

DRAFT UNAPPROVED



ACME TOWNSHIP REGULAR BOARD MEETING

**ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
Tuesday, September 6, 2022, 7:00 p.m.**

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE at 7:00 p.m.

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

Members excused: None

Staff present: Jeff Jocks, Legal Counsel; Sara Kopriva, Planner Beckett & Raeder; Lindsey Wolf, Planning & Zoning Administrator; Cristy Danca, Recording Secretary

A. LIMITED PUBLIC COMMENT:

Limited Public Comment was opened at 7:01 p.m.

Fred Thelander, Acme resident, stated concerns about possible effects of recreational marijuana use on the community.

Steven DeRyke, representing Northern Michigan Table Tennis Club, spoke about their need for a new place to play and asked for consideration in the Kmart building as planning commences for that site.

Mark Bak stated concerns about possible effects of recreational marijuana use on the community.

Sawyer Bak stated concerns about possible effects of recreational marijuana use on the community.

Don Bailey stated concerns about possible effects of recreational marijuana use on the community.

Brian Kelley, Acme resident, stated concerns about possible effects of recreational marijuana use on the community, the stormwater ordinance as it relates to disposal of wastewater and grow discharges, and the rezoning request of Traverse City Horse Shows LLC. Mr. Kelley also provided his comments in writing.

Gerald Wiebeck stated concerns about possible effects of recreational marijuana use on the community.

Jim Orr, Acme resident, stated concerns about possible effects of recreational marijuana use on the community.

Chuck Stevens, Acme resident, stated concerns about Marijuana Draft ordinance as it relates to enforcement.

Theresa Bak, Acme resident, stated concerns about possible effects of recreational marijuana use on the community.

Nathaniel Wielenga, Acme resident, stated concerns about possible effects of recreational marijuana use on the community.

Kris Mikowski, Acme resident, stated concerns about possible effects of recreational marijuana use on the community.

Limited Public Comment closed at 7:39 p.m.

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B. APPROVAL OF AGENDA:

Motion by Aukerman to approve the agenda as presented.

White requested addition of correspondence from Brian Kelley.

Amended motion by Aukerman, supported by Scott, to approve the agenda as presented with the addition of Mr. Kelley's letter under I. Correspondence #1. Voice vote. Motion carried unanimously.

C. APPROVAL OF BOARD MINUTES: 08/09/2022

Motion by Swanson, supported by Aukerman, to approve the minutes from 08/09/2022 as presented. Voice vote. Motion carried unanimously.

D. INQUIRY AS TO CONFLICTS OF INTEREST: None

E. REPORTS:

a. Clerk – Swanson stated preparation for November election underway, as is training of the new Clerk Assistant who has been a welcome addition. Preparations for October audit have begun. Also working on multiple FOIA's and benefit renewal paperwork.

b. Parks – Jenema stated progress on Nakwema Trailway Acme Connector Trail continues. Parks and Trails Committee working on potential layout of additional playground equipment at Bayside Park. Swing bench formerly at Saylor Park now located at Township Hall. Looking to see if it is resistant enough or whether swing benches like those at Bayside Park would be a more resistant option long term.

c. Legal Counsel – Jocks has been working on zoning and permitting issues, reviewed some rezoning applications, staff reports, and FOIA's. Hearing date for oral argument of Engle Conservation easement matter is 10/04/2022 at 10:00 a.m. in Petoskey. Anyone is welcome to attend.

d. Sheriff – Making some progress on illegal camping and junk ordinance issue on Whiteford Rd.

e. County – Darryl Nelson, Grand Traverse County Commissioner District 6, acknowledged respectful comments made during public comment and the challenging role board members have. The county has been upgrading its software and expects completion the end of October. The expectation is that it will provide better service for the community. Work continues regarding whether to remain with Northern Lakes Community Mental Health. In addition, a Citizen's committee was appointed to receive applications for county ARPA funds (18.2 million dollars) and the application deadline is 10/31/2022. Every request will come before the County Commission Board and there will be a public hearing.

f. Supervisor – Supervisor White in continued discussion with State Road Commission and East Bay Harbor Marina about removal of a willow tree located near the marina. Marina would like it removed because the roots plug the drain therefore, root removal is necessary every couple years. Discussion about possible erosion issues that may result from tree removal and stabilization measures. White has been approached by the Northwestern Fishing Club requesting installation of a solar powered street light near the boat launch at Saylor Park. This would be at no cost to Acme Township. Supervisor White spoke with family that lives next door and they do not object. Discussion about how it would affect dark sky, height of the light, proposed site plan, use of timer, compliance with dark sky ordinance, more information available at next month's meeting.

g. Planning and Zoning – L. Wolf has been working with Clerk Swanson processing FOIA requests, and four Planning Commission meetings in a four-week period have kept her very busy. Upcoming Special Use application for a golf course will extend into October. Another

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application for self-storage will be in October as well. Trailside Solar in second phase of construction and she is waiting on stormwater review report from Gosling Czubak. Also hoping to have report from second review of Horse Shows for October meeting. Working with Jocks on temporary camping ordinance, hope to have ready for October meeting. Working with Jocks and S. Kopriva of Beckett & Raeder on private road ordinance, hope to have ready for October meeting. ZBA case expected in October. Completed webinars on accessory dwelling units relevant to Planning Commission and Brownfield development.

h. MMR – Acme Township 07/31/2022 – 08/27/2022: White stated report is in the packet.

F. SPECIAL PRESENTATIONS – None

G. CONSENT CALENDAR:

1. RECEIVE AND FILE:

- a. Treasurer's Report
- b. Clerk's Revenue/Expenditure Report
- c. Planning Commission Draft minutes 08/08/2022
- d. Planning Commission Draft minutes (Special Meeting) 08/15/2022

2. APPROVAL:

1. Accounts Payable prepaid of \$258,343.44 and Current to be approved \$3,122.86
(Recommend approval: Clerk, L. Swanson)

H. ITEMS REMOVED FROM THE CONSENT CALENDAR: None

**Motion by Scott, approved by Stevens, to approve Consent Calendar as presented. Roll call vote.
Motion carried unanimously.**

I. CORRESPONDENCE:

1. Brian Kelley – Traverse City adult use marihuana scoring rubric

J. PUBLIC HEARING: Chief Pat Parker – 2023 Millage Proposal Metro Fire, Police and Ambulance Budget

Proposal presented at August meeting for consideration, tonight is public hearing to set millage. Discussion about Garfield Charter Township contribution. Acme Township is first to hold public hearing, followed by East Bay Charter Township and then Garfield Charter Township.

Public Comment was opened at 8:13 p.m.

Darryl Nelson, Grand Traverse County Commissioner District 6 and former Metro Fire Board member, spoke to this proposal's increase being in large part due to increasing payroll for qualified personnel. He encouraged Board to accept the proposal.

Public comment was closed at 8:15 p.m.

Board moved on to K. New Business #2. Job description staff Planning & Zoning with intent to return to J. Public Hearing later in the meeting.

K. NEW BUSINESS:

2. Job description staff Planning & Zoning

Job description included in packet for Board review. Comments to Supervisor White by 09/20/2022. Personnel Committee will review and it will come before the Board in October.

It was brought to Supervisor White's attention that K. New Business #1 was skipped.

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1. Amendment 054-Rezoning request Traverse City Horse Shows LLC

L. Wolf provided summary information referring to application included in board packet. Board discussion occurred.

Motion by Aukerman, supported by Jenema, to approve proposed zoning ordinance amendment 054 to amend the Acme Township zoning map by rezoning approximately forty acres from B-4 Material Processing to A-1 Agricultural, for the property located at Bates Road parcel ID 28-01-014-004-01, owned by Traverse City Horse Shows LLC, as indicated on the survey File #32420. Roll call vote. Motion carried unanimously.

J. PUBLIC HEARING - Continued: Chief Pat Parker – 2023 Millage Proposal Metro Fire, Police and Ambulance Budget

Board resumed discussion.

Motion by Jenema, supported by Scott, Resolution #2022-18 for Grand Traverse Metro Emergency Services Authority for the levy to be 3.55 broken down for the different Authorities would be for Police .25 mills, Fire 2.75 mills, and Ambulance .55 mills. Roll call vote. Motion carried unanimously.

K. New Business - Continued:

3. Appointment to Parks & Trails committee

Karly Wentzloff requested to step down. White recommended Katie Schmitz be appointed.

Motion by Jenema, supported by Aukerman, to appoint Katie Schmitz to Parks and Trails for the remainder of Karly Wentzloff's term. Voice vote. Motion carried unanimously.

Board agreed to move New Business #4. to Old Business #3.

L. OLD BUSINESS:

1. Continuance of Marihuana Draft ordinance

Board discussion with S. Kopriva of Beckett & Raeder.

The Board agreed to take no action on adult/recreational marihuana use. Per Jocks currently Acme Township has an active ordinance that prohibits recreational use. Discussion about how currently recreational use in any category throughout the supply chain is prohibited in Acme Township. Medical use is still allowed.

2. Trail Connector Payment application No. 5

Jenema expects funds will be available to pay it this week.

Motion by Scott, seconded by Jenema, to pay the application No. 5 payment of \$126,397.98 when it becomes available, hopefully this week, through the process we have been using to pay these bills. Roll call vote. Motion carried unanimously.

3. Possible Closed Session regarding land acquisition

Motion by White, supported by Scott, to go into closed session pursuant to MCL 15.268(d) to consider purchase or lease of real property.

Board entered closed session at 9:11 p.m.

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Motion by Scott, supported by Hoxsie, to return to open session at 9:33 p.m. Roll call vote. Motion carried unanimously.

Board entered open session at 9:33 p.m.

PUBLIC COMMENT and OTHER BUSINESS:

Public comment opened at 9:34 p.m.

Brian Kelley, Acme Township resident, spoke to concerns about recreational marihuana and industrial Sprawl.

Kris Hendrickson, Acme Township resident, thanked the Board and stated concerns about possible future expansion of some businesses negatively impacting the community.

Don Bailey spoke to concerns about marihuana enforcement.

Fred Thelander, Acme Township resident, spoke to concerns about recreational marihuana use.

Theresa Bak, Acme Township resident, thanked the Board.

Public comment closed at 9:47 p.m.

Supervisor White inquired about Board members' availability September 27, 2022, at 7:00 p.m., to attend a Special Board meeting regarding the Kmart project - location to be determined. All members available to attend.

Motion by White, supported by Hoxsie to adjourn the meeting.

The meeting was adjourned at 9:51 p.m.



**ACME TOWNSHIP REGULAR BOARD MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
Tuesday, September 6, 2022, 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: 08/09/22

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 -**
- h. MMR- 7/31/22-8/27/22**

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. Planning Commission Draft minutes 08/08/2022**
- d. Planning Commission Draft minutes (Special Meeting) 08/15/2022**

2. APPROVAL:

- 1. Accounts Payable Prepaid of \$ 258,343.44 and Current to be approved \$3,122.86
(Recommend approval: Clerk, L. Swanson)**

H. ITEMS REMOVED FROM THE CONSENT CALENDAR:

- 1. _____
- 2. _____

3. _____

I. CORRESPONDENCE:

J. PUBLIC HEARING: Chief Pat Parker- 2023 Millage Proposal Metro Fire, Police and Ambulance Budget

K. NEW BUSINESS:

1. Amendment 054-Rezoning request Traverse City Horse Shows LLC
2. Job description staff Planning & Zoning
3. Appointment to Parks & Trails committee
4. Possible Closed Session regarding land acquisition

L. OLD BUSINESS:

1. Continuance of Marihuana Draft ordinance
2. Trail Connector Payment application No.5

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

ADJOURN

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**ACME TOWNSHIP REGULAR BOARD MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
Tuesday, August 9, 2022, 7:00 p.m.**

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE at 7:00 p.m.

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

Members excused: None

Staff present: Jeff Jocks, Legal Counsel; Sara Kopriva, Planner, Beckett & Raeder; Cristy Danca, Recording Secretary

A. LIMITED PUBLIC COMMENT:

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

Aaron Wylie, Acme resident, commented on beneficial changes to Horse Shows and thanked the Board for their role. Stated concerns about Marihuana Draft ordinance as it relates to possible effects of recreational marijuana use on the community.

Sally Weaver, Acme resident, stated concerns about tree/vegetation removal having erosive effects on her property.

Rhonda Stevens, Acme resident, stated concerns about Marihuana Draft ordinance as it relates to marihuana facilities, enforcement of regulations, and effects on the community.

Chuck Stevens, Acme resident, stated concerns about Marihuana Draft ordinance as it relates to recreational marihuana use, enforcement of regulations, and effects on the community.

Kris Hendrickson, Acme resident, stated concerns about Marihuana Draft ordinance as it relates to effects of marihuana facilities on the community. Thanked the Board for investing time in drafting the ordinance.

Brian Kelley, Acme resident, stated concerns about Marihuana Draft ordinance as it relates to marihuana facilities, oversight and effects on the community.

Theresa Bak, Acme resident, stated concerns about Marihuana Draft ordinance as it relates to marihuana facilities, enforcement of regulations, and effects on the community.

Limited Public Comment closed at 7:24 p.m.

B. APPROVAL OF AGENDA:

White requested addition of Discussion on Mobile Food Vending Permits under J. New Business #5. Jenema requested addition of Discussion on Zoning Administrator Assistant Position under K. Old Business #2.

Motion by Aukerman, supported by Stevens, to approve the agenda as presented with the following additions: under J. New Business #5 Mobile Food Truck Permits and under K. Old Business #2 Assistant Zoning Position Further Discussion. Voice vote. No discussion. Motion carried unanimously.

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C. APPROVAL OF BOARD MINUTES: Regular meeting 7/5/2022; Special meeting 7/20/2022

Motion by Scott, supported by Aukerman, to approve the minutes from 7/5/2022 Regular meeting and 7/20/2022 Special meeting as presented. Voice vote. Motion carried unanimously.

D. INQUIRY AS TO CONFLICTS OF INTEREST: None

E. REPORTS:

a. Clerk – Swanson stated August Primary election was conducted successfully with positive feedback from voters and election inspectors. She appreciated meeting many voters and voter turnout was about 40%. The Clerks are already preparing for the November General election.

b. Parks – Progress on Nakwema Trailway Acme Connector Trail continues. A nonprofit group has offered to supply a rack of life jackets for people to use and return while visiting Bayside Park. Members of the Hanna family refurbished the Bayside Park shuffleboard court and donated supplies needed for play. Supplies are in a storage bin near the court accessible during the day. The bin is unlocked in the morning and locked late afternoon. Work on the flag retirement box will resume. Aukerman volunteered to write the Hanna's a thank you card on behalf of the Board.

c. Legal Counsel – Jocks has been working on zoning issues with Lindsey Wolf, Strathmore project (Kmart/Tom's) with John Iacoangeli, Planner, Beckett & Raeder, and a recent FOIA request. Provided update on Engle case, Court of Appeals accepted Friend of the Court brief.

d. Sheriff – no report

e. County – Darryl Nelson, Grand Traverse County Commissioner District 6, acknowledged successful completion of Clerk Swanson's first election. Shared comments by Grand Traverse County Clerk Bonnie Scheele summing up how proud she is of the hard work performed by clerks, staff members and election inspectors in our county. At the county level, big projects continue moving forward including Community Mental Health, how county ARPA funds (18.2 million dollars) will be spent – the vote is expected to occur in October. He will soon see a complete list of applicants. Compensation study completed last year and staff received three different cumulative increases. Board considered inflation and other factors and voted for a 3% unannounced raise across the board in August to retain and attract quality staff.

Commissioner Nelson stated the County Budget is in really good shape as a result of the administration's conservativeness in that regard. There are 4-5 millage renewals coming up in November and the County is recommending all of them be renewed at their current rates. Animal Control will be listed as a new millage, but it is basically a renewal of one that expired November 2021. The County budgeted to cover the cost of Animal Control last year to avoid the cost of an election with only one item on it. Renewals have been slated for 5-10 years out in an effort to plan ahead.

f. Supervisor – Supervisor White stated he has been working on Lochenheath sewer issues, issues related to marihuana ordinance, communicating with tribal members about water access, and he took time to harvest cherries.

g. Planning and Zoning – no report

h. MMR – Acme Township 6/26/2022 – 7/30/2022: White stated the report is in the packet and that MMR seems to be providing services they promised.

F. SPECIAL PRESENTATIONS – None

G. CONSENT CALENDAR:

1. RECEIVE AND FILE:

- a. Treasurer's Report
- b. Clerk's Revenue/Expenditure Report
- c. Clerk's Balance Sheet
- d. Planning Commission Draft minutes 7/11/22

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2. APPROVAL:

1. Accounts Payable prepaid of \$395,125.42 and Current to be approved \$9,192.83
(Recommend approval: Clerk, L. Swanson)

H. ITEMS REMOVED FROM THE CONSENT CALENDAR: None

Motion by Scott, approved by Hoxsie, to approve Consent Calendar as presented. Roll call vote. Motion carried unanimously.

I. CORRESPONDENCE:

1. Grand Traverse Regional Land Conservancy Letter – Conservation Easement Monitoring Reports regarding visit to Engle Farm II PDR property
2. Letter from Attorney David A. Bieganowski, PLC dated 7/6/2022 regarding PD 2022-01 Tom's/Kmart

J. NEW BUSINESS:

1. Metro Fire Proposed 2023 Budget

Proposed 2023 budget was heard as presented by Chief Pat Parker and included capital projections, debt schedules, and sample resolution. Metro Board approved proposed budget on 5 – 1 vote. Public hearing will occur in September.

2. Trail Connector 3rd invoice

Beckett & Raeder change order for Nakwema Trailway Acme Connector Trail for increase of \$19,956.00. This amount is covered by the contingency.

Motion by Jenema, supported by Scott, to approve change order #3 for the Acme Connector Trail with contractor Elmer's for \$19,956.00 for an increase to the overall budget for our revised contract to be \$1,506,225.00. Roll call vote. Motion carried unanimously.

3. Trail Connector Payment application No. 4

The next payment for the Acme Connector Trail in the amount of \$226,719.79. The previous three payments totaled \$415,890.61.

Motion by Jenema, supported by Scott, to approve payment of #4 for \$226,719.79. Roll call vote. Motion carried unanimously.

4. Raffle Application

Accelerate the Cure, Inc., 501(c)(3) non-profit requested recognition by the Board as a non-profit organization operating in the community for the purpose of obtaining a charitable gaming license for an upcoming activity held in Acme Township at the Horse Shows.

Motion by White, supported by Hoxsie, to approve this request. Voice vote. Motion carried unanimously.

5. Mobile Food Vending Permits

Current food vending permit fee is \$400 for a year. Discussion about decreasing the fee, food trucks competing with brick-and-mortar restaurants, what other jurisdictions charge, and reviewing the ordinance. Board agreed to table Mobile Food Vending Permits until closer to the end of the year.

K. OLD BUSINESS:

1. Marihuana Draft ordinance

Sara Kopriva, Planner, Beckett & Raeder provided outline leading up to current adult use marihuana draft under consideration. Draft based on the current Medical Marihuana Ordinance. Discussion of whether or not this is right for the community, strategies for number of licenses awarded, merit-based process for how licenses are received, and enforcement of violations. Kopriva worked with an attorney

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who specializes in the marihuana business. Licensing and zoning components and concerns, potential regulations and restrictions, as well as the desire for more information discussed. Kopriva will present more information for consideration at next month's meeting based on tonight's discussion.

2. Discussion on Zoning Administrator Assistant Position

Wolf is putting together job description. White anticipates more information to report at the next meeting. Scott raised concerns about enforcement aspect.

PUBLIC COMMENT and OTHER BUSINESS:

Public comment opened at 9:22 p.m.

Scott Hardy, Commercial Realtor, stated concerns regarding Marihuana Draft ordinance.

Arlan Meekhof, ARM Consulting Services LLC, and former Michigan Senate Majority Leader, spoke regarding Marihuana Draft ordinance and encouraged Board to continue working on it and informing the public.

Tony Goff, Nature's Relief, spoke regarding Marihuana Draft ordinance.

Brian Kelley, Acme Township resident, spoke regarding Marihuana Draft ordinance.

Brian Chouinard, Nature's Relief, spoke regarding Marihuana Draft ordinance.

Public comment closed at 9:37 p.m.

Motion by Scott, supported by Jenema to adjourn the meeting.

The meeting was adjourned at 9:37 p.m.

Acme Twp

July 31 - August 27

Nature of Call	Acme	Total
10-Chest Pain (Non-Traumatic)	6	6
11-Choking	1	1
12-Convulsions/Seizures	3	3
14-Drowning (near)/Diving/ Scuba Accident	1	1
17-Falls	20	20
1-Abdominal Pain/Problems	1	1
23-Overdose / Poisoning (Ingestion)	1	1
25-Psychiatric/ Abnormal Behavior/Suicide Att	1	1
26-Sick Person (Specific Diagnosis)	10	10
28-Stroke (CVA)	2	2
2-Allergies (Reactions)/Envenomations (Sting)	2	2
30-Traumatic Injuries (Specific)	1	1
31-Unconscious/Fainting (Near)	5	5
32-Unknown Problem (Man Down)	1	1
5-Back Pain (Non-traumatic or Non Recent Tra	1	1
6-Breathing Problems	3	3
7-Burns (Scalds) /Explosion	1	1
8-Carbon Monoxide/Inhalation/HazMat	1	1
9-Cardiac or Respiratory Arrest/Death	1	1
Total	62	62

Response Priority	Acme	Total
P-1 Emergency ALS	11	11
P-2 Emergency BLS	46	46
P-3 Non-Emergent	4	4
P-18 Stage	1	1
Total	62	62

Call Disposition	Acme	Total
Transport	38	38
Refusal	9	9
Cancelled	15	15
Total	62	62

Run#	Date	Priority	Nature of Call	Dispatch Zone	Unit	Disposition	Dispatch Time	Scene Time	Response Time
100,045	07/31/2022	P-2	12-Convulsions/Seizures	Acme	10 GTA3	Refusal	11:10:58	11:19:18	00:08:20
100,138	07/31/2022	P-2	7-Burns (Scalds) /Explosion	Acme	10 GTA3	Transport	15:24:47	15:28:28	00:03:41
100,244	07/31/2022	P-2	26-Sick Person (Specific Diagno	Acme	10 GTA3	Transport	21:00:22	21:09:23	00:09:01
100,586	08/01/2022	P-2	10-Chest Pain (Non-Traumatic)	Acme	10 GTA3	Transport	15:58:28	16:02:18	00:03:50
100,630	08/01/2022	P-2	10-Chest Pain (Non-Traumatic)	Acme	10 GTA3	Transport	18:07:21	18:09:28	00:02:07
100,749	08/02/2022	P-2	17-Falls	Acme	10 GTA3	Canceled	2:22:17		
100,822	08/02/2022	P-2	17-Falls	Acme	10 GTA3	Transport	8:50:14	8:57:29	00:07:15
100,874	08/02/2022	P-2	5-Back Pain (Non-traumatic or N	Acme	10 GTA3	Transport	10:33:55	10:46:20	00:12:25
101,077	08/02/2022	P-2	17-Falls	Acme	10 GTA3	Canceled	16:56:04		
101,120	08/02/2022	P-2	12-Convulsions/Seizures	Acme	10 GTA3	Transport	18:59:52	19:13:58	00:14:06
101,327	08/03/2022	P-2	17-Falls	Acme	10 GTA3	Refusal	9:31:49	9:34:09	00:02:20
101,355	08/03/2022	P-2	14-Drowning (near)/Diving/ Scub	Acme	10 GTA3	Canceled	10:56:40	11:06:24	00:09:44
101,576	08/03/2022	P-2	17-Falls	Acme	10 GTA3	Canceled	18:43:00	18:50:12	00:07:12
101,658	08/03/2022	P-2	17-Falls	Acme	10 GTA3	Canceled	22:43:01		
101,699	08/04/2022	P-2	10-Chest Pain (Non-Traumatic)	Acme	10 GTA3	Transport	1:17:14	1:25:55	00:08:41
102,073	08/04/2022	P-2	26-Sick Person (Specific Diagno	Acme	10 GTA3	Canceled	12:39:37		
102,681	08/05/2022	P-2	17-Falls	Acme	10 GTA3	Refusal	16:26:22	16:38:35	00:12:13
102,761	08/05/2022	P-2	31-Unconscious/Fainting (Near)	Acme	10 GTA3	Canceled	20:07:43		
102,857	08/06/2022	P-1	2-Allergies (Reactions)/Envenom	Acme	10 GTA3	Refusal	1:54:44	2:11:06	00:16:22
102,879	08/06/2022	P-2	23-Overdose / Poisoning (Ingest	Acme	10 GTA3	Canceled	4:05:48	4:18:18	00:12:30
103,087	08/06/2022	P-2	17-Falls	Acme	10 GTA3	Transport	13:20:11	13:26:15	00:06:04
103,215	08/06/2022	P-2	17-Falls	Acme	10 GTA3	Transport	18:07:33	18:15:35	00:08:02
103,473	08/07/2022	P-2	30-Traumatic Injuries (Specific)	Acme	10 GTA3	Transport	9:12:17	9:20:36	00:08:19
103,818	08/08/2022	P-2	17-Falls	Acme	10 GTA3	Transport	5:21:23	5:41:06	00:19:43
104,103	08/08/2022	P-2	2-Allergies (Reactions)/Envenom	Acme	10 GTA3	Transport	17:33:39	17:38:07	00:04:28
104,385	08/09/2022	P-2	10-Chest Pain (Non-Traumatic)	Acme	10 GTA3	Transport	11:19:16	11:19:32	00:00:16
104,661	08/09/2022	P-1	11-Choking	Acme	10 GTA3	Canceled	21:00:14		
105,356	08/10/2022	P-2	17-Falls	Acme	10 GTA3	Canceled	21:26:24		
105,545	08/11/2022	P-3	17-Falls	Acme	10 GTA3	Refusal	7:57:33	8:03:55	00:06:22
105,925	08/12/2022	P-2	26-Sick Person (Specific Diagno	Acme	10 GTA3	Transport	1:35:22	1:47:24	00:12:02
106,109	08/12/2022	P-2	31-Unconscious/Fainting (Near)	Acme	10 GTA1	Transport	11:12:30	11:23:28	00:10:58
106,143	08/12/2022	P-2	26-Sick Person (Specific Diagno	Acme	10 GTA3	Transport	12:05:52	12:12:49	00:06:57
106,797	08/13/2022	P-2	10-Chest Pain (Non-Traumatic)	Acme	10 GTA3	Refusal	21:08:04	21:20:00	00:11:56
106,818	08/13/2022	P-2	26-Sick Person (Specific Diagno	Acme	10 GTA3	Transport	22:27:16	22:37:31	00:10:15
107,078	08/14/2022	P-2	17-Falls	Acme	10 GTA3	Transport	17:01:20	17:11:27	00:10:07
107,364	08/15/2022	P-2	17-Falls	Acme	10 GTA3	Transport	11:37:30	11:41:20	00:03:50
107,384	08/15/2022	P-2	26-Sick Person (Specific Diagno	Acme	10 GTA1	Transport	12:23:43	12:28:23	00:04:40
109,048	08/18/2022	P-2	17-Falls	Acme	10 GTA3	Transport	12:13:52	12:18:55	00:05:03
109,103	08/18/2022	P-1	31-Unconscious/Fainting (Near)	Acme	10 GTA3	Transport	14:10:23	14:13:44	00:03:21
109,951	08/20/2022	P-1	8-Carbon Monoxide/Inhalation/H	Acme	10 GTA3	Canceled	3:59:41		
109,963	08/20/2022	P-1	6-Breathing Problems	Acme	10 GTA3	Transport	5:36:06	5:42:42	00:06:36
110,136	08/20/2022	P-2	26-Sick Person (Specific Diagno	Acme	10 GTA3	Transport	15:59:38	16:11:00	00:11:22

Run#	Date	Priority	Nature of Call	Dispatch Zone	Unit	Disposition	Dispatch Time	Scene Time	Response Time
110,306	08/21/2022	P-3	1-Abdominal Pain/Problems	Acme	10 GTA3	Transport	1:08:47	1:23:08	00:14:21
110,588	08/21/2022	P-2	17-Falls	Acme	10 GTA3	Canceled	19:46:33	19:58:11	00:11:38
110,662	08/21/2022	P-2	17-Falls	Acme	10 GTA3	Transport	23:12:48	23:22:28	00:09:40
110,893	08/22/2022	P-2	32-Unknown Problem (Man Dow	Acme	10 GTA3	Canceled	13:20:14		
110,920	08/22/2022	P-2	26-Sick Person (Specific Diagno	Acme	10 GTA3	Transport	14:04:01	14:07:59	00:03:58
110,936	08/22/2022	P-2	12-Convulsions/Seizures	Acme	10 GTA1	Transport	14:53:14	15:02:59	00:09:45
111,340	08/23/2022	P-1	9-Cardiac or Respiratory Arrest/I	Acme	10 GTA3	Transport	13:40:27	13:42:41	00:02:14
111,583	08/23/2022	P-3	17-Falls	Acme	10 GTA3	Transport	23:41:22	23:55:23	00:14:01
111,899	08/24/2022	P-1	10-Chest Pain (Non-Traumatic)	Acme	10 GTA3	Transport	10:16:20	10:24:00	00:07:40
112,145	08/24/2022	P-1	28-Stroke (CVA)	Acme	10 GTA3	Transport	20:18:57	20:26:56	00:07:59
112,186	08/24/2022	P-1	28-Stroke (CVA)	Acme	10 GTA3	Refusal	22:51:59	23:04:21	00:12:22
112,204	08/25/2022	P-1	25-Psychiatric/ Abnormal Behavi	Acme	10 GTA3	Canceled	0:16:48		
112,233	08/25/2022	P-1	6-Breathing Problems	Acme	10 GTA3	Transport	4:41:57	4:54:07	00:12:10
112,543	08/25/2022	P-3	26-Sick Person (Specific Diagno	Acme	10 GTA3	Transport	17:12:03	17:15:58	00:03:55
112,852	08/26/2022	P-2	17-Falls	Acme	10 GTA3	Canceled	6:05:16	6:18:40	00:13:24
112,890	08/26/2022	P-2	26-Sick Person (Specific Diagno	Acme	10 GTA3	Transport	8:48:15	8:55:20	00:07:05
112,963	08/26/2022	P-1	6-Breathing Problems	Acme	10 GTA3	Refusal	11:53:25	11:56:46	00:03:21
113,406	08/27/2022	P-2	17-Falls	Acme	10 GTA3	Refusal	12:26:55	12:31:02	00:04:07
113,467	08/27/2022	P-2	31-Unconscious/Fainting (Near)	Acme	10 GTA3	Transport	15:23:02	15:30:04	00:07:02
113,489	08/27/2022	P-2	31-Unconscious/Fainting (Near)	Acme	10 GTA1	Transport	16:17:41	16:26:37	00:08:56

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A-3 Transports By Month (Billable Calls)

Dispatch Zone	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Total
Antrim-City of Elk Rapids	0	2	0	1	1	0	0	1	0	1	3	9
Antrim-Elk Rapids	0	0	1	0	0	0	0	0	0	3	0	4
Antrim-Milton	0	1	0	0	1	1	0	0	1	0	2	6
GT-Acme	1	9	31	26	26	22	26	33	41	50	50	315
GT-Blair	0	0	1	0	0	0	0	0	0	0	0	1
GT-East Bay	0	0	1	1	1	1	0	1	2	2	1	10
GT-Garfield	0	1	0	0	0	0	0	0	0	0	0	1
GT-Traverse City	0	0	0	0	1	0	0	1	0	1	1	4
GT-Whitewater	17	23	16	14	16	18	12	16	12	23	14	181
Kalkaska-Clearwater	1	0	0	0	0	1	0	0	0	0	0	2
Kalkaska-Excelsior	0	1	0	0	0	0	0	0	0	0	0	1
Total	19	37	50	42	46	43	38	52	56	80	71	534

Bank Code	Description	Beginning Balance 07/01/2022	Total Debits	Total Credits	Ending Balance 07/31/2022
CHASE	GENERAL FUND				
101	GENERAL FUND	1,372,455.17	10,792.12	63,842.73	1,319,404.56
206	FIRE FUND	24,542.05	0.00	0.00	24,542.05
207	POLICE PROTECTION	39,925.65	0.00	0.00	39,925.65
208	PARK FUND	44,069.55	1,040.25	0.00	45,109.80
209	CEMETERY FUND	22,953.44	3,750.00	2,100.00	24,603.44
210	AMBULANCE FUND	105,072.89	0.00	92,500.00	12,572.89
212	LIQUOR FUND	2,217.09	0.00	0.00	2,217.09
282	ARPA	497,700.18	0.00	0.00	497,700.18
	GENERAL FUND	<u>2,108,936.02</u>	<u>15,582.37</u>	<u>158,442.73</u>	<u>1,966,075.66</u>
FARM	FARMLAND PRESERVATION				
225	FARMLAND PRESERVATION	1,498,224.89	0.00	16,000.00	1,482,224.89
	FARMLAND PRESERVATION	<u>1,498,224.89</u>	<u>0.00</u>	<u>16,000.00</u>	<u>1,482,224.89</u>
FARMM	FARMLAND PRESERVATION - MONEY MARKET				
225	FARMLAND PRESERVATION	5,214.33	0.00	0.00	5,214.33
	FARMLAND PRESERVATION - MONEY MARKET	<u>5,214.33</u>	<u>0.00</u>	<u>0.00</u>	<u>5,214.33</u>
GENHY	GENERAL FUND - HIGH YIELD				
101	GENERAL FUND	157,818.87	0.00	0.00	157,818.87
	GENERAL FUND - HIGH YIELD	<u>157,818.87</u>	<u>0.00</u>	<u>0.00</u>	<u>157,818.87</u>
GENMM	GENERAL FUND - MONEY MARKET				
101	GENERAL FUND	299,574.43	0.00	0.00	299,574.43
	GENERAL FUND - MONEY MARKET	<u>299,574.43</u>	<u>0.00</u>	<u>0.00</u>	<u>299,574.43</u>
PARKS	BAYSIDE PARK				
403	NAKWEMA TRAILWAY FUND	217,882.93	0.00	271,373.04	(53,490.11)
	BAYSIDE PARK	<u>217,882.93</u>	<u>0.00</u>	<u>271,373.04</u>	<u>(53,490.11)</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				
811	HOLIDAY HILLS AREA IMPROVEMENT	288,280.65	0.00	0.00	288,280.65
	HOLIDAY HILLS	<u>288,280.65</u>	<u>0.00</u>	<u>0.00</u>	<u>288,280.65</u>

