ACME TOWNSHIP PLANNING COMMISSION
ACME TOWNSHIP HALL
6100 US 31 N Williamsburg, MI 49690
October 12, 2026 6:00 p.m.

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE

ROLL CALL:

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

B. APPROVAL OF AGENDA:

C. INQUIRY AS TO CONFLICTS OF INTEREST:

D. SPECIAL PRESENTATIONS:

E. RECEIVE AND FILE:
- **1. RECEIVE AND FILE**
  - **a.** None

F. APPROVAL OF MINUTES:
- **a.** Approve Draft Planning Commission Meeting Minutes 9.21.2026

G. CORRESPONDENCE:
- **1.** Beckett & Raeder

H. PUBLIC HEARINGS:
- **1.** None

I. OLD BUSINESS:
- **1.** Data Centers – SAMPLE Language
- **2.** Zoning Ordinance Text Review – PC Discussion

J. NEW BUSINESS:
- **1.** Set Public Hearing to extend temporary Computer & Data Processing Moratorium

K. PUBLIC COMMENT & OTHER PC BUSINESS
- **1.** Planning & Zoning Administrator Report – Lindsey Wolf
- **2.** Township Board Report – Dave Hoxsie
- **3.** Parks & Trails Committee Report – Radu Danca

ADJOURN:

He

ACME TOWNSHIP PLANNING COMMISSION
ACME TOWNSHIP HALL
6100 US 31 N Williamsburg, MI 49690
September 21, 2026 6:00 p.m.

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE

ROLL CALL: Doug Hoxsie, Doug Grove, Karly Wentzloff, Radu Danca, Theresa Galante, Steve Feringa, Marcie Timmins

Staff Present: Lindsey Wolf, John Iacoangeli, Marcie Timmins

A. LIMITED PUBLIC COMMENT: Members of the public may address the Commission regarding any subject of community interest during public comment periods by filling out a Public Comment Card and submitting it to the Secretary. Public comments are limited to three minutes per individual. Comments during other portions of the agenda may or may not be entertained at the moderator's discretion.
Opened at 6:03pm

Brian Kelley- Talked about the ordnance changes for drive-throughs. Listed some discrepancies between the matrix traffic studies use to decide if an area can feasibly handle the traffic that comes along with a business. Suggested that the PC look at where another drive-through could actually work in the township and not allow any more on US31 due to topography and traffic congestion.
Asked about where the high water mark is for the tributary of Acme creek that runs behind the proposed Northern Tech building.

Doug Mansfield- Talked about the planning commission's plan to talk about updating some ordinances. He gave a handout with 13 suggested amendments to the commercial corridor district. He is representing the owners of the property that is on the corner of Bunker Hill and US 31(where the holiday shopper/Ace hardware plaza are located) they have asked Doug Mansfield to design a new set of buildings for that parcel.

Jason Sievers- Talked about the homeless population moving into Acme, referencing the red vehicle that has been parked at the MDOT park and a white van down at the other park. Worries about the repercussions of not being firm enough on the homeless, worries they will bring drugs and other problems. Also doesn't feel that the township is listening to the desires of the public and the comments from the survey.

Public comment closed at 6:10pm

B. APPROVAL OF AGENDA: Motion by Timmins, support by Hoxie approval of the agenda with the addition of G.4 and G.5.
Motion carries

C. INQUIRY AS TO CONFLICTS OF INTEREST:

D. SPECIAL PRESENTATIONS:

E. RECEIVE AND FILE:

1. RECEIVE AND FILE

a. Draft unapproved Township Board Regular Meeting Minutes 9.1.2026
Motion by Timmins, support by Hoxsie to receive and file the draft unapproved township Board meeting minutes from 09/01/2026.
Motion carries

F. APPROVAL OF MINUTES:

a. Approve Draft Planning Commission Meeting Minutes 8.10.2026

Motion by Feringa, support by Hoxsie to approve the draft planning commission meeting Minutes from 08/10/2026 with the changes to pg. 2 changing the tense of Jeff Jocks Comment and remove the highlighted areas.

Motion carries

G. CORRESPONDENCE:

1. Beckett & Raeder

2. Kelley

3. Lalas

4. Kelley 2- Summarized by Wentzloff- Discussed Medical marijuana, noted that most townships don't allow them in the AG district.

5. Kelley 3- Summarized by Wenztloff- related to data center questions and concerns regarding which parcels would be appropriate. Secrecy regarding data center projects, the risks the developer could propose as a way to override the zoning, creek setbacks, generator exercise and testing, energy consumed by a data center is converted into heat and the temperatures that it can change. Has research he would like to hand out to the planning commissioners. Encourages public engagement for the data center discussions.

Wentzloff- addressed the correspondence about the gate between Apple Valley and the condos, the gate is a requirement and the fire department holds the key for emergency access management.

H. PUBLIC HEARINGS:

1. None

I. OLD BUSINESS:

1. Data Centers – SAMPLE Language-

Wolf- the planning commission has been provided sample language for the Data Center ordinance by Beckett & Raeder, as well as Wolf's finding from another township on Enforcement. She has also been involved with getting the regular updates from MTA. The latest is a draft ordinance provided by MTA legal counsel that communities can shape to fit their needs. Wolf recommends extending the moratorium past December, to give the planning commission enough time to thoroughly go through all the materials as well as time to get through all the language and adoption process. She doesn't feel it can all happen before December. Need to decide where data centers will be appropriate, her opinion is Light Industrial Zones are a good place for them to be placed. As well as the difference between large scale vs. small scale data centers. Thinks the planning commission should start with deciding the zones for them to go in before we start talking about more detailed language.

Timmins- would still like small scale solar projects to be considered a special use.

Hoxsie - asked about discussing the solar project site and zoning that parcel back to recreation conservation.

Wolf- said that would need a zoning map amendment.

Hoxsie- would like to see that happen.

Wentzloff-thinks we need to discuss it with counsel.

John I. - agrees with Wentzloff about the rezoning.

Feringa- think the PC should look at the zoning ordinance and restrictions for both the

large-scale and small-scale data centers first before starting to identify properties, there's a lot of things to go through on both. Listed some of the issues to address in order to protect the community from data centers. ; power issues, sound issues and environmental issues. The issues go with both small and large scale data centers.

Wentzloff- asked if Feringa thought that both small and large data centers should fall under a special use permit and not just a use by right?

Feringa- Yes, because we just don't know and need to research more before saying its a use by right. Need to find out what the ramifications are before labeling it a use by right. Agrees with the community correspondence that the planning commission needs to take our time in looking at all of it.

Motion by Timmins, support by Danca to recommend to the township board a six month extension from the original moratorium.
Motion carries unanimously

Wolf- shared all the draft ordinances for the data centers with Jeff Jocks and will be sharing his counsel in the future.

Groves- has concerns about safety around the data centers. There are companies that are now using drones to provide security around data centers. Feels they may be prone to attacks in the future if not now. Worries about community safety.

Hoxsie asked clarifying questions about the boundaries of the light industrial zone.

John I.-suggests that the planning commission starts with the MTA ordinance, read through it, and then read through the other ordinance samples that Wolf provided, and see if the other ordinances have other information that should be inserted into the MTA model. Then build it from there so the time frame can be met.

Danca- asked if it would be staff or the planning commission members putting together the ordinance.

John I.- suggests that the planning commission get a copy of the MTA document and go through each section comparing it to other ordinances and editing where the planning commission thinks is appropriate. Review the standards to make sure that they're compatible with the community, and then build from there. Then as Feringa suggested, see if there are any areas in the community that would meet those standards, and then do your text and your map amendments accordingly.

Galante- has a concern with violation enforcement, dark sky lighting and landscaping/ green belts.

