



ACME TOWNSHIP PLANNING COMMISSION
ACME TOWNSHIP HALL
6042 Acme Road Williamsburg, MI 49690
November 13, 2023 7:00 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. Approved Township Board Meeting Minutes 9.5.23
 - b. Unapproved Township Board Meeting Minutes 10.3.23
- F. APPROVAL OF MINUTES:**
 - a. Approve Draft Planning Commission Meeting Minutes 9.11.23
- G. CORRESPONDENCE:**
 - 1. Beckett & Raeder
- H. PUBLIC HEARINGS:**
 - 1. None
- I. OLD BUSINESS:**
 - 1. Housing Discussion – Accessory Dwelling (ADU) Text
- J. NEW BUSINESS:**
 - 1. Amendment 004- Rezoning request (Nuffer)
 - 2. 5 year Master Plan Update Discussion
- K. PUBLIC COMMENT & OTHER PC BUSINESS**
 - 1. Planning & Zoning Administrator Report – Lindsey Wolf
 - 2. Township Board Report – Jean Aukerman
 - 3. Parks & Trails Committee Report –

ADJOURN:



ACME TOWNSHIP REGULAR BOARD MEETING

**ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
Tuesday, September 5, 2023, 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: Lindsey Wolf, Planning & Zoning Administrator, Cristy Danca, Recording Secretary

A. LIMITED PUBLIC COMMENT:

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

Brian Kelley, Acme resident

Limited Public Comment closed at 7:02 p.m.

B. APPROVAL OF AGENDA:

White added Dolly Parton's Imagination Library to F. Special Presentations, and Personnel Committee report to Old Business Item #2.

Motion by Aukerman, supported by Stevens, to approve the agenda as presented with additions per White. Voice vote. Motion carried unanimously.

C. APPROVAL OF BOARD MINUTES: 08/01/2023

Motion by Scott, supported by White, to approve the Board minutes from 08/01/2023. Voice vote. Motion carried unanimously.

D. INQUIRY AS TO CONFLICTS OF INTEREST: None

Correspondence from Acme resident Brian Kelly regarding Bertha Vos and TART Solar was added as I. Item #4.

Aukerman amended her motion to approve the agenda as stated with the addition of Mr. Kelley's letter under I. Correspondence #4.

E. REPORTS:

a. Clerk – Clerk Swanson has been attending meetings with the county and other local clerks discussing implementation of Proposal 2.

b. Parks – Update addressed below under Planning and Zoning.

c. Legal Counsel – None

d. Sheriff – August statistics were unavailable. Officer Abbring has been working on ordinance violations in the area and moving the speed sign to various locations.

e. County – Darryl Nelson, District 6 County Commissioner, provided the following information: The county had asked the Grand Traverse Pavilions Board for an update in April regarding finances and potential federal reimbursement funding that was expected to total over six million dollars. The county

APPROVED

has not received an update but is now aware that the reimbursement money is not a sure thing. Grand Traverse County has been paying vouchers to the Pavilions to cover payroll costs. If the reimbursement funds come through, the county will be reimbursed, but he expressed concerns moving forward.

Statutorily, the county is required to cover that cost. Since approximately May, the county has paid 4.7 million dollars to the Pavilions. Nelson voiced frustration on the part of the Board of Commissioners and Administration, and said research back to the formation of the medical care facility which is now the Pavilions is being done. An ad hoc committee that will include himself, Chairman Henschel, and T. J. Andrews will also be forming shortly. On September 20th the board chair and an executive of the Pavilions are expected to make a full report including what the future looks like. This will be the main topic at tomorrow's county commission meeting. Board discussion occurred. Nelson also stated that Horse Show entrance fees on September 10th will benefit Dolly Parton's Imagination Library.

f. Supervisor – Supervisor White has submitted necessary paperwork to the Road Commission for the Hampshire Drive Special Assessment District and is still waiting to hear from them. Julie Haye will be coming before the board at a later date requesting consideration for 2% grant funding for Mount Holiday. White has also been working with DPW on local projects including Tom's/Kmart and Mount Hope Road.