Bank Code Fund	Description	Beginning Balance 07/01/2022	Total Debits	Total Credits	Ending Balance 07/31/2022
SEWER 590 591	ACME RELIEF SEWER ACME RELIEF SEWER WATER FUND- HOPE VILLAGE	2,195,586.90 14,806.92	0.00 0.00	2,007.00 0.00	2,193,579.90 14,806.92
	ACME RELIEF SEWER	<u>2,210,393.82</u>	<u>0.00</u>	<u>2,007.00</u>	<u>2,208,386.82</u>
SEWMM 590	ACME RELIEF SEWER MONEY MARKET ACME RELIEF SEWER	198,033.97	0.00	0.00	198,033.97
	ACME RELIEF SEWER MONEY MARKET	<u>198,033.97</u>	<u>0.00</u>	<u>0.00</u>	<u>198,033.97</u>
SHORE 296	SHORELINE PRESERVATION SHORELINE PPRESERVATION	1,387.64	0.00	0.00	1,387.64
	SHORELINE PRESERVATION	<u>1,387.64</u>	<u>0.00</u>	<u>0.00</u>	<u>1,387.64</u>
TAX 703	CURRENT TAX COLLECTION CURRENT TAX COLLECTION	3,268.93	1,471,573.39	775,970.71	698,871.61
	CURRENT TAX COLLECTION	<u>3,268.93</u>	<u>1,471,573.39</u>	<u>775,970.71</u>	<u>698,871.61</u>
TRUST 701	TRUST & AGENCY TRUST AND AGENCY	110,350.00	0.00	0.00	110,350.00
	TRUST & AGENCY	<u>110,350.00</u>	<u>0.00</u>	<u>0.00</u>	<u>110,350.00</u>
	TOTAL - ALL FUNDS	<u>7,099,566.48</u>	<u>1,487,155.76</u>	<u>1,223,793.48</u>	<u>7,362,928.76</u>

Sarah Lawrence
Deputy Treasurer
9/1/2022

User: LSWANSON

DB: Acme Township

PERIOD ENDING 07/31/2022

GL NUMBER	DESCRIPTION	2022-23	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	07/31/2022	MONTH 07/31/2022	BALANCE	
			NORMAL (ABNORMAL)	INCREASE (DECREASE)	NORMAL (ABNORMAL)	
Fund 101 - GENERAL FUND						
Revenues						
Dept 000						
101-000-402.000	CURRENT PROPERTY TAXES	271,000.00	0.00	0.00	271,000.00	0.00
101-000-412.000	PERSONAL PROP TAXES	15,200.00	0.00	0.00	15,200.00	0.00
101-000-420.000	DELQUENT PERS PROP TAX	118.00	0.00	0.00	118.00	0.00
101-000-445.020	PENALTIES& INTEREST	2,500.00	0.00	0.00	2,500.00	0.00
101-000-447.000	ADMINISTRATIVE FEE 1%	113,828.00	7,518.60	7,518.60	106,309.40	6.61
101-000-448.000	CABLE TV FEE	86,400.00	0.00	0.00	86,400.00	0.00
101-000-465.000	PASSPORT FEES	1,500.00	175.00	175.00	1,325.00	11.67
101-000-574.000	ST SHARED SALES TAX	426,316.00	0.00	0.00	426,316.00	0.00
101-000-577.000	SWAMP TAX	1,500.00	0.00	0.00	1,500.00	0.00
101-000-602.004	ENDOWMENT	10,000.00	0.00	0.00	10,000.00	0.00
101-000-607.000	CHARGES FOR SERVICES	3,010.00	0.00	0.00	3,010.00	0.00
101-000-608.001	Zoning Fees	17,600.00	1,195.00	1,195.00	16,405.00	6.79
101-000-610.000	Revenues for Escrow Account	30,000.00	1,000.00	1,000.00	29,000.00	3.33
101-000-631.000	CONS INDUSTRY ANNUAL MAINT FE	7,800.00	0.00	0.00	7,800.00	0.00
101-000-665.000	INTEREST ON INVESTMENTS	510.00	0.00	0.00	510.00	0.00
101-000-665.001	INTEREST SEPTAGE RECEIVED	2,450.00	0.00	0.00	2,450.00	0.00
101-000-667.000	RENT-PARKS	200.00	280.00	280.00	(80.00)	140.00
101-000-671.010	CIVIL INFRACTION FEES	100.00	0.00	0.00	100.00	0.00
101-000-676.000	REIMBURSEMENTS	15,000.00	623.52	623.52	14,376.48	4.16
Total Dept 000		1,005,032.00	10,792.12	10,792.12	994,239.88	1.07
TOTAL REVENUES		1,005,032.00	10,792.12	10,792.12	994,239.88	1.07
Expenditures						
Dept 000						
101-000-465.001	POSTAGE FOR PASSPORTS	500.00	119.03	119.03	380.97	23.81
101-000-992.000	CONTINGENCY	45,000.00	0.00	0.00	45,000.00	0.00
101-000-994.000	TC TALUS CONTRACT SERVICES	1,000.00	0.00	0.00	1,000.00	0.00
101-000-997.300	FOURTH OF JULY FIREWORKS	300.00	0.00	0.00	300.00	0.00
101-000-998.000	GT COUNTY ROAD COMMISION TART	10,000.00	0.00	0.00	10,000.00	0.00
Total Dept 000		56,800.00	119.03	119.03	56,680.97	0.21
Dept 101 - TOWNSHIP BOARD OF TRUSTEES						
101-101-702.000	SALARIES	37,700.00	3,092.32	3,092.32	34,607.68	8.20
101-101-703.001	SECRETARY	36,100.00	2,513.41	2,513.41	33,586.59	6.96
101-101-705.001	PER DIEM TRUSTEES	300.00	0.00	0.00	300.00	0.00
101-101-714.000	FICA LOCAL SHARE	5,800.00	448.97	448.97	5,351.03	7.74
101-101-726.000	SUPPLIES & POSTAGE	1,800.00	167.97	167.97	1,632.03	9.33
101-101-801.000	ACCOUNTING & AUDIT	15,000.00	0.00	0.00	15,000.00	0.00
101-101-801.001	INTERNAL ACCOUNTANT	600.00	0.00	0.00	600.00	0.00
101-101-802.001	ATTORNEY SERVICES LITIGATION	1,200.00	0.00	0.00	1,200.00	0.00
101-101-802.002	ATTORNEY SERVICES	15,000.00	0.00	0.00	15,000.00	0.00
101-101-802.005	CONTRACTED COMMUNITY SERVICES	5,000.00	0.00	0.00	5,000.00	0.00
101-101-803.003	ENGINEERING SERVICES	25,000.00	0.00	0.00	25,000.00	0.00
101-101-804.000	SOFTWARE SUPPORT & PROCESSIN	20,000.00	2,037.00	2,037.00	17,963.00	10.19
101-101-804.001	BSA SOFTWARE SUPPORT	6,500.00	4,478.00	4,478.00	2,022.00	68.89
101-101-860.000	TRAVEL & MILEAGE	200.00	0.00	0.00	200.00	0.00
101-101-874.000	RETIREMENT/PENSION	4,000.00	319.80	319.80	3,680.20	8.00
101-101-900.000	PUBLICATIONS	2,800.00	0.00	0.00	2,800.00	0.00
101-101-910.000	INSURANCE	7,000.00	700.38	700.38	6,299.62	10.01
101-101-958.000	EDUCATION/TRAINING/CONVENTION	300.00	0.00	0.00	300.00	0.00

PERIOD ENDING 07/31/2022

GL NUMBER	DESCRIPTION	2022-23	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BGDGT USED
		AMENDED BUDGET	NORMAL (ABNORMAL) 07/31/2022	MONTH 07/31/2022 INCREASE (DECREASE)	NORMAL (ABNORMAL) BALANCE	
Fund 101 - GENERAL FUND						
Expenditures						
101-101-960.000	dues subscriptions	6,400.00	6,653.02	6,653.02	(253.02)	103.95
Total Dept 101 - TOWNSHIP BOARD OF TRUSTEES		190,700.00	20,410.87	20,410.87	170,289.13	10.70
Dept 171 - SUPERVISOR EXPENDITURES						
101-171-702.000	SALARIES	45,580.00	3,466.20	3,466.20	42,113.80	7.60
101-171-714.000	FICA LOCAL SHARE	3,650.00	227.69	227.69	3,422.31	6.24
101-171-726.000	SUPPLIES & POSTAGE	50.00	0.00	0.00	50.00	0.00
101-171-860.000	TRAVEL & MILEAGE	500.00	0.00	0.00	500.00	0.00
101-171-874.000	RETIREMENT/PENSION	4,500.00	346.62	346.62	4,153.38	7.70
101-171-910.000	INSURANCE	13,000.00	1,031.99	1,031.99	11,968.01	7.94
101-171-958.000	EDUCATION/TRAINING/CONVENTION	1,500.00	0.00	0.00	1,500.00	0.00
Total Dept 171 - SUPERVISOR EXPENDITURES		68,780.00	5,072.50	5,072.50	63,707.50	7.37
Dept 191 - ELECTION EXPENDITURES						
101-191-702.000	SALARIES	11,500.00	0.00	0.00	11,500.00	0.00
101-191-714.000	FICA LOCAL SHARE	350.00	0.00	0.00	350.00	0.00
101-191-726.000	SUPPLIES & POSTAGE	9,500.00	893.55	893.55	8,606.45	9.41
101-191-900.000	PUBLICATIONS	200.00	0.00	0.00	200.00	0.00
Total Dept 191 - ELECTION EXPENDITURES		21,550.00	893.55	893.55	20,656.45	4.15
Dept 209 - ASSESSOR'S EXPENDITURES						
101-209-702.000	SALARIES	5,830.00	485.83	485.83	5,344.17	8.33
101-209-714.000	FICA LOCAL SHARE	450.00	37.16	37.16	412.84	8.26
101-209-726.000	SUPPLIES & POSTAGE	3,500.00	0.00	0.00	3,500.00	0.00
101-209-803.002	ASSESSING CONTRACT SERVICES	49,050.00	8,050.00	8,050.00	41,000.00	16.41
101-209-803.004	ASSESSOR'S EVALUATION SERVICES	3,000.00	0.00	0.00	3,000.00	0.00
Total Dept 209 - ASSESSOR'S EXPENDITURES		61,830.00	8,572.99	8,572.99	53,257.01	13.87
Dept 215 - CLERK'S EXPENDITURES						
101-215-702.000	SALARIES	45,580.00	3,466.20	3,466.20	42,113.80	7.60
101-215-703.000	WAGES DEPUTY/SEC/PRT TIME	28,000.00	2,488.37	2,488.37	25,511.63	8.89
101-215-714.000	FICA LOCAL SHARE	5,735.00	455.52	455.52	5,279.48	7.94
101-215-726.000	SUPPLIES & POSTAGE	700.00	0.00	0.00	700.00	0.00
101-215-860.000	TRAVEL & MILEAGE	1,000.00	0.00	0.00	1,000.00	0.00
101-215-874.000	RETIREMENT/PENSION	7,030.00	248.84	248.84	6,781.16	3.54
101-215-910.000	INSURANCE	12,900.00	0.00	0.00	12,900.00	0.00
101-215-958.000	EDUCATION/TRAINING/CONVENTION	1,500.00	0.00	0.00	1,500.00	0.00
Total Dept 215 - CLERK'S EXPENDITURES		102,445.00	6,658.93	6,658.93	95,786.07	6.50
Dept 247 - BOARD OF REVIEW						
101-247-702.000	SALARIES	1,500.00	33.92	33.92	1,466.08	2.26
101-247-714.000	FICA LOCAL SHARE	100.00	0.00	0.00	100.00	0.00
101-247-900.000	PUBLICATIONS	50.00	0.00	0.00	50.00	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	0.00	0.00	250.00	0.00

User: LSWANSON

PERIOD ENDING 07/31/2022

DB: Acme Township

GL NUMBER	DESCRIPTION	2022-23	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BGD USED
		AMENDED BUDGET	07/31/2022 NORMAL (ABNORMAL)	MONTH 07/31/2022 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 101 - GENERAL FUND						
Expenditures						
Total Dept 247 - BOARD OF REVIEW		2,060.00	33.92	33.92	2,026.08	1.65
Dept 253 - TREASURER'S EXPENDITURES						
101-253-702.000	SALARIES	27,046.00	2,051.43	2,051.43	24,994.57	7.58
101-253-703.000	WAGES DEPUTY/SEC/PRT TIME	31,820.00	2,413.61	2,413.61	29,406.39	7.59
101-253-714.000	FICA LOCAL SHARE	4,700.00	365.11	365.11	4,334.89	7.77
101-253-726.000	SUPPLIES & POSTAGE	5,600.00	2,330.62	2,330.62	3,269.38	41.62
101-253-860.000	TRAVEL & MILEAGE	200.00	0.00	0.00	200.00	0.00
101-253-874.000	RETIREMENT/PENSION	5,887.00	477.29	477.29	5,409.71	8.11
101-253-910.000	INSURANCE	4,000.00	307.70	307.70	3,692.30	7.69
101-253-958.000	EDUCATION/TRAINING/CONVENTION	400.00	0.00	0.00	400.00	0.00
Total Dept 253 - TREASURER'S EXPENDITURES		79,653.00	7,945.76	7,945.76	71,707.24	9.98
Dept 265 - TOWNHALL EXPENDITURES						
101-265-726.000	SUPPLIES & POSTAGE	3,000.00	190.41	190.41	2,809.59	6.35
101-265-851.000	CABLE INTERNET SERVICES	4,000.00	379.46	379.46	3,620.54	9.49
101-265-920.000	ELECTRIC UTILITIES TOWNHALL	18,200.00	976.46	976.46	17,223.54	5.37
101-265-921.000	STREET LIGHTS	12,000.00	73.39	73.39	11,926.61	0.61
101-265-922.000	DTE GAS	3,800.00	52.47	52.47	3,747.53	1.38
101-265-923.000	SEWER TOWNSHIP HALL	720.00	0.00	0.00	720.00	0.00
101-265-930.000	REPAIRS & MAINT	20,000.00	502.34	502.34	19,497.66	2.51
101-265-970.000	CAPITAL OUTLAY	20,000.00	0.00	0.00	20,000.00	0.00
Total Dept 265 - TOWNHALL EXPENDITURES		81,720.00	2,174.53	2,174.53	79,545.47	2.66
Dept 410 - PLANNING & ZONING EXPENDITURES						
101-410-702.001	PLANNING & ZONING ASSISTANT	30,000.00	0.00	0.00	30,000.00	0.00
101-410-702.002	PLANNING & ZONING ADMINISTRATOR	65,826.00	5,006.49	5,006.49	60,819.51	7.61
101-410-705.000	PER DIEM PLANNING/ZBA	11,000.00	200.00	200.00	10,800.00	1.82
101-410-714.000	FICA LOCAL SHARE	7,400.00	361.12	361.12	7,038.88	4.88
101-410-726.000	SUPPLIES & POSTAGE	300.00	0.00	0.00	300.00	0.00
101-410-802.001	ATTORNEY SERVICES LITIGATION	500.00	0.00	0.00	500.00	0.00
101-410-802.002	ATTORNEY SERVICES	12,000.00	546.00	546.00	11,454.00	4.55
101-410-802.003	ATTORNEY T & A	3,000.00	0.00	0.00	3,000.00	0.00
101-410-803.000	PLANNER SERVICES	7,000.00	0.00	0.00	7,000.00	0.00
101-410-803.001	PLANNING CONSULTANT	12,500.00	0.00	0.00	12,500.00	0.00
101-410-803.003	ENGINEERING SERVICES	3,000.00	0.00	0.00	3,000.00	0.00
101-410-803.004	ENGINEERING SERVICES T&A	3,000.00	0.00	0.00	3,000.00	0.00
101-410-803.005	PLANNING & CONSULTANT T & A	12,000.00	0.00	0.00	12,000.00	0.00
101-410-803.006	STAFF REVIEW T & A	1,800.00	0.00	0.00	1,800.00	0.00
101-410-804.000	SOFTWARE SUPPORT & PROCESSIN	1,500.00	0.00	0.00	1,500.00	0.00
101-410-860.000	TRAVEL & MILEAGE	700.00	0.00	0.00	700.00	0.00
101-410-874.000	RETIREMENT/PENSION	6,583.00	500.65	500.65	6,082.35	7.61
101-410-900.000	PUBLICATIONS	2,100.00	0.00	0.00	2,100.00	0.00
101-410-900.001	PUBLICATIONS T & A	1,000.00	0.00	0.00	1,000.00	0.00
101-410-910.000	INSURANCE	9,250.00	757.54	757.54	8,492.46	8.19
101-410-949.000	RENTAL OF SPACE	300.00	0.00	0.00	300.00	0.00
101-410-956.000	MISCELLANEOUS	100.00	0.00	0.00	100.00	0.00
101-410-958.000	EDUCATION/TRAINING/CONVENTION	2,000.00	0.00	0.00	2,000.00	0.00
101-410-960.000	dues subscriptions	800.00	0.00	0.00	800.00	0.00
101-410-964.000	REIMBURSEMENTS	2,500.00	0.00	0.00	2,500.00	0.00

PERIOD ENDING 07/31/2022

GL NUMBER	DESCRIPTION	2022-23	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	07/31/2022 NORMAL (ABNORMAL)	MONTH 07/31/2022 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 101 - GENERAL FUND						
Expenditures						
Total Dept 410 - PLANNING & ZONING EXPENDITURES		196,159.00	7,371.80	7,371.80	188,787.20	3.76
Dept 750 - MAINT & PARKS EXPENDITURES						
101-750-703.000	WAGES PARK MAINTENANCE-PART TIME	28,196.00	3,057.48	3,057.48	25,138.52	10.84
101-750-705.003	PER DIEM PARKS & TRAILS BOARD	3,000.00	150.00	150.00	2,850.00	5.00
101-750-714.000	FICA LOCAL SHARE	2,200.00	233.90	233.90	1,966.10	10.63
101-750-860.000	TRAVEL & MILEAGE	150.00	0.00	0.00	150.00	0.00
101-750-874.000	RETIREMENT/PENSION	2,820.00	167.16	167.16	2,652.84	5.93
101-750-930.000	REPAIRS & MAINT	50,000.00	733.69	733.69	49,266.31	1.47
101-750-930.001	PARK EQUIP MAINT	1,500.00	0.00	0.00	1,500.00	0.00
101-750-956.000	MISCELLANEOUS	2,400.00	0.00	0.00	2,400.00	0.00
Total Dept 750 - MAINT & PARKS EXPENDITURES		90,266.00	4,342.23	4,342.23	85,923.77	4.81
Dept 865 - INSURANCE						
101-865-910.000	INSURANCE	15,500.00	621.00	621.00	14,879.00	4.01
Total Dept 865 - INSURANCE		15,500.00	621.00	621.00	14,879.00	4.01
Dept 970 - CAPITAL IMPROVEMENTS						
101-970-750.000	MAINT & PARKS EXPENDITURES	9,000.00	0.00	0.00	9,000.00	0.00
101-970-975.000	TWNHALL CAPITAL IMPROVE	11,000.00	0.00	0.00	11,000.00	0.00
Total Dept 970 - CAPITAL IMPROVEMENTS		20,000.00	0.00	0.00	20,000.00	0.00
TOTAL EXPENDITURES		987,463.00	64,217.11	64,217.11	923,245.89	6.50
Fund 101 - GENERAL FUND:						
TOTAL REVENUES		1,005,032.00	10,792.12	10,792.12	994,239.88	1.07
TOTAL EXPENDITURES		987,463.00	64,217.11	64,217.11	923,245.89	6.50
NET OF REVENUES & EXPENDITURES		17,569.00	(53,424.99)	(53,424.99)	70,993.99	304.09
Fund 206 - FIRE FUND						
Revenues						
Dept 000						
206-000-402.000	CURRENT PROPERTY TAXES	995,870.00	0.00	0.00	995,870.00	0.00
206-000-402.002	CURRENT PROPERTY TAX AMBULANCE	210,664.00	0.00	0.00	210,664.00	0.00
Total Dept 000		1,206,534.00	0.00	0.00	1,206,534.00	0.00
TOTAL REVENUES		1,206,534.00	0.00	0.00	1,206,534.00	0.00
Expenditures						
Dept 000						
206-000-805.000	METRO FIRE CONTRACT	995,869.00	0.00	0.00	995,869.00	0.00
Total Dept 000		995,869.00	0.00	0.00	995,869.00	0.00

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PERIOD ENDING 07/31/2022

DB: Acme Township

GL NUMBER	DESCRIPTION	2022-23 AMENDED BUDGET	YTD BALANCE 07/31/2022 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 07/31/2022 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 206 - FIRE FUND						
Expenditures						
TOTAL EXPENDITURES		995,869.00	0.00	0.00	995,869.00	0.00
Fund 206 - FIRE FUND:						
TOTAL REVENUES		1,206,534.00	0.00	0.00	1,206,534.00	0.00
TOTAL EXPENDITURES		995,869.00	0.00	0.00	995,869.00	0.00
NET OF REVENUES & EXPENDITURES		210,665.00	0.00	0.00	210,665.00	0.00
Fund 207 - POLICE PROTECTION						
Revenues						
Dept 000						
207-000-402.000	CURRENT PROPERTY TAXES	95,756.00	0.00	0.00	95,756.00	0.00
207-000-671.000	MISC REVENUES	11,000.00	0.00	0.00	11,000.00	0.00
Total Dept 000		106,756.00	0.00	0.00	106,756.00	0.00
TOTAL REVENUES		106,756.00	0.00	0.00	106,756.00	0.00
Expenditures						
Dept 000						
207-000-802.000	COMMUNITY POLICING CONTRACT	89,500.00	0.00	0.00	89,500.00	0.00
207-000-956.000	MISCELLANEOUS	1,500.00	750.00	750.00	750.00	50.00
Total Dept 000		91,000.00	750.00	750.00	90,250.00	0.82
TOTAL EXPENDITURES		91,000.00	750.00	750.00	90,250.00	0.82
Fund 207 - POLICE PROTECTION:						
TOTAL REVENUES		106,756.00	0.00	0.00	106,756.00	0.00
TOTAL EXPENDITURES		91,000.00	750.00	750.00	90,250.00	0.82
NET OF REVENUES & EXPENDITURES		15,756.00	(750.00)	(750.00)	16,506.00	4.76
Fund 208 - PARK FUND						
Revenues						
Dept 000						
208-000-600.000	CONTRIBUTIONS FROM RESIDENTS	3,000.00	1,040.25	1,040.25	1,959.75	34.68
208-000-602.004	ENDOWMENT-BAYSIDE	10,000.00	0.00	0.00	10,000.00	0.00
Total Dept 000		13,000.00	1,040.25	1,040.25	11,959.75	8.00
TOTAL REVENUES		13,000.00	1,040.25	1,040.25	11,959.75	8.00
Expenditures						
Dept 000						
208-000-930.000	REPAIRS & MAINT	5,000.00	0.00	0.00	5,000.00	0.00

PERIOD ENDING 07/31/2022

GL NUMBER	DESCRIPTION	2022-23	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	07/31/2022 NORMAL (ABNORMAL)	MONTH 07/31/2022 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 208 - PARK FUND						
Expenditures						
Total Dept 000		5,000.00	0.00	0.00	5,000.00	0.00
TOTAL EXPENDITURES		5,000.00	0.00	0.00	5,000.00	0.00
Fund 208 - PARK FUND:						
TOTAL REVENUES		13,000.00	1,040.25	1,040.25	11,959.75	8.00
TOTAL EXPENDITURES		5,000.00	0.00	0.00	5,000.00	0.00
NET OF REVENUES & EXPENDITURES		8,000.00	1,040.25	1,040.25	6,959.75	13.00
Fund 209 - CEMETERY FUND						
Revenues						
Dept 000						
209-000-643.000	CEMETARY lot &plots	5,000.00	2,000.00	2,000.00	3,000.00	40.00
209-000-646.000	BURIAL FEE PAYMENTS	4,000.00	1,750.00	1,750.00	2,250.00	43.75
Total Dept 000		9,000.00	3,750.00	3,750.00	5,250.00	41.67
TOTAL REVENUES		9,000.00	3,750.00	3,750.00	5,250.00	41.67
Expenditures						
Dept 000						
209-000-726.000	SUPPLIES & POSTAGE	400.00	241.16	241.16	158.84	60.29
209-000-802.004	CONTRACTED EMPLOYEE SERVICES	7,000.00	0.00	0.00	7,000.00	0.00
209-000-930.000	REPAIRS & MAINT	3,000.00	400.00	400.00	2,600.00	13.33
Total Dept 000		10,400.00	641.16	641.16	9,758.84	6.17
TOTAL EXPENDITURES		10,400.00	641.16	641.16	9,758.84	6.17
Fund 209 - CEMETERY FUND:						
TOTAL REVENUES		9,000.00	3,750.00	3,750.00	5,250.00	41.67
TOTAL EXPENDITURES		10,400.00	641.16	641.16	9,758.84	6.17
NET OF REVENUES & EXPENDITURES		(1,400.00)	3,108.84	3,108.84	(4,508.84)	222.06
Fund 210 - AMBULANCE FUND						
Revenues						
Dept 000						
210-000-402.000	CURRENT PROPERTY TAXES	185,000.00	0.00	0.00	185,000.00	0.00
Total Dept 000		185,000.00	0.00	0.00	185,000.00	0.00
TOTAL REVENUES		185,000.00	0.00	0.00	185,000.00	0.00
Expenditures						
Dept 000						

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PERIOD ENDING 07/31/2022

DB: Acme Township

GL NUMBER	DESCRIPTION	2022-23 AMENDED BUDGET	YTD BALANCE 07/31/2022 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 07/31/2022 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 210 - AMBULANCE FUND						
Expenditures						
210-000-802.004	CONTRACTED EMPLOYEE SERVICES	185,000.00	92,500.00	92,500.00	92,500.00	50.00
Total Dept 000		185,000.00	92,500.00	92,500.00	92,500.00	50.00
TOTAL EXPENDITURES		185,000.00	92,500.00	92,500.00	92,500.00	50.00
Fund 210 - AMBULANCE FUND:						
TOTAL REVENUES		185,000.00	0.00	0.00	185,000.00	0.00
TOTAL EXPENDITURES		185,000.00	92,500.00	92,500.00	92,500.00	50.00
NET OF REVENUES & EXPENDITURES		0.00	(92,500.00)	(92,500.00)	92,500.00	100.00
Fund 212 - LIQUOR FUND						
Revenues						
Dept 000						
212-000-443.000	LIQUOR LICENSE FEES	11,500.00	0.00	0.00	11,500.00	0.00
212-000-665.000	INTEREST ON INVESTMENTS	3.00	0.00	0.00	3.00	0.00
Total Dept 000		11,503.00	0.00	0.00	11,503.00	0.00
TOTAL REVENUES		11,503.00	0.00	0.00	11,503.00	0.00
Expenditures						
Dept 000						
212-000-999.000	TRANSFER TO OTHER FUNDS	11,000.00	0.00	0.00	11,000.00	0.00
Total Dept 000		11,000.00	0.00	0.00	11,000.00	0.00
TOTAL EXPENDITURES		11,000.00	0.00	0.00	11,000.00	0.00
Fund 212 - LIQUOR FUND:						
TOTAL REVENUES		11,503.00	0.00	0.00	11,503.00	0.00
TOTAL EXPENDITURES		11,000.00	0.00	0.00	11,000.00	0.00
NET OF REVENUES & EXPENDITURES		503.00	0.00	0.00	503.00	0.00
Fund 225 - FARMLAND PRESERVATION						
Revenues						
Dept 000						
225-000-402.000	CURRENT PROPERTY TAXES	276,435.00	0.00	0.00	276,435.00	0.00
225-000-665.000	INTEREST ON INVESTMENTS	600.00	0.00	0.00	600.00	0.00
Total Dept 000		277,035.00	0.00	0.00	277,035.00	0.00
TOTAL REVENUES		277,035.00	0.00	0.00	277,035.00	0.00
Expenditures						

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PERIOD ENDING 07/31/2022

DB: Acme Township

GL NUMBER	DESCRIPTION	2022-23 AMENDED BUDGET	YTD BALANCE 07/31/2022 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 07/31/2022 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 225 - FARMLAND PRESERVATION						
Expenditures						
Dept 000						
225-000-802.002	ATTORNEY SERVICES	8,000.00	0.00	0.00	8,000.00	0.00
225-000-802.004	CONTRACTED EMPLOYEE SERVICES	31,750.00	16,000.00	16,000.00	15,750.00	50.39
225-000-941.000	PDR PYMT TO LANDOWNERS	220,000.00	0.00	0.00	220,000.00	0.00
225-000-942.000	APPRAISAL EXPENSES	8,200.00	0.00	0.00	8,200.00	0.00
225-000-943.000	TITLE WORK EXPENSES	10,000.00	0.00	0.00	10,000.00	0.00
225-000-944.000	CLOSING EXPENSES	5,000.00	0.00	0.00	5,000.00	0.00
Total Dept 000		282,950.00	16,000.00	16,000.00	266,950.00	5.65
TOTAL EXPENDITURES		282,950.00	16,000.00	16,000.00	266,950.00	5.65
Fund 225 - FARMLAND PRESERVATION:						
TOTAL REVENUES		277,035.00	0.00	0.00	277,035.00	0.00
TOTAL EXPENDITURES		282,950.00	16,000.00	16,000.00	266,950.00	5.65
NET OF REVENUES & EXPENDITURES		(5,915.00)	(16,000.00)	(16,000.00)	10,085.00	270.50
Fund 282 - ARPA						
Revenues						
Dept 000						
282-000-528.000	FEDERAL GRANT (ARPA)	247,855.00	0.00	0.00	247,855.00	0.00
Total Dept 000		247,855.00	0.00	0.00	247,855.00	0.00
TOTAL REVENUES		247,855.00	0.00	0.00	247,855.00	0.00
Fund 282 - ARPA:						
TOTAL REVENUES		247,855.00	0.00	0.00	247,855.00	0.00
TOTAL EXPENDITURES		0.00	0.00	0.00	0.00	0.00
NET OF REVENUES & EXPENDITURES		247,855.00	0.00	0.00	247,855.00	0.00
Fund 403 - NAKWEMA TRAILWAY FUND						
Revenues						
Dept 000						
403-000-602.008	IRON BELLE TRAIL FUND	325,000.00	0.00	0.00	325,000.00	0.00
403-000-602.009	MI NATIONAL RESOURCE TRUST FUND	300,000.00	0.00	0.00	300,000.00	0.00
403-000-674.001	TART TRAIL	786,218.00	0.00	0.00	786,218.00	0.00
Total Dept 000		1,411,218.00	0.00	0.00	1,411,218.00	0.00
TOTAL REVENUES		1,411,218.00	0.00	0.00	1,411,218.00	0.00
Expenditures						
Dept 000						
403-000-803.000	PLANNER SERVICES	25,000.00	0.00	0.00	25,000.00	0.00

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DB: Acme Township

PERIOD ENDING 07/31/2022

GL NUMBER	DESCRIPTION	2022-23 AMENDED BUDGET	YTD BALANCE 07/31/2022 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 07/31/2022 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 403 - NAKWEMA TRAILWAY FUND						
Expenditures						
403-000-930.002	PARKS & RECREATION EXPENDITURE	1,313,100.00	271,373.04	271,373.04	1,041,726.96	20.67
Total Dept 000		1,338,100.00	271,373.04	271,373.04	1,066,726.96	20.28
TOTAL EXPENDITURES		1,338,100.00	271,373.04	271,373.04	1,066,726.96	20.28
Fund 403 - NAKWEMA TRAILWAY FUND:						
TOTAL REVENUES		1,411,218.00	0.00	0.00	1,411,218.00	0.00
TOTAL EXPENDITURES		1,338,100.00	271,373.04	271,373.04	1,066,726.96	20.28
NET OF REVENUES & EXPENDITURES		73,118.00	(271,373.04)	(271,373.04)	344,491.04	371.14
Fund 590 - ACME RELIEF SEWER						
Revenues						
Dept 000						
590-000-460.000	USAGE&CONNECTION FEES	902,640.00	0.00	0.00	902,640.00	0.00
590-000-633.000	REPLACEMENT	2,500.00	0.00	0.00	2,500.00	0.00
590-000-634.000	IMPROVEMENTS	21,500.00	0.00	0.00	21,500.00	0.00
590-000-665.000	INTEREST ON INVESTMENTS	2,600.00	0.00	0.00	2,600.00	0.00
Total Dept 000		929,240.00	0.00	0.00	929,240.00	0.00
TOTAL REVENUES		929,240.00	0.00	0.00	929,240.00	0.00
Expenditures						
Dept 000						
590-000-802.002	ATTORNEY SERVICES	1,000.00	0.00	0.00	1,000.00	0.00
590-000-803.003	ENGINEERING SERVICES	34,500.00	0.00	0.00	34,500.00	0.00
590-000-956.001	OPERATING & MAINT EXP	750,000.00	2,007.00	2,007.00	747,993.00	0.27
590-000-956.003	HOCH ROAD #697 EXP	1,200.00	0.00	0.00	1,200.00	0.00
Total Dept 000		786,700.00	2,007.00	2,007.00	784,693.00	0.26
TOTAL EXPENDITURES		786,700.00	2,007.00	2,007.00	784,693.00	0.26
Fund 590 - ACME RELIEF SEWER:						
TOTAL REVENUES		929,240.00	0.00	0.00	929,240.00	0.00
TOTAL EXPENDITURES		786,700.00	2,007.00	2,007.00	784,693.00	0.26
NET OF REVENUES & EXPENDITURES		142,540.00	(2,007.00)	(2,007.00)	144,547.00	1.41
Fund 591 - WATER FUND- HOPE VILLAGE						
Revenues						
Dept 550 - HOPE VILLAGE- WATER						
591-550-460.000	USAGE&CONNECTION FEES	14,749.00	0.00	0.00	14,749.00	0.00
Total Dept 550 - HOPE VILLAGE- WATER		14,749.00	0.00	0.00	14,749.00	0.00

