborhoods of old Acme, Deepwater point, and Peaceful Valley, This project would be incompatible with the existing neighborhoods. I am also concerned about adding traffic to Deepwater Point Road which has no sidewalks or bike paths . It is used by neighbors for walking , biking and running. Adding more traffic adds to the potential for human / motor vehicle conflict. We have yet to see what the impact of the high density Tom's / Kmart will beand now this !

The history of this property is relevant here. As I understand it, this property was originally donated by a resident to the township for use as an elementary school. The property was subsequently "sold" to TCAPS for ONE DOLLAR .

Subsequently TCAPS closed the school against the wishes of Acme Township residents .

This proposed transfer of Bertha Vos to Strathmore is antithetical to the 75 year history of community use . While it is understandable that TCAPS would like to reap a windfall profit from the largess of the Acme resident that donated the property originally , their windfall would be accomplished at the expense of our neighborhoods.

I urge you make it clear ON APRIL 8'th that you will not allow this property to be developed with a high density residential component . Send them on their way now before things get expensive .

I believe that TCAPS should reflect upon the history of acquisition and use of this property and work with the township and neighbors to repurpose it for a community use as intended originally.

Respectfully,
Bob Garvey.

Sent from my iPad

March 20, 2024

TO: Doug White
Karly Wentzloff
Lindsey Wolf

Dear Doug, Karly and Lindsey

We are writing to express our feelings regarding the recent purchase agreement between TCAPS and Strathmore Development for the Bertha Vos property. With their eyes on a large mixed use project, this is in stark contrast to the single family residential zoning.

We are aware that this property was sold to TCAPS for the price of \$1 for the sole purpose of a school for Acme area children. While this may not be of significance to many, historically, it stands as an important gift to the Acme community.

As mentioned, the zoning for the Bertha Vos property is single family residential. Keeping this existing zoning would honor history, present day residents and future appropriate land use in the heart of a residential area. We feel strongly that the township must honor its zoning and take into consideration its residents' best interests.

We would like this letter to be included in any packet distributed to the Planning Commission and/or Board of trustees.

Thank you.

Sincerely,

Concerned Citizens of Acme Township

Board Members:
Denny Rohn
Paul Brink
Rachelle Babcock
Charlene Abernethy
Dave Starkey

Doug White

From: smithfrick <smithfrick@charter.net>
Sent: Thursday, March 21, 2024 2:30 PM
To: Doug White
Subject: Zoning issues at Bertha Vos property

From: smithfrick <smithfrick@charter.net>
Subject: Zoning issues at Bertha Vos property
Date: March 21, 2024 at 2:21:17 PM EDT
To: dwhite@acmetownship.org

Dear Mr White, My name is Mark Frick. I grew up in Traverse City and have had the pleasure to live in Acme Township for 40 years, 34 of those on Deepwater Point Road. My wife and I happily raised our children here and they found great success at Bertha Vos school, as so many young people have. Bertha Vos has been invaluable as our community center for generations and it's loss, irretrievable. I am very concerned over any rezoning or Planned Development of the Bertha Vos property. No one can imagine a 200+ apartment complex as a sort of change that is consistent next to our 100 year old subdivision and related single family homes. The huge apartment complex at the Tom's property already raises concerns over sewer, infrastructure, our small roads, and more. To add another 200 to the Bertha Vos site before we have a chance to assess the impacts of that large change will make no sense and risk serious negative impacts on our community. This is our Township and we can keep our zoning to meet our needs and vision. There are other areas of our Township which can benefit from the proposed type of development. Our small area does not need this intensity of development in such a short period of time. Let us not move with haste that we later regret. My own discussions with members of our community in the area of another large Acme development-the horse show area-found many there feel many negative impacts from that continued development and spread. Let us learn from such experiences and not repeat them.

5 generations of the Mary and Dick Smith family have lived on our street. Many of them have filled leadership roles in our Acme community. This is the type of place many of us envision for Acme Township and wish to see reflected in the Master Plan. The requested zoning changes do NOT enhance our community or meet OUR needs. You MUST help represent the residents of Acme Township and not allow any such changes to the Bertha Vos property.

Thank you for your service to our community. It is only through such efforts that we have this wonderful place to live and thrive.

Please add my comments to the minutes of the April 2nd Township Board meeting
Wishing success for Acme, Mark Frick

Doug White

From: Dianne <gsarris@charter.net>
Sent: Friday, March 22, 2024 3:59 PM
To: Doug White
Subject: Proposed project of hi-density housing at Bertha Vos property

Sent from my iPhone

Dear Doug,

I am a long-time resident of Deepwater Point Road and Peaceful Valley for the past almost 50 years. I am deeply concerned about the negative ramifications of the proposed project which would bring hi-density residential units to our historically single-family community.

This project would negatively affect the entire Acme community by bringing traffic leading to congestion, accidents, and inconvenience of family life as it exists now. It would also place tremendous stress on our infrastructure, especially sewer system which I understand is already operating at near full capacity. Additionally, a project of this nature would potentially harm and stress the local environment and natural resources of our most beautiful and scenic part of Acme with its beaches and natural areas we have always enjoyed.