Feringa- wants to make sure the small vs. large scale data center is well defined. Demands on all the different types of infrastructure involved and how those demands would impact the community and surrounding areas. Concerned about raising energy costs, has noticed that other communities are requiring large data centers to produce and use their own energy.

Danca- Asked if something can be put into the ordinance to make the data centers prove that they can comply with the ordinance. Also wants to make sure that appropriate testing is done for water and other environmental factors.

Discussed the older mechanical data centers and how some of those locations are changing into cold data centers.

Wentzloff- questioned what zoning those older mechanical data centers and the cold data centers would fall under and if the township ordinance needed to cover those with any special language.

John I.-the current code needs to be checked. There's a definition for what's called essential, critical, and supporting utilities. They are permitted by right in any district. That would be electric lines, gas lines, water lines, sewer lines, for example.
Some of the data centers are saying the data center is a critical utility. The planning commission needs to go in and check that definition and make sure that it says things like renewable energy facilities and data centers and cold-location facilities are prohibited and not considered essential supporting facilities. If the township wants to regulate it, you have got to make sure that the definition for essential, critical, supporting prohibits it.

Wentzloff- Thinks that we should keep the parking and plumbing standards, substation zoning and fire department considerations and building height as part of the conversation with this topic. One of the sample ordinances has a section on required engagement steps, has some questions for Jeff Jocks on that section. As well as questions about language say creating buffers around residential property. Asked about the section discussing water discharge and usage and if the township would hire a hydrologist or if the applicant would? Liked the limiting hours of construction as well as putting in language about generator testing requirements.

John I. - The township would want their own specialist.

2. Election of Officers

Timmins nominated Karly Wentzloff for Chair
Timmins-yes, Galante-yes, Feringa-yes, Hoxsie-yes, Grove-yes, Danca-yes, Wentzloff-abstains

Wentzloff nominated Steve Feringa for Vice Chair
Timmins-yes,Galante-yes, Feringa-abstains, Hoxsie-yes, Grove-yes ,Danca-yes, Wentzloff-yes

Galante nominated Marcie Timmins for Secretary
Timmins-abstains,Galante-yes, Feringa-yes, Hoxsie-yes, Grove-yes ,Danca-yes, Wentzloff-yes

J.

1. Zoning Ordinance Text Review – PC Discussion
Wolf –Clarified that Derek Johnson's zoning amendment request is not the reason for the Planning commission reviewing the zoning ordinance text, although they happened to Align at the same time.

Wentzloff- Talked about Doug Mansfield also providing the planning commission with a Document with some feedback to keep in mind going through the process that might help Guide it. Reminded the planning commission not to consider either Mr. Johnson's or

Mr. Mansfield's projects specifically, talking about it in general as the US 31, M72 mixed use overlay district.

John I.- Gave the history of the US31/M72 overlay district and how it came about out of the Acme Township placemaking plan from fourteen years ago. There was a lot of community engagement with two community sessions with a turn out of 125-150 people at each one. Those engagements kind of created a vision of what they thought the U.S. 31/M72 corridor should look like in the future. Based on the placemaking plan, which the public reviewed, came the requirements for things like, buildings were close to the property line, three stories, larger windows in the front in order to make it look like a commercial district, pedestrian improvements, the width of the sidewalks, the building material types, those all came out of the placemaking plan. Suggesting that 14 years later there may not need to be some of these because things have changed relative to codes and construction materials.
Suggests Wolf get copies of the placemaking plan to share with the planning commission. Willing to review Mr. Mansfield's synopsis and give feedback at the next meeting, but believes that the committee needs to start at the foundation and work their way through it Without looking at it through the lens of any specific project in front of the planning commission at this time. The goal for the US31/M72 district was to create a uniformed business and commercial district, mixed-use district for the township that wasn't focused on any one particular piece of property.

Wentzloff- Was on the original subcommittee that worked on the form base code. Questions what may need to change to allow redevelopment to happen, doesn't feel form based code worked the way the township had hoped over the last ten years.

John I.- The township should be developing a code to get what Acme townships community wants, not what the real estate community wants.

Feringa- talked about the changes in building codes and energy requirements and making sure that any requirements the township makes doesn't make the applicant non-compliant with the inspections and building permits they need.

Wolf- Asked about why the first floor of buildings in the form based code have fourteen foot ceilings?

John I.- The fourteen foot ceilings are for retail and commercial, not if they build all residential.

This topic will go on October's agenda under old business.

2. Zoning Text Amendment Request Wentzloff and Mr. Johnson discussed if submitting a formal request or just waiting for the township's zoning amendment process would work best in his case. It was decided that he will meet with Wolf later to decide how to proceed.

Wentzloff addressed the public about a comment concerning drive-throughs going in on The property around Meijer. Reminded the public that property is now in Tribal Trust And not regulated by township zoning.

Wolf- talked about doing some revisions on drive-throughs as well as some revisions on

Medical marijuanna text. Would like to speak to John I. about it more but feels a few Things could be changed a bit. Would like to discuss this more with the planning Commission moving forward.

K. PUBLIC COMMENT & OTHER PC BUSINESS

Opened at 7:30

Brian Kelley- Talked about data centers; Generator noise and what it does to the surrounding environment, people and animals. Talks about how much previous surface is allowed in the light industrial zone. Township maps are gone from the walls, he hopes they come back out for display. Talked about the problems at the Marijuanna grower on Bates rd.; propane cylinder people park against, missing bollards, unscreened dumpster. The new golf course has some of the same issues.

Public comment closed at 7:34

1. Planning & Zoning Administrator Report – Lindsey Wolf- will be going over the list the planning commission gave her for the next meeting. On Friday (9/25/26) there will be a free library dedication from 9-2, with free ice cream sponsored by the township from noon-1.

2. Township Board Report – Dave Hoxsie- discussed the bids for garage and maintenance building at Yuba, accepted a bid from a local gentleman. Discussed the land division act of '58, went with option 2. Thought that was best for the community. Proposals for new electrical installation at the cemetery.

Commented about the homeless people-Gilroy park is owned by the state. The township has no jurisdiction over what happens there. They don't have any restrictions on overnight parking, the police have been there everyday. There is nothing Acme Township can do about it.

3. Parks & Trails Committee Report – Radu Danca- nothing to report.

ADJOURN: Motion by Timmins, support by Hoxsie to adjourn.
Motion carries

B R i
Beckett&Raeder

Landscape Architecture
Planning, Engineering &
Environmental Services

Planning Report

Serving & Planning Communities Throughout Michigan October 2026

Top Story

Industrial Clean Innovation Partnership

"Michigan built the modern manufacturing economy, and we intend to lead the next one."
EGLE Director Phil Roos

The Michigan Department of Environment, Great Lakes, and Energy (EGLE) announced $1.9 million in grants through the MI Healthy Climate Challenge #4: Go Big, Go Clean. Go Big, Go Clean is the fourth grant program of the MI Healthy Climate Challenge supporting industrial decarbonization feasibility studies so that industries can evaluate practical and near-term decarbonization interventions. Funding can be used for studies, assessments, analyses, and related planning work. This grant round also marks the start of the new public-private Michigan Industrial Clean Innovation Partnership. Together, these initiatives bridge high-level policy strategy, site-specific work, and peer collaboration to help industrial facilities reduce emissions, lower energy costs, and protect local air quality.