REVENUE AND EXPENDITURE REPORT FOR ACME TOWNSHIP
 PERIOD ENDING 07/31/2022

GL NUMBER	DESCRIPTION	2022-23 AMENDED BUDGET	YTD BALANCE 07/31/2022 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 07/31/2022 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 591 - WATER FUND- HOPE VILLAGE						
Revenues						
TOTAL REVENUES		14,749.00	0.00	0.00	14,749.00	0.00
Expenditures						
Dept 550 - HOPE VILLAGE- WATER						
591-550-956.001	OPERATING & MAINT EXP	12,700.00	0.00	0.00	12,700.00	0.00
Total Dept 550 - HOPE VILLAGE- WATER		12,700.00	0.00	0.00	12,700.00	0.00
TOTAL EXPENDITURES		12,700.00	0.00	0.00	12,700.00	0.00
Fund 591 - WATER FUND- HOPE VILLAGE:						
TOTAL REVENUES		14,749.00	0.00	0.00	14,749.00	0.00
TOTAL EXPENDITURES		12,700.00	0.00	0.00	12,700.00	0.00
NET OF REVENUES & EXPENDITURES		2,049.00	0.00	0.00	2,049.00	0.00
Fund 703 - CURRENT TAX COLLECTION						
Expenditures						
Dept 000						
703-000-876.000	REFUNDS & OVERPAYMENTS	0.00	0.88	0.88	(0.88)	100.00
Total Dept 000		0.00	0.88	0.88	(0.88)	100.00
TOTAL EXPENDITURES		0.00	0.88	0.88	(0.88)	100.00
Fund 703 - CURRENT TAX COLLECTION:						
TOTAL REVENUES		0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES		0.00	0.88	0.88	(0.88)	100.00
NET OF REVENUES & EXPENDITURES		0.00	(0.88)	(0.88)	0.88	100.00
Fund 811 - HOLIDAY HILLS AREA IMPROVEMENT						
Revenues						
Dept 000						
811-000-672.000	ASSESSMENTS CURRENT	48,071.00	0.00	0.00	48,071.00	0.00
811-000-672.011	INTEREST ON SPECIAL ASSESSMENTS	15,220.00	0.00	0.00	15,220.00	0.00
Total Dept 000		63,291.00	0.00	0.00	63,291.00	0.00
TOTAL REVENUES		63,291.00	0.00	0.00	63,291.00	0.00
Expenditures						
Dept 000						
811-000-995.001	INTEREST on BONDS	18,075.00	0.00	0.00	18,075.00	0.00
811-000-997.000	DEBT PAYMENT TO COUNTY	65,000.00	0.00	0.00	65,000.00	0.00

User: LSWANSON

DB: Acme Township

PERIOD ENDING 07/31/2022

GL NUMBER	DESCRIPTION	2022-23 AMENDED BUDGET	YTD BALANCE 07/31/2022 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 07/31/2022 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 811 - HOLIDAY HILLS AREA IMPROVEMENT						
Expenditures						
Total Dept 000		83,075.00	0.00	0.00	83,075.00	0.00
TOTAL EXPENDITURES		83,075.00	0.00	0.00	83,075.00	0.00
Fund 811 - HOLIDAY HILLS AREA IMPROVEMENT:						
TOTAL REVENUES		63,291.00	0.00	0.00	63,291.00	0.00
TOTAL EXPENDITURES		83,075.00	0.00	0.00	83,075.00	0.00
NET OF REVENUES & EXPENDITURES		(19,784.00)	0.00	0.00	(19,784.00)	0.00
Fund 819 - SPRINGBROOK SAD						
Revenues						
Dept 000						
819-000-672.000	ASSESSMENTS CURRENT	21,310.00	0.00	0.00	21,310.00	0.00
Total Dept 000		21,310.00	0.00	0.00	21,310.00	0.00
TOTAL REVENUES		21,310.00	0.00	0.00	21,310.00	0.00
Expenditures						
Dept 000						
819-000-995.001	INTEREST on BONDS	7,000.00	0.00	0.00	7,000.00	0.00
819-000-997.000	DEBT PAYMENT TO COUNTY	25,000.00	0.00	0.00	25,000.00	0.00
Total Dept 000		32,000.00	0.00	0.00	32,000.00	0.00
TOTAL EXPENDITURES		32,000.00	0.00	0.00	32,000.00	0.00
Fund 819 - SPRINGBROOK SAD:						
TOTAL REVENUES		21,310.00	0.00	0.00	21,310.00	0.00
TOTAL EXPENDITURES		32,000.00	0.00	0.00	32,000.00	0.00
NET OF REVENUES & EXPENDITURES		(10,690.00)	0.00	0.00	(10,690.00)	0.00
TOTAL REVENUES - ALL FUNDS						
		5,501,523.00	15,582.37	15,582.37	5,485,940.63	0.28
TOTAL EXPENDITURES - ALL FUNDS						
		4,821,257.00	447,489.19	447,489.19	4,373,767.81	9.28
NET OF REVENUES & EXPENDITURES						
		680,266.00	(431,906.82)	(431,906.82)	1,112,172.82	63.49



- **ACME TOWNSHIP PLANNING COMMISSION MEETING**
- **PLAZA TENT** (Outdoor white tent located at the corner of Valleyway & S Village Dr)
 - **on Grand Traverse Resort & Spa Grounds (100 Grand Traverse Blvd Acme, MI 49610)**
 - **August 8, 2022 7:00 p.m.**

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE 7:00

ROLL CALL: Present; D. Rosa, S. Feringa, J. Challendar, D. VanHouten, K. Wentzloff, J. Aukerman, M. Timmins

Staff Present: John Iacoangeli Planner Beckett & Raeder; Jeff Jocks, Legal counsel; Marcie Timmins, recording secretary

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 7:04

Brian Kelly- turned in written comments, please see attached. Spoke of his and the community support for the housing component, wants safeguards for the appearance of them. Went over the 2012 community survey and how it goes against how community members responded in the survey.

Jim Goran- went over the conforming projects that the community supports. As well as the lack of support for self-storage and warehousing. Went over the plan that he submitted for correspondence. Believes the PD is being applied for to get around non-conforming pieces Strathmore is wanting to add, warehousing and light industrial.

Kris Goran- Continued going over the open market plan that Jim Goran began explaining.

Dave Sexton- Owner of Pickle-U, Supports Strathmore. Supports the empty buildings being reused instead of sitting empty. They are trying to partner with Silver Sneakers so seniors could use the facilities without any cost to them.

Rachelle Babcock- No to self storage and warehousing. Supports street level residential units.

Pat Salathiel- Spoke about the history of Acme. Doesn't support self storage in a mixed use district.

Christine Arnold- Supports the re-development of Tom's and Kmart. Thinks the apartments will hide the old buildings and doesn't believe it will become a high traffic area.

George Wildman- endorses the Strathmore plan, a little concerned about self-storage.

Glenn Arnold- Acme needs progress. Believes the only reason for so much storage space is the lack of businesses in need of office space.

Public comment closes at 7:25

A. APPROVAL OF AGENDA: Motion by Timmins, support by Aukerman to approve the agenda with the addition of item G.8 Acme Strong. Motion carries

B. INQUIRY AS TO CONFLICTS OF INTEREST: none

C. SPECIAL PRESENTATIONS: none

D. RECEIVE AND FILE:

1. RECEIVE AND FILE

a. Draft Board Meeting Minutes 7.5.22

Motion by Timmins, support by Rosa to receive and file Board meeting minutes 7/5/22

Motion carries

E. APPROVAL OF MINUTES:

a. Approve Draft Planning Commission Meeting Minutes 7.11.22

Motion by Feringa, support by Timmins to approve the Planning Commission minutes from 7/11/22

Motion carries

F. CORRESPONDENCE:

1. Goran
2. Goran #2
3. Goran #3
4. Garvey
5. Kerkhof
6. Sexton
7. Warnes
8. Acme Strong- Surveys were provided for the public to read through on the tables

G. PUBLIC HEARINGS:

1. None

H. OLD BUSINESS:

1. PD 2022-01 Tom's/Kmart – Formal PD Application

John Iacoangeli- Went over the Finding of facts and all the documents that were included within them. Went over the three different motions he pre-wrote for the PC to consider.

Sarah Keever- Went over the modifications made to the plans. Addition of carports they will not create any more impervious spaces, the footprint of parking will remain the same, and ten electric vehicle charging stations. Turnout in the back of Kmart to satisfy some of the comments from Metro Fire.

They are agreeable to the conditions John I. has written up, they may ask for clarification on a couple.

Aukerman-Took note of everyone's public comment; no to warehousing, no to self storage. Talked about a step change going on with retail and how the township needs to embrace it or be left behind. Talked about the warehousing of today, comprised of a retail component, an e-commerce component which means a web presence, and subscription services. An inventory management component, aka in prior year warehousing but not classically defined as heavy processing, or manufacturing of products but a different kind of warehousing, inventory management. And the fourth leg is fulfillment, people picking up or having items shipped out from that inventory. Discussed how this model all started with Whole Foods and is percolating through the retail industry. Costco and Sam's do warehousing with their products. The retail industry has changed. She thinks the new definition of warehousing, unlike the old definition, will bring vibrancy. What is the outlier that doesn't fit, it is self-storage. Questioned if we took the Kmart building and took the tiers marked out for warehousing and self storage, What if we put a challenge out to the developer and all of us to find the next Truly Free type business that can occupy that space, we would have more vibrancy and could continue to evolve into an excellent location for everyone.

Rosa- asked about the provision for the TART Trail, wanted to know if the width could be expanded from 10ft. to 12ft.

Discussion followed John I. added 12ft. trails to the conditions.

Rosa-Discussed condition 7, when the occupancy for self-storage would be granted. Doesn't feel that three buildings is sufficient to feel comfortable that the self-storage aspect is going to not overload the residential aspect. Would like to see at least 4 buildings under construction and a completion date before self-storage is allowed.

Keever- Three buildings are roughly 65 units. Went over the timeline of construction season. Asked for a clarification in condition 7, that underground utilities could be commenced but not completed for the construction of the three buildings, and foundations would be installed for those three. Have the condition modified to have the framing commenced and instead of completed. Timeline for the full project

from the time of start is 24-30 months for the site. For all nine buildings.

Discussion followed about how to guarantee that the project is completed in its entirety and isn't just enough to get the self-storage in.

Jeff Jocks - if there is a violation of the approval the township can order the project to be shut down.

Feringa - wanted to clarify that they weren't talking about stopping construction but working continually as long as the weather allowed for the construction season.

Keever- That is correct

Wentzloff discussed the Christ the King sign and where it can be within the new ordinance. Also brought up that the new ordinance allows for multiple families on the main floor.

This PD was all reviewed under the old ordinance.

Discussed the amount of bicycle parking. John I clarified that the minimum they need to provide is ten, and hopes that they will provide more. It is something that can be negotiated.

Wentzloff encourages more bicycle parking spots. Asked about the use for building number 10. Building ten will be used for maintenance.

Wentzloff read the definition of warehousing as it was written in the Finding of Facts, in our ordinance the townships definition has one more sentence, questioning if it was purposely left off. Concerned about what could or couldn't be done in the warehousing area. worried about it becoming an eye sore and a nuisance. Also asked to clarify about vehicles parking in the building.

Keever- Went over the intent they had for the light warehousing. Intent are elections, plumbers, small scale service related industry jobs that would be going in. Trucks of those who rented would be parked inside. The intent is that the warehouse wouldn't be used as recreational storage, but for the parking of work vehicles.

Rose- asked about incubator suites for small businesses. If there could be more than the current overhead doors in the back of the building where each business could store their supplies and trucks. Asked about partitioning of some of the self or warehouse-storage space to create more space for the business suites.

Keever- answered yes, that they would welcome more businesses that would fill those spaces.

John I.- Suggested, based on the Chairs comments, that another condition is added. That the township would not want any outdoor storage behind the building. No bulk storage or any type of materials outside.

Aukerman- wants to know if other commissioners would like to also see another business like the Truly Free model go into the Kmart building, which would take the self-storage number down.

If the PC sees some value there, we might look at condition three, and say something there that would increase that space and the developer would have the option to increase the Truly Free type of business occupying the Kmart versus the warehousing plus self-storage.

Timmins- would support adding more of an e-commerce type business and limiting more of the self-storage.

Rosa - would not object to increasing space for e-commerce while reducing self-storage.

Wentzloff- Referenced condition number 9, do the developer have any ideas for a reserve location if another business is interested in moving a location to the development, or would changing one of the housing units to accommodate the business be their plan?

Keever- Likes the option as it is written in condition 9 to have the option to replace one of the housing units. The development is built out and would cause a lot of challenges if another building was added.

Wentzloff- addressing Trustee Aukerman's comment on the balance of the total of self-storage and warehouse. Is that something that if there were a tenant interested the possibility of replacing part of the warehousing or self-storage could be replaced with or is the financial viability of the project still hinged on the cash flow of self-storage?

Jacob Chappelle- understands the reservations for self-storage. They are not in the self-storage business, really interested in the housing component. They looked at uses that allows them to pay for the Kmart to provide housing, and uses that work with other uses in the building. Self-storage has become important to us to stabilize the Kmart and provide a use inside the Kmart that insulated the flexible warehouse space from the retail in front. That is a little context as to why we are pushing on self-storage. It really is an important component even though visually it doesn't seem that important.

Wentzloff asked the same question about warehousing.

Jacob Chappelle- Self-storage is purely a means to devise space that we can not find a use for, we want to create as many opportunities for local companies and families to use this project. If they truly wanted to do the self storage it would go all the way back. It is only in areas we can't access or economically figuring out someone going in the middle. They can't find anything to go in the middle. They really want the back part to be flexible warehousing. They still want the back part to be flexible warehousing.

Wentzloff- asked John I. about putting in conditions to outline exactly what the warehousing means

Wentzloff asked if anyone was comfortable making a motion. As no one was, she asked about clarifying the conditions we spoke of this evening and come back at the next meeting.

Keever-They are concerned about moving this project on in a timely manner. There are only two or three conditions they would like clarification on. Most of the conditions in the report are acceptable, and I haven't heard of any other issues on those. Would be acceptable to dive into those conditions and work something out. Feels like they don't have much more information to give.

Wentzloff and Feringa express concern that working things out tonight are short citing the community.

John I.- Asked that we go through the list of 14 conditions and tell him and Jeff Jocks which ones are acceptable and then they can work on the ones that we think need some further refinement.

Went through the 14 conditions. Wentzloff wanted no storage of materials outside. John I. will add that under the warehousing.

Condition number 1- no comments

Condition number 2- easement for TART Trails- Rosa would like the language to allow for a 12 foot wide trail. John I. discussed adding room on either side of the trail to maintain it. The easement has to be agreed upon by TART and the applicant. TART will pick the number based on their standards.

Conditions 3 and 4- Wentzloff would like some guidance on the proper language to address these two conditions. Aukerman is wondering if the new definition can fit more with the Truly Free model than warehousing. Wentzloff would like Jeff and John to put restrictions on it to avoid any nuisance, but it would be a commercial opportunity that has some excessive storage that goes along with it.

Aukerman addressed the language in point 3 that addressed the square footage of the warehousing. Asked if warehousing could occupy more room by taking some of the square footage off from the self storage. She is uncomfortable with the amount of self-storage. The 35,800 square feet of self storage seems like a wide buffer zone.

Jacob Chappelle - Doesn't think it is feasible in the next couple of years. If a business like Truly Free walked in they would love to reduce that section (self-storage). Self storage is just a means to define the spaces we have no idea what to do with. There is no economic reason for self-storage. Concerned that a national credit tenant who would be able to offset the cost to change and finance that doesn't exist, especially now. Same with e-commerce.

John I.- based on Jean's comments, look at number 9 that talks about if there is an interest for a freestanding building they can substitute one of the residential buildings. Feels there can be a similar statement that says in the event of other retailers or e-commerce retail is interested in the building the applicant is willing or can substitute portions of the warehousing or self-storage as long as they don't generate trip generation above that maximum level. Put the same condition inside the building that we have outside the building.

Jacob Chappelle- The deeper into the building the more challenging it is to find a tenant that is not just heavy industrial warehousing which we are not interested in. They are interested in the plumbers and electricians.

Wentzloff- warehousing space in number 3 is limited to 22,000 sq. ft. Lease given to the men's shed and that is 2,450 sq. ft. that should be added to the warehousing space in case they disband.

John I classifies the GT Men's shed as warehousing.

Wentzloff- clarified the term, limited and not to exceed and asked if that wording should be in number 3 also.

Jeff Jocks made a note.

Condition number 5- Rosa asked about the danger of parking in the buildings as far as fires go.

Joe Chappelle- discussed that the small businesses they are targeting, their insurance companies require them to park inside.

Condition number 6- no comments

Condition number 7- Wentzloff asked jocks to define substantially completed.

Jocks- said that basic framing would mean, basically done, very close to done.

Wentzloff asked how to guarantee the project gets completed.

Jocks- said that would be a separate condition. Not having them completed and still continuing to operate. If we want to deal with that a second condition that addresses how to ensure completion of the entire project.

Jacob Chappelle- talked about wanting to break ground as soon as possible. Reiterated the 24-30 month time frame for the project. Would like the self-storage timeline quicker but also respecting the insurance that the housing will be completed.

Timmins- asked if there was an opposite side and if we let them start all of this and it is not complete in 2 years or 30 months with a certain number of buildings and other components then the self-storage has to stop.

Wentzloff asked if any of the commissioners had a problem working with a sunset timeline on the project instead of a start timeline.

Commissioners agreed to working with a timeline that would stop the self-storage if housing was not completed in a timeframe to be determined.

Jacob Chappelle- reiterated his company's goal of doing housing and the ability to deliver the housing with this project. Components like the warehousing and self-storage need to be on-line for financing partners to help us with moving the entire project together. If this commission would contemplate sunset to ensure all housing is completed in a number of months they would absolutely appreciate it.

Wentzloff asked for timeline suggestions people were comfortable with. Thirty-six months was discussed.

John I ask for clarification on condition number 7 and in lieu of the three buildings needing to be built for occupancy you're just saying that the entire project needs to be done within 30 or 36 months and if not they have to cease and desist the indoor storage facility.

Committee members agreed with that clarification.

Condition 8- no comment

Condition 9- no comment

Condition 10- no comment

Condition 11- no comment

Condition 12- Wentzloff asked about the number of parking spaces they planned to have on site.

Jacob Chappelle- More than ten bike racks. Would welcome input and any number we feel is appropriate.

John I - will evaluate the number of bike parking to recommend.

Condition 13- Everyone is in agreement. Discussion followed about defining what long term rental meant.

Jacob Chappelle- said they are interested in family housing not short term renters

John I and Jeff Jocks will look at it.

Condition 14- no comment

Wentzloff wants to make sure that the, no outdoor storage component is added to the conditions.

Discussed date for a special meeting. Meeting will be 8/22/22. Location to be determined and posted on the website.

I. NEW BUSINESS:

1. None

J. PUBLIC COMMENT & OTHER PC BUSINESS

Public comment opened at 9:00pm

Sue Higgins- Had questions about the light Industrial/small business area, will units have water, electricity and bathrooms?

Will they have dumpsters outside? How big of delivery trucks are allowed to access the area? Will there be a limit of no semi's. Will the self storage be climate controlled.

Jim Goran- Believes if self-storage goes in he believes it will never go away. Like the discussion on e-commerce. Likes the idea of 36 months. How would you kick out all the self-storage tenants if they don't finish. Doesn't see it as workable. Feels they should designate some of the self-storage to be storage for the apartment tenants.

Brian Kelly- Doesn't think three buildings are a sufficient guarantee to start the operation of the self-storage. If the housing doesn't get built he believes the township would have a hard time evicting the tenants and shutting down the self storage. Talked about the renting to plumbing and electrical trucks being a new mention in this packet. Questioned how loud that area would be with all the businesses in the back and the noise of the doors. Questioned the hours of operation of the businesses. The risk of storing flammable substances on the trucks that are parked inside. Wants to know on the leases if tenants can sublet.

Wentzloff answered Mrs.Higgins comments- That will be dictated by the building codes and what the use is for the area. They will have dumpsters. The same size trucks that were allowed on the Tom's and Kmart property will be allowed on this development. And self-storage is climate control.

1. Planning & Zoning Administrator Report – Lindsey Wolf-none
2. Township Board Report – Jean Aukerman Board meeting is tomorrow night, 8/9/22, the board will be discussing recreational marijuana.
3. Parks & Trails Committee Report – none

ADJOURN: Motion by Challendar, support by Timmins to adjourn.

Motion carries



· **ACME TOWNSHIP PLANNING COMMISSION**
· **SPECIAL MEETING**
· **ACME TOWNSHIP HALL**
· **6042 Acme Road Williamsburg, MI 49690**
· **August 15, 2022 7:00 p.m.**

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE 7:00

ROLL CALL: Present: Dan Rosa, Dan VanHoughton, Steve Feringa, Jack Challendar, Jean Aukerman, Karly Wenzloff

Excused: Marcie Timmins

Staff Present: Lindsey Wolf, Planning and Zoning Administrator; Jeff Jocks, Legal Counsel

- 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

Public comment opened at 7:02

Brian Kelly- Believes people appreciated the positive impact in our community of the horse show. Quoted page 5 of the master plan that spoke about light industrial. Believes we need light industrial in our community, listed many positives it brings to the area. Thinks the Horse festival has a lot of impact on the surrounding area. Worried about the access road going through the property to Arnold Rd. He thinks it may increase traffic on Arnold Rd.. Questioned if horse show traffic may be funneled through that road in the future.

Quoted township planner John I has said there is a shortage of light industrial in the township. Question for the chair. How will the township handle the use of light industrial in the coming decades, especially if the rezoning is granted?

Talked about the 2012 Survey and where people responded to wanting light industrial.

Mike Radcliff- Northwest Michigan fishing club. Came to talk about a project started two years ago along with the Dept. of natural resources. Started a solar light project at boat launches. After 2 years of approval process they were able to put up lights at the Silver Lake boat launch and the South Lake Leelanau boat launch. When the project first started the group was looking at the Saylor park boat launch, quote from the electric company was too much, and they were given a grant for \$1000.00 Talked about the project and where the different parts came from and self installation. Proposing, somehow solar lights can be obtained for Saylor park. Fishing club has a strong urge for lights for security at that launch. Urging the township to put up solar lights.

Wenzloff- Park and trails committee met and also talked about the solar lights. Introduced Jean Aukerman as the board representative, explained the board would be the correct place to start.

Aukerman-talked about needing to bring the neighbors in, in a positive way as was done with the boat launch project.

Wolf will talk to Doug White in the morning and pass on the information.

- B. APPROVAL OF AGENDA: Motion by Aukerman, support by Feringa to approve the agenda. Motion carries.**

C. INQUIRY AS TO CONFLICTS OF INTEREST: None

D. SPECIAL PRESENTATIONS:

E. RECEIVE AND FILE:

1. RECEIVE AND FILE

- a. None

F. APPROVAL OF MINUTES:

- a. Draft Planning Commission Minutes 7/26/2022

Motion by Aukerman, Support by Challendar to approve the Draft Planning Commission Minutes of 7/26/2022. Motion carries.

G. CORRESPONDENCE:

- 1. None

H. PUBLIC HEARINGS:

- 1. Amendment 054- Rezoning request Traverse City Horse Shows LLC
Opened Public hearing at 7:13

Brian Kelly- Will submit a written copy of earlier comments. Still has a lot of concerns about the manure and disposal of manure from the horse show. Talked with White Water township supervisor about seeing manure running in to creek last year. Would like to see more out of the box thinking as far as how the property could be used.

Closed public hearing at 7:15 pm

I. OLD BUSINESS:

- 1. Amendment 054- Rezoning request Traverse City Horse Shows LLC

Wolf-Asked Jeff to be present to make sure everything was by the book. Wants to be clear that the proposed use has no bearing on the rezoning of this property. Need to think about the district as a whole. Wants to make sure that it is clear.

Staff report provided comparisons on some of the information that was submitted. Back page shows acreage available in the B-4 district. Gained property with the solar farm, but it is mostly developed. Biggest concern is industrial sprawl or limiting available land after updating uses that may place a little more demand on the district. Would be more comfortable if there was an exchange on another piece of land to be B-4.

Jocks- when contemplating the rezoning of a property you need to review it from the perspective of what are the uses allowed in the district the property is being requested to be rezoned to. Review it with that in mind vs. what the requester is proposing to do with the property. If you are contemplating some sort of exchange where if you approve this you would seek to add light industrial to some other area. That is fine as an idea, but when you are contemplating this specific request it is by application so you should be determining whether or not you want to recommend approval based on the application and not in combination with an exchange. Does not want the two tied together directly. Review this parcel request and if there are other properties you want to rezone as light industrial you can move forward with that but don't make one contingent on the other.

Wolf - brought up the timeline. Township has a master plan review within the next year or so, and can make updates at that time.

Wentzloff - Asked Wolf if demand seemed high for the B-4.

Wolf- Have two applications in. One to resurrect the back nine on the old golf course behind the Hops farm. They will be before the PC in September.

And an application for a new potential storage behind Tractor Supply.

Rosa- Can we put any restrictions to the rezoning? Wanted to talk about Arnold Rd.

Jocks- No

Wentzloff- We are just looking at the land use not the project. Any project will require agency reviews. Think more specifically is this a good expansion of our ag. district and contraction of our light industrial warehousing? And is there an opportunity to expand it later if we need more light industrial.

Rosa - had concerns about access, would it be a County Rd?

Wentzloff- It will probably be a private road. The standards are dictated in the township's ordinance for roads.

VanHouten- concerned it will set a precedence in our township of changing Light industrial to Ag.

Discussion followed about land that may potentially be rezoned to Light Industrial.

Feringa- looked at three things 1) taking a parcel with split zoning and making it one zone, that is a good thing. 2) Ag. is important in Acme. which is good. 3) not so good is that we are taking land from light industrial. Leaning towards turning it back to Ag.

Aukerman- Thinks it makes sense to change it to Ag. Noted from previous meetings that the applicant is not interested in farmland preservation.

Wentzloff- clarified that the township doesn't know if it was ever technically Ag. Just that its use was ag. The township doesn't have historic maps. Wondered if the farmettes would be maintained in Ag as opposed to residential

Jocks- that property qualifies for the PDR program as it is right now. An easement could be put on it to restrict development rites. No residences, no commercial, no industrial. Only productive farmland uses. If it is rezoned and there are farmettes it is not eligible.

Wentzloff- less concerned with them entering into the PDR program because it will be less intensely developed than light industrial would be. And it's adjacent to light industrial warehousing so it would be like a transition between the two zones.

Rosa- concerned about the loss of light industrial.

Wentzloff- noted that in the future the PC may look at where other light industrial could go.

Motion by Feringa, support by Aukerman, that the planning commission send the proposed zoning ordinance amendment 0542 rezone approximately forty acres from B-4 material processing to A-1, agricultural for the property located at Bates Rd. parcel ID 28-01-014-004-01 owned by the Traverse City Horse Shows LLC to the township board for approval.

5 yes

1 no

Motion carries

J. NEW BUSINESS:

1. None

K. PUBLIC COMMENT & OTHER PC BUSINESS

Public comment opened at 7:37

Brian Kelly- Thanked everyone for the good discussion on the topic. I Hope the PC can find space for light industrial in the future without sprawl. Looking to see the applicant do some great things in the future with the farmettes.

Closed public comment at 7:38

1. Planning & Zoning Administrator Report – Lindsey Wolf

Wentzloff- Items outstanding that the PC needs to decide when to get working on them.

Duplex multi-family and any residential districts.

Waterfront overlay district

Stormwater

Wolf- asked if the commission wanted to tackle the special use preliminary in September and one of those items. Or would the commission prefer to wait until there is an agenda with no applications so we can dedicate a whole meeting to it.

Wentzloff- I think we should pick a topic and start having a discussion on it. Discussion followed

Wolf has been chatting with Bob Vershave about the stormwater. He will be the more technical end, the administrative part is more on her end.

Aukerman- will Lindsey be facilitating the stormwater rewrite.

Wolf- either her or Doug would be facilitating it. Wolf talked with Bob when they went through the budgeting cycle and worked that into the budget.

Wentzloff- clarified that the Planning Commission would write the stormwater ordinance but that we would then send it to the board to vote on because it is a police power ordinance.

Jocks- asked if the PC was asked to look at stormwater by the board.

Aukerman -board feels there are holes in the ordinance and it can be much improved.

Wentzloff went over the history of working on the stormwater in the past.

Wolf- Talked about the golf course coming in front of the PC. It is under a special use permit.

May see the self storage facility if the application comes back in time. It is a rite by use.

2. Township Board Report – Jean Aukerman- none
3. Parks & Trails Committee Report – talked about the solar lights and dark sky requirements. Determined a potential area for the playground. Over by the side where the little maintenance house is, near sweetwater garden club. No trees need to be removed.
Chanllendar- when does the PC get new zoning books?
Wolf- Hoping to have updated zoning books by the special meeting

ADJOURN: Motion by Feringa , Support by VanHouten to adjourn.