I oppose the project and strongly ask the township to deny approval of this project which the town of Acme does not need.

Dianne Sarris
6579 Deepwater Point Road
231-631-3336

Doug White

From: Rachelle Babcock <rachellebabcock@hotmail.com>
Sent: Saturday, March 23, 2024 10:59 AM
To: Doug White
Subject: Berth Vos / New Strathmore Development purchase proposal to Acme Township

Follow Up Flag: Flag for follow up
Flag Status: Completed

Dear Doug White,

I am one of many protesters who attended the Toms/KMart Development public meetings in protest of the Strathmore Development land use plan. I did not approve of many aspects within the planned development, but more vexing was their play on words to incorporate Light Industry into areas within their plan. They gave Light Industry new meaning! " Now." I see Light Industry is highlighted in their on- line advertising for this development.

It seems Stratmore Development is planning more future Acme development. I've learned the Bertha Vos property is in their sights; but, only if it is made financially feasible to their investors. I find it hard to believe the township is being asked to change single family residential to High-Density Mixed-Use development. Who knows what that could be turned into!

The rights of local property owners in the Bertha Vos area should NOT BE IGNORED as the Strathmore team asks the township of Acme to once again make concessions. Our rural character is under constant threat these days. I for one would hate to see our township become a magnet for more financial groups posing as real estate developers attempt to exploit the soft under belly of our township.

It is my sincere hope the Strathmore Development teams recent request put before our Planning Committee, allowing for a presentation, showing their High- Density Mixed Use Development Plan be turned down.

Sincerely,

Rachelle Babcock
Acme Township

Doug White

From: Kathleen Guy <kathleeneguy@gmail.com>
Sent: Tuesday, March 26, 2024 5:38 AM
To: Karly Wentzloff; Doug White; Lindsey Wolf
Subject: Letter--Please include in the meeting packet for April 8, 2024

March 25, 2024

Mr. Doug White, Acme Township Supervisor
Ms. Karly Wentzloff, Acme Township Planning Commission Chair
Ms. Lindsey Wolf, Acme Township Zoning Administrator

Dear Doug, Karly and Lindsey,

We oppose Strathmore's proposed zoning changes for the Bertha Vos property. A dense, mixed use development in a zoned single family housing neighborhood will negatively impact the culture and character of the Shore Road, Acme Road, Deepwater Point Road and Peaceful Valley Road neighborhoods.

The Bertha Vos property was donated to Traverse City Area Public Schools for a neighborhood school. It is curious if these restrictions placed by the donor will be extinguished in this proposed sale transaction.

Strathmore has demonstrated its high density development appetite with the Tom's and Kmart redevelopment projects. Understandably, profit is their motive. Bertha Vos was our neighborhood school. It is not a canvas for big development at the expense of the single family residents of Shore, Acme, Deepwater Point and Peaceful Valley Roads.

The developer's intended intrusion into a quiet neighborhood will lead to more people, more traffic and more safety issues. It is antithetical to everything those of us who have chosen to invest in our homes and live here, value. This development should not be allowed in our neighborhoods.

As 34-year Peaceful Valley residents, we walk daily and bike frequently on Deepwater Point Road. It is already worryingly trafficked with no bike lane or walking path. Adding a multi-use development would forever change and spoil the neighborhood and its quiet, family character that we prize.

Sincerely,

Kathleen and Mark Guy
7894 Peaceful Valley Road

Doug White

From: Sandra Coe <smaecoe@gmail.com>
Sent: Tuesday, March 26, 2024 12:25 PM
To: Doug White
Subject: Proposed high density development on the Bertha Vox property.

Dear Mr White,

I am writing to express my strong opposition to the proposed high density development of the Bertha Vos property. We are a neighborhood of single family homes and ask that you enforce existing residential zoning and deny any use that would threaten the residential character of our neighborhood. The prospect of adding hundreds of additional residents is incompatible with surrounding uses. Our wonderful nature preserve is fragile to overuse, with inadequate parking and no facilities and we still don't know the impact on our infrastructure from the development on the Kmart/Tom's site. Will our sewers and roads keep up with the increased usage? Anyone attempting to access US-31 when Christ the King mass is over can visualize the new traffic congestion and the dangerous result. Please consider the current residents when you make your decision regarding requests for a PUD. We don't want to lose our neighborhood.

We request this correspondence be for the record and ask that our comments be included in the April 8 meeting agenda.

Sincerely,
Sandra and Anthony Coe
6844 Deepwater Point
Williamsburg, MI 49690

Nancy Edwardson

From: jpeif <jpeif10634@gmail.com>
Sent: Tuesday, March 26, 2024 8:54 PM
To: Nancy Edwardson
Subject: Development at Bertha Vos

I'm not asking anything.

We are concerned citizens, property owners and residents of Acme Township. Because of these three things we are very concerned and oppose any residential housing located on the Bertha Vos property. With the apartments on the Tom's and Kmart properties there are more than enough places for those who do not even work in the Acme area to live.