The awardees will study a range of decarbonization pathways and will assess how those changes affect emissions, energy costs, workforce needs, and surrounding communities. The awardees and their participating facilities were:

- **Bell's Brewery**: evaluate deep decarbonization pathways at its primary production facility.
- **Detroit Zoological Society**: design a net-zero energy and decarbonization strategy for the Detroit Zoo campus.
- **Ford Motor Company**: evaluate decarbonization pathways at the Michigan Assembly Plant.
- **Michigan Green Building Collaborative**: lead decarbonization studies across two multifacility manufacturing cohorts focused on automotive metals facilities and lower-temperature assembly operations across plastics, tooling, and furniture manufacturing.
- **Michigan Technological University**: assess low-carbon cement production.

Governor's Office. https://www.michigan.gov/egle/newsroom/press-releases/2026/09/28/industrial-decarb-funding. EGLE. https://www.michigan.gov/egle/about/organization/climate-and-energy/mi-healthy-climate-challenge/go-big-go-clean.

Environment

Sand Dunes: How to Protect Them

Michigan's sand dunes and their surrounding communities face serious threats as climate change and environmental factors continue to evolve, according to experts. As more extreme weather hits the Great Lakes coasts, higher wave action from that weather, increases lakeshore erosion. While some erosion is natural and expected, erosion has accelerated from shoreline hardening, structures or infrastructure placed too close to the shoreline. Seawalls, for example, may lessen the erosion in one specific area, but evidence shows that wave action moves elsewhere to worsening effect. Sandbags are another temporary option, however, they have been found to leech plastic into the lake. Beach nourishment, trucking sand to the beach, requires constant monitoring and upkeep. Higher success has been seen with planting native vegetation. Ultimately, the experts call for a suite of options to balance the protection of this globally rare natural feature and development along the shoreline.

Bridge Magazine. https://bridgemi.com/michigan-environment-watch/shifting-sand-is-natural-to-michigans-dunes-how-to-cope-is-controversial/

Survey

Michigan Infrastructure Council (MIC) Survey

The Michigan Infrastructure Council (MIC) is creating a Citizens Guide to Infrastructure Systems and wants input from local units of government. To help develop the Guide, MIC has created a *survey* to gather more information to assist in its development around the following topics:

- What infrastructure topics residents want to learn more about
- Common questions or misconceptions about infrastructure systems
- Preferred methods for accessing information
- Opportunities to improve public understanding and engagement

Please pass this along to the appropriate person at your municipality.

MIC. https://survey123.arcgis.com/share/330c63776da342629799ab8b5e72b60f

Events

Michigan Municipal League Convention

October 7-9, Traverse City, MI

More information: https://mml.org/event/convention-2/

MSU Extension: Conducting Land Division Review

October 14, virtual

More information: https://www.planningmi.org/aws/MAP/pt/sd/calendar/373611/_PARENT/layout_details/false

Michigan Municipal League Filling the Gaps: the Ins and Outs of Infill Housing

November 18, virtual

More information:https://mml.org/events/

Planning & Zoning

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: October 7, 2026
Re: Data Center Moratorium & SAMPLE Text Language

Background:
Staff discovered that data centers are a use by right in two zoning districts. As a result, the Acme Township Board issued a moratorium on Data Centers in May of 2026 effective until December 17, 2026. At the September 21, 2026, meeting the Planning Commission made the recommendation to extend the moratorium until zoning text language can be further drafted, approved, and adopted.

The approval of the renewal is the same process as the original which is the zoning amendment process. The Planning Commission will need to set a public hearing for their November meeting and make a recommendation to het board.

It was also decided at the September meeting to use MTA's DRAFT language moving forward. Staff, consultants, and legal will have a working session on October 12th. Any updates will be provided at the upcoming meeting.

Next Steps in the Process:

1. Set a public hearing for the moratorium "extension".
2. Staff, Consultants, and Legal will conduct working sessions to draft a redline document for the PC.
3. Continued discussion on sample language: key elements, questions, concerns, etc.
4. Planning Commission discussion on the future of data centers in the Light Industrial and Commercial Corridor districts – currently a use by right.
5. Set a public hearing once draft language is complete

SAMPLE DATA CENTER ORDINANCE VERSION 1.0

Note: This is a sample ordinance to regulate the development and operation of data centers within a township. These provisions may not suit the unique aspects of your township or may regulate too much or too little for your area. **Adopting this ordinance without considering changes to fit your community is strongly discouraged and may have negative legal consequences. Please consult with your township attorney.** Additionally, new information continues to come out often, so please check back periodically to see if there are newer versions of this sample.

TOWNSHIP OF _____

ORDINANCE NO. _____

ADOPTED: _____

EFFECTIVE: EIGHT DAYS AFTER PUBLICATION AFTER ADOPTION

An Ordinance to amend the Township Zoning Ordinance to authorize Data Centers; to provide regulations and standards for Data Centers; to repeal all ordinances or parts of ordinances in conflict herewith, and to provide an effective date.

TOWNSHIP OF _____
_____ COUNTY, MICHIGAN

ORDAINS:

DATA CENTER ORDINANCE AMENDMENTS TO TOWNSHIP ZONING ORDINANCE

SECTION I
DEFINITIONS ADDED TO SECTION _____

The following definitions shall be added to Section _____ of the Township Zoning Ordinance, and shall be inserted into said Zoning Ordinance so that all definitions are in alphabetical order:

Cooling System: Any system, equipment, or apparatus used to regulate temperature and/or humidity within a Data Center, including but not limited to air conditioning units, cooling towers, and liquid cooling systems.

Data Center: A facility or operation consisting of computer systems and associated equipment designed, constructed, and operated for the primary purpose of intake, processing, storage, and/or distribution of computer data and electronic information. Associated equipment shall include all buildings, structures, and components used in the operation of the Data Center, including but not

limited to servers, routers, switches, storage devices, cooling systems, backup power systems, electrical distribution systems, and telecommunications equipment.

Sensitive Land Uses: A land use that includes educational facilities (Pre-K through 12), college dormitories, commercial child care facilities, hospitals, long term care facilities, nursing homes, retirement homes, campgrounds, parks (excluding linear trails), and dwellings.

SECTION II
ADD A NEW SECTION _____, TITLED "DATA CENTERS"

A new Section _____, titled "Data Centers" is hereby added to the Township Zoning Ordinance to read as follows:

Section _____. Data Centers.

I. PURPOSE

The purpose of this Section is to establish minimum requirements and regulations for the construction, location, operation, and decommissioning of data centers. This Section is designed to ensure that data centers are constructed and operated in a manner compatible with nearby uses of land, the natural environment, and the capacities of public services and facilities. It is also designed to mitigate nuisance impacts and to avoid adverse impacts on important areas such as farmland, Sensitive Land Uses, or valuable natural resources.

II. GENERAL STANDARDS

The following requirements shall apply to all Data Centers in addition to the other generally applicable standards found in the Zoning Ordinance and to the extent of a conflict this Section shall apply:

A. **Site Selection.** Data Centers shall only be allowed as a special land use in the Industrial District [customize to fit individual municipal industrial districts by reference].

B. **Lot Coverage.** Data Centers shall not exceed the maximum lot coverage allowed in the Industrial District.

C. **Placement and Setbacks**. Data Centers shall be arranged, designed, and constructed to be harmonious and compatible with the site and surrounding properties. Data Centers shall be sited to minimize the visual impacts of the bulk of the building on a line-of-sight basis from adjacent public streets and Sensitive Land Uses and to minimize the impacts to natural resources. Data Centers shall comply with the minimum setbacks applicable to the Industrial District except as otherwise provided in this Section.

1. Cooling System components including chillers, fans and compressors must

be surrounded by full height sound attenuation screening that must be designed to blend with the architectural style, materials, and color of the building:

i. If roof mounted, there must be a 1,500-foot minimum setback from the sound attenuation screening to the closest Sensitive Land Use lot lines. This distance is measured from the nearest part of the sound attenuation screen to the property line of the Sensitive Land Use.

ii. If ground mounted, there must be a 1,000-foot minimum setback from sound attenuation screening to the closest Sensitive Land Use lot lines. This distance is measured from the nearest part of the sound attenuation screen to the property line of the Sensitive Land Use .