Motion Carries

Check Date	Bank	Check #	Payee	Description	GL #	Amount
08/18/2022	CHAS	26761	A & D ASSESSING	ASSESSING CONTRACT SERVICES	101-209-803.002	4,025.00
08/18/2022	CHAS	26762	APEX SOFTWARE	SOFTWARE SUPPORT & PROCESSIN	101-101-804.000	235.00
08/18/2022	CHAS	26763	BECKETT & RAEDER	ENGINEERING SERVICES	101-101-803.003	965.00
		26763		PLANNING & CONSULTANT T & A	101-410-803.005-116	750.00
		26763		PLANNING & CONSULTANT T & A	101-410-803.005-129	800.00
						2,515.00
08/18/2022	CHAS	26764	CHARTER COMMUNICATIONS	CABLE INTERNET SERVICES	101-265-851.000	379.46
08/18/2022	CHAS	26765	CHASE CARDMEMBER SERVICE	dues subscriptions	101-101-960.000	15.89
		26765		SUPPLIES & POSTAGE	101-191-726.000	317.01
		26765		REPAIRS & MAINT	101-750-930.000	113.87
						446.77
08/18/2022	CHAS	26766	CONSUMERS ENERGY	STREET LIGHTS	101-265-921.000	383.84
08/18/2022	CHAS	26767	CONSUMERS ENERGY	ELECTRIC UTILITIES TOWNHALL-6042 ACM	101-265-920.000	868.90
		26767		ELECTRIC UTILITIES TOWNHALL-5875 US	101-265-920.000	50.14
		26767		ELECTRIC UTILITIES TOWNHALL-5827 US	101-265-920.000	126.32
						1,045.36
08/18/2022	CHAS	26768	FISH WINDOW CLEANING	REPAIRS & MAINT	101-265-930.000	24.00
08/18/2022	CHAS	26769	GFL ENVIRONMENTAL	REPAIRS & MAINT	101-265-930.000	70.78
		26769		REPAIRS & MAINT	101-750-930.000	476.00
						546.78
08/18/2022	CHAS	26770	INTEGRITY BUSINESS SOLUTIONS	SUPPLIES & POSTAGE	101-265-726.000	157.82
08/18/2022	CHAS	26771	MILLER JOHNSON ATTORNEYS	ATTORNEY SERVICES	101-410-802.002	608.00
08/18/2022	CHAS	26772	RAMS PROPERTY MAINTENANCE, LLC	REPAIRS & MAINT	101-750-930.000	1,280.00
08/18/2022	CHAS	26773	RELIANCE STANDARD	INSURANCE	101-101-910.000	150.49
08/18/2022	CHAS	26774	TRAVERSE CITY RECORD EAGLE	PUBLICATIONS	101-101-900.000	141.95
		26774		PUBLICATIONS	101-191-900.000	88.60
		26774		PUBLICATIONS	101-410-900.000	154.70
		26774		PUBLICATIONS T & A	101-410-900.001-132	148.70
						533.95

Prepaid

Check Date	Bank	Check #	Payee	Description	GL #	Amount
08/18/2022	CHAS	26775	VC3, INC.	SOFTWARE SUPPORT & PROCESSIN	101-101-804.000	4,200.00
08/18/2022	CHAS	26776	WEX BANK	REPAIRS & MAINT GAS	101-750-930.000	384.31
08/18/2022	SEWE	405	GRAND TRAVERSE COUNTY	OPERATING & MAINT EXP	591-550-956.001	561.43
08/18/2022	PARK	420	BECKETT & RAEDER	PLANNER SERVICES	403-000-803.000	8,148.00
08/18/2022	PARK	421	ELMERS CRANE & DOZER	PARKS & RECREATION EXPENDITURE	403-000-930.002	226,719.79
08/22/2022	CHAS	26777	ACE HARDWARE	REPAIRS & MAINT	101-750-930.000	490.16
08/22/2022	CHAS	26778	APPLIED IMAGING	REPAIRS & MAINT	101-265-930.000	253.31
08/22/2022	CHAS	26779	DROGT AND SONS EXCAVATING, INC	REPAIRS & MAINT	101-750-930.000	460.00
08/22/2022	CHAS	26780	FEAST OF VICTORY LUTHERAN CHURC	PLANNING & CONSULTANT T & A	101-410-803.005-129	200.00
08/25/2022	CHAS	26781	CONSUMERS ENERGY	STREET LIGHTS	101-265-921.000	74.65
08/25/2022	CHAS	26782	GRAND TRAVERSE COUNTY	SUPPLIES & POSTAGE	101-191-726.000	789.50
08/25/2022	CHAS	26783	GRD TRAV COUNTY ROAD COMM	GT COUNTY ROAD COMMISSION TART	101-000-998.000	3,662.82
08/25/2022	CHAS	26784	GT SUPPLY, LLC	REPAIRS & MAINT	101-750-930.000	68.00
TOTAL - ALL FUNDS				TOTAL OF 27 CHECKS		258,343.44

--- GL TOTALS ---

101-000-998.000	GT COUNTY ROAD COMMISSION TART	3,662.82
101-101-803.003	ENGINEERING SERVICES	965.00
101-101-804.000	SOFTWARE SUPPORT & PROCESSIN	4,435.00
101-101-900.000	PUBLICATIONS	141.95
101-101-910.000	INSURANCE	150.49
101-101-960.000	dues subscriptions	15.89
101-191-726.000	SUPPLIES & POSTAGE	1,106.51
101-191-900.000	PUBLICATIONS	88.60
101-209-803.002	ASSESSING CONTRACT SERVICES	4,025.00
101-265-726.000	SUPPLIES & POSTAGE	157.82
101-265-851.000	CABLE INTERNET SERVICES	379.46
101-265-920.000	ELECTRIC UTILITIES TOWNHALL	1,045.36
101-265-921.000	STREET LIGHTS	458.49
101-265-930.000	REPAIRS & MAINT	348.09
101-410-802.002	ATTORNEY SERVICES	608.00
101-410-803.005-116	PLANNING & CONSULTANT T & A	750.00
101-410-803.005-129	PLANNING & CONSULTANT T & A	1,000.00
101-410-900.000	PUBLICATIONS	154.70

Check Date	Bank	Check #	Payee	Description	GL #	Amount
101-410-900.001-132				PUBLICATIONS T & A		148.70
101-750-930.000				REPAIRS & MAINT		3,272.34
403-000-803.000				PLANNER SERVICES		8,148.00
403-000-930.002				PARKS & RECREATION EXPENDITURE		226,719.79
591-550-956.001				OPERATING & MAINT EXP		561.43
				TOTAL		258,343.44

08/31/2022 10:26 AM
 User: LSWANSON
 DB: Acme Township

INVOICE REGISTER REPORT FOR ACME TOWNSHIP
 INVOICE DUE DATES 09/06/2022 - 09/06/2022
 BOTH JOURNALIZED AND UNJOURNALIZED
 BOTH OPEN AND PAID

To Be Approved

Inv Num Inv Ref#	Vendor Description GL Distribution	Inv Date Entered By	Due Date	Inv Amt	Amt Due	Status	Jrnalized Post Date
AUGUST 22, 2022							
11301	DTE ENERGY GAS - JULY 21-AUG 19, 2022 101-265-922.000	09/06/2022 CRISTY DANCA	09/06/2022	52.47	52.47	Open	N 09/06/2022
	DTE GAS			52.47			
8/24/22							
11302	CHERRYLAND ELECTRIC COOPERATIVE INC ELECTRIC 7/20/22-8/20/22 101-265-921.000	09/06/2022 CRISTY DANCA	09/06/2022	442.89	442.89	Open	N 09/06/2022
	101-265-920.000	STREET LIGHTS/YUBA HERITAGE		349.33			
		ELECTRIC UTILITIES TOWNHALL/SAYLER UT B		93.56			
90827,90828							
11303	GOSLING CZUBAK ENGR EAST BAY COMMONS SEWER CAP REV, LOC 590-000-956.001	09/06/2022 CRISTY DANCA	09/06/2022	2,257.50	2,257.50	Open	N 09/06/2022
	590-000-956.001-129	OPERATING & MAINT EXP		2,142.50			
		OPERATING & MAINT EXP		115.00			
1343							
11304	GT SUPPLY, LLC FIDO HOUSE GRAB N GO 101-750-930.000	09/06/2022 CRISTY DANCA	09/06/2022	370.00	370.00	Open	N 09/06/2022
	REPAIRS & MAINT			370.00			
# of Invoices:	4	# Due:	4	Totals:	3,122.86		3,122.86
# of Credit Memos:	0	# Due:	0	Totals:	0.00		0.00
Net of Invoices and Credit Memos:					3,122.86		3,122.86

--- TOTALS BY FUND ---

101 - GENERAL FUND	865.36	865.36
590 - ACME RELIEF SEWER	2,257.50	2,257.50

--- TOTALS BY DEPT/ACTIVITY ---

000 -	2,257.50	2,257.50
265 - TOWNHALL EXPENDITURES	495.36	495.36
750 - MAINT & PARKS EXPENDITURES	370.00	370.00

Grand Traverse Metro Emergency Services Authority

2023 Budget Proposal





Mission Statement

To serve our community by safeguarding life and property from fire, hazards and medical emergencies; through education, intervention, and quality response.

Our Vision

Be a proactive, innovative, and progressive leader in providing high quality services to the community.

- A work environment where all employees live our values every day on the job.
- Respected, valued, and supported by the community.
- Recognized as a progressive leader and innovator.
- Enthusiastic, highly motivated, trained, and skilled people providing superior emergency services and prevention activities.
- Continued reduction in fires and other emergencies due to effective Community Risk Reduction.
- Lives are saved due to our actions (endeavors).

Strategic Goals

- Attract, Develop, and Retain top talent
- Strengthen Quality and Levels of Service
- Position GT Metro for future
- Ensure Financial Viability

2021/22 Accomplishments

- Completed major renovations and floor repairs for Stations 11 and 9
- Purchased new Tanker 1 - \$370,000
- Purchased 2010 Rescue from Glen Lake - \$150,000
- Purchased new command vehicle – 2021 Tahoe
- Received a \$20,710 grant from Grand Traverse Band of Ottawa & Chippewa to help purchase a new Mako SCBA Breathing Air Compressor
- Grant funding of \$5,000 through Michigan Township Participating Plan for the purchase of 10 dash cameras in apparatus to help improve our operations
- Received a Smith Detection HazMat ID Elite from Region 7
- Remembrance ceremony held for the 20th anniversary of September 11, 2001
- Hiring process completed for positions of Assistant Chief of Operations, Captain and 6 lieutenants appointed as full-time, 4 full-time firefighters and 2 part-time firefighters
- 1st IAFF union contract agreed upon with the new Grand Traverse Metro Firefighters IAFF Local 5288
- Received a \$21,159 grant from Grand Traverse Band of Ottawa & Chippewa for upgrades to the technical resource trailer including equipment
- Implementation of updated operations including training, equipment, and policies
- 3 Chiefs, 3 Captains and 3 Lieutenants obtained blue card Command IC certification after 50+ hours of training.
- Submitted SAFER Grant for \$1.5 million for 6 new full-time firefighters

2023 Challenges

- 7.5% increase in taxable values equates to \$377,000 increase in revenue to GT Metro at 2.6mils, which does not adequately cover debt obligations, personnel step wage increases and other inflation increases.
- Funding to build new Station 8 in Acme Township
- Recruiting and retaining quality firefighters. Need to reduce extra hours worked to avoid burnout.
- Provide employees with a 2-3% pay increase.
- Metro's vision is to have a minimum of 2 FF's in all Metro stations by 2023 and have applied for the SAFER grant to help pay for this.
- 3 additional full-time firefighters have been included in the 2023 budget.
- Plan for the purchase of a new Fire Engine in 2024 and a new ladder truck in 2025. New fire apparatus costs have increased due to inflation as well as safety standards and constantly evolving technology.
- Aging fire truck fleet resulting in the purchase of new apparatus averaging \$762,000 per year over the next 8 years. Average age of apparatus is 15 years old.
- Building up Metro's Public Improvement Fund to help pay for future apparatus purchases.
- Meeting the demand of increased fire and emergency calls. 5,686 calls in 2021 equating to a 13.5% increase over 2020, averaging 15 calls per day.
- Reacting and responding to the increase in building of homes, apartments, and business in the 3 townships covered by Metro.
- Aging buildings and parking lots requiring additional improvement costs.
- Continued impact of inflation unknown.

2023 Budget Timeline

June 28, 2022	Distribute 2023 Budget at Board Meeting
July, 2022	2023 Budget Workshop with Board
July 26, 2022	Metro's Board approves 2023 Budget
July 30, 2022	Metro Budget to Township Offices
August, 2022	Take Metro Budget to Township Boards
September, 2022	Public Hearings and Final Township Approval
September 30, 2022	Notify GT County of Metro millage rate

Fund Balance and Millage History (last 5 years – GF + PIF)

Year	Millage Rate	Fund Balance
2018	2.35	\$ 2,240,959
2019	2.35	\$ 2,282,637
2020	2.45	\$ 2,742,145
2021	2.45	\$ 2,282,370
2022 Budget	2.60	\$ 1,832,282
2023 Draft Budget	2.75	\$ 1,665,453

Note: A healthy fund balance goal of 3.5 months of expenses equates to \$1,772,000.



**GRAND TRAVERSE METRO FIRE DEPARTMENT
2023 BUDGET
NET TAXABLE VALUE ALLOCATION**

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TOTAL BUDGETED EXPENDITURES:

Less: Other Revenue Items
NET EXPENDITURES TO BE ALLOC.

TOWNSHIP ASSESSED VALUES, net

Millage rate to breakeven
Less: use of fund balance
Proposed 2023 Millage Rate

METRO	
2023	
\$	6,063,117
	206,000
\$	5,857,117
	2,074,203,067
	2.82
	0.07
	2.75

ALLOCATION BASED ON TAXABLE VALUE - 2.75 MILLS				
	2023 BUDGETED TWP REVENUE	2022 BUDGETED TWP REVENUE	DIFFERENCE	% CHANGE
ACME	1,049,947	931,328	118,619	12.74%
EAST BAY	1,851,951	1,627,245	224,706	13.81%
GARFIELD	2,802,160	2,456,999	345,161	14.05%
TOTAL	5,704,058	5,015,572	688,486	13.73%

	2022 TAXABLE VALUE (net of personal prop)	2021 TAXABLE VALUE (net of personal prop)	DIFFERENCE	% CHANGE
ACME	381,798,953	358,203,252	23,595,701	6.59%
% of total	18.4%	18.6%		
EAST BAY	673,436,810	625,863,374	47,573,436	7.60%
% of total	32.5%	32.4%		
GARFIELD	1,018,967,304	944,999,494	73,967,810	7.83%
% of total	49.1%	49.0%		
TOTAL	2,074,203,067	1,929,066,120	145,136,947	7.52%

GRAND TRAVERSE METRO FIRE DEPARTMENT

2023 Budgeted Revenue/Expenditure Report



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GRAND TRAVERSE METRO FIRE	Actual	Budget	YTD actual	Estimated	2023	Notes
	2021	2022	June, 2022	Dec, 2022	BUDGET	
Fund: 206 - METRO FIRE						
Revenues						
528.000 Other Federal Grants	60,887	0	0	0	0	
600.001 Acme Township - Cont.	857,608	931,328	931,328	931,328	1,049,947	2.75 Mills
600.002 East Bay Twp. Contr	1,467,843	1,627,245	1,627,245	1,627,245	1,851,951	2.75 Mills
600.003 Garfield Charter Twp.	2,219,926	2,456,999	2,457,005	2,457,005	2,802,160	2.75 Mills
664.000 Earned Interest	6,499	30,000	4,340	10,000	15,000	
667.100 Township FF/EMS	99,288	105,000	0	105,000	0	
668.500 Cost Recovery Revenue	38,135	55,000	16,546	55,000	55,000	
668.700 Public Education Receipts	440	0	253	253	0	
669.000 Plan Reviews	46,158	65,000	30,544	65,000	65,000	
669.001 Refunds and Donations	64,439	45,000	32,030	55,800	45,000	
669.002 Sale of Surplus Equipment	10,900	15,000	27,500	27,500	15,000	
669.006 Misc. Grant Receipts	32,603	10,000	23,573	31,159	10,000	
TOTAL REVENUES	4,904,726	5,340,572	5,150,364	5,365,290	5,909,058	
EXPENDITURES						
Dept: 336 OPERATIONS						
Acct Class: 701 PERSONNEL SERVICES						
702.000 Wages and Salaries	2,193,299	2,554,815	1,123,051	2,554,815	2,857,520	3 new fulltime FFs
702.001 Longevity	32,169	34,000	0	34,000	36,000	
703.000 Metro Firefighters Response	48,629	30,000	23,318	47,000	50,000	
703.001 Metro Fire Officers Salaries	6,420	0	0	0	0	
703.200 Metro FF Wages - part-time	211,100	303,000	62,677	248,000	248,000	
703.300 Part-time Administrative	3,184	25,000	3,062	25,000	25,000	
705.000 Personal Day Payout	33,201	51,000	0	51,000	50,000	
715.000 FICA/Medicare	36,279	46,255	17,345	46,255	47,809	
716.000 Health/Dental/Optical Ins.	425,603	540,000	345,916	540,000	598,000	
716.003 Life Ins./LTD/STD	27,265	33,000	694	33,000	27,000	
717.001 AD&D Insurance	7,970	11,000	8,484	11,000	12,000	
718.000 Retirement	339,944	415,020	169,169	415,020	460,488	
719.000 Workers Comp. Insurance	81,431	95,000	69,325	95,000	91,000	
TOTAL PERSONNEL SERVICES	3,446,494	4,138,090	1,823,041	4,100,090	4,502,817	
Acct Class: 726 SUPPLIES						
727.000 Office Supplies	10,830	12,000	5,520	12,000	13,000	
729.000 Printing and Binding	5,093	6,000	2,282	6,000	6,000	
730.000 Postage and Freight	2,501	2,500	937	2,500	3,000	
743.000 Other Supplies	23,427	30,000	10,194	30,000	30,000	
745.000 Uniforms and Accessories	25,630	24,000	7,877	24,000	28,000	
745.002 Fire Gear	8,649	35,000	14,910	35,000	35,000	
748.000 Fuel, Oil, Grease	45,063	35,000	27,105	60,000	60,000	
760.000 Medical Supplies	19,259	17,000	14,578	27,000	27,000	
TOTAL SUPPLIES	140,452	161,500	83,402	196,500	202,000	
Acct Class: 800 CONTRACTUAL SERVICES						
801.000 Legal Fees	13,213	25,000	7,103	25,000	25,000	
810.000 Subscriptions	3,959	7,500	3,896	7,500	7,500	
810.001 Dues	7,926	8,500	2,383	8,500	8,500	
818.000 Contract Services	45,621	52,000	24,887	52,000	52,000	
830.000 Fire Hydrant Rental	21,240	25,000	0	25,000	25,000	
850.001 Telephone	41,242	46,000	20,308	46,000	46,000	
TOTAL CONTRACTUAL SERVICES	133,201	164,000	58,576	164,000	164,000	

GRAND TRAVERSE METRO FIRE DEPARTMENT

2023 Budgeted Revenue/Expenditure Report



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	Actual	Budget	YTD actual	Estimated	2023	
GRAND TRAVERSE METRO FIRE	2021	2022	June, 2022	Dec, 2022	BUDGET	Notes
Acct Class: 900 OTHER SERVICES AND CHARGES						
910.000 Fleet & Liability Property Ins	60,117	65,000	67,613	67,613	68,000	
920.000 Heat Utilities	22,732	30,000	18,319	35,000	35,000	
921.000 Electric Utilities	42,473	47,000	19,194	47,000	47,000	
923.000 Sewer and Water Utilities	14,181	15,000	5,805	15,000	16,000	
924.000 Waste Disposal	1,390	2,100	749	2,100	2,100	
930.000 Bldg. Repair and Maintenance	94,363	65,000	34,642	65,000	100,000	
932.000 Equipment Repair & Maint.	27,849	25,000	16,063	25,000	30,000	
932.100 SCBA Repair/Maintenance	6,886	10,000	20	10,000	10,000	
934.000 Vehicle R&M - labor	88,764	78,000	30,575	78,000	85,000	
934.100 Vehicle R&M - parts	55,144	65,000	23,477	65,000	65,000	
934.500 Special Ops Equipment	2,355	0	0	0	0	
935.000 Ground Care and Maintenance	30,616	36,000	14,595	36,000	36,000	
955.000 Employee Physicals & Wellness	31,701	40,000	16,983	40,000	40,000	
956.000 Employee Train. and Develop.	65,772	55,000	36,676	55,000	70,000	
956.001 Computer Support	61,667	57,000	27,655	57,000	65,000	
TOTAL OTHER SERVICES AND CHARGES	606,010	590,100	312,366	597,713	669,100	
Acct Class: 970 CAPITAL OUTLAY						
976.001 Building Improvement	81,765	65,000	4,520	65,000	115,000	Replace Admin garage floor/ parking lot fixes
977.000 Machinery and Equipment	92,344	85,000	93,900	117,000	85,000	
980.100 Computer Replacement	9,038	15,000	7,440	15,000	15,000	
TOTAL CAPITAL OUTLAY	183,147	165,000	105,860	197,000	215,000	
Acct Class: 985 OTHER						
985.100 Transfer to Public Imp. Fund	298,421	550,000	550,000	550,000	300,000	
992.000 Contingency	0	10,000	0	0	10,000	
992.001 Emergency Cont. Fund	0	200	0	0	200	
TOTAL OTHER	298,421	560,200	550,000	550,000	310,200	
TOTAL EXPENDITURES	4,807,725	5,778,890	2,933,245	5,805,303	6,063,117	2.68 mils (net of other revenue's)
NET REVENUE/EXPENDITURES	97,001	(438,318)	2,217,119	(440,013)	\$ (154,059)	
Fund Balance	2,060,380	2,157,381		2,157,381	1,719,063	
Net Fund Balance	\$ 2,157,381	\$ 1,719,063		\$ 1,717,368	\$ 1,565,004	
Maintain Fund Balance = to 3.5 months expense	\$ 1,402,253	\$ 1,685,510		\$ 1,693,213	\$ 1,768,409	

GRAND TRAVERSE METRO FIRE DEPARTMENT

2023 Budgeted Revenue/Expenditure Report



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	Actual	Budget	YTD actual	Estimated	2023	
GRAND TRAVERSE METRO FIRE	2021	2022	June, 2022	Dec, 2022	BUDGET	Notes
PUBLIC IMPROVEMENT FUND						
564.000 Earned Interest	631	2,000	100	1,000	1,000	
575.000 Debt Proceeds	350,000	0	0	0	-	
599.100 Transfer In - Fund Balance	298,421	550,000	550,000	550,000	300,000	Debt pymts
TOTAL REVENUES	649,052	552,000	550,100	551,000	301,000	
EXPENDITURES						
Acct. Class: 970 Capital Outlay						
976.001 Building Improvement	496,068	0	0	0	0	
977.000 Machinery and Equipment	0	0	0	0	0	
978.000 Vehicles Acquisition	416,521	250,000	164,131	250,000	0	
TOTAL CAPITAL OUTLAY	912,589	250,000	164,131	250,000	0	
Acct Class: OTHER						
990.000 Debt Payment	262,190	281,873	140,143	281,873	288,289	
990.005 Interest Expense	31,049	26,897	14,239	26,897	20,481	
992.000 Contingency	0	5,000	0	5,000	5,000	
TOTAL DEBT SERVICE & OTHER	293,239	313,770	154,382	313,770	313,770	
TOTAL EXPENDITURES	1,205,828	563,770	318,513	563,770	313,770	0.15 mills
REVENUES OVER EXPENDITURES	-556,776	-11,770	231,587	-12,770	-12,770	
Fund Balance	681,765	124,989	-	124,989	113,219	
Net Fund Balance	124,989	113,219		112,219	\$ 100,449	



**GT METRO FIRE DEPARTMENT
PROJECTED DEBT OBLIGATIONS THRU 2032
2023 BUDGET**

DRAFT



YEAR	DESCRIPTION ITEM	AMOUNT	Budget		Projected										
			2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032		
Vehicle Replacement Plan - Cash payments															
	Admin Vehicles		50,000			45,000						50,000	100,000	60,000	60,000
	Station Squad Vehicles		50,000		120,000	70,000	70,000	70,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000
	New Used Rescue - Glen Arbor		150,000												
Capital Purchases - Financing															
2018	Engine 11 - PIF 1st pymt 11/2018 6 yrs @ 0.0%	\$ 200,000 Principal Interest Total	33,333 33,333	33,333 33,333	25,002										
2018	Engine 11 - PIF 1st pymt 11/2018 6 yrs @ 3.55	\$ 300,000 Principal Interest Total	51,252 4,483 55,735	53,094 2,641 55,735	41,071 732 41,803										
2020	Engine 1 6 yrs @ 2.24%	\$ 575,000 Principal Interest Total	93,649 9,037 102,686	95,764 6,922 102,686	97,927 4,759 102,686	100,140 2,546 102,686	50,915 428 51,343								
2020	Station 11 Remodel 7 yrs at 2.05%	\$ 350,000 Principal Interest Total	47,957 5,847 53,804	48,947 4,857 53,804	49,958 3,846 53,804	50,990 2,814 53,804	52,044 1,760 53,804	53,119 685 53,804							
2021	New Tanker 6 yrs at 2.61%	\$ 350,000 Principal Interest Total	55,682 7,530 63,212	57,151 6,061 63,212	58,658 4,554 63,212	60,203 3,009 63,212	61,791 1,421 63,212	15,700 103 15,803							
2023	New Station 8 20 yrs at 4%	\$ 4,500,000 Principal Interest Total			75,838 88,133 163,970	157,834 170,106 327,939	164,242 163,697 327,939	164,242 163,697 327,939	327,939	327,939	327,939	327,939	327,939	327,939	327,939
2024	New Engine 9 6 yrs @ 4.0%	\$ 800,000 Principal Interest Total			59,615 15,704 75,319	122,847 27,788 150,635	127,835 22,800 150,635	127,835 22,800 150,635					150,635	150,635	75,316
2025	Land for new Metro Station in Ganfield Twp 10 yrs at 4.5%	\$ 750,000 Principal Interest Total				30,069 16,707 46,776	62,194 31,357 93,551	62,194 31,357 93,551				93,551	93,551	93,551	93,551

2023 BUDGET RESOLUTION FOR
CHARTER TOWNSHIP OF _____
COUNTY OF GRAND TRAVERSE, MICHIGAN
2022-

Minutes of a regular meeting of the Board of East Bay Charter Township, held on the _____ day of _____, 2022, at _____ o'clock pm.

PRESENT: _____

WHEREAS, The Township is an Incorporating Township of the Grand Traverse Metro Emergency Services Authority (“Metro”), incorporated under the authority of Public Act 57 of 1988, and

WHEREAS, Article XV of the Articles of Incorporation for Metro provides that Metro’s annual budget will be funded by contributions from each Incorporating Township.

NOW, THEREFORE,

BE IT RESOLVED that the Township hereby commits to fund Metro’s 2021 Budget year with a financial contribution equal to 2.75 mills times the Townships ad valorem real property tax value, which equates to \$5,704,058 (\$2,802,160 for Garfield; \$1,851,951 for East Bay; \$1,049,947 for Acme);

BE IT FURTHER RESOLVED, that the Township agrees to distribute all of this revenue to Metro by May 15, 2023.

BE IT FURTHER RESOLVED, that the Township can fund Metro’s 2023 Budget obligation using any combination of a millage rate and general fund contribution as deemed financially beneficial to the Township.

Ayes: _____

Nays: _____

Absent and Excused: _____

CERTIFICATE

I, _____, the duly elected and acting Clerk of East Bay Charter Township, hereby certify that the foregoing constitutes a true copy of a Resolution of the Township Board for the Township of East Bay, adopted during a meeting of the East Bay Charter Township Board, Grand Traverse County, Michigan held on _____, at which meeting _____ members were present as indicated in said Minutes and voted as therein set forth and that all signatures affixed thereto are the genuine signatures of those so indicated, and that each signatory was duly authorized to affix his or her signature, that said meeting was held in accordance with the Open Meetings Act of the State of Michigan, and that due and proper notice of the meeting as required by law was given to the members of the Township Board, and that the minutes of said meeting were kept and will be and have been made available as required by said Act.

Dated: _____

Clerk, Township of _____
Grand Traverse County, Michigan



GRAND TRAVERSE METRO EMERGENCY SERVICES AUTHORITY

FIRE OFFICE 897 Parsons Road ~ Traverse City, MI 49686
Phone: (231) 947-3000 Fax: (231) 947-8728 ~ Website: www.gtmetrofire.org Email: Info@gtmetrofire.org

July 26, 2022

The regular meeting of the Grand Traverse Metro Emergency Services Authority was called to order at 9:00 a.m. by Glen Lile, Vice Chairperson at Metro Fire Station 11 located at 3000 Albany, Traverse City, MI 49685.

PLEDGE OF ALLEGIANCE – recited.

Roll call – 6 members, a quorum.

Beth Friend, East Bay	Doug White, Acme (ABSENT)
Glen Lile, East Bay	Chuck Korn, Garfield
Dale Stevens, Acme (9:04 am)	Steve Duell, Garfield
Paul Scott, Acme	

ATTENDANCE:

Pat Parker, Chief
Brian Belcher, Asst. Chief/Fire Marshal-FP
Kim McCann, Accountant

1. **APPROVAL OF AGENDA:** No changes. Stand Approved.
2. **PUBLIC COMMENT:** None.
3. **CONFLICT OF INTEREST:** None.
4. **APPROVAL OF MINUTES:** No changes. Stand approved.
 - a. Approval of June 28 Closed Meeting Minutes. Stand approved.
 - b. Approval of Budget Workshop Minutes. Stand approved.
 - c. Approval of Closed Meeting Minutes. Stand approved.
5. **FINANCIAL REPORT:**
 - a. Approve of cash transfers.
Motion by Paul Scott, supported by Chuck Korn, to approve cash transfers of \$250,000.00. All ayes. Motion carried.
 - b. Consider **Resolution 2022-04 Budget Amendment #2**
Motion by Beth Friend, supported by Paul Scott, to **Resolution 2022-04 Budget Amendment #2**. Roll call: Friend, yes; Scott, yes; Stevens, yes; Korn, yes; Duell, yes; Lile, yes. All ayes. Motion carried.



GRAND TRAVERSE METRO EMERGENCY SERVICES AUTHORITY

FIRE OFFICE 897 Parsons Road ~ Traverse City, MI 49686
Phone: (231) 947-3000 Fax: (231) 947-8728 ~ Website: www.gtmetrofire.org Email: info@gtmetrofire.org

6. APPROVAL CLAIMS:

Motion by Paul Scott, supported by Chuck Korn, to approve the prepay and regular claims in the amount of \$101,376.49 (check #19885-19963); Plus, Electronic Funds Transfers in the amount of \$293,843.19, and Retiree Health Care Payments \$1,250.00 for a Grand Total Claims & EFTs of \$396,469.68. Roll call: Scott, yes; Korn, yes; Friend, yes; Stevens, yes; Duell, yes; Lile, yes. All ayes. Motion carried.

7. CORRESPONDENCE:

- a. Cost Recovery Report for June 2022.

8. REPORTS

- a. CHIEF: See Chief Report.
- b. ASST. CHIEF OPERATIONS: See Assistant Chief Operations Report.
- c. ASST. CHIEF/FIRE MARSHAL: See Assistant Chief/Fire Marshal- Fire Prevention Bureau Report.

9. OLD BUSINESS:

10. NEW BUSINESS:

- a. Consider 2023 Budget **Resolution 2022-05**.
Motion by Dale Stevens, supported by Beth Friend, to approve 2023 Budget **Resolution 2022-05**. Roll call: Stevens, yes; Friend, yes; Korn, no; Duell, yes; Scott, yes; Lile, yes. Five ayes, one nay. Motion carried. Due to absence of Chairperson Doug White, Vice Chairperson Glen Lile will sign on additional signature page.
- b. Consider **Resolution 2022-06 Rescue Task Force Donation and Match**.
Motion by Chuck Korn, supported by Beth Friend, to approve **Resolution 2022-06 Rescue Task Force Donation and Match**. Roll call: Korn, yes; Friend, yes; Stevens, yes; Duell, yes; Scott, yes; Lile, yes. All ayes. Motion carried.

11. ADDITION:

- a. Consider approving additional funds to purchase Squad 1.
Motion by Beth Friend, supported by Chuck Korn, to approve adjusted purchase agreement 2022 Super Duty Ford F250 to \$38952.52. Roll call: Friend, yes; Korn, yes; Stevens, yes; Duell, yes; Scott, yes; Lile, yes. All ayes. Motion carried.
- b. Consider approving exchange of service from Custom Coatings for retired utility truck.
Motion by Paul Scott, supported by Chuck Korn, to approve an even exchange of goods of retired utility truck for services of \$15,000.00 in epoxy flooring installation from Custom Coatings. Roll call: Scott, yes; Korn, yes; Friend, no; Duell, yes; Stevens, yes; Lile, yes. Five ayes, one nay. Motion carried.



GRAND TRAVERSE METRO EMERGENCY SERVICES AUTHORITY

FIRE OFFICE 897 Parsons Road ~ Traverse City, MI 49686
Phone: (231) 947-3000 Fax: (231) 947-8728 ~ Website: www.gtmetrofire.org Email: info@gtmetrofire.org

Any Suggested Agenda Items for Future Board Meetings: Update on Station 11 dormitory insulation. Develop disposal policy for GTMESA vehicles.

PUBLIC COMMENT: None.

There being no objections, meeting was declared adjourned by Vice Chairperson Glen Lile at 10:25 a.m.

Vice Chairperson Glen Lile

Secretary Steve Duell

DRAFT



GRAND TRAVERSE METRO EMERGENCY SERVICES AUTHORITY

FIRE OFFICE 897 Parsons Road ~ Traverse City, MI 49686
Phone: (231) 947-3000 Fax: (231) 947-8728 ~ Website: www.gtmetrofire.org Email: info@gtmetrofire.org

RESOLUTION 2022-05

A RESOLUTION TO APPROVE THE 2023 BUDGET FOR GRAND TRAVERSE METRO EMERGENCY SERVICES AUTHORITY

Minutes of a regular meeting of the Board of Grand Traverse Metro Emergency Services Authority ("Metro"), held on the 26th day of July, 2022, at 9:00 o'clock am.

PRESENT: GILEN LILE, BETH FRIEND, DALE STEVENS,
CHUCK KOEN, STEVE OVELL, PAUL SCOTT

The following preamble and resolution were offered by STEVENS and supported by FRIEND.

WHEREAS, Metro is an Authority, created, established and incorporated pursuant to the provisions of Act 57, Public Acts of Michigan, 1988, as amended, and

WHEREAS, the incorporating municipalities in Metro are the Township of Acme, the East Bay Charter Township and the Charter Township of Garfield, in the County of Grand Traverse, Michigan, which are hereby designated as the "Incorporating Townships", and

WHEREAS, Article XII of the Articles of Incorporation for Metro indicates that the Metro Board "shall adopt the proposed budget by a majority vote of the members of the Board in such a manner as to assure submission of the proposed budget to the incorporating municipalities no later than July 31, of each year", and

WHEREAS, the 2023 Budget for Metro is detailed by cost center for the General Fund and the Public Improvement Fund on the attached schedules, and

WHEREAS, Article XV of the Articles of Incorporation for Metro provides that Metro's annual budget will be funded by contributions from each Incorporating Township. In accordance with the calculation provided for in the Articles of Incorporation, the Township contributions calculate to be the following for the 2023 Budget:

Acme Township	\$1,049,947
East Bay Township	\$1,851,951
Garfield Township	\$2,802,160

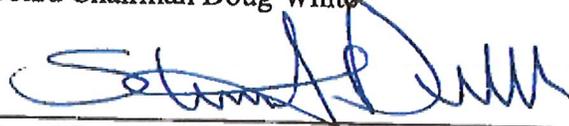
NOW, THEREFORE,

BE IT RESOLVED, that the members of the Metro Board adopt the 2023 Metro Budget by cost center as detailed on the attached, with budgeted expenditures totaling \$6,376,887.

Ayes: 5
Nays: 1
Absent and Excused: 0

RESOLUTION DECLARED ADOPTED.

By: ABSENT. VICE CHAIR SIGNED
Board Chairman Doug White

By: 
Board Secretary Steve Duell

Dated: July 26, 2022

NOW, THEREFORE,

BE IT RESOLVED, that the members of the Metro Board adopt the 2023 Metro Budget by cost center as detailed on the attached, with budgeted expenditures totaling \$6,376,887.

Ayes: _____
Nays: _____
Absent and Excused: _____

RESOLUTION DECLARED ADOPTED.