The increase in vehicle traffic, crime and general overabundant of people is not what the residents in the area want. Restrict the development to retail or services, where we can do our shopping and be serviced here rather than have to go into/across Traverse City.

WE ARE OPPOSED TO ANY HOUSING DEVELOPMENT ON THE BERTHA VOS PROPERTY.

Joyce and Patrick Peiffer
7960 Windale Drive
Williamsburg, MI 49690
231 642-0582

Sent from [Mail](#) for Windows



Crain Engineering, LLC
Engineering, Consulting & Design

7622 Bott Road
Buckley, MI 49620
Cell: (231) 632-4207
crainengineeringllc@gmail.com

March 22, 2024

Lindsey Wolf
Zoning Administrator
Acme Township
6042 Acme Road
Williamsburg, MI 49690

RE: Railway Business Park Condominium

Dear Lindsey:

Railway Business Park Condominiums is working with EGLE and Grand Traverse County Health Department on a community septic system for the project located at lots 7, 8 and 8 Railway Industrial Park on East Railway Commons.

Railway Business & Storage, LLC with their private community septic system that will be governed and permitted by the Grand Traverse County Health Department and EGLE under a Part 41 permit process. As part of the process the Local Unit of Government (LUG) needs to decline the responsibility with a signed statement by the Township Board to accept or decline any responsibility of the community septic system. The condominium association, Railway Business and Storage Condominiums, will be the responsible party for the operation and maintenance for the septic system. The association will have a restrictive covenant, septic system operator and funds set aside in escrow for operations, repairs and maintenance of the septic system.

I am asking for a signed statement by the Township Board/Supervisor, the Local Unit of Government (LUG), Acme Township declining the responsibility of the private community septic system of Railway Business Park Condominiums, located on East Railway Commons, Traverse City, MI 49684, parcel #01-585-007-00, 01-585-008-00 and 01-585-009-00, Section 31, Town 28 North, Range 9 West, Acme Township, Grand Traverse County, Michigan.

Sincerely,

Crain Engineering, LLC.

William Crain

William Crain, P.E.
Project Manager

Farmland and Open Space Proposal

Proposal for Acme Township to preserve farmland and open space by offering a voluntary program to purchase agricultural conservation easements for the permanent preservation of farmland and open space in Acme Township. The proposal is to levy a property tax of up to ___ mill that would cost the owner of a home with a taxable value of \$50,000, \$_____ per year.

Shall the limitation on general ad valorem taxes which may be assessed against all property in Acme Township, Michigan, be increased as provided by Section 6, Article IX of the Michigan Constitution of 1963 by _____ mill of the taxable value of all real and tangible personal property in Acme Township (\$__.00 per \$1,000 of taxable value) for a period of ____ years, 2004 through_____, for the purpose of conducting a purchase of agricultural conservation easement program from willing landowners to permanently preserve farmland and open space in accordance with the Acme Township Purchase of Farmland and Open Space Development Rights Ordinance as adopted by the Acme Township Board of Trustees on August 10, 2004; and the Grand Traverse County Farmland and Open Space Development Rights as adopted by the Grand Traverse County Board of Commissioners on June 30, 2004. Shall the Township levy such increase in millage for such purposes during such period, which will raise in the first year of such levy an estimated \$_____.

2017 Update: Acme Farmland and Open Space Preservation Program

History

On August 10, 2004 the Acme Township Board of Trustees adopted the (*insert hyperlink to Acme Township Farmland and Open Space Ordinance*). In November 2004, Acme Township voters approved a 10 year–1 mil assessment for the purpose of preserving Acme Township farmland via a purchase of development rights (PDR) program.

The millage generated approximately \$2.7 million dollars for Acme Township farmland protection. These township funds were matched nearly 1:1 by funds brought to the table by the Grand Traverse Regional Land Conservancy leveraged grants, and through “bargain sales” where landowners themselves contributed to the program by agreeing to sell their development rights to the township for less than full fair market value.

This 2004-2014 Acme Township Farmland PDR program was very successful, protecting five working farms and over 810 acres of land identified as eligible for preservation in Acme Township’s Master Plan.

Current Situation

As a result of this success, demand for the Acme Township PDR program has increased. There are currently eight landowners involving thirteen farms and 1,200 acres in the Acme Township Farmland Preservation Zone who have made formal application for inclusion in the second round of Acme Township farmland preservation. Much of this farmland is situated along US-31 and includes more than a mile of frontage on that stretch of highway through the township.

Given the historical success of the township’s program and the continued interest in the program from Acme’s farm families, citizens approved in November 2014 a renewal of the assessment to support the farmland preservation program. It has created a dedicated funding stream for the permanent preservation of farmland for the township and is serving as a showcase for what is possible to neighboring townships and other communities around the region.

For more information about Acme Township’s farmland program, please contact Laura Rigan, Protection Specialist at the Grand Traverse Regional Land Conservancy. Laura manages the program for the township through collaboration with the Conservancy. She can be reached at 231-929-7911 or by email at _lrigan@gtrlc.org. Feel free to contact Township Supervisor, Jay Zollinger, with any questions as well. Jay can be reached at 938-1350 or at JZollinger@acmetownship.org