2. Generators shall be located within full acoustic enclosures to the maximum extent possible. Enclosures must be designed to blend with the architectural style, materials, and color of the building and cannot be located within 1,000 feet of any Sensitive Land Use, measured from the nearest part of the enclosure to the property line of the Sensitive Land Use . Roof mounted generators are prohibited.

D. **Height**. The height of a Data Center, except for electric distribution and transmission poles, shall not exceed the maximum height permitted for structures in the Industrial District.

E. **Visual Screening**. Views of a Data Center shall be minimized from public rights of way, adjacent properties, and Sensitive Land Uses, to the extent reasonably practicable using architectural features, earth berms, landscaping or other screening methods that will harmonize with the character of the property and surrounding area. The Planning Commission may require reasonable measures to minimize visual impacts by preserving existing natural vegetation, requiring new vegetative screening, or other appropriate measures on a site- specific basis. In making this determination, the Planning Commission is specifically authorized to consider whether additional visual screening measures are appropriate where a Data Center is proposed to be located on property adjoining or within the view of a Sensitive Land Use..

F. **Sound**. The Data Center must comply with all federal and state regulations related to noise thresholds and any Zoning Ordinance Industrial District noise limitation. In addition, except as otherwise allowed in this Section, noise levels shall not exceed the following noise thresholds as measured at the Data Center property line shared with any non-industrial use or the property line of the closest Sensitive Land Uses as follows:

1. No sound shall exceed 55 dB(A) weighted (Laeq-10 min) between the daytime hours of 7am to 7pm.

2. No sound shall exceed 45 dB(A) weighted (Laeq-10 min) between the nighttime hours of 7pm to 7am.

3. No source of steady tonal sound shall exceed 65 dB(C) weighted (Lceq-10 min) at any time.

4. Octave Bands (dBz) will be maintained at acceptable levels.

G. **Lighting**. The Data Center must implement dark sky-friendly lighting solutions, and all lighting must be designed to direct light downward. The facility must produce zero footcandles of light at the property line.

H. **Vibrations**.

1. No Data Center shall be operated, maintained, or tested in a manner that generates a ground-borne vibration level exceeding a Peak Particle Velocity (PPV) of 0.01 inches per second (in/s) at any point along the Data Center's property line. This limit applies across all vibration frequencies between 1.0 Hz and 100 Hz. The 0.01 in/s PPV threshold applies to measurements taken in any of the three mutually perpendicular axes (vertical, longitudinal, or transverse). If any single axis exceeds 0.01 in/s, the Data Center is in violation.

2. Generators must be equipped with vibration isolation and mitigation systems.

3. Data Centers must have continuous vibration monitoring at spacing of no less than 500 feet along all property lines which sit within 1,000 feet of the property line of any Sensitive Land Use.

I. **Water Usage Standards.** A Data Center shall maintain a Water Usage Effectiveness of no more than two tenths (0.2). As used in this Section, “Water Usage Effectiveness” or “WUE” is defined as the ratio of total annual building water consumption (liters) to information technology equipment energy consumption (kilowatt-hour). Evaporative cooling is prohibited.

J. **Energy Usage.**

1. Data Center facilities must be designed to maintain a Power Usage Effectiveness of no more than one and two-tenths (1.2). As used in this Section, “Power Usage Effectiveness” or “PUE” is defined as the ratio of total facility energy consumption divided by the total IT equipment energy consumption (servers, switches, storage devices, etc.). Total facility energy includes all power entering the building, such as cooling systems, lighting, power delivery components, and IT equipment. IT equipment energy

includes only the power used by computers, servers, storage, and networking devices.

2. Data centers must be designed and operated in compliance with the energy code requirements specified in whichever of the following is most stringent:

   i. The latest adopted Michigan Energy Code;

   ii. The latest published ASHRAE Standard 90.4; or

   iii. Michigan-specific data center energy code requirements adopted by rule, which may include more detailed criteria.

3. The Data Center shall have on-site energy storage capable of supplying not less than fifty percent (50%) of the facility's peak electrical demand for a minimum duration of fifteen (15) minutes, for purposes including grid stabilization, brownout mitigation, and peak-load support. Energy storage systems shall be configured to prioritize discharge during utility-declared peak events and grid emergencies to reduce localized voltage sag, transformer overload, and outage risk in surrounding neighborhoods.

4. The Data Center must demonstrate that it will supply the Center's energy needs independently of the current energy available within the Township and that it complies with all state and federal requirements for the provision of energy to supply its needs.

K. **Generators**. Testing and exercising activities of generators are limited to 9am to 5pm weekdays and are prohibited on any State holiday. No more than two (2) generators shall be tested simultaneously. The use of other backup power sources which serve to reduce or eliminate diesel generator noise and emissions shall be utilized to the maximum extent practicable. All generators must be U.S. EPA Tier 4 compliant.

L. **General Impacts**. Any use or activity producing air, dust, smoke, glare, exhaust, heat, or humidity in any form shall be carried on in such a manner that it is not perceptible at or beyond the Data Center property line.

M. **Public Safety**. All Data Centers must develop and comply with an Emergency Response Plan and Fire Response Plan that shall provide reasonable protection of the public health, welfare and safety during all phases of construction and operation.

N. **Signage**. The Data Center shall post all necessary signage to comply with any applicable electrical, building, and fire codes. Clearly visible warning signs shall be located at the base of any transformers, substations, or electrical components handling energy capable of causing harm to human beings. The Data Center

operation shall provide a 24-hour emergency contact signage visible at the access entrance.

O. **Access Drives**. The Data Center shall provide safe and convenient vehicular access to the site, including sufficient on-site queuing areas at the security gate. The Data Center shall include access drives sufficient to accommodate adequate emergency response to all components.

P. **Surface Water Runoff**. All surface water runoff created by construction and operation of the project shall be effectively managed on-site.

Q. **Building and Electrical Codes**. The Data Center and all associated equipment shall comply with all applicable building and electrical code requirements and any applicable federal or state regulations. A qualified engineer shall provide written certification that the design, installation, and any interconnections are compliant with manufacturer and industry standards, all applicable local construction and electrical codes, and any applicable federal or state regulations.

R. **Permits**. All Data Centers shall be required to apply for and obtain all necessary permits, including but not limited to building, electrical, plumbing, and mechanical permits.

S. **Transmission and Distribution Lines**. Other than transmission or distribution lines for interconnection to the electric power grid, all electrical wiring shall be buried underground; except where the manufacturer's engineer or a qualified engineer employed by the utility that owns/operates the electrical power grid to which the system shall be interconnected certifies an underground wiring installation is not permitted by an applicable code and/or applicable federal/state regulation, with attached complete documentation supporting any such certification.

T. **Transfer of Ownership.** No transfer in ownership of the Data Center shall occur prior to providing 60 days' notice to the Township and upon Township approval verifying that the new owner has the ability and means to carry out the terms of the special land use and site plan approval and agrees in writing to carry out such terms. Approval shall not be unreasonably withheld by the Township.

U. **Environment and Community Impact.** A Data Center shall provide, at time of application for special land use permit, detailed analysis by qualified individuals of the Data Center's impact on the environment of the site and surrounding area, and the impact on the community. All environmental impacts must be in compliance with Federal, State, and local standards.

V. **Construction Hours**. Construction Hours shall be limited to 7:00 a.m. – 7:00 p.m. Monday through Saturday unless otherwise approved by the Planning Commission.