By: *Glen Lile*
Vice Board Chairman Glen Lile

By: _____
Board Secretary Steve Duell

Dated: July 26, 2022

GT MESA
2023 BUDGET - 2.75 Mils
BY COST CENTERS



Budget to be approved by the Metro Board

GRAND TRAVERSE METRO FIRE	Budget 2021	Budget 2022	Budget 2023	Incr/ (Decr)	% Incr/ (Decr)
GENERAL FUND					
TOTAL REVENUES	4,904,726	5,340,572	5,909,058	435,846	8.9%
EXPENDITURES					
Dept: 336 OPERATIONS					
Acct Class: 701 PERSONNEL SERVICES	3,446,494	4,138,090	4,502,817	691,596	20.1%
Acct Class: 726 SUPPLIES	140,452	161,500	202,000	21,048	15.0%
Acct Class: 800 CONTRACTUAL SERVICES	133,201	164,000	164,000	30,799	23.1%
Acct Class: 900 OTHER SERVICES/CHARGES	606,010	590,100	669,100	(15,910)	-2.6%
Acct Class: 970 CAPITAL OUTLAY	183,147	165,000	215,000	(18,147)	-9.9%
Acct Class: OTHER	298,421	560,200	310,200	261,779	87.7%
TOTAL EXPENDITURES	4,807,725	5,778,890	6,063,117	971,165	20.2%
NET REVENUE/EXPENDITURES	97,001	(438,318)	(154,059)	(535,319)	-551.9%
Fund Balance	2,060,380	2,157,381	1,719,063		
Net Fund Balance	2,157,381	1,719,063	1,565,004		

**GTMESA
2023 BUDGET - 2.75 Mils
BY COST CENTERS**



Budget to be approved by the Metro Board

	Budget 2021	Budget 2022	Budget 2023	Incr/ (Decr)	% Incr/ (Decr)
GRAND TRAVERSE METRO FIRE					

PUBLIC IMPROVEMENT FUND

TOTAL REVENUES	\$ 649,052	\$ 552,000	\$ 301,000	(97,052)	-15.0%
EXPENDITURES					
Acct. Class: 970 CAPITAL OUTLAY	\$ 912,589	\$ 250,000	\$ -	(662,589)	-72.6%
Acct. Class: 990 DEBT SERVICE	\$ 293,239	\$ 308,770	\$ 308,770	15,531	5.3%
Acct Class: 992 CONTINGENCY	\$ -	\$ 5,000	\$ 5,000	5,000	#DIV/0!
TOTAL EXPENDITURES	\$ 1,205,828	\$ 563,770	\$ 313,770	(642,058)	-53.2%
EXPENDITURES OVER REVENUES	\$ (556,776)	\$ (11,770)	\$ (12,770)	545,006	-97.9%
Fund Balance	\$ 681,765	\$ 124,989	\$ 113,219		
Net Fund Balance	\$ 124,989	\$ 113,219	\$ 100,449		

2023 BUDGET RESOLUTION FOR
TOWNSHIP OF ACME
COUNTY OF GRAND TRAVERSE, MICHIGAN
2022-

Minutes of a regular meeting of the Board of Acme Township, held on the 9th day of August, 2022, at 7:00 pm.

PRESENT: _____

WHEREAS, The Township is an Incorporating Township of the Grand Traverse Metro Emergency Services Authority (“Metro”), incorporated under the authority of Public Act 57 of 1988, and

WHEREAS, Article XV of the Articles of Incorporation for Metro provides that Metro’s annual budget will be funded by contributions from each Incorporating Township.

NOW, THEREFORE,

BE IT RESOLVED that the Township hereby commits to fund Metro’s 2021 Budget year with a financial contribution equal to 2.75 mills times the Townships ad valorem real property tax value, which equates to \$5,704,058 (\$2,802,160 for Garfield; \$1,851,951 for East Bay; \$1,049,947 for Acme);

BE IT FURTHER RESOLVED, that the Township agrees to distribute all of this revenue to Metro by May 15, 2023.

BE IT FURTHER RESOLVED, that the Township can fund Metro’s 2023 Budget obligation using any combination of a millage rate and general fund contribution as deemed financially beneficial to the Township.

Ayes: _____

Nays: _____

Absent and Excused: _____

CERTIFICATE

I, _____, the duly elected and acting Clerk of Acme Township, hereby certify that the foregoing constitutes a true copy of a Resolution of the Township Board for the Township of East Bay, adopted during a meeting of the Acme Township Board, Grand Traverse County, Michigan held on _____, at which meeting _____ members were present as indicated in said Minutes and voted as therein set forth and that all signatures affixed thereto are the genuine signatures of those so indicated, and that each signatory was duly authorized to affix his or her signature, that said meeting was held in accordance with the Open Meetings Act of the State of Michigan, and that due and proper notice of the meeting as required by law was given to the members of the Township Board, and that the minutes of said meeting were kept and will be and have been made available as required by said Act.

Dated: _____

Clerk, Township of Acme

Grand Traverse County, Michigan

2023 BUDGET RESOLUTION FOR
GRAND TRAVERSE METRO EMERGENCY SERVICES
AUTHORITY

Acme Township Board of Trustees

RESOLUTION 2022-____

COUNTY OF GRAND TRAVERSE, MICHIGAN

September 6, 2022

Minutes of a regular meeting of the Acme Township Board held on the 6th day of September 2022, at 7 o'clock pm. on a motion made by _____ and Seconded by _____. The following resolution was approved:

PRESENT:

WHEREAS, The Township is an Incorporating Township of the Grand Traverse Metro Emergency Services Authority ("Metro"), incorporated under the authority of Public Act 57 of 1988, and

WHEREAS, Article XV of the Articles of Incorporation for Metro provides that Metro's annual budget will be funded by contributions from each Incorporating Township in the following manner:

"The total taxable value of ad valorem real property taxes of all Incorporating Townships shall be determined for the current year ("annual district taxable value") and a millage rate shall be determined ("uniform millage rate") by utilizing the annual district taxable value as if it were the taxable basis for funding the proposed annual budgets of the authority."

WHEREAS, Article XV of the Articles of Incorporation also states that:

"Each Incorporating Township shall be allocated its representative share of contribution by applying the uniform millage rate as determined on all ad valorem real property tax base of that Incorporating Township. The calculation is as follows:

$$\frac{\text{Proposed Budget}}{\text{Annual District Taxable Value}} = \text{"Uniform Millage Rate"}$$

WHEREAS the "Uniform Millage Rate" for Metro's 2022 Budget is calculated to be **2.60 mills**.

NOW, THEREFORE,

BE IT RESOLVED that the Acme Township Board hereby commits to fund Metro's 2023 Budget year with a financial contribution equal to 2.75 mills times the Townships ad valorem real property tax value, which equates to \$1,049,947.00

BE IT FURTHER RESOLVED that the Township agrees to distribute all of this revenue to Metro by May 15, 2023.

BE IT FURTHER RESOLVED that the Township could fund Metro's 2023 Budget obligation using any combination of a millage rate and general fund contribution as deemed financially beneficial to the Township.

It is further resolved that **3.375** mills are freely levied on the assessed valuation of all property assessed for taxes within the Township of Acme, except lands and premises exempt from property taxes under the general property tax act, MCL 211.1, et seq., to be appropriated and expended for police (**0.075 mills**) and fire protection (**2.75 mills** MESA), ambulance of (**.550 mills**) purposes in accordance with the budget hereby adopted.

Ayes:

Nays:

Absent and Excused:

CERTIFICATE

I, Lisa Swanson, the duly elected and acting Clerk of the Township of Acme, hereby certify that the foregoing constitutes a true copy of a Resolution of the Township Board for the Township of Acme, adopted during a meeting of the Township of Acme Township Board, Grand Traverse County, Michigan held on September 6, 2022 at which meeting seven members were present as indicated in said Minutes and voted as therein set forth and that all signatures affixed thereto are the genuine signatures of those so indicated, and that each signatory was duly authorized to affix his or her signature, that said meeting was held in accordance with the Open Meetings Act of the State of Michigan, and that due and proper notice of the meeting as required by law was given to the members of the Township Board, and that the minutes of said meeting were kept and will be and have been made available as required by said Act.

Dated: _____

Lisa Swanson _____

Clerk, Township of Acme

Grand Traverse County, Michigan



MEMORANDUM

Planning and Zoning

6042 Acme Road | Williamsburg, MI | 49690

Phone: (231) 938-1350 Fax: (231) 938-1510 Web: www.acmetownship.org

To: Acme Township Board of Trustees

From: Lindsey Wolf, Planning & Zoning Administrator

Date: August 30, 2022

Re: Zoning Ordinance Amendment 054 –Bates Rezoning Application; parcel 28-01-014-004-01

Amendment Request:

The Applicant/Owner is seeking a rezoning of approximately 40-acres of a 100.02 parcel along the east side Bates Rd (between Brackett & M72/across from Flintfields) from B-4: Material Processing and Warehousing to A-1: Agricultural District to develop a series of small horse farms or farmettes. Purchasers are expected to be participants in the Traverse City Horse Shows.

The property is more fully described as:

Legal Description: PARCEL A-1: PART OF E 1/2 SEC 31 T28N R9W COM AT N 1/4 CNR SEC 31 TH S 00 DEG 57'42" E 2056.88' TO POB TH N 89 DEG 37'11" E 1329.80' TH N 00 DEG 57'35" W 738.89' TH N 89 DEG 27'25" E 1330.40' TH S 00 DEG 58'24" E 1328.66' TH S 00 DEG 57'34" E 664.20' TH S 89 DEG 33'41" W 1330.58' S 00 DEG 57'51" E 67.68' TH S 89 DEG 36'55" W 1019.81' TH N 01 DEG 00'11" W 150.13' TH N 89 DEG 35'59" W 276.81' TH N 89 DEG 35'59" W 33' TH N 00 DEG 58'51" W 578.97' TH N 00 DEG 57'42" W 586' TO POB SPLIT/COMBINED ON 06/23/2021 FROM 01-014-003-00, 01-014-004-00, 01-014-002-00, 01-014-002-10, 01-014-028-03, 01-014-018-00
Parcel No.: 28-01-002-031-00

The Planning Commission reviewed the request at their July 26, 2022 special meeting. A public hearing was held at a special meeting on August 15, 2022. The staff report, application, and meeting minutes are enclosed with this memo for reference.

At the July 26, 2022 meeting the following motion was made:

Motion by Aukerman, Support by Timmins to set a public hearing on August 15th for amendment 054, rezoning request Traverse City Horse Shows. Motion Carries.

Yes: Wentzloff, Rosa, Challender, Feringa, Timmins, Aukerman

Absent/Excused: VanHouten

At the August 15, 2022 meeting the following motion was made:

Motion by Feringa, support by Aukerman, that the Planning Commission send the proposed zoning ordinance amendment 052 rezone approximately forty acres from B-4 Material Processing to A-1, Agricultural for the property located at Bates Road, parcel ID 28-01-014-004-01, owned by the Traverse City Horse Shows LLC to the Township Board for approval. 5 yes. 1 no. Motion carries.

Yes: Wentzloff, Aukerman, Feringa, Challendar, Rosa

No: VanHouten

Absent/Excused: Timmins

Key Points:

- The proposed use of farmettes has no bearing on the rezoning of the property. When a zoning classification is changed, any use allowed in that classification can be allowed on the property.

- The applicant does not wish to participate in the PDR program to preserve farm rights. There is no guarantee that this land would be set aside for agricultural use in the future.
- Industrial land is limited within the township. The Planning Commission may look to include more land in the future – potentially during the Master Plan 5-year update. There are areas the future land use map has reserved for industrial that have not been incorporated into the current zoning map. The rezoning cannot be contingent on the exchange of industrial land in the future.
- Demand for B4 Industrial land has been minimal. The department expects to receive an application for a storage facility to come before the Planning Commission in the future. The township has received two other applications in the last three years for development in the industrial district (Red Bud Roots, Wiper Shaker storage building).
- The use of land in an industrial nature would result in smaller lot sizes as there is no minimum acreage in B4 (more intense uses); Agriculturally zoned parcels have a 5-acre minimum. There are no public utilities (sewer and water) in the area.
- 6/7 of the Planning Commission members found the rezoning to be favorable.
- It is a goal in the 2019 Master Plan to preserve agricultural land.

Suggested Motion(s) for Consideration:

Motion to Approve

I move that the Township Board approve proposed Zoning Ordinance Amendment 054 to amend the Acme Township Zoning Map by rezoning approximately 40 acres from B-4: Material Processing to A-1: Agricultural for the property located at Bates Road, Parcel ID 28-01-014-004-01, owned by Traverse City Horse Shows, LLC, as indicated on the survey File No. 32420.

or

Motion to Recommend Denial

I move that the Township Board deny proposed Zoning Ordinance Amendment 054 to rezone approximately 40 acres from B-4: Material Processing to A-1: Agricultural for the property located at Bates Road, Parcel ID 28-01-014-004-01, owned by Traverse City Horse Shows, LLC.



Planning and Zoning Staff Report

6042 Acme Road | Williamsburg, MI | 49690

Phone: (231) 938-1350 Fax: (231) 938-1510 Web: www.acmetownship.org

To: Acme Township Planning Commission

From: Lindsey Wolf, Planning & Zoning Administrator

Date: July 19, 2022; revised August 10, 2022

Re: Zoning Ordinance Amendment 054 –Bates Rezoning Application; parcel 28-01-014-004-01

Applicant/Owner: Matthew Morrissey
6535 Bates Road
Williamsburg, MI 49690

Parcel Address: Bates Road, Williamsburg, MI 49690

Parcel Number: 28-01-014-004-01

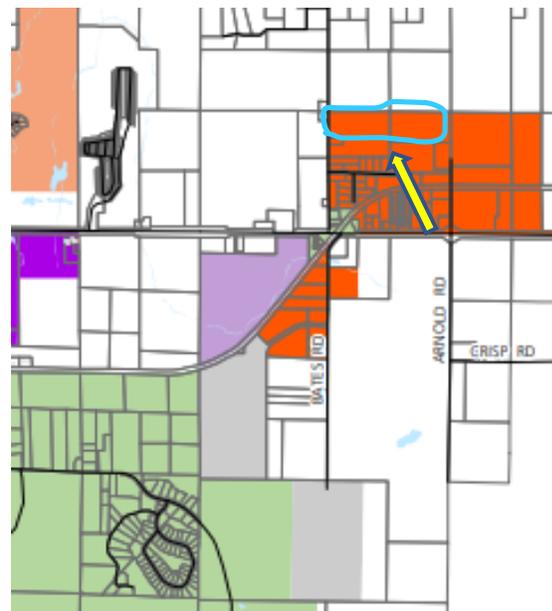
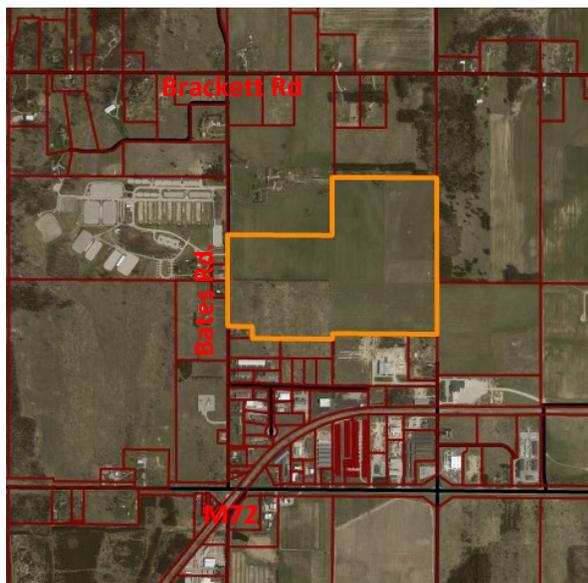
Legal Description: PARCEL A-1: PART OF E 1/2 SEC 31 T28N R9W COM AT N 1/4 CNR SEC 31 TH S 00 DEG 57'42" E 2056.88' TO POB TH N 89 DEG 37'11" E 1329.80' TH N 00 DEG 57'35" W 738.89' TH N 89 DEG 27'25" E 1330.40' TH S 00 DEG 58'24" E 1328.66' TH S 00 DEG 57'34" E 664.20' TH S 89 DEG 33'41" W 1330.58' S 00 DEG 57'51" E 67.68' TH S 89 DEG 36'55" W 1019.81' TH N 01 DEG 00'11" W 150.13' TH N 89 DEG 35'59" W 276.81' TH N 89 DEG 35'59" W 33' TH N 00 DEG 58'51" W 578.97' TH N 00 DEG 57'42" W 586' TO POB SPLIT/COMBINED ON 06/23/2021 FROM 01-014-003-00, 01-014-004-00, 01-014-002-00, 01-014-002-10, 01-014-028-03, 01-014-018-00;

Current Zoning: A-1: Agricultural District

Amendment Request:

The Applicant/Owner is seeking a rezoning of approximately 40-acres of a 100.02 parcel along the east side Bates Rd (between Brackett & M72/across from Flintfields) from B-4: Material Processing and Warehousing to A-1: Agricultural District to develop a series of small horse farms or farmettes. Purchasers are expected to be participants in the Traverse City Horse Shows.

Subject Property:



Analysis:

The applicant wishes to use the area proposed for rezoning to accommodate series of small horse farms or farmettes. Agricultural uses (other than farm equipment sales) are not an allowed use under the B-4: Material Processing and Warehousing District but would be a use by right in the A-1: Agricultural District §6.12.2(a).

“A farmette is a small residential farm run by an owner who earns income from a source other than the farm. It is sometimes known as a yokelet or a farmlet. Farmette owners are typically city workers who want to own rural land without operating a full farm. A farmette often includes a large vegetable garden, the occasional barn, tractor, and even farm or domestic animals, such as goats and cats. Farmettters usually rely on their tractor to plow or snow blow their driveways during the winter. Farmettes are usually around 50 acres. They can have a small hog pen, a few chickens in a chicken coop or a kennel house for dogs.”

Revisions to the original July 19th report are listed within this document in red for your convenience.

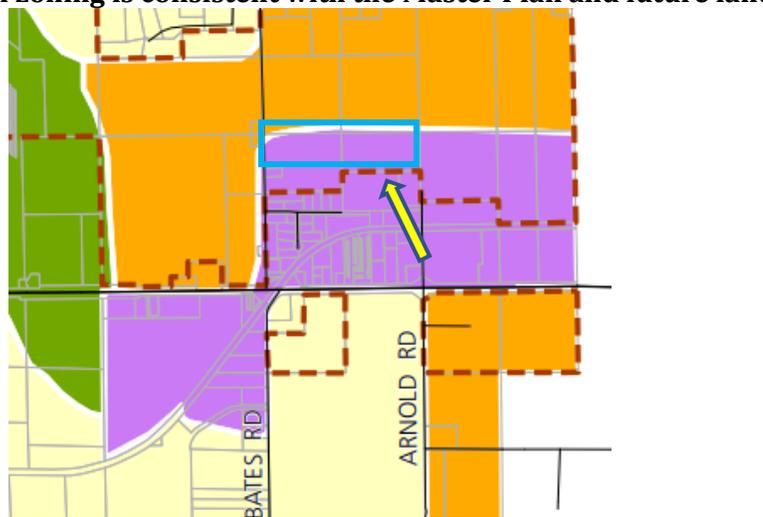
The following are additional items to consider for requests to change a zoning classification:

1. When a properties zoning classification is changed, any use allowed under that classification will then be allowed on that property.

The current owner wishes to utilize the property for small horse farms or farmettes – a new owner may decide to have a completely different use (ex: an airport or airfield). It is important to consider all the uses this will open in the district, as one will have a different impact than the other (health, safety, welfare). When considering a zoning change it is important to consider the uses allowed in the district, and not the use that the current landowner may or may not make of the property.

While the proximity of the rezoning to accommodate farmettes may compliment horse shows – the commission needs to consider if the rezoning aside from the farmettes. Opening the parcel to all uses within the agricultural district needs to make sense for the township.

2. Whether a change in zoning is consistent with the Master Plan and future land use plan.



Future Land Use

Data Sources: Michigan Geographic Data Library, Grand Traverse County Equalization

- | | | |
|--------------------------------|---------------------|--------------------|
| Agriculture | Residential - Rural | Resort Residential |
| Commercial / Business | Residential - Urban | PDR Eligible Areas |
| Light Industrial & Warehousing | Town Center | |
| Recreation / Conservation | Mixed Use Villaae | |

The future land use map designates the southern 40 acres of this parcel as Light Industrial & Warehousing. The Acme Township Community Master Plan defines Light Industrial & Warehousing as:

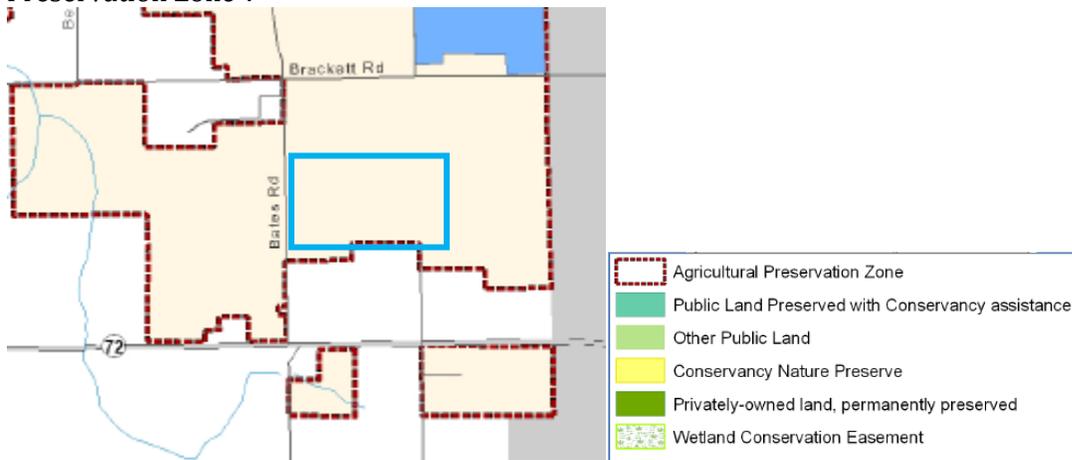
The light industrial and warehousing category encompasses land use for light industrial, trade-related business and warehousing enterprises in the township. The existing uses currently are located along state highway M-72 and Bates Road (an area comprising some existing development of higher density industrial and business uses).

The main objectives of the Industrial land use category are to provide for non-intrusive industrial operations in high density areas that stimulate the economic vitality of the Township without negativity impacting the surrounding area, and to provide employment opportunities for residents of the Township and surrounding region. Sound access management planning should be included in any new industrial developments.

The intended uses in this category include, but are not limited to: enclosed wholesale facilities, warehouses, high technology industries, light manufacturing, telecommunications industry, and other non-intrusive industrial enterprises. Land uses in the Industrial area should comport with the policies and actions in the Master Plan.

Although designated as Light Industrial & Warehousing on the Future Land Use Map, this request merits consideration. To ensure that agriculture contributes to the character of Acme Township and to prevent the loss of lands Acme has an Open Space Development Rights Ordinance and encourages the use of PDR (Purchase of Development Rights) *THIS ORDINANCE creates a farmland and open space protection program in cooperation with other local units of government, designed to protect farmland and open spaces by acquiring development rights voluntarily offered by landowners creating agricultural conservation easements.*

The Acme Township Future Land Use Map and Landscape Protection Map from 2011 illustrates that this 100-acre parcel lies within the PDR Eligible Areas/“Agricultural Preservation Zone”.



It is not clear if the applicant wishes to participate in the program. However, the development of farmettes would not be allowed under the PDR program which is designed to preserve farmland for farming and to prevent subdivision of land for residential uses.

The applicant's representative has stated at the July 26th meeting that this land would not be divided for residential use. Horses and livestock fall under agriculture and farming.

This will strictly be an agricultural use. He does not think that they will pursue the PDR program (meeting minutes page 2). If the applicant does not wish to pursue the program, there is no guarantee that these lands would be set aside permanently for agricultural use.

3. Whether the change in the zoning classification would be consistent with the other zoning classifications in the district.

The rezoning request would be adjacent to other A-1 designated parcels to the north on Bates Road and would not create a spot-zoning scenario.

**ACME TOWNSHIP
Zoning Districts**

Data Source: Acme Township, Michigan C GI Data Library

Regulated Zoning Districts:

- R-1: One-Family Forest & Coastal
- R-2: One-Family Urban Residential
- R-3: Urban Residential
- R-1MH: Mobile Home Residential
- B-3: Planned Shopping Center
- B-4: Material Processing & Warehousing
- A-1: Agricultural

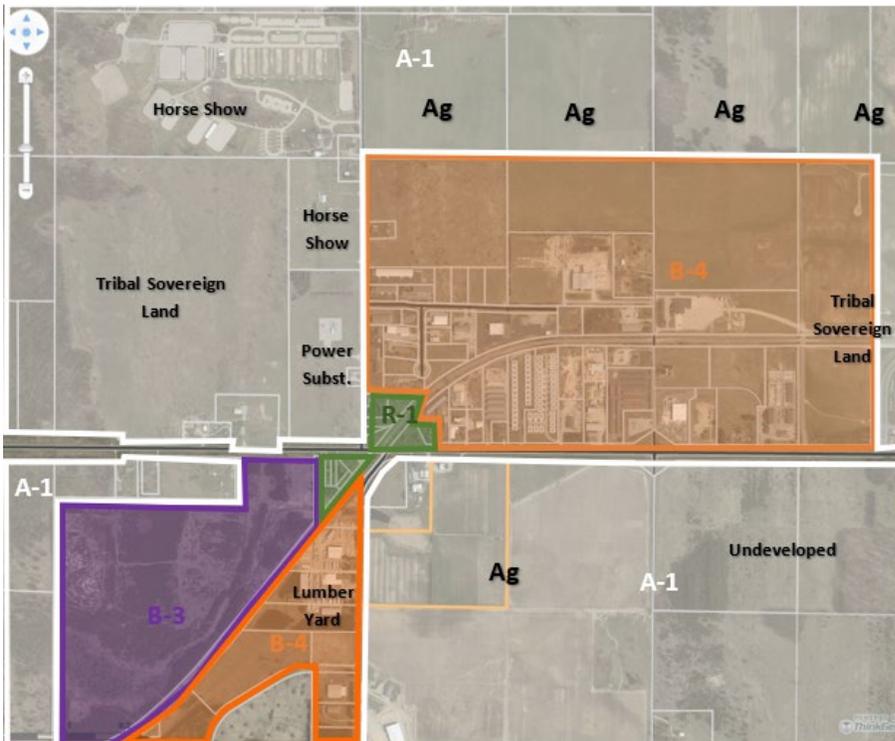
FBC Regulated Zoning Districts:

- SFN: Single Family Neighborhood
- MHN: Mixed Housing Neighborhood
- CS: Corridor Shoreline
- C: Corridor Commercial
- CF: Corridor Flexible



4. Whether the change in zoning would be consistent with the current uses and trends in the general area. Would it be consistent with the trend and character of the land, building and population development of that area?

A map included for reference includes district and surrounding uses.



The Existing Land Use Map from the Acme Township Master Plan further illustrates the current use as agricultural.



5. Whether a change in zoning would require significant additions or changes to public service in the area.

The request is low impact in nature and would not require any significant additions or changes. **With a land division there is a potential to have twelve (12) parcels with an agricultural zoning designation (minimum of 5 acres). B4 has no acreage minimum which could result in a greater number of parcels and services. There are no public utilities (sewer & water) in the area.**

6. Whether the change in zoning would create significant traffic impacts to the area.

The subject property currently has a pending land division application on file (the application is currently not complete) for a proposal of 12 parcels with a proposed private road to service the parcels off Bates Road. The applicant consulted with the Grand Traverse County Road Commission regarding the appropriate location for the proposed private road.

Some questions for the applicant regarding traffic impact include:

Will these farmettes include single-family homes? **There will be primary and secondary buildings.**

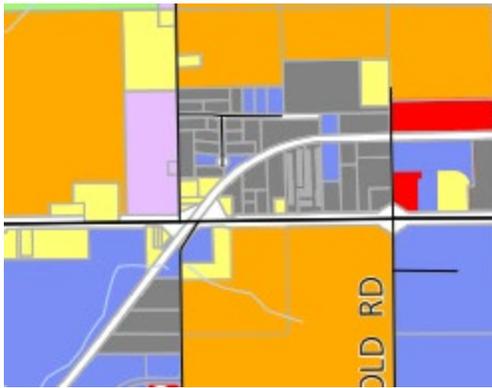
Do you have an estimate for the number of farmworkers that will be living onsite?

Do you have an estimate of how many times workers not living onsite will access the farmettes?

Will these be year-round residences – or seasonal in nature? **Seasonal**

7. Whether there is a public need for the change in zoning classification.

Prior discussions have occurred about expanding the B-4 District due to the limited number of undeveloped parcels in the district and the interest expressed by parties wishing to establish businesses of light industrial character, but without available options.



Acme Township

Existing Land Use

Data Sources: Michigan Geographic Data Library, Grand Traverse County Equalization



B R D
Bartlett & Dandrea

The options to expand the district for additional light industrial uses are somewhat limited. To the east is Tribal sovereign land, the north is land that is currently in agricultural production, to the west across N Bates Rd is a parcel owned by Consumer's Power used as a substation and due west of that parcel is another parcel that is Tribal sovereign land, and to the south is land zoned A-1 used primarily by MI Local Hops for their hops production. If there were a shortage of industrial zoned parcels the township may need to investigate alternative locations that may not be in line with the Master Plan and future land use map.

The conversion of industrial-zoned land to land zoned for non-industrial uses (ex: residential development) can weaken the urban economic base, reduce the supply of good-job producing land (the potential to keep manufactural and industrial jobs local) and contribute to industrial sector urban sprawl. Currently, a PD can be used as a land development option within the township that may result in the placement of industrial uses within other zoning districts where they may not be allowed under current zoning/industrial sprawl. The rise of online retail and distribution centers have also compounded the issue by creating competition for remaining industrial space. The B4 district is the only district that would allow for this use. The Board adopted the Acme Township Medical Marijuana Facilities Licensing Ordinance which placed even greater demand on the district. This is also the only area that allows for self-storage as a use by right – to name a few. The Township does not have the authority to grant use variances.

The applicant has provided a list titled *Undeveloped "LIW" Parcels in Acme Township Near Bates & M72*. The list has been crosschecked and included at the end of this report for your reference.

There is a map also included at the end of this report that illustrates other areas in the township that may be considered for B4/Industrial zoning designation in the future. Staff recommends this

*It is also important to note that this application was received prior to the updated zoning ordinance and map going into effect as of July 31, 2022. Since the adoption of the zoning ordinance there were roughly 96.5 acres added to the B4 (now LIW). These parcels are developed or in the process of development (89.7 acre solar farm parcel).

8. **Whether the current zoning was a mistake and whether the surrounding area has been changed to an extent that the current zoning no longer makes sense.**

Items to Consider:

- This parcel lies within the PDR Eligible Zone/Agricultural Preservation Zone. Unclear if the applicant wishes to apply. **He does not think that they will pursue the PDR program (meeting minutes page 2). No guarantee that this will be preserved for agricultural use for the future.**
- The parcel is 100 acres and meets the 5-acre minimum for both the A1 and B4 District(s). **If rezoned to agricultural there is a potential for twelve (12) splits.**
- It has historically been used for agricultural purposes – formerly owned by Chuck Walter used for growing hay.
- B4/light industrial area and possible expansion area within the Township is limited and could contribute to industrial spawl, economic loss, potential loss of future manufacturing and industrial jobs. **There may be additional areas that the township can reserve for B4/Industrial Uses.**

For further consideration:

If the request for rezoning is favorable - consider changing the designation of the parcel from Light Industrial to Agricultural on the Future Land Use Map to be consistent the PDR Eligible Zone/Agricultural Preservation Zone.

If the request is favorable there are other areas within the township that may be desirable to change their zoning classification to B4 that the Planning Commission may consider (refer to map at end of report). This would require going through the rezoning process for those parcel(s).

Is there any use that the horse shows could operate under in the existing B4 zoning for that would eliminate the request for a rezoning – or a smaller portion of the parcel to be rezoned? Some examples include:

Indoor storage for equipment

Farm equipment sales and service

Veterinary hospitals and kennels

Applicant representative stated no (meeting minutes page 2).

Would the applicant be favorable to voluntarily enter into the PDR program? **Gajoch does not think that they will pursue the PDR program (meeting minutes page 2).**

A public hearing was scheduled for a special meeting request for August 15, 2022.

Suggested Motion(s) for Consideration:

Motion to Recommend Approval

I move that the Planning Commission send proposed Zoning Ordinance Amendment 054 to rezone approximately 40 acres from B-4: Material Processing to A-1: Agricultural for the property located at Bates Road, Parcel ID 28-01-014-004-01, owned by Traverse City Horse Shows, LLC, to the Township Board for approval.

Or

Motion to Table for Further Review

Motion to table the application request for further review of areas suited for industrial use.