W. **Decommissioning**. A Data Center must have a Decommissioning Plan and Agreement as provided in this Section.

III. APPLICATION REQUIREMENTS AND PROCEDURE

A. **Special Land Use Permit and Site Plan Application Requirements**. Any proposal for a Data Center shall require an application for special land use permit approval and for site plan approval. All required fees and escrow fund shall accompany the application. An incomplete application will not be accepted. The application shall be subject to the general special land use and site plan review requirements in addition to the following submission requirements:

1. The name, address, and contact information of the applicant.

2. The name, address, and contact information of the proposed operator of the Data Center, if different from the applicant.

3. The address and parcel number of each property to be used for the Data Center, including demonstrated proof of ownership, lease, or easement permitting all proposed construction on said property.

4. The planned date for the start of construction of the Data Center and the expected duration of construction, including a description of any construction phases for the Data Center, the proposed timeline for construction of each structure or major component, and a description of any areas where future expansion is anticipated.

5. A description of the expected uses of the Data Center.

6. A description of each Special Land Use standard under the Township's Zoning Ordinance, a detailed statement demonstrating compliance with each Special Land Use standard, and all information and supporting materials relied upon by the applicant in support of their statement of compliance.

7. A description of each standard described in this Section, a detailed statement demonstrating compliance with each standard, and all information and supporting materials relied upon by the applicant in support of their statement of compliance (i.e. sound studies and modeling, vibration studies and modeling, environmental studies, etc).

8. A preliminary electrical plan for the Data Center showing all underground and above ground wiring, the location of any electrical infrastructure, the location and capacity of any interconnections, and any electrical safety devices.

9. Information and supporting materials detailing the anticipated PUE,

electrical use, maximum possible electrical load, and pre-approval or authorization from applicable electricity service providers that such capacity is available to serve the Data Center.

10. Information and supporting materials detailing the type, size, and location of all Cooling Systems and water usage including the WUE analysis. Such analysis shall include proof of capacity on public water and sewer systems to support the proposed intake and discharge of water for the Data Center.

11. Information and supporting materials detailing the type, size, and location of all onsite energy storage and backup power generation, and whether and how such equipment is to be tested.

12. The expected direct impacts of the Data Center on the environment and natural resources and how the applicant intends to address and mitigate these impacts. The Applicant shall describe all environmental features of the proposed project site and surrounding area, including natural resources, waterways, flora and fauna which may be impacted by the proposed project. The description shall include the anticipated impacts on the environment and habitats and mitigation measures for such impacts.

13. A decommissioning plan as described in this Section.

14. A detailed site plan of the proposed Data Center, showing the location, height, and design of all components of the Data Center, including distances from all existing and proposed structures/buildings and fencing on the site to all lot lines including to all boundaries of a leased site, where applicable, and to all structures/buildings within 2,000 feet of the subject property.

15. A site plan depicting all proposed means of ingress and egress which demonstrates compliance with any applicable fire or emergency response regulations.

16. A landscape plan depicting all proposed changes to the landscape of the existing site, including grading, vegetation removal, fencing and vegetative screening.

17. A map of any existing overhead and underground major facilities for electric, gas, telecommunications transmission within the facility and surrounding area.

18. A fire response plan and an emergency response plan containing, at a minimum, all of the following:

    i. A description of all chemicals or hazardous materials that will be used during the construction or operation of the facility and describe their purpose and location within the facility.

ii. A detailed evaluation of any risk of intentional or inadvertent chemical or hazardous material discharge, the likelihood of such events, risk mitigation measures to prevent such events, and emergency notification and response plans in the case of such events.

iii. A description of all electrical, fire, smoke, and similar environmental risks, their likelihood, and mitigation measures both before and after an emergency.

iv. A description of the current emergency and fire response capacity and equipment available within the Township and the surrounding area, and whether such capacity and equipment is sufficient to address the risks described in the Plans. If the capacity or equipment is insufficient, the Plan must include a detailed description of such deficiencies and how the facility will attain sufficient emergency response capacity, whether by improvements to local emergency and fire authorities, private emergency management measures, or other means.

v. A description of emergency shutdown procedures, how such procedures are triggered, and any effects that an emergency shutdown may have on the operation, utilities, or emergency response plans.

vi. A description of if and how the Township and the public shall be notified of emergencies at the Data Center to the extent that such emergencies have the potential to result in impacts to the Township or the public.

vii. Evidence of consultation or a good faith effort to consult with local fire department representatives, first responders, and emergency managers to ensure that the Plan is in alignment with acceptable operating procedures, capabilities, resources, etc. If consultation with local fire department representatives is not possible, provide evidence of consultation or a good faith effort to consult with the State Fire Marshal or other local emergency manager.

viii. A description of all on-site equipment and systems to be provided to prevent or handle fire emergencies.

ix. A commitment to review and update the plan with fire departments, first responders, and county emergency managers at least once every three (3) years.

x. Analysis should include identification of any specific equipment or training deficiencies in local emergency response capacity and recommendations for measures to mitigate deficiencies.

xi. Other information the applicant finds relevant or wishes to present to the Township.

IV. DECOMMISSIONING AND REMOVAL

A. All Data Centers shall be required to provide a Decommissioning Plan and comply with said plan and the requirements of this Section for the lifetime of the project.

B. The Decommissioning Plan shall include all of the following:

1. State the anticipated life of the project;

2. Describe estimated decommissioning costs in current dollars and provide that this figure will be updated every fifth (5th) year after commencement of operation of the system;

3. Define the conditions upon which decommissioning will be initiated. At a minimum decommissioning shall be required if the Data Center is abandoned. Abandoned shall mean that the Data Center ceases operations for a period of 12 months, unless the current responsible party provides sufficient evidence and guarantee of the intent to resume operations to the Planning Commission.

4. State that decommissioning will allow the Data Center to be repurposed for general industrial use through the removal of aspects of the Data Center specific to use as a Data Center.

5. Describe the timeframe for completion of decommissioning activities;

6. Describe any agreement with the landowner regarding decommissioning; and

7. State the party responsible for decommissioning.

C. The Applicant shall further submit a Decommissioning Agreement to be signed by the applicant, operator, or party responsible for decommissioning and shall bind all successors, heirs and assigns.

D. Decommissioning shall begin within 6 months of abandonment or other trigger and shall be completed within 18 months.

E. The Decommissioning Plan shall include financial assurance in the form of a bond. The amount of the financial assurance shall not be less than the estimated cost of decommissioning the Data Center. Salvage value shall not be included in the estimated cost of decommissioning. The financial assurance must be posted in at one-hundred-and-twenty-five percent (125%) total decommissioning value by the start of full commercial operation and continuously maintained for the period of the life of the Data Center. During construction a financial assurance must be maintained in an amount to return the site to the original condition and such assurance shall be required until the full financial assurance is provided at the start of the full commercial operation.

V. DEVELOPMENT AGREEMENT.

A. The Planning Commission shall require a development agreement between the applicant/property owner and the Township to ensure completion of the approved site plan and continued compliance with required standards. The development agreement may address, but is not limited to, the following: The property's legal description; the zoning district in which the property is located; the site plan as approved; conditions of site plan approval; security for general improvements; compliance with standards during and after development; maintenance of the site during and after development; open area maintenance; stormwater management; roads and drives; sewer and water; Township engineer approval of construction plans; easements for and assignments of utility lines; pedestrian sidewalks; tree preservation; wetland preservation; landscaping; electricity and gas use; lighting; construction access; construction work schedule; performance guarantee; engineering plans and certifications; site grading and setbacks; monuments and markers; warranties; proceedings for failure to maintain repair or preserve development elements; reimbursable costs to the Township; enforcement procedures; duration of agreement; and construction oversight.

VI. SMALL-SCALE OPERATION EXCEPTION

A. The provisions of this Section shall not apply to a Data Center which is constructed and operated solely as an accessory and subordinate use to an existing principal use on a property, so long as that Data Center is (1) housed entirely within existing structures which conform to all zoning and other permit requirements, (2) creates no adverse impacts on adjacent land uses, and (3) requires no additional approvals from a utility provider with respect to electrical or water usage.

SECTION IV
AMEND SECTION _____

Section ____ of the Township Zoning Ordinance is amended to add the following use as a

special land use in the Industrial Zoning District:

- Data Center

SECTION VI
SEVERABILITY

The provisions of this ordinance are hereby declared to be severable and if any clause, sentence, word, section or provision is hereafter declared void or unenforceable for any reason by a court of competent jurisdiction, it shall not affect the remainder of such ordinance which shall continue in full force and effect.

SECTION VII
REPEALER AND EFFECTIVE DATE

All ordinances or parts of ordinances in conflict herewith are hereby repealed. This ordinance shall take effect 8 days after publication after adoption.

ACME TOWNSHIP

GRAND TRAVERSE COUNTY

ORDINANCE NO. _____

ZONING ORDINANCE TEXT AMENDMENT

An Ordinance to amend the Acme Township Zoning Ordinance ("Zoning Ordinance") for the purpose imposing a temporary moratorium on applications for Computing and Data Processing Centers.

ACME TOWNSHP HEREBY ORDAINS:

Section 1 Purpose: The purpose of this ordinance is to amend the Zoning Ordinance and place a temporary halt on the review and approval of new Computing and Data Processing uses, including those large-scale uses that are commonly referred to as data centers, in Acme Township until the impacts of this kind of development on Acme Township can be examined, and comprehensive Zoning Ordinance amendments can be made if necessary to protect the best interests of the community.

Section 2 Moratorium: As of the effective date of this ordinance, and notwithstanding any other provisions in the Zoning Ordinance, no applications for Computing and Data Processing uses, including applications for planned developments, special use permits, site plans, or land use permits will be processed by Acme Township, nor will any approvals or zoning permits be granted for Computing and Data Processing Uses.

Section 3 Expiration of the Moratorium: The provisions of this ordinance are temporary in nature and are intended to be replaced by subsequent legislative enactment of future Zoning Ordinance amendments concerning Computing and Data Processing uses. With or without subsequent legislative enactment, the prohibitions in Section 2 of this ordinance will expire automatically six months from the effective date of this ordinance.

Section 4: If any section, clause or provision of this ordinance shall be declared to be unconstitutional, void, illegal, or ineffective by any Court of competent jurisdiction, such section, clause, or provision so declared shall thereby cease to be part of this ordinance, but the remainder of this ordinance shall stand and be in full force and effect.

Section 5: The effective date of this ordinance shall be the 8th day after publication.

ACME TOWNSHIP

_____ Date: _____
Doug White, Supervisor

_____ Date: _____
Lisa Swanson, Clerk

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a zoning ordinance adopted by Acme Township, Grand Traverse County, State of Michigan, at a regular meeting held on _____, 2026 that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

_____
Lisa Swanson, Clerk

Planning & Zoning

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: October 7, 2026
Re: Zoning Ordinance Text Amendments - US 31/M 72 Overlay District

It was noted at the August 10, 2026, meeting that several requirements within the current Acme Township Zoning Ordinance Adopted 2022 (as amended) are very particular and should have some flexibility within the US-31/M-72 Mixed Overlay District. This topic was further discussed at the September 21, 2026, meeting. The following are the first round of edits regarding the US 31/M 72 overlay district.

Staff, consultants, and legal will have a working session on October 12th. Any additional updates to the text will be provided at the upcoming meeting.

Next Steps in the Process:
The feedback from the Planning Commission will guide staff and legal to draft ordinance amendments that would guide and support growth in Acme. Once the Commission is satisfied with the language a public hearing will be scheduled.

3.4.7 C – CORRIDOR COMMERCIAL

A. Dimensional Standards

Lot Occupation	Standard
Minimum Lot Width	40 Feet
Minimum Lot Area	3,500 square feet
Maximum Lot Coverage	70%
Maximum Impervious Surface	~~85%~~ 80%
Base Density	12 - 14 Dwelling Units / Acre
Principal Building	
Front Built-To-Line	15 ~~20~~ – 35 feet
Side Street, Corner Built-To-Line	15 ~~20~~– 35 feet
Side Setback	3 feet
Rear Setback	25 feet
Maximum Height	~~3~~ 4 stories; not to exceed ~~45~~ 60 feet
~~Minimum Ground Floor Area~~	~~400 square feet~~
~~Minimum Floor Area / Unit~~	~~400 square feet~~
First Floor Height – Commercial & Mixed-Use	14 – 16 feet
First Floor Height – Residential	9 – 12 feet
Accessory Buildings	
Permitted Location	Rear Yard only
Front Setback	N.A.
Side Setback	3 feet
Rear Setback	10 feet
Principal Building Setback	10 feet
Parking	
Permitted Locations	Side or Rear Yards
Front Setback	N.A.
Side Setback	5 feet
Rear Setback	10 feet

3.4.8 CF – CORRIDOR FLEX

A. Dimensional Standards

Lot Occupation	Standard
Minimum Lot Width	40 Feet
Minimum Lot Area	3,000 square feet
Maximum Lot Coverage	70%
Maximum Impervious Surface	~~85%~~ 80%
Base Density	12 - 18 Dwelling Units / Acre
Principal Building	
Front Built-To-Line	20 Feet
Side Street, Corner Built-To-Line	20 Feet
Side Setback	5 feet
Rear Setback	5 feet
Maximum Height	4 stories; not to exceed 60 feet
~~Minimum Ground Floor Area~~	~~400 square feet~~
~~Minimum Floor Area / Unit~~	~~400 square feet~~
First Floor Height – Commercial & Mixed-Use	14 – 16 feet
First Floor Height – Residential	9 – 12 feet
Accessory Buildings	
Permitted Location	Rear Yard only
Front Setback	N.A.
Side Setback	5 feet
Rear Setback	5 feet
Principal Building Setback	10 feet
Maximum Height	Less than or equal to the principal building
Maximum Ground Floor Area	Less than or equal to the principal building or 2,500 square feet, whichever is less.
Parking	
Permitted Locations	Side or Rear Yards
Front Setback	N.A.
Side Setback	5 feet
Rear Setback	5 feet

4.2 US-31/M-72 MIXED USE OVERLAY DISTRICT

4.2.1 Intent and Purpose

The US-31 / M-72 Mixed Use Overlay District represents a departure from traditional zoning practices by placing less emphasis on individual parcel uses and greater emphasis on the integration of public and private spaces. The district is designed to coordinate public infrastructure standards with private development regulations to create a vibrant and economically sustainable business district that serves both motorists and pedestrians. Key objectives include achieving a better balance of land uses, expanding the range of uses permitted by right, streamlining the development review process, encouraging buildings to be located closer to the street to support walkability, increasing opportunities for higher-density residential development, and integrating low-impact stormwater management practices.

The text and diagrams contained within the US-31 / M-72 Mixed Use Overlay District establish the location and extent of permitted land uses, implement the vision set forth in the Acme Township Placemaking Plan and Community Master Plan, and express the community's goals for urban form and design. These provisions help define and distinguish neighborhoods, districts, and corridors; support a diverse mix of land uses and housing types; and establish specific standards governing the relationship between buildings, streets, and public spaces to create a cohesive, pedestrian-oriented environment.