Or

Motion to Recommend Denial

I move that the Planning Commission recommend denial of proposed Zoning Ordinance Amendment 054 to rezone approximately 40 acres from B-4: Material Processing to A-1:

Agricultural for the property located at Bates Road, Parcel ID 28-01-014-004-01, owned by Traverse City Horse Shows, LLC, to the Township Board as it does not meet the requirements:
List any of those that apply

UNDEVELOPED "LIW" PARCELS IN ACME TOWNSHIP NEAR BATES & M-72

Property Tax ID	Area in acres
01-14-28-01	3.83 acres
01-14-28-02	3.80 acres Developed – Pole Building
01-585-006-00	1.15 acres Developed – 5,760 SF Building
01-585-007-00	1.15 acres
01-585-008-00	1.15 acres
01-585-009-00	1.54 acres
01-585-002-00	1.01 acres
01-585-016-00	1.05 acres
01-585-015-00	1.31 acres Developed - 10,200 SF Building
01-015-009-00	36.97 acres Tribal Trust Land – not under Acme’s jurisdiction
01-015-004-00	36.00 acres
01-15-05-05	4.40 acres Soon to be developed, application in process
01-15-05-06	4.73 acres
01-002-005-30	2.75 acres
01-002-005-40	11.29 acres
01-002-005-00	10.00 acres
01-002-005-23	2.20 acres
01-002-031-00	2.5 acres

**Total Vacant
Undeveloped**

Property Zoned LIW 124.33 acres/126.83 acres

126.33 – 47.63= 79.2 Available/Undeveloped

Current Zoning Map



ACME TOWNSHIP - OFFICIAL ZONING MAP
Zoning Districts

Data Source: Acme Township, Michigan CGI Data Library

- AG: Agricultural
- SFR: Single Family Rural
- SFN: Single Family Neighborhood
- MHN: Mixed Housing Neighborhood
- RMH: Manufactured Housing
- CS: Corridor Shoreline
- C: Corridor Commercial
- CF: Corridor Flexible
- LIW: Light Industrial & Warehouse

Future Land Use Map Comparison

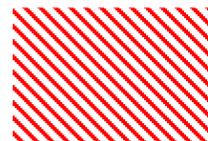


Acme Township

Future Land Use

Data Sources: Michigan Geographic Data Library, Grand Traverse County Equalization

- | | | |
|---|---|--|
| Agriculture | Residential - Rural | Resort Residential |
| Commercial / Business | Residential - Urban | PDR Eligible Areas |
| Light Industrial & Warehousing | Town Center | |
| Recreation / Conservation | Mixed Use Village | |



Areas to Consider Future B4



July 12, 2022

Dear Members of the Acme Township Planning Commission:

Attached to this letter is a "Petition for Zoning Change". This Petition concerns the southern 40 acres of tax parcel #01-014-004-01. We are requesting that this portion of the parcel be rezoned from B-4 Material Processing & Warehousing to A-1 Agricultural. The balance of the parcel which is approximately 60 acres is currently zoned Agricultural. The 40 acres' current use is agricultural. The applicant anticipates developing the combined 100 acres into small horse farms or Farmettes. Purchasers are expected to be participants in the Traverse City Horse Shows. The property is located on the East side of Bates Road between Brackett Road and M-72 and across from the Flintfields Horse Park and the Traverse City Horse Shows.

As required by the "Petition for Zoning Change" the applicant is including the following information:

Section "A" has been completed on the application.

Section "B"

Item 1: Completed.

Item 2: Completed.

Item 3: A copy of the deed for the parcel is attached confirming ownership of the parcel by Traverse City Horse Shows.

Item 4: A sealed survey and legal description is attached. Also attached is the Farrier survey from 4/21 which depicts parcel A-1 which is 01-014-004-01

Item 5: This change is requested for the following reasons:

- a. A rezoning of the property to Agricultural would mean that the zoning accurately reflects the property's past, present and anticipated future uses.
- b. The rezoning will resolve the conflict between the Township's Zoning Ordinance and its Open Space Development Rights Ordinance. Both the Township and Grand Traverse County have adopted Open Space Development rights ordinances. Both ordinances require that the Township and County develop criteria for identifying parcels where development rights might be purchased. The Township has developed such a criteria and as a result has identified this 40 acres as included in its "PDR Eligible" area. The implication of the identification of this property as PDR Eligible is that it is farmland and that it should stay farmland. And yet, the property is zoned Light Industrial & Warehousing. The inclusion of the property in the PDR eligible zone makes sense as Acme Township's "Land Protection Map" identifies the property as being within the "Agricultural Preservation Zone". (See attached.)
- c. Per attached excerpts from the Acme Township Master Plan the Township has expressed a strong collective desire to maintain its agricultural base. *"Approximately one-third of the existing land use in the Township is agricultural,citizens have demonstrated their commitment to preserving this land use by passing a millage to support participation in the Grand Traverse County Purchase of Development Rights (PDR) program designed to offset the financial incentive of development."*

(excerpt from page 33). Excerpts from pages 3, 33, 50, 61, 63, 66, etc. of the Master Plan are attached to support preservation of agricultural lands. Rezoning of this property to Agricultural would promote this clear Township preference.

- d. There is no infrastructure to support the B-4 use adequately. The road is not designed for heavy-truck traffic, there are no public utilities available (water, sewer, etc.) and the site is narrow and long, therefore not conducive for material processing or warehousing. Many of the current small storage/warehouse spaces are unoccupied as a result of these items.

Item 6: The site has historically been farmed. It is currently growing hay. The property has no trees and is rolling farmland.

Item 7: The surrounding area is agricultural. The site is across from the Flintfields Horse Park. The surrounding area is agricultural with some homes on 5 acre sites (also within agricultural use area). There is a small storage/warehouse spaces with B-4 uses to the south of this parcel.

Item 8: Yes. The property shall not be used for any marijuana facilities or mobile homes. (see attached Warrantee Deed)

Section "C":

Item 1: Completed.

Item 2: Completed and attached.

Item 3: Application Fee

Item 4: A memory stick including application materials in PDF format has been included.

Item 5: CAD drawings for area proposed for rezoning.

Item 6: 10 copies of large scale site plans are included.

Section "D": Affidavit signed on application.

Please do not hesitate to phone me at 914-915-3457 if you should have any questions or need additional information.

Regards,



Matt Morrissey
Managing Partner
Traverse City Horse Show



Petition for Zoning Change

Township of Acme, Grand Traverse County, Michigan

6042 Acme Road, Williamsburg, MI 49690

Phone: (231) 938-1350 Fax: (231) 938-1510 Web: www.acmetownship.org
Planning & Zoning Administrator: Lindsey Wolf Email: zoning@acmetownship.org

Please fill out the following application as completely and legibly as possible:

A. Owner/Applicant Information:

Owner/Applicant's Name: Matt Morrissey
Owner/Applicant's Current Mailing Address: 6535 Bates Road
City: Williamsburg State: Michigan Zip Code: 49690
Phone Number: 941-915-3457 Email: matt@mmg.management

B. Required Information (attach additional pages as needed):

- Property Address/Location: Bates Road, North of M-72
- Parcel Number: 01-014-004-01
- Proof of current property ownership. If applicant is not the current property owner, also provide written and signed permission for applicant to act as agent of, and complete contact information for, the current property owner. (See Attached)
- Sealed survey and legal description for property proposed for rezoning. (See Attached)
- State the current zoning designation, proposed zoning designation and why you are petitioning for and believe that the property should be rezoned. (See Attached)
- Describe the natural features and characteristics of the property. (See Attached)
- Describe the existing land use on the property and on all immediately neighboring properties. (See Attached)
- State whether deed restrictions exist on the property. If so, provide documentation. Discuss how they do or would affect the use of the property. (See Attached)

C. Submission Requirements (additional items may be requested depending on the circumstances):

- Signed original copy of this application form.
- Signed original copy of Fee Escrow Policy Acknowledgement
- Initial fee as required by Acme Township Schedule of Fees
- PDF files for all application materials and attachments
- CAD and/or GIS shapefiles for area proposed for rezoning
- If you have prepared any oversized site plans or documents, provide 10 copies of each

D. Affidavit:

The undersigned affirms that he/she is the Owner (owner, agent, lessee, or other interested party) involved in this petition and that the foregoing answers, statements and information are in all respects true and, to the best of his/her knowledge, correct. By making this application, the undersigned grants all officials, staff and consultants of Acme Township access to the subject property as required and appropriate to assess site conditions in support of a determination as to the suitability of the proposed project and/or current or future special use permit and zoning ordinance compliance.

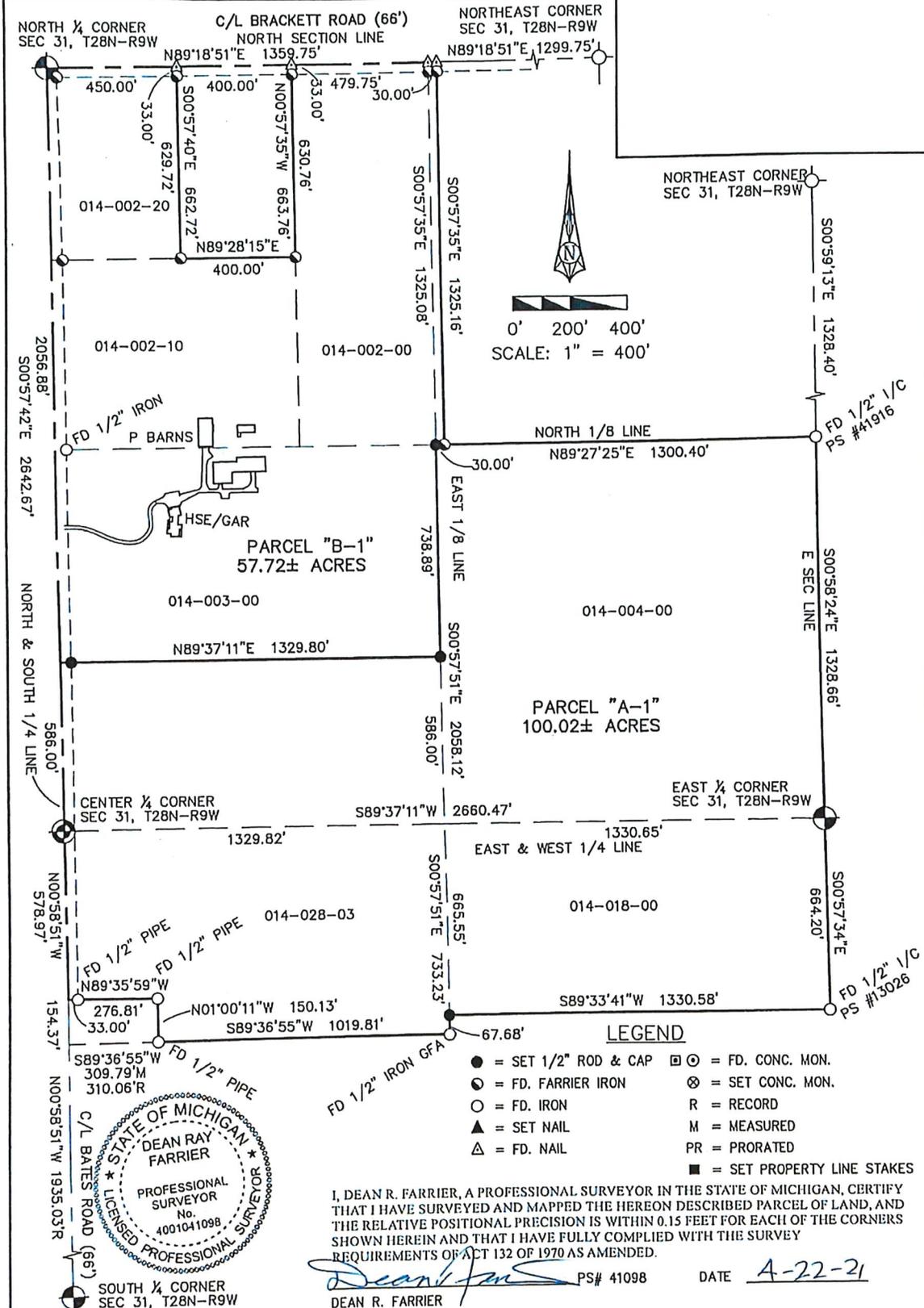
Signature: MMJ **Date:** 7/8/22

FOR TOWNSHIP USE ONLY

Application No.:	_____	Date of Advertising:	_____
Date Received:	_____	Date of Hearing:	_____
Fee Tendered:	_____	PC Recommendation:	_____
Board Action:	_____	Effective Date:	_____

NOTES

CERTIFICATE OF SURVEY



BEARING BASIS: CERTIFIED SURVEY RECORDED IN LIBER 1, PAGE 620

FARRIER SURVEYING INC. P.O. BOX 998 244 S. CEDAR STREET KALKASKA, MI 49646 TEL(231)258-8162 office@farriersurveying.com	CLIENT CHUCK WALTER	DRAWN: DES FILE No. 32420
	DESCRIPTION PART OF THE EAST 1/2, SECTION 31, T28N-R9W, ACME TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN	CHECK: DRF Fd. Bk. 200, Pg.
		REVISED: DATE: 4/22/2021 SHEET: 1 of 3

DESCRIPTION

PARCELS OF LAND SITUATED IN THE TOWNSHIP OF ACME, COUNTY OF GRAND TRAVERSE, STATE OF MICHIGAN DESCRIBED AS FOLLOWS TO-WIT:

DESCRIPTIONS AS FURNISHED

TAX ID PARCEL NO. 01-014-002-00
THE EAST 470 FEET OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ AND THE WEST 30 FEET OF THE NORTHEAST ¼ OF THE NORTHEAST ¼, SECTION 31, T28N-R9W EXCEPT THE ROAD RIGHT-OF-WAY.

TAX ID PARCEL NO. 01-014-002-10
THE SOUTH 660 FEET OF THE WEST 850 FEET OF THE NORTHWEST ¼ OF THE NORTHEAST ¼, SECTION 31, T28N-R9W

TAX ID PARCEL NO. 01-014-002-20
THE NORTH 660 FEET OF THE WEST 450 OF THE NORTHWEST ¼ OF THE NORTHEAST ¼, SECTION 31, T28N-R9W EXCEPT THE ROAD RIGHT-OF-WAY.

TAX ID PARCEL NO. 01-014-003-00
THE SOUTHWEST ¼ OF THE NORTHEAST ¼, SECTION 31, T28N-R9W.

TAX ID PARCEL NO. 01-014-004-00
THE SOUTHEAST ¼ OF THE NORTHEAST ¼, SECTION 31, T28N-R9W.

TAX ID PARCEL NO. 01-014-018-00
THE NORTH ½ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼, SECTION 31, T28N-R9W.

TAX ID PARCEL NO. 01-014-028-03
THE WEST ½ OF THE SOUTHEAST ¼, SECTION 31, T28N-R9W MORE FULLY DESCRIBED AS COMMENCING AT THE SOUTH ¼ CORNER OF SAID SECTION 31; THENCE N00°57'42"W, 1935.03 FEET ALONG THE NORTH AND SOUTH ¼ LINE OF SAID SECTION 31; THENCE S89°34'58"E, 310.06 FEET TO THE POINT OF BEGINNING; THENCE N01°00'04"W, 150.08 FEET; THENCE N89°35'56"W, 309.95 FEET; THENCE N00°57'42"W, 578.82 FEET ALONG SAID NORTH AND SOUTH ¼ LINE; THENCE N89°36'31"E, 1329.89 FEET ALONG THE EAST AND WEST ¼ LINE OF SAID SECTION 31; THENCE S00°56'59"E, 733.14 FEET ALONG THE EAST ¼ LINE OF SAID SECTION 31; THENCE S89°36'21"W, 1019.75 FEET TO THE POINT OF BEGINNING.

DESCRIPTION AS SURVEYED

PART OF THE EAST ½ OF SECTION 31, T28N-R9W DESCRIBED AS BEGINNING AT THE NORTH ¼ CORNER OF SAID SECTION 31; THENCE N89°18'51"E ALONG THE NORTH LINE OF SAID SECTION, 450.00 FEET; THENCE S00°57'40"E, 662.72 FEET; THENCE N89°28'15"E, 400.00 FEET; THENCE N00°57'35"W, 663.76 FEET TO SAID NORTH SECTION LINE; THENCE N89°18'51"E ALONG SAID NORTH SECTION LINE, 479.75 FEET TO THE EAST ¼ LINE OF SAID SECTION; THENCE CONTINUING ALONG SAID NORTH SECTION LINE N89°18'51"E, 30.00 FEET; THENCE S00°57'35"E PARALLEL TO THE EAST ¼ LINE OF SAID SECTION, 1325.16 FEET TO THE NORTH ¼ LINE OF SAID SECTION; THENCE N89°27'25"E ALONG SAID NORTH ¼ LINE, 1300.40 FEET TO A FOUND 1/2" IRON AND CAP PS #41916 TO THE WEST LINE OF SAID SECTION; THENCE S00°58'24"E ALONG SAID EAST SECTION LINE, 1328.66 FEET TO THE EAST ¼ CORNER OF SAID SECTION; THENCE CONTINUING ALONG SAID EAST SECTION LINE S00°57'34"E, 664.20 FEET TO A FOUND 1/2" IRON AND CAP PS #13026; THENCE S89°33'41"W, 1330.58 FEET TO SAID EAST ¼ LINE; THENCE S00°57'51"E ALONG SAID EAST ¼ LINE, 67.68 FEET TO A FOUND 1/2" IRON AND CAP GFA; THENCE S89°36'55"W, 1019.81 FEET TO FOUND 1/2" PIPE; THENCE N01°00'11"W, 150.13 FEET TO A FOUND 1/2" PIPE; THENCE N89°35'59"W, 276.81 FEET TO A FOUND 1/2" PIPE ON THE EAST RIGHT-OF-WAY LINE OF BATES ROAD; THENCE CONTINUING N89°35'59"W, 33.00 FEET TO THE NORTH AND SOUTH ¼ LINE OF SAID SECTION; THENCE N00°58'51"W, 578.97 FEET ALONG SAID NORTH AND SOUTH ¼ LINE TO THE CENTER ¼ CORNER OF SAID SECTION; THENCE CONTINUING ALONG SAID NORTH AND SOUTH ¼ LINE N00°57'42"W, 2642.67 FEET TO THE POINT OF BEGINNING. CONTAINING 163.82 ACRES MORE OR LESS. SUBJECT TO THE RIGHT-OF-WAY FOR BATES AND BRACKETT ROADS. ALSO SUBJECT TO EASEMENTS IN FAVOR OF CHERRYLAND RURAL ELECTRIC CO-OPERATIVE ASSOCIATION AS RECORDED ON LIBER 407, PAGE 956, LIBER 430, PAGE 920 AND LIBER 430, PAGE 924. AND ALSO SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

FARRIER SURVEYING INC. P.O. BOX 998 244 S.CEDAR STREET KALKASKA, MI 49646 TEL(231)258-8162 office@farrriersurveying.com	CLIENT CHUCK WALTER	DRAWN: DES	FILE No. 32420
	<u>DESCRIPTION</u> PART OF THE EAST 1/2, SECTION 31, T28N-R9W, ACME TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN	CHECK: DRF	Fd. Bk. 200, Pg.
		REVISED:	DATE: 4/22/2021
			SHEET: 2 of 3
C:\DATA DRIVE\Carlson Projects\2020\32420 WALTERS\32420 WALTERS.dwg 4/22/2021 4:15:28 PM			

DESCRIPTION

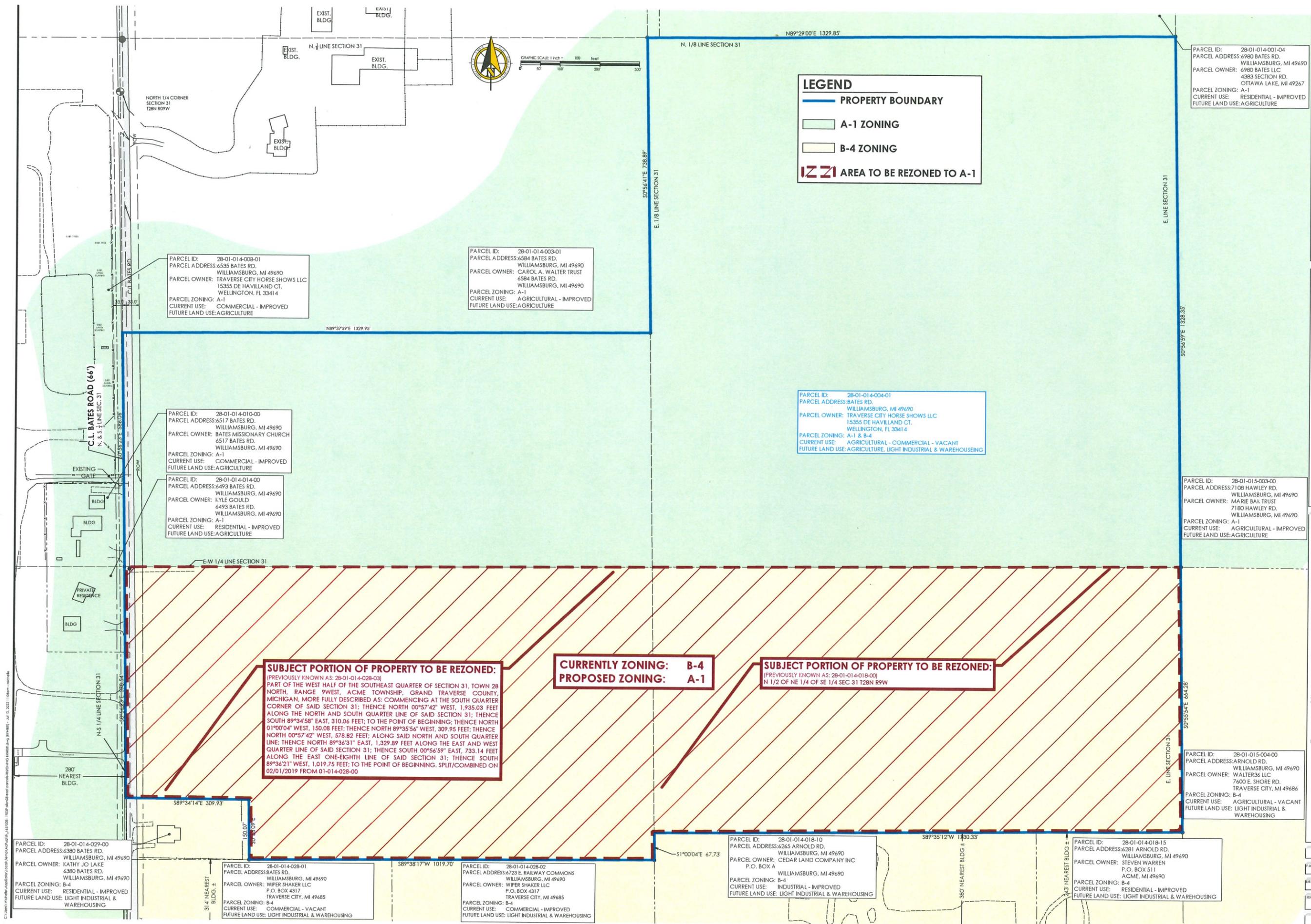
DESCRIPTION FOR PARCEL "A-1"

PART OF THE EAST 1/2 OF SECTION 31, T28N-R9W DESCRIBED AS COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 31; THENCE S00°57'42"E ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION, 2056.88 FEET TO THE POINT OF BEGINNING; THENCE N89°37'11"E, 1329.80 FEET TO THE EAST 1/8 LINE OF SAID SECTION; THENCE N00°57'35"W ALONG SAID EAST 1/8 LINE, 738.89 FEET TO THE NORTH 1/8 LINE OF SAID SECTION; THENCE N89°27'25"E ALONG SAID NORTH 1/8 LINE, 1330.40 FEET TO A FOUND 1/2" IRON AND CAP PS #41916 TO THE EAST LINE OF SAID SECTION; THENCE S00°58'24"E ALONG SAID EAST SECTION LINE, 1328.66 FEET TO THE EAST 1/4 CORNER OF SAID SECTION; THENCE CONTINUING ALONG SAID EAST SECTION LINE S00°57'34"E, 664.20 FEET TO A FOUND 1/2" IRON AND CAP PS #13026; THENCE S89°33'41"W, 1330.58 FEET TO SAID EAST 1/8 LINE; THENCE S00°57'51"E ALONG SAID EAST 1/8 LINE, 67.68 FEET TO A FOUND 1/2" IRON AND CAP GFA; THENCE S89°36'55"W, 1019.81 FEET TO FOUND 1/2" PIPE; THENCE N01°00'11"W, 150.13 FEET TO A FOUND 1/2" PIPE; THENCE N89°35'59"W, 276.81 FEET TO A FOUND 1/2" PIPE ON THE EAST RIGHT-OF-WAY LINE OF BATES ROAD; THENCE CONTINUING N89°35'59"W, 33.00 FEET TO THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION; THENCE N00°58'51"W, 578.97 FEET ALONG SAID NORTH AND SOUTH 1/4 LINE TO THE CENTER 1/4 CORNER OF SAID SECTION; THENCE CONTINUING ALONG SAID NORTH AND SOUTH 1/4 LINE N00°57'42"W, 586.00 FEET TO THE POINT OF BEGINNING. CONTAINING 100.02 ACRES MORE OR LESS. SUBJECT TO THE RIGHT-OF-WAY FOR BATES. ALSO SUBJECT TO EASEMENTS IN FAVOR OF CHERRYLAND RURAL ELECTRIC CO-OPERATIVE ASSOCIATION AS RECORDED ON LIBER 407, PAGE 956, LIBER 430, PAGE 920 AND LIBER 430, PAGE 924. AND ALSO SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

DESCRIPTION FOR PARCEL "B-1"

PART OF THE EAST 1/2 OF SECTION 31, T28N-R9W DESCRIBED AS BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 31; THENCE N89°18'51"E ALONG THE NORTH LINE OF SAID SECTION, 450.00 FEET; THENCE S00°57'40"E, 662.72 FEET; THENCE N89°28'15"E, 400.00 FEET; THENCE N00°57'35"W, 663.76 FEET TO SAID NORTH SECTION LINE; THENCE N89°18'51"E ALONG SAID NORTH SECTION LINE, 479.75 FEET TO THE EAST 1/8 LINE OF SAID SECTION; THENCE CONTINUING ALONG SAID NORTH SECTION LINE N89°18'51"E, 30.00 FEET; THENCE S00°57'35"E PARALLEL TO THE EAST 1/8 LINE OF SAID SECTION, 1325.16 FEET TO THE NORTH 1/8 LINE OF SAID SECTION; THENCE S89°27'25"W ALONG SAID NORTH 1/8 LINE, 30.00 FEET TO SAID EAST 1/8 LINE; THENCE S00°57'51"E ALONG SAID EAST 1/8 LINE, 738.89 FEET; THENCE S89°37'11"W, 1329.80 FEET TO THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION; THENCE N00°57'42"W ALONG SAID NORTH AND SOUTH 1/4 LINE, 2056.88 FEET TO THE POINT OF BEGINNING. CONTAINING 57.72 ACRES MORE OR LESS. SUBJECT TO THE RIGHT-OF-WAY FOR BATES AND BRACKETT ROADS. ALSO SUBJECT TO EASEMENTS IN FAVOR OF CHERRYLAND RURAL ELECTRIC CO-OPERATIVE ASSOCIATION AS RECORDED ON LIBER 407, PAGE 956, LIBER 430, PAGE 920 AND LIBER 430, PAGE 924. AND ALSO SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

FARRIER SURVEYING INC. P.O. BOX 99B 244 S.CEDAR STREET KALKASKA, MI 49646 TEL(231)258-8162 office@farrriersurveying.com	CLIENT: CHUCK WALTER	DRAWN: DES	FILE No. 32420	
	DESCRIPTION	CHECK: DRF	Fd. Bk. 200, Pg.	
	PART OF THE EAST 1/2, SECTION 31, T28N-R9W, ACME TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN	REVISED:	DATE: 4/22/2021	SHEET: 3 of 3
		C:\DATA DRIVE\Carlson Projects\2020\32420 WALTERS\32420 WALTERS.dwg 4/22/2021 4:34:43 PM		



PARCEL ID: 28-01-014-001-04
 PARCEL ADDRESS: 6980 BATES RD.
 WILLIAMSBURG, MI 49690
 PARCEL OWNER: 6980 BATES LLC
 4383 SECTION RD.
 OTTAWA LAKE, MI 49267
 PARCEL ZONING: A-1
 CURRENT USE: RESIDENTIAL - IMPROVED
 FUTURE LAND USE: AGRICULTURE

PARCEL ID: 28-01-014-008-01
 PARCEL ADDRESS: 6535 BATES RD.
 WILLIAMSBURG, MI 49690
 PARCEL OWNER: TRAVERSE CITY HORSE SHOWS LLC
 15355 DE HAVILLAND CT.
 WELLINGTON, FL 33414
 PARCEL ZONING: A-1
 CURRENT USE: COMMERCIAL - IMPROVED
 FUTURE LAND USE: AGRICULTURE

PARCEL ID: 28-01-014-003-01
 PARCEL ADDRESS: 6584 BATES RD.
 WILLIAMSBURG, MI 49690
 PARCEL OWNER: CAROL A. WALTER TRUST
 6584 BATES RD.
 WILLIAMSBURG, MI 49690
 PARCEL ZONING: A-1
 CURRENT USE: AGRICULTURAL - IMPROVED
 FUTURE LAND USE: AGRICULTURE

PARCEL ID: 28-01-014-004-01
 PARCEL ADDRESS: BATES RD.
 WILLIAMSBURG, MI 49690
 PARCEL OWNER: TRAVERSE CITY HORSE SHOWS LLC
 15355 DE HAVILLAND CT.
 WELLINGTON, FL 33414
 PARCEL ZONING: A-1 & B-4
 CURRENT USE: AGRICULTURAL - COMMERCIAL - VACANT
 FUTURE LAND USE: AGRICULTURE, LIGHT INDUSTRIAL & WAREHOUSING

PARCEL ID: 28-01-014-010-00
 PARCEL ADDRESS: 6517 BATES RD.
 WILLIAMSBURG, MI 49690
 PARCEL OWNER: BATES MISSIONARY CHURCH
 6517 BATES RD.
 WILLIAMSBURG, MI 49690
 PARCEL ZONING: A-1
 CURRENT USE: COMMERCIAL - IMPROVED
 FUTURE LAND USE: AGRICULTURE

PARCEL ID: 28-01-014-014-00
 PARCEL ADDRESS: 6493 BATES RD.
 WILLIAMSBURG, MI 49690
 PARCEL OWNER: KYLE GOULD
 6493 BATES RD.
 WILLIAMSBURG, MI 49690
 PARCEL ZONING: A-1
 CURRENT USE: RESIDENTIAL - IMPROVED
 FUTURE LAND USE: AGRICULTURE

PARCEL ID: 28-01-015-003-00
 PARCEL ADDRESS: 7108 HAWLEY RD.
 WILLIAMSBURG, MI 49690
 PARCEL OWNER: MARIE BA. TRUST
 7180 HAWLEY RD.
 WILLIAMSBURG, MI 49690
 PARCEL ZONING: A-1
 CURRENT USE: AGRICULTURAL - IMPROVED
 FUTURE LAND USE: AGRICULTURE

PARCEL ID: 28-01-015-004-00
 PARCEL ADDRESS: ARNOLD RD.
 WILLIAMSBURG, MI 49690
 PARCEL OWNER: WALTER 36 LLC
 7600 E. SHORE RD.
 TRAVERSE CITY, MI 49686
 PARCEL ZONING: B-4
 CURRENT USE: AGRICULTURAL - VACANT
 FUTURE LAND USE: LIGHT INDUSTRIAL & WAREHOUSING

PARCEL ID: 28-01-014-029-00
 PARCEL ADDRESS: 6380 BATES RD.
 WILLIAMSBURG, MI 49690
 PARCEL OWNER: KATHY JO LAKE
 6380 BATES RD.
 WILLIAMSBURG, MI 49690
 PARCEL ZONING: B-4
 CURRENT USE: RESIDENTIAL - IMPROVED
 FUTURE LAND USE: LIGHT INDUSTRIAL & WAREHOUSING

PARCEL ID: 28-01-014-028-01
 PARCEL ADDRESS: BATES RD.
 WILLIAMSBURG, MI 49690
 PARCEL OWNER: WIPER SHAKER LLC
 P.O. BOX 4317
 TRAVERSE CITY, MI 49685
 PARCEL ZONING: B-4
 CURRENT USE: COMMERCIAL - VACANT
 FUTURE LAND USE: LIGHT INDUSTRIAL & WAREHOUSING

PARCEL ID: 28-01-014-028-02
 PARCEL ADDRESS: 6723 E. RAILWAY COMMONS
 WILLIAMSBURG, MI 49690
 PARCEL OWNER: WIPER SHAKER LLC
 P.O. BOX 4317
 TRAVERSE CITY, MI 49685
 PARCEL ZONING: B-4
 CURRENT USE: COMMERCIAL - IMPROVED
 FUTURE LAND USE: LIGHT INDUSTRIAL & WAREHOUSING

PARCEL ID: 28-01-014-018-10
 PARCEL ADDRESS: 6265 ARNOLD RD.
 WILLIAMSBURG, MI 49690
 PARCEL OWNER: CEDAR LAND COMPANY INC
 P.O. BOX A
 WILLIAMSBURG, MI 49690
 PARCEL ZONING: B-4
 CURRENT USE: INDUSTRIAL - IMPROVED
 FUTURE LAND USE: LIGHT INDUSTRIAL & WAREHOUSING

PARCEL ID: 28-01-014-018-15
 PARCEL ADDRESS: 6281 ARNOLD RD.
 WILLIAMSBURG, MI 49690
 PARCEL OWNER: STEVEN WARREN
 P.O. BOX 511
 ACME, MI 49690
 PARCEL ZONING: B-4
 CURRENT USE: RESIDENTIAL - IMPROVED
 FUTURE LAND USE: LIGHT INDUSTRIAL & WAREHOUSING

830 Cottageview Dr., Ste. 201
 P.O. Box 4015
 Traverse City, MI 49685
 Phone: 231-946-9310
 www.maaprc.com
 info@maaprc.com

Mansfield
 Land Use Consultants

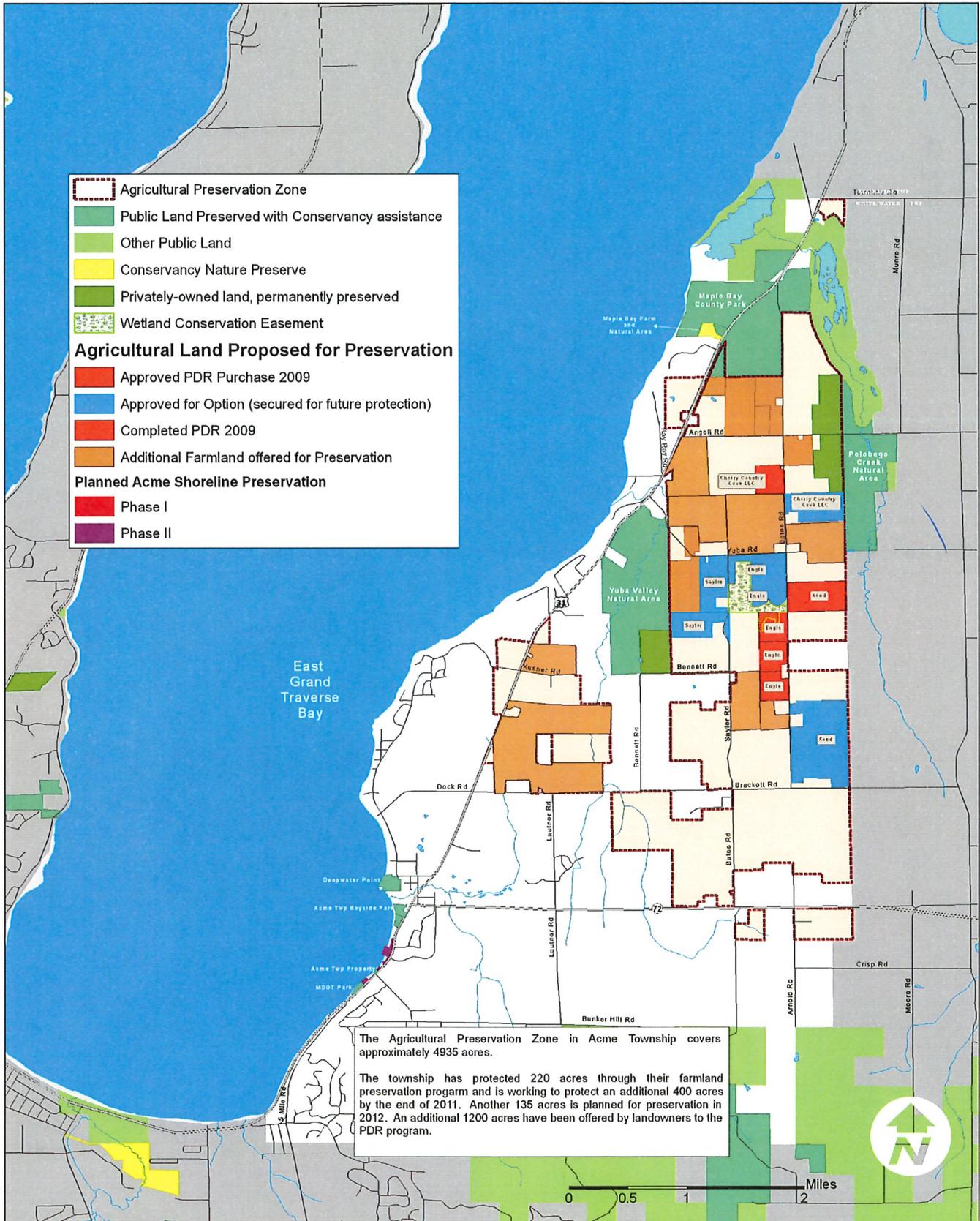
DATE	BY	CHK	APP	REV	DATE	BY	CHK	APP

Traverse City Horse Shows, LLC
PROPOSED REZONING EXHIBIT
 Section 31, Town 28 North, Range 09 West
 Acme Township, Grand Traverse County, Michigan

19039
EXHIBIT



Acme Township Landscape Protection Map October 2011



The Agricultural Preservation Zone in Acme Township covers approximately 4935 acres.

The township has protected 220 acres through their farmland preservation program and is working to protect an additional 400 acres by the end of 2011. Another 135 acres is planned for preservation in 2012. An additional 1200 acres have been offered by landowners to the PDR program.

CORNERSTONE: SUPPORT THE CONTINUATION OF AGRICULTURAL OPERATIONS AND PRESERVATION OF FARMLAND.

The community recognizes the value of farmland as an economic component of the local economy and also its intrinsic value as a rural landscape. Through the purchase of development rights (PDR) program supported by a dedicated Acme Township millage, 220 acres of land is permanently protected. Furthermore, the Township adopted provisions for Transfer of Development Rights (TDR) in 2016. Successful implementation of the TDR program as a farmland preservation tool is directly dependent on a municipal water source.

Approximately 66% of survey respondents rated agricultural operations and processing as either a “high” or “medium” priority. Likewise, 67% rated agricultural tourism as a “high” or “medium” priority. Agricultural community members expressed a desire for zoning that allows them maximum flexibility in the use of their land for economic viability. Examples included zoning for related uses within an agricultural operation (e.g., farm markets, wine tastings, food service, agriculture-based tourism), allowing an “enterprise within an enterprise” such as leasing accessory buildings for non-farm operations, and building an additional family homestead on a property without subdividing a separate parcel. They were concerned about their relations with the inhabitants of residential development, noting that encroachment into active farmland raises issues related to spraying, equipment use, noise, and hours of operation.

Building Blocks

1. Continue the Purchase of Development Rights (PDR) and Transfer of Development Rights (TDR) programs.
2. In concert with the agricultural community, determine and map the location of airsheds within the Township. Further, incorporate provisions in the zoning ordinance to minimize their disturbance in areas zoned for agriculture.
3. Work with other Grand Traverse communities to promote and encourage other agricultural opportunities that are based on local food and fruit production.
4. Support regional food processing, production, and distribution initiatives that provide added job growth and economic development for the Township and region.

Figure 18. Existing land use map

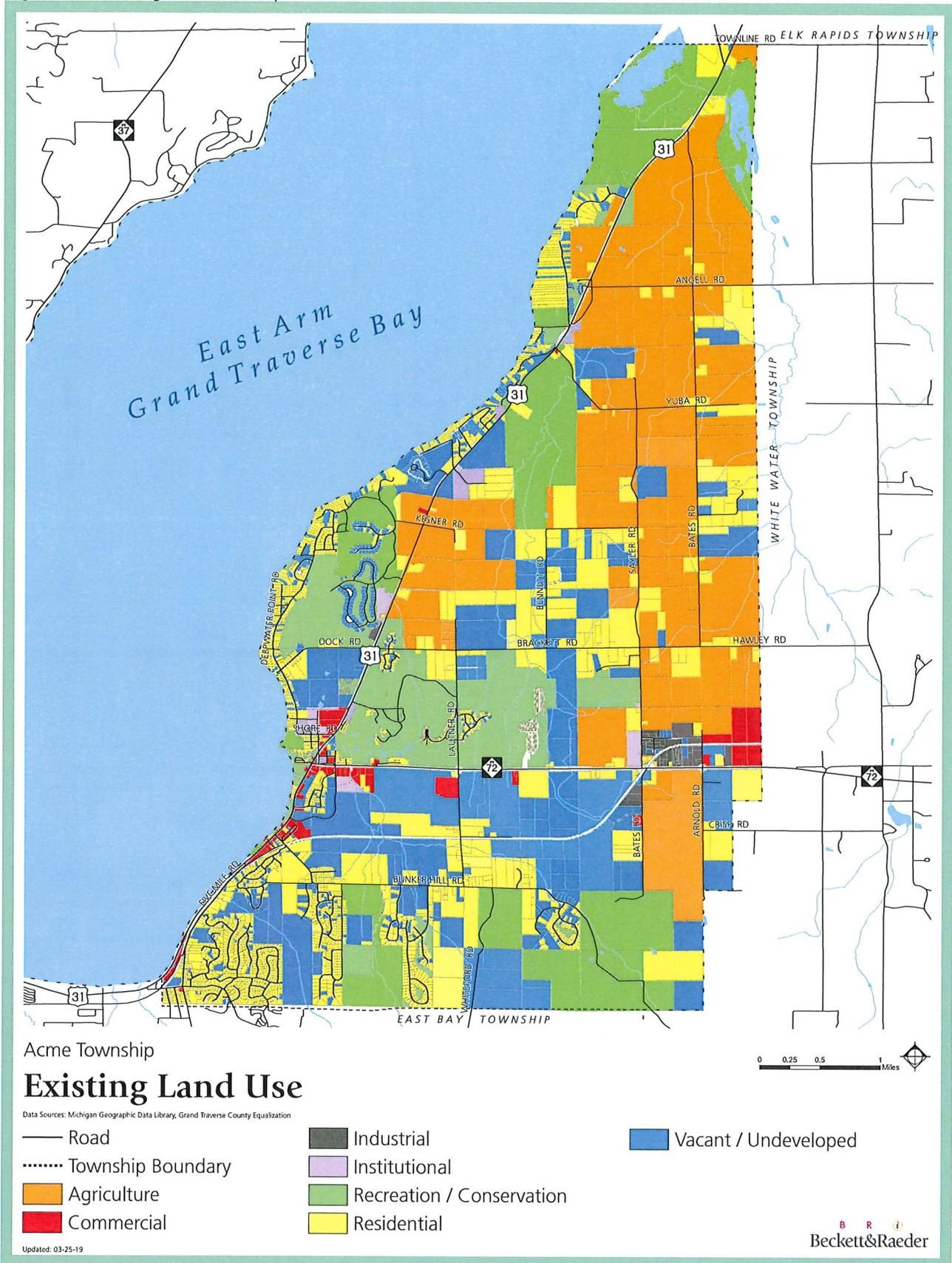
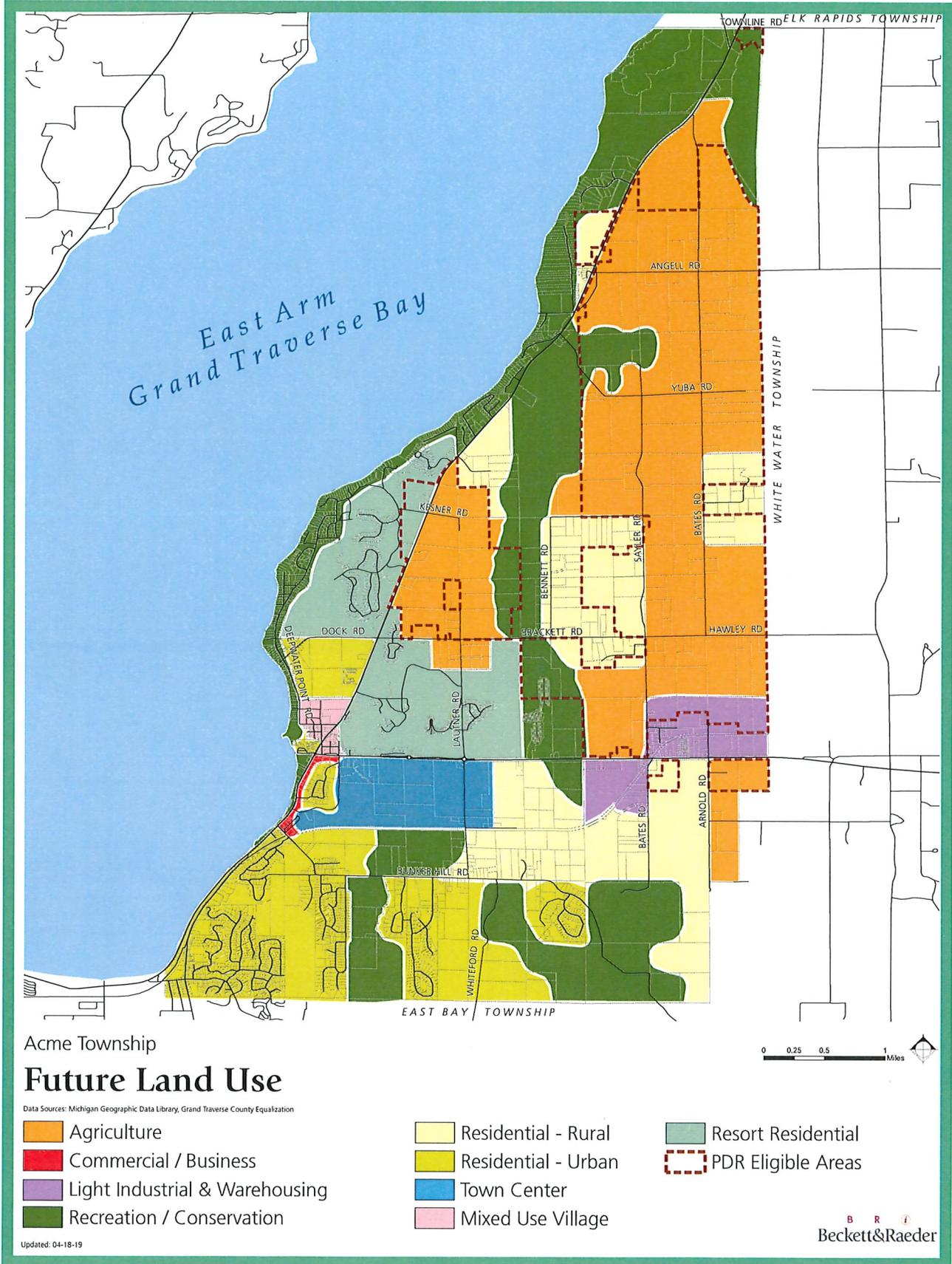


Figure 20. Future land use map





· **ACME TOWNSHIP PLANNING COMMISSION MEETING**
· **MACKINAW BALLROOM**
· **100 Grand Traverse Blvd Acme, MI 49610**
· **July 11, 2022 7:00 p.m.**

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE Opened at 7:03

ROLL CALL: Present; K. Wentzloff, S. Ferninga, D. Rosa, J. Challendar, D. VanHoutan, J. Aukerman, M. Timmins

Staff present: Lindsey Wolf, Planning and Zoning Administrator; John Iacoangeli, Planner Beckett & Raeder; Jeff Jocks, Legal counsel; Marcie Timmins, 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

- Jim Novack- With the Grand Traverse Men's shed association- read a letter outline what the Men's shed is. A place for men to gather and talk about life's issues while having projects to work on, obtaining new skills or sharing skills with others. Strathmore Real Estate has offered them a 10 year lease, costing \$1 a month.
- Rick Adair- Lives in Windward Way, just north of vacant Tom's and Kmart. Addressing the PD he believes it will have a negative impact on him personally and his neighborhood. Doesn't believe it is in sync with Acme Townships master plan.
- Jim Goran- Believes that storage and warehousing is far from an innovative solution for the Old Kmart and Tom's buildings. Believes it is the bare minimum. Commented that Kmart to self-storage reuses only happen in depressed areas, does not believe Acme is a depressed area. Brought up the new ordinance for self storage believes the proposed PD would not be in line due to not having an ingress and egress directly off a public street.
- Jim Stevens- Questioned how Tom's and Truly Free were treated as the same use and a minor amendment. Doesn't believe this PD plan is walkable and vibrant.
- David Sexton- Discussed the pickle ball courts and how it brings people of all ages together, as well as promoting healthy lifestyle. Supports the development.
- Barbara Bordo- Supports the pickle ball courts, believes the sport is open to the whole community, it is a great community builder.
- Brain Kelly- Asked about removal of the shoreline protection section from the new ordinances that were just passed by the Acme township Board. Read the Acme township master plan cornerstone, relating to maintaining and improving the quality of surface and ground water throughout the township, region and Grand Traverse Bay watershed. Talked about how this was to be pulled temporarily and then would immediately go back on to the shoreline protections. He hasn't heard anything about bringing the shoreline protections back for review. Important to understand the pressure our waters are facing in Acme. The new ordinance is intended to increase density, streamline and speed up development increasing intense development pressure along the waterways. Asks the PC to return soon to the shoreline protections.
- Stephen Ezell- Founder of Truly free home. Retail store is launching this fall, it will be not only Truly Free products but other brands made in America that are non toxic safe products can be shopped for in this community. Has 3 topics to discuss tonight; 1) is housing- as a growing company one of their major challenges is hiring. One of the major challenges of hiring is housing. They have been trying to recruit from all over the country. When they try to come to town to work for the company, there is no place to live. There is no shortage of need for housing in our community. The types of people they are recruiting that would live on property are actual families. Number 2, taxes. We need to increase tax bases in our community and grow revenues. 3) Restaurants- are really challenging, offered anyone in the room that wants to open a restaurant can come see him after the meeting. He will sublet them some space to build a restaurant.
- Daniel Succarde- supports the pickleball courts, it is a very friendly game that is for any age group and good for socialization.

- Christine Arnold- Excited about the new growth. She thinks the new development is something that is needed for this area.

Public comment closed at 7:33

- B. APPROVAL OF AGENDA: Motion by Feringa, support by Timmins to approve the agenda with the addition of G. 5-15. Motion carries**
- C. INQUIRY AS TO CONFLICTS OF INTEREST:**
- D. SPECIAL PRESENTATIONS:**
- E. RECEIVE AND FILE:**
- 1. RECEIVE AND FILE**
 - a. Draft Board Meeting Minutes 6.7.22**
Motion by Timmins, support by Challendar to approve the draft Board meeting minutes 6-7-22
- F. APPROVAL OF MINUTES:**
- a. Approve Draft Planning Commission Meeting Minutes 6.13.22**
Motion by Rosa support by Timmins to approve the draft planning commission meeting minutes from 6-13-22 with the correction to John Iacoangeli's name. Motion carries
- G. CORRESPONDENCE:**
- 1. Kelly**
 - 2. Passon**
 - 3. Waraniak**
 - 4. Wasielewski**
 - 5. Haggards Plumbing & Heating - in favor of the mixed use, residential development.**
 - 6. Bieganowski - on behalf of a client. Feels the PD is to make a quick buck. The property needs to be considered for the highest and best use for the township. Self storage is not what would allow that. They are not in favor of allowing non conforming uses, that is not what a PD is designed for.**
 - 7. Freiwald - They are not in favor of the development.**
 - 8. Wrede - member of the Grand Traverse Men's Shed, it is an important part of his life and supports the project.**
 - 9. Peck - opposed to a zoning change for the Kmart and Tom's, wants to stick to the master plan.**
 - 10. Chernak- Live in Elk Rapids, would love to have pickleball available in the Acme Kmart.**
 - 11. Heles - moved to the area from Chicago five years ago, they are in favor of pickleball, they reside in Rapid City.**
 - 12. Somers - expressed interest in indoor pickleball courts in Acme, if you build it I will come.**
 - 13. Riemer - In favor of indoor pickleball courts**
 - 14. Coulter - Member of the men's shed group, difficult to find indoor storage. He is in favor of the project including self storage.**
 - 15. Adair - Urged the commission to vote no on the nonconforming light industrial proposals on the Kmart and Tom's property. They live in Windward Ridge.**
- H. PUBLIC HEARINGS:**
- 1. PD 2022-01 Tom's/Kmart – Formal PD Application**
John Iacoangeli- put together a slideshow, no written staff report because tonight is the public hearing.
Made a statement about the comments concerning a rezoning of this property. This is not a rezoning. The underlying property is zoned commercial flex(CF) and it will remain CF.

The applicant is using the planned development provisions in the ordinance to provide a little more flexibility to the project and at the same time request some waivers for some basic requirements to the zone.

Iacoangeli also explained how at the last PC meeting Truly Free, who is going to occupy the Tom's building, submitted an application for a request for review. For either a minor or major amendment to the underlying special use permit that was granted to Tom's market years ago. Determined the functions within Tom's and those proposed by Truly Free were fundamentally the same. Warehousing in the back, another part of the store is used for packaging and processing, the front would be retail. The difference here is customers don't load their own packages and then going to a check out, they buy the product primarily online and they have an associate in the building that picks the products and packages them out, referred to as e-commerce. Explained how zoning codes don't often keep up with the new terms. A review by the planning commission determined it was a minor amendment and that Tom's could be used by Truly Free for the application they wanted to proceed. Tom's is still part of the overall PD.

The Tom's and Kmart buildings have primarily been vacant since the occupancy of the Meijer project. Explained that the tax tribunal considers these buildings to be obsolete, they refer to them as dark stores when they close. Having been on the market for five years they are declining in quality. The goal of the planning commission is how to position these properties for redevelopment.

Explained that one of the cornerstones of the master plan is to protect the agricultural quality of the township and how you do that is to consolidate your highest development in areas that have access to water and sewer. That is how we control development in small zones so it doesn't sprawl out into the adjoining agricultural areas. The township has used that strategy for twenty years with a lot of success. Proposed master plan(for the PD properties) proposed the adaptive reuse of Kmart and Tom's and includes an introduction of apartment units as out buildings along the exterior of the property. Much of the parking lots will be torn out and reused for apartment buildings and open space. Discussed the closing of one of the access drives off from US-31 that went to the Tom's property. Went over the breakdown of square footage to be used in relation to parking spots. The Beckett & Raedar review showed the PD property would need 439 based on their calculations. The site will have 461, so there is a surplus of 22 parking spots on the property. A third party traffic study was requested by the PC, the applicants contracted with Fish Beck out of Grand Rapids. Past trip generation, concluded the proposed use would have significant decrease in traffic.

Empty big box stores are an extreme challenge to a community. Unfortunately many developers do not want to undertake the adaptive reuse of a big box store because it is too complex. This project includes the introduction of housing, which is in dire need in the Traverse City area. The project here includes 186 units of apartments, a variety of 1,2 and 3 bedrooms. They would be right across the street from the current housing development on the other side of US-31.

Went over the project's landscaping plan, the plan maintains a lot of mature trees along the 31 corridor. Proposing an easement to TART which would parallel 31. Inside of the site will have sidewalks trying to make it as walkable as you can for an adaptive reuse project and is a mixed use site which is part of the commercial flex purpose and intent. When you look at the various components integrated in the project, many of the components are consistent with the commercial flex joining which is the underlying zoning for the property.

Outstanding issues to date; Working with a water agreement with the Grand Traverse Band to bring water over to the property. In the process of having the sanitary sewer capacity analysis confirmed by the township engineer. The project is also being reviewed by metro fire to meet the new fire code. The new fire code requires certain water pressures you can only get through public water not through wells. Lack of public water

is one of the reasons Acme township has not participated in the retail development that has been seen in East Bay and Garfield. There is no public water along the 31 corridor that is a barrier.

Waivers that the applicant needs to have approved by the planning commission if the project is approved. Is to have a waiver having warehousing in the commercial flex zone and having residential on the first floor. Commercial flex zone says housing is allowed but it needs to be on the second or third floor.

Sarah Kever- North view 22- representing the applicant. Went over some of the questions we had last month.

Color scheme - There is no orange, Colors are Tan/blue/aqua.

Place designated for a coffee shop/ eatery. It is adjacent to the flex suites and the fitness center.

Validated the location of the BATA bus stop with BATA

Community garden beds added to the South side. They will be made by the members of the Grand Traverse mens shed.

Utilized the area behind Kmart to put a trailer connector to the neighborhood behind the store.

Opened the public hearing at 8:10pm

Barbara Bordo- Would like to have more than six pickleball courts.

David Sexton- Supports pickleball and the health benefits it brings.

Linda Velliquette- wonders about the upkeep of the apartments, as well as what school the kids living there would go to?

Rick Adire- Lives in Windward Way. Asked the PC to not approve this, as it is just a non conforming use. Wondered if there were other possibilities for pickleball courts, could courts be incorporated there? Concern about water pressure in the neighboring areas, Windward Way also has their water supplied by the GTB. Concerned about the housing being seasonal housing.

Jim Goran- In support of the conforming items. Wishing the housing had garages or carports. Beautiful potential development. Concerned about the non conforming items. Questioned if the Men's Shed would be taken over as self-storage too when the first area of self-storage becomes full. Feels that once light industrial is allowed in the area it will begin to creep into other areas. Doesn't believe we need any light industrial in the development.

Jim Stevens- here on behalf of Acme storage. He would really love to expand, but there is no available area to expand. Suggest that if the development goes through the committee put some hard caps on the self storage space.

Eric Nuffer- Questions if the developers would have the right to expand self-storage if any of the planned businesses going in fail? Likes the housing and walkability, does not support first floor housing in this area. Would rather have retail and restaurants on the first floor.

Denny Rohn- doesn't support the development with all the non- conforming zoning pieces to this project. Doesn't believe that it is the township's responsibility to make the pickleball community happy. I know many people signing a petition to support this project that don't live in the township and are not aware of the project. They just want to

play pickleball. Concerns about Mr. Chappelle and the legal issues he is involved with. In 2020 he was indicted for tax evasion, filing false documents and mortgage fraud. Causes a big trust factor with this developer.

Rachelle Babcock- Concerned that the project will end up looking like the home depot/ apartment complexes over in Garfield township. Where is the rural lakeside town in the plan? Wants to see housing for all incomes as well as bike racks, electric car hookups, more landscaping and restaurants, not light industrial. This development makes me feel like this is just a dumping ground for Traverse City out growth.

Brain Kelly- Wants to know if vacation rentals would be allowed in this zoning district? Believes there is a lot of good stuff in the project but the housing should not be vacation rentals or tourist homes. We do need housing in our township but not a quasi hotel. The storage component of this property does not meet the township's cornerstone in the master plan of a high quality, vibrant commercial area.

Pat Salathiel- Happy to see something is happening, thinks repurposing the buildings if they can't be torn down is good. Concerned about the sewer capacity, wonders if the pipe put in a couple years ago is big enough to handle the extra capacity. Wants to make sure the dark sky ordinance is adhered to. Does this plan meet the open space requirements? Doesn't see much room for growth if other stores or restaurants want to come into the development. Doesn't think self storage is a complementary use in the mixed use zoning.

Fenneke Carrier- Supports the pickleball courts, would like to see more than six courts.

Charlene Abernethy- Wants to see restaurants in this development, noted that Truly Free is bringing in a chef to cook for the employees because there is nowhere to eat around the area. Would like to see a bank branch on the development. Would like a specialty grocer, supports housing in the area but would not like it to be high priced housing as has happened in Traverse city or become airb and b. Doesn't support the 70% of the Kmart building that will be used for warehousing and self-storage. Doesn't believe that the Acme residents are getting what they envisioned or what the zoning law says.

Stephen Ezell- Discussed his positive experiences with the Strathmore group, and how the group is constantly pivoting to make the project work.

Christine Arnold- Has lived in Acme a long time and has seen many businesses come and go. Questioned if the community could really support all the business people listed they would like to see here. Would like to see more opportunities for younger people to come live in the community.

Joanne **Bezzowki**- This at Windward way, is wondering if someone is already going into the fitness center and if is it tied to pickleball? Wondered if the township has thought of moving the townhall and the fire department?

**Motion by Timmins, support by Challenger to close the public hearing.
motion carries**

I. OLD BUSINESS:

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.

1. None

J. NEW BUSINESS:

1. PD 2022-01 Tom's/Kmart – Formal PD Application

Wentzloff - addressed questions asked during the comments.

In reference to correspondence. The township can not receive correspondence that doesn't have a name on it. Initials do not qualify, either do a list of names with no last names or addresses.

Schools that the residents in the housing on the development would attend; courtade elementary, East middle school and central high school.

If any of the businesses fail- if the PD application is approved there is a PD agreement that outlines the rules of what can and can not be done on the property.

Short term rentals - are only allowed in single family homes.

Can it be condominiumized- Jocks addressed that the approval would be for apartments to turn it into a condominium there would have to be an amendment to the PD agreement and would come back to the board.

Sewer and water capacity- Sewer is all worked out with calculations and being looked at by the engineers. Water - they have to have the capacity for the properties so neighboring properties would not be impacted.

Open space requirements- not relevant in this zoning district.

Thinks the room for growth would be in surrounding properties or other vacant storefronts.

Health and fitness- not sure if an actual tenant is lined up and Wentzloff has no idea on the opportunities for priority health discounts.

Moving the township and firehall- The board has looked at moving it several times and done studies, it is always a money question.

2. Election of Officers-

Wentzloff went over the rules and procedure.

Nominations for chair- Timmins nominated Karly Wentzloff- Wentzloff accepts

Aukerman- yes, Challenger -yes, Feringa-yes, Rosa- yes, VanHouten-yes, Timmins- yes
Motion carries

Nominations for vice chair- Wentzloff nominated Dan Rosa. Rosa accepts

Wentzloff-yes, Aukerman-yes, Challenger-yes, Feringa- yes, Timmins-yes,
VanHouten-yes
motion carries

Nominations for secretary- Aukerman nominated Marcie Timmins, Timmins accepts

Wentzloff- Yes, Aukerman- yes, Challenger -yes, Feringa-yes, VanHouten-yes
motion carries

K. PUBLIC COMMENT & OTHER PC BUSINESS

Opened at 9:05

Jim Goran- feels no one supports the light industrial, if the water comes through it would be a shame to have a permanent warehouse in the back.

Brian Kelly- Surprised not to see a staff report in the packet. Important for the public to get that and have time to read it and respond.

Public comment closed at 9:08

Iacoangeli addressed Brian Kelly's comment about the staff report- the staff report was prepared last month that went over the project in detail and was the foundation for recommending the PD go to public hearing. Tonight's meeting was to gather thoughts from the public, based on that. At the next meeting in August there will be a staff

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.

report which has observations plus the findings of fact and will be part of the public packet

1. Planning & Zoning Administrator Report – Lindsey Wolf- Asked about using a larger venue for the August meeting. That was agreed upon and Wolf will be contacting the resort. Sometime this fall we will be looking at the duplex and ADU's along with the waterfront regulations will be looked at again sometime this fall, now that the board has passed the new ordinances. Wolf has toured the new solar farm property.
2. Township Board Report – Jean Aukerman- no report from the board
3. Parks & Trails Committee Report – Wentzloff- Met last month thinking about a playground expansion at Bayside park, Acme Connector trail is under construction now, hoping it will be complete by September or October.

ADJOURN: Motion to adjourn by Feringa, Support Timmins

Motion carries



· **ACME TOWNSHIP PLANNING COMMISSION**
· **SPECIAL MEETING**
· **ACME TOWNSHIP HALL**
· **6042 Acme Road Williamsburg, MI 49690**
· **August 15, 2022 7:00 p.m.**

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE 7:00

ROLL CALL: Present: Dan Rosa, Dan VanHoughton, Steve Feringa, Jack Challendar, Jean Aukerman, Karly Wenzloff

Excused: Marcie Timmins

Staff Present: Lindsey Wolf, Planning and Zoning Administrator; Jeff Jocks, Legal Counsel

- 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

Public comment opened at 7:02

Brian Kelly- Believes people appreciated the positive impact in our community of the horse show. Quoted page 5 of the master plan that spoke about light industrial. Believes we need light industrial in our community, listed many positives it brings to the area. Thinks the Horse festival has a lot of impact on the surrounding area. Worried about the access road going through the property to Arnold Rd. He thinks it may increase traffic on Arnold Rd.. Questioned if horse show traffic may be funneled through that road in the future.

Quoted township planner John I has said there is a shortage of light industrial in the township. Question for the chair. How will the township handle the use of light industrial in the coming decades, especially if the rezoning is granted?

Talked about the 2012 Survey and where people responded to wanting light industrial.

Mike Radcliff- Northwest Michigan fishing club. Came to talk about a project started two years ago along with the Dept. of natural resources. Started a solar light project at boat launches. After 2 years of approval process they were able to put up lights at the Silver Lake boat launch and the South Lake Leelanau boat launch. When the project first started the group was looking at the Saylor park boat launch, quote from the electric company was too much, and they were given a grant for \$1000.00 Talked about the project and where the different parts came from and self installation. Proposing, somehow solar lights can be obtained for Saylor park. Fishing club has a strong urge for lights for security at that launch. Urging the township to put up solar lights.

Wenzloff- Park and trails committee met and also talked about the solar lights. Introduced Jean Aukerman as the board representative, explained the board would be the correct place to start.

Aukerman-talked about needing to bring the neighbors in, in a positive way as was done with the boat launch project.

Wolf will talk to Doug White in the morning and pass on the information.

- B. APPROVAL OF AGENDA: Motion by Aukerman, support by Feringa to approve the agenda. Motion carries.**

C. INQUIRY AS TO CONFLICTS OF INTEREST: None

D. SPECIAL PRESENTATIONS:

E. RECEIVE AND FILE:

1. RECEIVE AND FILE

- a. None

F. APPROVAL OF MINUTES:

- a. Draft Planning Commission Minutes 7/26/2022

Motion by Aukerman, Support by Challendar to approve the Draft Planning Commission Minutes of 7/26/2022. Motion carries.

G. CORRESPONDENCE:

- 1. None

H. PUBLIC HEARINGS:

- 1. Amendment 054- Rezoning request Traverse City Horse Shows LLC
Opened Public hearing at 7:13

Brian Kelly- Will submit a written copy of earlier comments. Still has a lot of concerns about the manure and disposal of manure from the horse show. Talked with White Water township supervisor about seeing manure running in to creek last year. Would like to see more out of the box thinking as far as how the property could be used.

Closed public hearing at 7:15 pm

I. OLD BUSINESS:

- 1. Amendment 054- Rezoning request Traverse City Horse Shows LLC

Wolf-Asked Jeff to be present to make sure everything was by the book. Wants to be clear that the proposed use has no bearing on the rezoning of this property. Need to think about the district as a whole. Wants to make sure that it is clear.

Staff report provided comparisons on some of the information that was submitted. Back page shows acreage available in the B-4 district. Gained property with the solar farm, but it is mostly developed. Biggest concern is industrial sprawl or limiting available land after updating uses that may place a little more demand on the district. Would be more comfortable if there was an exchange on another piece of land to be B-4.