4.2.2 Applicability

The location and extent of the US-31 / M-72 Mixed Use Overlay District shall be the Mixed Housing Neighborhood (MHN), Corridor Shoreline (CS), Corridor Commercial (C) and Corridor Flex (CF) zoning districts as indicated on the Overlay Districts Map at the beginning of this Article .

4.2.3 General Standards

The Planning Commission or Administrative Review Committee shall review each development application for the purpose of determining that each proposed use meets the following standards, and in addition, shall find adequate evidence that each use on the proposed location will:

A. Be designed, constructed, operated and maintained so as to insure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity, to protect the natural environment and conserve natural resources and energy to insure compatibility with adjacent uses of land, and to promote the use of land in a socially and economically desirable manner.

B. Be designed to protect natural resources, the health, safety, and welfare, and the social and economic well-being of those who will use the land use or activity under consideration, residents and landowners immediately adjacent to the proposed land use or activity, and the community as a whole.

C. Be related to the valid exercise of the police power, and purposes which are affected by the proposed use or activity.

D. Be necessary to meet the intent and purpose of this Ordinance, be related to the standards established in the Ordinance for the land use or activity under consideration, and be necessary to insure compliance with those standards.

E. Meet the standards of other governmental agencies where applicable, and that the approval of these agencies has been obtained or is assured. The applicant shall have the plan reviewed and approved by the Grand Traverse Metro Fire Department prior to the review by the Planning Commission.

F. Meet the intent of the Acme Shores Placemaking Plan and Community Master Plan to establish interconnected, walkable and mixed use neighborhoods.

4.2.4 Properties Currently Developed and Occupied

The Regulating Plan encompasses properties that have been developed under the former Acme Township Zoning Ordinance. These properties will likely not comply with the dimensional and form requirements of the US-31 / M-72 Mixed Use Overlay District and will not be considered as nonconforming. If an existing structure is expanded, the improvements shall comply with the standards of the overlay district to the greatest extent possible, as determined by the Zoning Administrator, Administrative Review Committee, and/or Planning Commission. If the property is demolished, redeveloped, or vacated of its existing structure, then all new construction shall comply with all of the standards of the overlay district.

4.2.5 Development Categories, Patterns and Land Use

A. MHN - Mixed Housing Neighborhood

MHN – MIXED HOUSING NEIGHBORHOOD	
Intent	This neighborhood will include a variety of housing types, including single- and multi-family residential, cluster residential and open space subdivisions, small lot residential, duplex, triplex, fourplex, courtyard units, and apartments of various types and sizes. All of these residential developments will be designed as walkable neighborhoods with sidewalks and on-street parking. Densities would range from 5 to 12 dwelling units per acre.
Distinguishing Characteristics	Mix of housing types including attached units.
General Characteristics	Predominantly detached buildings, balance between landscape and buildings, presence of pedestrian amenities such as sidewalks and pedestrian-scale lighting.
Desired Form	Residential
Building Placement	Shallow to medium front and side yard setbacks
Frontage Types	Porches, low fences
Type of Public Open Space	Parks along East Bay and neighborhood parks

CS – CORRIDOR SHORELINE	
Intent	To provide for the continuation of existing businesses and residences along the west side of US-31 as this area evolves into a series of interconnected public and private water-related recreation uses.
Distinguishing Characteristics	Primarily ~~single family residential with~~ single-family residential with a walkable development pattern and pedestrian facilities, dominant waterfront landscape character. Includes some scattered commercial uses.
General Characteristics	Detached buildings with landscaped yards, normally adjacent to other residential and some commercial establishments. Commercial uses consist of service or office uses with parking.
Desired Form	Commercial, storefronts, live-work units
Building Placement	Shallow to medium front and side yard setbacks
Frontage Types	Stoops, doorways, storefronts and arcade walkways
Type of Public Open Space	Parks along East Bay

C – CORRIDOR COMMERCIAL	
Intent	To provide for a traditional commercial district that promotes mixed use, walkability and transit options, and takes advantage of its location to East Bay
Distinguishing Characteristics	Variety of 1 story commercial buildings and 2 to 3 story mixed use buildings with upper stories used for professional offices and residential units. Buildings would be constructed with durable building materials close to the right-of-way with parking on the side or in the rear of the building. Parking lots would be connected with cross access easements and on-site amenities and lighting would be consistent between properties
General Characteristics	Predominately detached buildings, balance between landscape and buildings, presence of pedestrian amenities such as wide sidewalks and pedestrian scale lighting.
Desired Form	Commercial, storefronts, live-work units
Building Placement	Shallow to medium front and side yard setbacks
Frontage Types	Stoops, doorways, storefronts and arcade walkways
Type of Public Open Space	Parks along East Bay

CF – CORRIDOR FLEX	
Intent	To provide for a flexible mixture of retail, office, commercial, residential and institutional uses within walkable and connected neighborhoods. The objective is to create an environment where residents can live, work and shop for day-today amenities in the same area.
Distinguishing Characteristics	Retail, workplace and civic activities mixed with attached housing types such as townhouses and apartments all developed at a community scale.
General Characteristics	~~Predominately~~ Predominantly attached buildings, landscaping within the public right-of-way, substantial pedestrian activity
Desired Form	Mixed-Use
Building Placement	Small or no setbacks, buildings oriented to the street with placement and character defining a street wall
Frontage Types	Commercial uses front onto thoroughfare
Type of Public Open Space	Parks, plazas and squares, boulevard median landscaping

4.2.6 General Provisions

The following provisions apply to all developments within the US-31 / M-72 Mixed Use Overlay District:

A. All floors must have a primary ground-floor entrance that faces the primary side of the street.

B. Residential uses with a primary ground-floor entrance must face the primary side of the street.

C. Rear-facing buildings, loading docks, overhead doors intended for the receipt of vehicles or goods, and other service entries are prohibited on street-facing facades.

D. Exposed mechanical equipment, utility and telephone company transformers, meters or boxes, garbage cans / dumpsters, storage tanks, and similar equipment shall not be stored or located between the front facade and the primary street, and shall be effective screened if located between a side facade and side street.

E. Roof mounted equipment shall be placed behind and away from any required building line and be screened from view from the street.

4.2.7 Land Use Development By Floor

LAND USE	MHN	CS	C	CF
Ground Floor				
Residential Use	Yes	Yes	No*	No*
Public / Private Uses	Yes	Yes	Yes	Yes
Transportation / Utility Uses	Yes	Yes	Yes	Yes
Office Uses	No	Yes	Yes	Yes
Commercial Uses	No	Yes	Yes	Yes
Lodging Uses	No	No	Yes	Yes
Ceiling Height (minimum)	9’	---	12’ to 14’	12’ to ~~14’~~16’
Finish Level Above Grade (maximum)	~~4’6”~~	~~4’6”~~	~~1’6”~~	~~1’6”~~
Upper Floors				
Residential Uses	Yes	Yes	Yes	Yes
Public / Private Uses	Yes	No	Yes	Yes
Transportation / Utility Uses	No	No	No	No
Office Uses	No	Yes	Yes	Yes
Commercial Uses	No	No	Yes	Yes
Lodging Uses	No	No	Yes	Yes
Ceiling Height (minimum)	9’	---	9’	9’

* Customary accessory uses may occupy the rear ground floor in the C and CF districts, provided a minimum depth of fifty (50) feet along the front of the ground floor is provided for non-residential uses. Residential may be located on the entire ground floor as a part of a multiple family residential project.

4.2.8 Canopies and Awnings

Canopies and awnings may be required and may encroach over the built-to-line and/ or setbacks to the maximum extent indicated below, but shall not exceed over the property line:

A. Front: 10 feet
B. Side: 10 feet
C. Rear: 5 feet

4.2.9 Facade Components and Materials (All Buildings Except Residential- Only)

A. Windows and Transparency:

1. Retail Storefronts: A minimum of ~~seventy five (75%)~~60% to 80% percent of the ground floor story front facade between two (2) feet and ~~eight (8)~~ten (10) feet above the sidewalk must be comprised of transparent, non-reflective windows into the nonresidential space.