Jocks- when contemplating the rezoning of a property you need to review it from the perspective of what are the uses allowed in the district the property is being requested to be rezoned to. Review it with that in mind vs. what the requester is proposing to do with the property. If you are contemplating some sort of exchange where if you approve this you would seek to add light industrial to some other area. That is fine as an idea, but when you are contemplating this specific request it is by application so you should be determining whether or not you want to recommend approval based on the application and not in combination with an exchange. Does not want the two tied together directly. Review this parcel request and if there are other properties you want to rezone as light industrial you can move forward with that but don't make one contingent on the other.

Wolf - brought up the timeline. Township has a master plan review within the next year or so, and can make updates at that time.

Wentzloff - Asked Wolf if demand seemed high for the B-4.

Wolf- Have two applications in. One to resurrect the back nine on the old golf course behind the Hops farm. They will be before the PC in September.

And an application for a new potential storage behind Tractor Supply.

Rosa- Can we put any restrictions to the rezoning? Wanted to talk about Arnold Rd.

Jocks- No

Wentzloff- We are just looking at the land use not the project. Any project will require agency reviews. Think more specifically is this a good expansion of our ag. district and contraction of our light industrial warehousing? And is there an opportunity to expand it later if we need more light industrial.

Rosa - had concerns about access, would it be a County Rd?

Wentzloff- It will probably be a private road. The standards are dictated in the township's ordinance for roads.

VanHouten- concerned it will set a precedence in our township of changing Light industrial to Ag.

Discussion followed about land that may potentially be rezoned to Light Industrial.

Feringa- looked at three things 1) taking a parcel with split zoning and making it one zone, that is a good thing. 2) Ag. is important in Acme. which is good. 3) not so good is that we are taking land from light industrial. Leaning towards turning it back to Ag.

Aukerman- Thinks it makes sense to change it to Ag. Noted from previous meetings that the applicant is not interested in farmland preservation.

Wentzloff- clarified that the township doesn't know if it was ever technically Ag. Just that its use was ag. The township doesn't have historic maps. Wondered if the farmettes would be maintained in Ag as opposed to residential

Jocks- that property qualifies for the PDR program as it is right now. An easement could be put on it to restrict development rites. No residences, no commercial, no industrial. Only productive farmland uses. If it is rezoned and there are farmettes it is not eligible.

Wentzloff- less concerned with them entering into the PDR program because it will be less intensely developed than light industrial would be. And it's adjacent to light industrial warehousing so it would be like a transition between the two zones.

Rosa- concerned about the loss of light industrial.

Wentzloff- noted that in the future the PC may look at where other light industrial could go.

Motion by Feringa, support by Aukerman, that the planning commission send the proposed zoning ordinance amendment 0542 rezone approximately forty acres from B-4 material processing to A-1, agricultural for the property located at Bates Rd. parcel ID 28-01-014-004-01 owned by the Traverse City Horse Shows LLC to the township board for approval.

5 yes

1 no

Motion carries

J. NEW BUSINESS:

1. None

K. PUBLIC COMMENT & OTHER PC BUSINESS

Public comment opened at 7:37

Brian Kelly- Thanked everyone for the good discussion on the topic. I Hope the PC can find space for light industrial in the future without sprawl. Looking to see the applicant do some great things in the future with the farmettes.

Closed public comment at 7:38

1. Planning & Zoning Administrator Report – Lindsey Wolf

Wentzloff- Items outstanding that the PC needs to decide when to get working on them.

Duplex multi-family and any residential districts.

Waterfront overlay district

Stormwater

Wolf- asked if the commission wanted to tackle the special use preliminary in September and one of those items. Or would the commission prefer to wait until there is an agenda with no applications so we can dedicate a whole meeting to it.

Wentzloff- I think we should pick a topic and start having a discussion on it. Discussion followed

Wolf has been chatting with Bob Vershave about the stormwater. He will be the more technical end, the administrative part is more on her end.

Aukerman- will Lindsey be facilitating the stormwater rewrite.

Wolf- either her or Doug would be facilitating it. Wolf talked with Bob when they went through the budgeting cycle and worked that into the budget.

Wentzloff- clarified that the Planning Commission would write the stormwater ordinance but that we would then send it to the board to vote on because it is a police power ordinance.

Jocks- asked if the PC was asked to look at stormwater by the board.

Aukerman -board feels there are holes in the ordinance and it can be much improved.

Wentzloff went over the history of working on the stormwater in the past.

Wolf- Talked about the golf course coming in front of the PC. It is under a special use permit.

May see the self storage facility if the application comes back in time. It is a rite by use.

2. Township Board Report – Jean Aukerman- none
3. Parks & Trails Committee Report – talked about the solar lights and dark sky requirements. Determined a potential area for the playground. Over by the side where the little maintenance house is, near sweetwater garden club. No trees need to be removed.
Chanllendar- when does the PC get new zoning books?
Wolf- Hoping to have updated zoning books by the special meeting

ADJOURN: Motion by Feringa , Support by VanHouten to adjourn.

Motion Carries

Acme Township Job Description

Position Title: Assistant Zoning Administrator & Special Projects.

Status: Part time hours/week; benefits???

Reports To: Staff Planner/Zoning Administrator

Position Summary:

Works with the Staff Planner/Zoning Administrator, public, elected, and appointed officials, volunteers, legal counsel, and other governmental agencies as needed to administer and enforce the provisions of the Acme Township Zoning Ordinance effectively and appropriately. Provides support to township land use planning activities as requested

1. Responsibilities

The following list of responsibilities is not exhaustive and may be supplemented from time to time.

A. PRIMARY DUTIES (may include but are not limited to the following)

1. ~~Assist in administering, interpreting, and enforcing~~ **Administer, interpret, and enforce** the Acme Township Zoning Ordinance, applicable state zoning laws, and other township ordinances granting such powers to the Zoning Administrator in part or in whole.
2. ~~Assist in code enforcement~~ ~~Act as the Code Enforcement Officer~~ and responds to complaints of potential code violations and initiates necessary corrective measures, as required. By promptly notify applicant, in writing, if the proposed use is not in compliance with Zoning Ordinance and assist with an appropriate alternative procedure, appeals, or any other administrative remedies necessary to attain compliance.
3. Accept and process applications for Land Use Permits, Short Term Rental and Sign Permits, **Mobile Food vending permits**, issuing permits as appropriate and monitoring permit compliance.
4. Issue Land Use Permit Expiration notices as required by the Zoning Ordinance.
5. ~~Assist in providing~~ **Provides** information and assistance to the public regarding code enforcement matters.
6. ~~Assist in removing and discarding~~ ~~Removes and discards~~ illegal signage along the township roadways.
7. ~~Perform inspections to ensure land use changes comply with the Zoning Ordinance.~~
8. Assist in identifying **Identify**, inventory, and monitor non-conforming uses and resolve zoning and/or permit violations on a regular and ongoing basis, working with legal counsel, township Sheriff's Deputy and/or Manager **as needed in issuing citations. Enforcement activities should be cooperative with citizens if possible, but may include the issuance of civil infraction tickets, permit suspension or revocation and/or use of the court system.**
9. Appropriately maintain physical and digital zoning files and data.
10. Assist the public with zoning and permit questions, and with general customer service needs, by telephone, by e-mail and in-person.
11. ~~Serve as staff to the Zoning Board of Appeals: coordinate agendas with Staff Planner, assist applicants, provide detailed zoning reports to support and facilitate decision-making, ensure appropriate public notice of public hearings and prepare follow-up paperwork.~~ **Assist Township Planner with preparation of Zoning Board of Appeals case files and publication notices.**

12. Support the township planning function by facilitating timely, appropriate, and effective information flow between Planning Commission, Planner, legal counsel, other officials, and the public as directed. Assist Staff Planner with land use planning tasks as directed.
13. ~~Assist in providing~~ **Provide** monthly zoning function activity report to the Board of Trustees and Planning Commission.
14. *Perform basic website uploads for Planning and Zoning.*
15. *Regularly prepares minutes of Township Board and Parks and Trails meetings, and occasionally prepare minutes for other sub-committees of the Planning Commission and/or Board of Trustees as needed.*
16. *Coordinates and oversees the daily operation of the cemetery facilities and burial related activities and records.*
17. *Assists the Clerk's Office with the coordination of Freedom of Information Act (FOIA) responses.*
18. *Assists the Clerk's Office with voter registration and elections.*
19. *Assist with coverage of front desk in the absence of Office Assistant (vacation, sick time, etc.).*
20. List of responsibilities is not exhaustive and may be supplemented from time to time.

2. Qualifications:

A. Education/Experience

1. Prior zoning enforcement training or experience. MSU Zoning Administrator Certification preferred. Land use planning experience desirable.
2. Associates or bachelor's degree preferred.
3. Excellent reading comprehension, written and oral communication, and critical thinking skills required.
4. Public service orientation with excellent interpersonal and problem-solving skills, particularly in confrontational situations, required.
5. Strong general mathematical/geometric ability required.
6. Above-average computer skills. Systems currently used include but are not limited to: Windows, all Microsoft Office programs, Internet, GIS, BS&A Assessing & Taxation, and digital document storage and retrieval system.

B. Knowledge, Skills, and Abilities

1. Ability to work and communicate with other elected and appointed officials and the public with appropriate etiquette and diplomacy – written and verbal.
2. Practiced at writing clear reports, complete with relevant background as needed.
3. Ability to comprehend ordinances and codes pertaining to a wide variety of planning topics.
4. Verbal communication skills to deal effectively with developers, attorneys, realtors, Township Engineer, other Township staff at all levels, and residents and/or developers who occasionally may be upset, frustrated and/or lacking knowledge of Township planning process.
5. Knowledge of construction and construction terms as appropriate to zoning reviews.

6. Ability to pay close attention to the details while still seeing the “big picture.”
7. Ability to maintain confidentiality of information and professional boundaries.
8. Excellent organization skills: (a) prioritize and schedule workload appropriately; (b) ability to work independently and with little supervision; and (c) complete work assignments on a timely basis in an environment where interruptions may occur.
9. Must have current, valid Michigan vehicle operator’s license and good driving record; must provide own transportation.

C. PHYSICAL DEMANDS, WORK ENVIRONMENT AND OTHER REQUIREMENTS

1. Physical requirements include:
 - Work is typically performed in an office environment but is often conducted out-of-doors at development sites. Exposure to occasional inclement weather and normal transportation and construction activity such as high noise levels, moving vehicles and machines, dust, and mud, and traversing of exposed and sometimes insecure walkways and platforms may be required. A moderate amount of local travel is required.
 - Prolonged walking over uneven terrain, on stairs, hand grip to pull oneself over obstacles to conduct site inspections, perform site inspections, specific studies, and evaluations
 - Periodic bending, stooping, and kneeling to move items weighing up to 20 pounds from the floor/ground to overhead to obtain stored records, books, files, move objects in the field, and to operate various field equipment (shovel, tape measure, etc.)
 - Frequent attendance at evening meetings is required.
2. Working conditions/environmental factors include:
 - Work inside the Acme Township Hall.
 - Work outside frequently, despite weather conditions and exposure to environmental allergens
 - Regular travel to locations throughout the township
 - Subject to irregular or extended working hours to meet schedules.

The above is intended to describe the general content of and requirements for the performance of the position. It is not to be construed as an exhaustive statement of duties, responsibilities, or requirements for the position.

Date: 8.30.2022
From: Sara Kopriva, AICP
To: Acme Township Board
Project: Marihuana Ordinances

Remarks:

i
initiative

At the August Board meeting, the Board began discussing the possibility of amending the zoning ordinance and marihuana licensing ordinance to add adult use (recreational) marihuana. This month we will continue discussion on the ordinances. The attorney specializing in marihuana regulations will be available via phone for the meeting.

There were 4 items of consensus that the Board came up with.

- Odor from all uses
- Stormwater
- Noise
- Agricultural district concerns

Odor and Noise

Upon review of the proposed zoning ordinance amendment, section 7.21.2.(C) and (F), will cover odor and noise concerns for all uses. The first sentence in section 7.21.2 states "all marihuana establishments shall comply with the following:" Since this is covered by these sections, I have not made any changes to address these items.

Stormwater

All uses that are required to go through site plan review must comply with the Acme Township Storm Water Control Ordinance, section 6.7.2 of the Zoning Ordinance. Since this is already a requirement, no changes were made to the ordinances.

Beckett & Raeder, Inc.
535 West William, Suite 101
Ann Arbor, MI 48103

Petoskey Office
113 Howard Street
Petoskey, MI 49770

Traverse City Office
148 East Front Street, Suite 207
Traverse City, MI 49684

Toledo
419.242.3428 ph

734 663.2622 ph
734 663.6759 fx

231 347.2523 ph
231 347.2524 fx

231 933.8400 ph
231 944.1709 fx



Agricultural District

In the zoning amendment, Section 7.21.2 (G), I am proposing to add specific requirements about marihuana uses in the AG district. Before drafting this section, I am looking for additional input from the Board. Please come prepared to discuss the following questions:

1. Should marihuana growers continue to be allowed in the AG district?
2. Should marihuana processors continue to be allowed in the AG district?
3. Should other marihuana uses be allowed in the AG district?
4. Besides noise and odor, what other concerns do you have with marihuana uses in the AG district?

Jean and Lindsey helped to put together a table that shows what the current number of medical marihuana licenses are allowed, issued, and operating. This may aid in your deliberation.

Acme Township Status of Medical Marihuana Licenses as of August 12, 2022

- **Licenses Allowed** - Number (in **Black**) of Medical Marihuana Licenses allowed by District, by current Ordinance.

- **Licenses Issued** - Number (in **Red**) of Medical Marihuana Licenses issued as of August 12, 2022.

- **Operating** - Number (in **Blue**) of Medical Marihuana Licenses to a business in operation as of August 12, 2022

Acme Township DISTRICT	Grower (Cultivation)	Processor (Extraction)	Safety Compliance Facility (Testing)	Secure Transporter (Distribution)	Provisioning Center (Retail)
Material Processing & Warehousing	- 3 - - 0 - - 0 -	- 3 - - 1 - - 0 -	- 3 - - 0 - - 0 -	- 3 - - 1 - - 0 -	- 3 - - 3 - - 1 -
Agricultural	- 2 - - 2 - - 0 -	- 2 - - 2 - - 0 -	- 0 -	- 0 -	- 0 -
Commercial Corridor					- 1 - - 1 - - 1 -

**TOWNSHIP OF ACME
GRAND TRAVERSE COUNTY, MICHIGAN**

**ACME TOWNSHIP
MARIHUANA LICENSING ORDINANCE**

Section 1. Title

This ordinance shall be known and cited as the Acme Township Marihuana Licensing Ordinance.

Section 2. Purpose

The purpose of this ordinance is to regulate and license the conduct of activity pursuant to the Michigan Medical Marihuana Act (MMMA), Initiated Act 1 of 2008 as amended, the Medical Marihuana Facilities Licensing Act (MMFLA), Public Act 281 of 2016 as amended, the Marihuana Tracking Act, Public Act 282 of 2016 as amended, and the Michigan Regulation and Taxation of Marihuana Act (MRTMA), Initiated Law 1 of 2018 as amended, (collectively the Acts) in order to:

1. Protect the health, safety, and welfare of the general public;
2. Establish a set of rules and regulations which are fair and equitable for those interested in establishing Marihuana Facilities in compliance with the Acts; and
3. Provide reasonable regulation pursuant to the Acme Township general police power granted to townships by the Michigan Constitution of 1963 and the Township Ordinances Act, MCL 41.181 et seq.

Acme Township does not intend that licensing and regulation under this ordinance be constructed as a finding that such businesses and activities are legal under federal law. By requiring licensing and compliance with requirements as provided in this ordinance, Acme Township intends to protect, to the extent possible, the public health, safety and welfare of the residents of and visitors to Acme Township from harm that may result from the activities of persons who unilaterally or on the advice of their own attorney determine that they may legally operate a business involved in the cultivation, possession, use, manufacture, distribution, transport, processing or dispensing of marihuana.

Nothing in this ordinance is intended to grant, nor shall it be construed as granting, immunity from criminal prosecution, for cultivation, possession, use, manufacture, distribution, transport, processing or dispensing of marihuana not in strict compliance with the Acts.

This ordinance permits authorization for certain activities based on the Acts. Nothing in this ordinance shall be construed as allowing persons to engage in conduct that endangers others or causes a public nuisance, or to allow use, cultivation, possession, use, manufacture, distribution, transport, processing or dispensing of marihuana not in strict accordance with the express authorization of the Acts and this ordinance; and, nothing in this ordinance shall be construed to undermine or provide immunity from federal law as it may be enforced by the federal or state government relative to the cultivation, possession, use, manufacture, distribution, distribution, transport, processing or dispensing of marihuana. Thus, the authorization of activity, and the approval of a permit under this ordinance shall not have the effect of superseding or nullifying federal law applicable to the cultivation, possession, use, manufacture, distribution, transport, processing or dispensing of marihuana, and all applicants and grantees of permits are on notice that they may be subject to prosecution and civil penalty, including forfeiture of property.

Section 3. Legal Basis

This ordinance is enacted pursuant to the statutory authority granted by MCL 41.181 et seq. authorizing Acme Township to adopt a licensing ordinance and regulations to secure the public health, safety, and general welfare.

Section 4. Definitions

For purposes of this ordinance, terms and words defined by the Acts shall have the same meaning as provided those Acts. Additionally, certain terms and words used herein shall have the following meaning:

1. **Act(s)** means the Michigan Medical Marihuana Act, Initiated Act 1 of 2008 as amended, the Medical Marihuana Facilities Licensing Act, Public Act 281 of 2016, the Marihuana Tracking Act, Public Act 282 of 2016, the Michigan Regulation and Taxation of Marihuana Act, Initiated Law 1 of 2018 as amended, and all related Michigan Administrative Rules, as amended.
2. **Applicant** means a person who applies for a permit under this ordinance and includes all officers, directors, and managerial employees of the applicant and all persons who hold any direct or indirect ownership interest in the applicant.
3. **Department** means the Michigan Department of Licensing and Regulatory Affairs and the Cannabis Regulatory Agency (CRA).
4. **Licensee** means a person holding a current and valid state operating license for medical or adult-use marihuana issued by the Department.
5. **Marihuana** means that term as defined in Section 7106 of the Michigan Public Health Code, 1978 PA 368, MCL 333.7106 and as defined in the Acts,
6. **Marihuana Establishment** means a location at which a permit holder is permitted to operate as a medical and/or adult-use marihuana grower, marihuana provisioning center, marihuana processor, marihuana safety compliance facility, or marihuana secure transporter under this ordinance.
7. **Permit** means an approval issued by the Township pursuant to the MRTMA and the MMFLA that allows a Person to operate a Marijuana Establishment or Facility in the Township under this Ordinance, which Permit may be granted to a Permit Holder only for and limited to a specific Permitted Premises and a specific Permitted Property.
8. **Permittee** means the Person that holds a current and valid Permit issued under this Ordinance.
9. **Permitted Premises** means the particular building(s) within which the Permit Holder will be authorized to conduct activities permitted pursuant to the Permit.
10. **Person** means an individual, corporation, limited liability company, partnership, limited partnership, limited liability partnership, limited liability limited partnership, trust, or other legal entity.
11. **Township** means Acme Township, a general law township located in Grand Traverse County, Michigan.

Section 5. Permit Required

No marihuana establishment, whether proposed, or existing at time of enactment of this ordinance, shall be

permitted within Acme Township unless such location shall have obtained a current license under this ordinance as follows:

1. An Acme Township Marihuana Establishment Permit shall be required at all times for any business operating a marihuana establishment.
2. The appropriate marihuana License shall be obtained and maintained from the State of Michigan.
3. A marihuana establishment may operate as a medical marihuana establishment, adult-use marihuana establishment, or as both a medical and adult-use marihuana establishment under this ordinance. If a medical and adult-use Permit are issued to one (1) premises, it shall only count as (1) license in regards to the total number of licenses permitted under this Ordinance or any applicable zoning ordinance.
4. The Permit requirement applies to all marihuana establishments that are proposed or existing on the effective date of this ordinance.
5. Issuance of a Permit does not waive any other licensing and permitting requirement imposed by any other state or local law.
6. A Permit shall be valid for the calendar year in which it is issued, unless revoked for violation(s), in which case it is considered to be null and void.
7. No license is transferable or assignable to any other Person or location, unless the assignee or transferee has submitted a complete application and all required fees under this ordinance, other applicable ordinances, and has been approved for a Permit under this Ordinance by the Township. No Permit issued under this Ordinance is transferable to any other location except for the Permitted Premises on the Permitted Property.
8. The Township has the right to limit the number of permits available in its jurisdiction and may revise this limit from time to time.

Section 6. Location

Marihuana establishments are permitted in those zoning districts and subject to the requirements of the Acme Township Zoning Ordinance as well as this ordinance.

Section 7. Application

Any Permit issued under this ordinance is specific to the Permittee and Permitted Premises and Property. Any change in ownership in any manner and/or any change in location requires a new license.

Applicants shall submit their application to the Zoning Administrator who shall review each application upon payment of the required fee. In addition to a completed applications, the applicant shall submit the following:

1. The application shall be signed by the applicant if an individual, or by all partners if a partnership, by a managing member if a limited liability company, or by the president of a corporation.
2. The type of marihuana establishment permit being requested.
3. The address and legal description of the premises of the proposed marihuana establishment.

4. Floor plan for the structure used for the marihuana establishment. The Applicant may be requested to provide any information required by the Acts or State Rules and any other information deemed by the Township to be required for the consideration of a Permit.

4.5. Wastewater plan that shall be reviewed and approved by the Township Engineer.

5.6. Fee as established by the Acme Township Board.

6.7. Any additional information as required by the Township.

Section 8. Standards

The standards for approval of all marihuana establishment are as follows:

1. The establishment complies with zoning requirements, although no land use permit is required in order to receive a Permit.
2. The application meets all requirements found in this ordinance.
3. The Applicant meets all requirements found in the Acts, including issuance of a State License.
4. The Applicant has signed and sworn that the Applicant has not knowingly submitted an application containing false information.
5. The Applicant's business will not pose a substantial threat to the public health, safety, or general welfare of the Township.

Section 9. Procedures

The following procedure shall be followed to apply for a marihuana establishment permit:

1. The Applicant shall submit the completed application and required fee to the Zoning Administrator.
2. The Zoning Administrator shall have fifteen (15) days to review the submitted materials for completeness.
3. If the Zoning Administrator determines that the application is incomplete, the Zoning Administrator shall notify the Applicant of deficient items in the application and allow fifteen (15) days for additional information to be submitted. If additional information is not received within fifteen (15) days, or the additional information submitted does not meet the requirements under this Ordinance, the application shall be denied.
4. If the Zoning Administrator determines the application is complete, this ordinance is met, and the requirements of the Zoning Ordinance have been satisfied, a Permit shall be issued if there are remaining permits available.
5. If there are no permits available, the Zoning Administrator shall notify the Applicant via first class mail. The Applicant can choose to place the completed application on a waitlist for when/if a Permit is available. Applicants on the waitlist shall remain on the list for one (1) year. After a year, the Applicant will need to reapply. Renewal permits shall have priority over waitlist applicants.

Section 10. Renewal

The renewal of an existing Permit shall be by the following procedures:

1. An application for renewal must be submitted no sooner than ninety (90) days before the expiration date and no later than sixty (60) days before the expiration date.
2. A Permittee intending to operate in the same manner and degree as approved in its current license may submit a sworn certification that it will continue to operate in the same manner.
3. Any changes that the Permittee submitted or shall submit to the CRA for State License renewal must be submitted with the application for renewal or supplemented in a timely manner after submission to the CRA.
4. Renewal permits shall not be issued if the Township receives proof or the Applicant reports that the Applicant has not been abiding by the CRA requirements, rules, regulations, bulletins, this Ordinance, or the Acme Township Zoning Ordinance.

Section 11. Amendment

The same procedures for application and issuance of a new Permit shall apply to amendment of an existing Permit, subject also to the following:

1. The Permittee shall submit an amended application with full supporting documentation, and must meet all requirements, and shall be processed in the same manner as provided for the issuance of a new Permit.
2. An amended application shall be required when there is a change in any information the Applicant was required to provide in the most recent application on file.
3. An application to change the location of an existing license shall require a new application, with full supporting documentation, must meet all requirements, and shall be processed in the same manner as provided for the issuance of a new Permit.

Section 12. Revocation

A Permit issued under this ordinance shall be revoked for any of the following violations:

1. Any Person required to be named on the application for the Permit is convicted of or found responsible for violation of any provision of this ordinance.
2. The application contains any misrepresentation or omission of any material fact, or false or misleading information, or the Applicant has provided Acme Township with any other false or misleading information.
3. Violation of any conditions of the issuance or continuation of the Permit including violation of the Acme Township Zoning Ordinance.
4. Marihuana is transferred or otherwise distributed on the premises in violation of this ordinance or any other applicable state or local law, rule or regulation.
5. The establishment is operated or is operating in violation of the specifications of the Permit, or any additional applicable conditions or approvals from Acme Township, Grand Traverse County, or the State of Michigan including loss of the local or State license(s).

6. Conducting business in an unlawful manner or in such a way as to constitute a menace to the health, safety, or general welfare of the public.

The procedure for revocation shall be as follows:

1. The Zoning Administrator shall issue a notice to the licensee, in writing and sent to the licensee through certified mail, that the Township intends to revoke the Permit.
2. The Permittee may request a hearing before the Township Board to show cause as to why the Permit should not be revoked within fourteen (14) days of service of the notice.
3. If a hearing is timely requested, then the Zoning Administrator shall inform the Permittee and the Township Board of the time and place of the hearing.
4. The Permittee may present evidence and reasons why the Permit should not be revoked. The Township Board shall review the information presented and issue a decision within fifteen days of the hearing stating whether the Township shall revoke the Permit or allow the Permit to continue.

Section 13. Revocation Not Exclusive Penalty

Nothing in this ordinance shall be deemed to prohibit Acme Township from imposing other penalties authorized by this code or other ordinances, including filing a public nuisance action or any other legal action in a court of competent jurisdiction.

Section 14. Civil Infraction

Any person, firm, or corporation who violates any of the provisions of this ordinance shall be deemed to be responsible for a municipal civil infraction as defined by Michigan statute which shall be punishable by a civil fine for each violation in accordance with the schedule set forth herein, along with costs which may include all expenses, direct or indirect, which the Township incurs in connection with the municipal civil infraction. A violator of this ordinance shall also be subject to such additional sanctions and judicial orders as are authorized under Michigan Law. Each day that a violation continues to exist shall constitute a separate violation of this ordinance. The Acme Township Zoning Administrator or any agent authorized by the Township Board may issue appearance ticket citations for violation of this ordinance. The provisions of this ordinance may also be enforced by suit for injunctive relief.

Section 15. Civil Fines for Municipal Infractions

Civil fines for municipal civil infractions under this ordinance shall be assessed in accordance with the following schedule:

1st violation within a 3-year period	\$500.00
2nd violation within a 3-year period	\$1000.00
3rd and subsequent violations within a 3-year period	\$2000.00

Section 16. Severability

The provisions of this ordinance are hereby declared to be severable and if any clause, sentence, word, section or

provision is declared void or unenforceable for any reason by any court of competent jurisdiction, it shall not affect any portion of this ordinance other than said part or portion thereof.

Section 17. Repeal

Upon effect of this ordinance, the prior Acme Township Medical Marihuana Licensing Ordinance 2017-02 and amendments shall be repealed.

Section 18. Effective Date

This ordinance shall take effect 30 days following publication in a newspaper of general circulation within Acme Township.

Section 3.2 Regulated Use Table	AG	SFR	SFN	MHN	RMH	CS	C	CF	LIW
Marihuana Establishments:									
- Grower	P*								P*
- Processor	P*								P*
- Provisioning Center							P*		P*
- Safety Compliance Facility									P*
- Secure Transporter									P*

Supplemental Uses Standards

SECTION 7.21 MARIHUANA ESTABLISHMENTS

7.21.1 Intent and Purpose

The purpose of a Marihuana Establishment is to allow for the uses set out in the Medical Marihuana Facilities Licensing Act, Michigan Regulation and Taxation of Marijuana Act, and the Acme Township Marihuana Licensing Ordinance. Acme Township desires to allow ~~all legal businesses~~ [marihuana uses allowed under State Law](#) to operate in the Township, but recognizes the need to zone for all uses to protect the health, safety, and welfare of the general public.

7.21.2 Specific Marihuana Establishment Requirements

All marihuana establishments shall comply with the following:

- A. Possess a valid license from both Acme Township and the State of Michigan.
- B. A marihuana establishment shall not be located within a one thousand (1,000) foot radius of any existing public or private elementary, vocational, or secondary school, or a public or private college, junior college, or university, or a library, or a playground or park, or a public or private youth recreation facility.
 - 1. For purposes of this Section the term "library" means a library that is established by the state; a county, city, township, village, school district, or other local unit of government or authority or combination of local units of government and authorities; a community college district; a college or university; or any private library open to the public.
 - 2. For purposes of this Section the term "playground" means any outdoor facility (including any parking lot appurtenant thereto) intended for recreation, open to the public, and with any portion thereof containing three or more separate apparatus intended for the recreation of children including, but not limited to, sliding boards, swing sets, and teeterboards.
 - 3. For purposes of this Section the term "park" means any land or facility of any size or shape, including but not limited to road ends, and submerged lands, that are open to the public and used for recreation or held for future

recreational use. For purposes of this Section the term "park" shall not mean linear ways or multiuse paths.

4. For purposes of measuring the one thousand (1,000) foot radius in this Section, the measurement shall be taken from the nearest property line of the existing public or private elementary, vocational, or secondary school, or public or private college, junior college, or university, library, or playground or park, or a public or private youth recreation facility to the nearest point on the building where the proposed Medical Marihuana Facility is proposed.
- C. Marihuana establishments shall be equipped with an activated carbon filtration system, or better technology, for odor control and be maintained in working order.
- D. Any lighting associated with the use shall be shielded to prevent glare and light trespass and must not be visible from neighboring properties, adjacent streets, or public right of ways.
- E. All activities associated with the marihuana establishment shall occur within an enclosed building and not visible from neighboring properties, adjacent streets, or public right of ways.
- F. All activities shall be conducted so as not to create or permit trespass of spillage of dust, glare, sound, noise, vibrations, fumes, odors, or light, onto neighboring properties, adjacent streets, or public right of ways.
- G. In addition to the above standards, marihuana establishments in the agricultural district shall comply with the following:
 1. 1.
- H. The number of licenses issued for each type marihuana establishment in a particular zoning district shall be limited as follows. A marihuana establishment may hold more than one (1) license if permitted by State Law. The license may be for medical use, recreational use, or both medical and recreational uses.
 1. Corridor Commercial (C) District:
 - a. Marihuana Provisioning Center: no more than one (1) Provisioning Center may be licensed and operating at any given time, and no more than one (1) license may be issued.
 2. Agricultural (AG) District:
 - a. Marihuana Grower: no more than two (2) may be licensed and operating at any given time, and no more than two (2) licenses may be issued.
 - b. Marihuana Processor: no more than two (2) may be licensed and operating at any given time, and no more than two (2) licenses may be issued.
 3. Light Industrial & Warehousing (LIW) District:

- a. Marihuana Grower: no more than three (3) may be licensed and operating at any given time, and no more than three (3) licenses may be issued.
- b. Marihuana Processor: no more than three (3) may be licensed and operating at any given time, and no more than three (3) licenses may be issued.
- c. ~~Medical~~ Marihuana Secure Transporter - no more than three (3) may be licensed and operating at any given time, and no more than three (3) licenses may be issued.
- d. Marihuana Provisioning Center: no more than three (3) may be licensed and operating at any given time, and no more than three (3) licenses may be issued.
- e. Marihuana Safety Compliance Facility: no more than three (3) may be licensed and operating at any given time, and no more than three (3) licenses may be issued.

Section 14.14 "M" Terms

MARIHUANA ESTABLISHMENT: A facility authorized and defined pursuant to Medical Marihuana Facilities Licensing Act or Michigan Regulation and Taxation of Marihuana Act and Acme Township Licensing Ordinance.

MEDICAL MARIHUANA FACILITIES LICENSING ACT: Act 281 of the Public Acts of 2016, as amended.

MARIHUANA GROWER: A marihuana grower as defined in the Medical Marihuana Facilities Licensing Act.

MARIHUANA PROCESSOR: A Marihuana Processor as defined in the Medical Marihuana Facilities Licensing Act.

MARIHUANA PROVISIONING CENTER: A Marihuana Provisioning Center as defined in the Medical Marihuana Facilities Licensing Act.

MARIHUANA SAFETY COMPLIANCE FACILITY: A Marihuana Safety Compliance Facility as defined in the Medical Marihuana Facilities Licensing Act.

MARIHUANA SECURE TRANSPORTER: A Marihuana Secure Transporter as defined in the Medical Marihuana Facilities Licensing Act.

MICHIGAN REGULATION AND TAXATION OF MARIHUANA ACT: Initiate Law 1 of 2018 as amended.

B R 
Beckett&Raeder

Landscape Architecture
Planning, Engineering &
Environmental Services

Date: August 28, 2022

From: Christopher DeGood, PE

To: Mr. Doug White
Acme Township
6042 Acme Road
Williamsburg, MI 49690

Mr. Chris Kushman
TART Trails, Inc
148 E Front St
Traverse City, MI 49686

Project: Acme Connector Trail

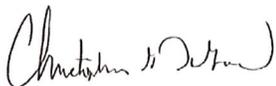
Enclosed: 1 copy of Payment Application No. 5

Remarks:

We have reviewed Payment Application No. 5 and have found everything to be in order. Thus, we recommend payment in the requested amount of \$126,397.98. This provides for retainage of 10% of the value of the work completed to date.

Please feel free to contact me should you have any questions or concerns.

Thank you,



Christopher G. DeGood, PE
Beckett & Raeder, Inc.

Cc: Lindsey Wolf – Acme Township

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