2. Office Buildings: A minimum of 40% to 60%% percent of the ground floor story front facade between two (2) feet and ten (10) feet above the sidewalk must be comprised of transparent, non-reflective windows into the nonresidential space.

~~2~~3. Upper Story Commercial or Mixed-Use: A minimum of ~~thirty (30%)~~20% to 40% percent of the upper story front facade measured floor to floor shall have transparent, non-reflective, ~~vertically oriented~~ windows.

B. Facade Ornamentation: All street-facing facades shall incorporate architectural ornamentation and detailing through at least three (3) of the following design elements:

1. Cornices, parapet caps, belt courses, or other decorative roofline treatments.
2. Window trim, headers, sills, lintels, or surrounds.
3. Pilasters, columns, piers, or other vertical facade elements.
4. Recessed entrances or entryway architectural features.
5. Decorative masonry patterns, soldier courses, projecting brickwork, stone accents, or similar wall treatments.
6. Awnings, canopies, or arcades.
7. Variation in facade materials, colors, or textures.
8. Decorative metalwork, architectural lighting, or other permanent architectural embellishments.

~~All visible elevations shall include decorative features such as cornices, pilasters, and friezes. Building recesses and protrusions will be required on larger buildings to break long uninterrupted building walls.~~

C. Facade Massing:

1. Any street-facing facade exceeding fifty (50) feet in length shall incorporate changes in wall plane, projections, recesses, storefront bays, or similar architectural features.

2. Facades exceeding one hundred (100) feet in length shall provide a minimum projection or recess depth of three (3) feet at intervals not exceeding fifty (50) feet.

3. Architectural modulation shall extend from the ground level to the roofline.

~~Front façades sixty (60) feet wide or more shall incorporate wall offsets of at least two (2) feet in depth (projections or recesses) a minimum of every forty (40) feet. Each required offset shall have a minimum width of twenty (20) feet. Such offsets, along with other architectural components, shall be allowed to deviate from the established built-to-line.~~

D. Roofs:

1. When flat roofs are used, parapet walls with three-dimensional cornice treatments shall be used to conceal the roof and mechanical equipment.

2. Asymmetric or dynamic roof forms allude to motion, provide variety and flexibility in nonresidential building design, and allow for unique buildings. Asymmetric or dynamic roof forms shall be permitted on nonresidential buildings as an alternative to flat roofs.

3. All roof-based mechanical equipment, as well as vents, pipes, antennas, satellite dishes, and other roof penetrations (with the exception of chimneys), shall be located on the rear elevations or screened with a parapet wall having a three dimensional cornice treatment so as to have a minimal visual impact as seen from public street, existing single family uses, and land zoned for residential and agricultural uses.

E. Customer Entrances:

1. Each side of a building facing a public street shall include at least one (1) customer entrance, except that no building shall be required to provide entrances on more than two (2) sides of the structure that face public streets. Buildings fronting two (2) streets on a corner lot may satisfy this requirement by having one (1) customer entrance located at the corner of the building placed at a forty five (45) degree angle to the street intersection.

2. Buildings shall have clearly defined, highly visible customer entrances that include no less than three of the following design features:

a. Canopies/porticos above the entrance;
b. Roof overhangs above the entrance;
c. Entry recesses/projections;
d. Arcades that are physically integrated with the entrance;
e. Raised corniced parapets above the entrance;
f. Gabled roof forms or arches above the entrance;
g. Outdoor plaza adjacent to the entrance having seating and a minimum depth of twenty (20) feet;
h. Display windows that are directly adjacent to the entrance; or
i. Architectural details, such as tile work and moldings, that is integrated into the building structure and design and is above and/or directly adjacent to the entrance.

F. Building Materials:

1. ~~Use of traditional building materials shall be used. Fluted concrete masonry units and scored concrete masonry unit block, although not considered traditional building materials, may be used but shall not exceed twenty five (25%) percent of the surface square footage of any portion of the building exposed to a public right-of-way, customer access or parking area.~~ Primary exterior wall materials shall consist of one or more of the following:

a. Brick.
b. Natural stone.
c. Cast stone.
d. Architectural precast concrete.
e. Glass curtain wall systems.
f. Architectural metal panels.
g. Fiber cement siding or panels.
h. High-quality wood or engineered wood products.
i. Terracotta or ceramic cladding systems.
j. Sustainably sourced mass timber products, including cross-laminated timber (CLT), glue-laminated timber (glulam), nail-laminated timber (NLT), and similar engineered wood products.

2. Materials such as exterior insulation finish system (EIFS), concrete panels, and panel brick are not considered traditional building materials and shall not be used.

G.Sustainable and Low-Carbon Materials. Construction material that captures, stores, mineralizes, or otherwise permanently retains atmospheric or industrial-source carbon dioxide within the material throughout the anticipated life of the building, including but not

limited to mass timber, hempcrete, carbon-cured concrete, biochar-enhanced products, and other comparable materials recognized by applicable industry standards, such as;

a. Mass timber products.
b. Low-carbon concrete and cement alternatives.
c. Recycled-content metal products.
d. Reclaimed brick, stone, wood, or other architectural materials.
e. Bio-based building materials.
f. Carbon-sequestering construction products.

4.2.10 Site Lighting

A. Streetlights shall be of a general type specified by the Township and shall meet the applicable standards in Article 6.

B. Wall pack lighting shall only be used on the rear or side of the building to illuminate exits and loading facilities.

C. Front facade illumination lighting shall only be used over the customer entry.

D. Parking lot pole height (including luminaire) shall not exceed the height of the building or twenty two (22) feet, whichever is less.

4.2.11 Water Quality and Storm Water Management

All projects shall adhere to the Acme Township Storm Water Control Ordinance, as amended, as well as incorporating low impact development (LID) water quality technologies. Low impact development water quality technologies shall include, but are not limited to, rain gardens, rooftop gardens, vegetated swales, cisterns, permeable pavers, porous pavement, and filtered storm water structures and will be required on-site as a component of the overall storm water plan. The Planning Commission has the authority to determine the type of LID that will be used as part of the approval process.

4.2.12 Parking

Parking shall conform to provisions of Article 6, except as specified below:

A. Location: Parking shall be located behind or adjacent to a building.

B. Screening: All parking lots shall be screened with a three (3) foot, six (6) inch masonry wall or landscaped hedge row on all sides. An opening not to exceed fifteen (15) feet wide may be permitted along the side or rear edge of the parking lot for snow removal purposes.

C. Setbacks: The following parking lot setbacks shall apply:

1. Front setbacks when adjacent to a building shall be five (5) feet if screened by a masonry wall, or ten (10) feet if screened by a landscape hedge, both measured from the facade of the building.

2. Side street setbacks shall be five (5) feet if screened by a masonry wall, or ten (10) feet if screened by a landscape hedge, both measured from the facade of the building.

3. Side setbacks along a common property line shall be five (5) feet.

4.Rear setbacks shall be five (5) feet.

D. Cross Access: Where a parking lot abuts an interior and/or common property line the property owner shall provide a cross access easement for the purpose of connecting adjacent parking lots.

E. Bicycle Parking: Bicycle parking shall be required for every new development and additions or improvements to existing developments that add over one thousand (1,000) square feet of additional impervious surface at a rate of two (2) bicycle parking spaces plus one (1) bicycle parking space for every ten (10) vehicle parking spaces, however, the number of required bicycle parking spaces shall not exceed ten (10) total.