g. Planning and Zoning – Wolf provided copies to the board of the draft Parks Master Plan 2024-2029, allowing members two months to review the plan, and she asked that any potential changes be brought to her attention prior to the November board meeting. The draft plan will also be shared with the Planning Commission on Monday initiating a 30-day review period. Throughout October, comments will be compiled and a public hearing is expected to occur at the November board meeting. Once the plan is adopted, it will be submitted to the DNR. Wolf thanked LaMott, Danca, and the Parks and Trails committee for their efforts with the draft plan. Wolf has also been working with Supervisor White and legal counsel regarding a short-term rental violation. Wolf and Supervisor White met with Horse Shows to share information from the Progressive AE traffic impact study. Board discussion occurred regarding the following: SPARK grant announcements are expected sometime in September, Wolf has not heard anything yet. Wolf will speak with Horse Shows regarding parking that has been occurring in the fire zone during larger events. And there have been several noise complaints from neighbors living near a local business that Wolf is monitoring.

h. MMR report – Amy Fairchild, MMR Operations Manager, Northwest Division, stated the Acme/Whitewater truck ran 65 calls, 42 of which were in the Acme Township area. This Acme/Whitewater site is currently fully staffed with no open spots. The truck that had been out for repair is back in operation at this time.

Metro Chief Pat Parker was invited to give a report. He stated that September 11, 2023, at 8:30 a.m., Metro will host the annual 9/11 Memorial Ceremony located at GT 9/11 Memorial Park, 897 Parson's Road, Traverse City (behind GT Metro Administration Building). Additionally, staff have been busy with training and winterizing equipment.

F. SPECIAL PRESENTATIONS:

Bob Robbins spoke promoting a Books from Birth campaign/Dolly Parton's Imagination Library Grand Traverse Region (flyer in packet). There is also a website booksfrombirthgtr.org with additional information. The goal is to raise \$225,000 annually to fully fund the program.

G. CONSENT CALENDAR:

1. RECEIVE AND FILE:

- a. Treasurer's Report
- b. Clerk's Revenue/Expenditure Report
- c. Draft unapproved Park and Trails committee minutes 03/20/2023, 04/17/2023, 06/19/2023 and 08/21/2023
- d. 08/14/2023 Planning Commission draft unapproved minutes

2. APPROVAL:

1. Accounts Payable Prepaid of \$83,349.33 and NO current to be paid
(Recommend approval: Clerk, L. Swanson)

APPROVED

Motion by Scott, supported by Aukerman, to approve the Consent Calendar as read. Roll call vote. Motion carried unanimously.

H. ITEMS REMOVED FROM THE CONSENT CALENDAR: None

I. CORRESPONDENCE:

- 1. Grand Traverse Region Dolly Parton's Imagination Library Flyer**
- 2. Conservation Easement Monitoring Report dated 07/03/2023**
- 3. 2023 Tax rate request memo**
- 4. Correspondence from Brian Kelley**

Board discussion occurred briefly regarding the conservation easement monitoring report.

J. PUBLIC HEARING:

1. Chief Pat Parker – Metro Fire Proposed 2024 Budget

The proposed budget was presented at the August meeting for consideration.

Public Comment was opened at 7:45 p.m.

There was no public comment

2. MMR 2024 Contract

The 5-year Ambulance Service Agreement was presented at the August meeting for consideration. The current agreement under consideration tonight reflects changes including removal of the Motor Vehicle Lease Agreement, and Acme's annual subsidy payment to MMR increased from \$215,000 to \$228,600.

Darryl Nelson spoke favorably of personal experiences with both Metro and MMR services.

Public Comment was closed at 7:47 p.m.

Board discussion occurred. Several board members thanked both Metro and MMR for services based on personal experiences. Acme's portion of Metro's 2024 budget is \$1,147,958 with no change to the millage rate for Metro or MMR.

Motion by Jenema, supported by Scott, to approve Resolution 2023-24 with the fire millage to be 2.75, police to be .25, and ambulance to be .550 for a cumulative of 3.550 mills.

Chief Parker spoke regarding the recent gas leak and road closure near Four Mile Road.

K. NEW BUSINESS:

1. Discussion on IT services

The township currently contracts with VC3 for IT services. White asked the board to consider requesting RFPs (request for proposal) from other companies – staff has had issues with timeliness of service. Board discussion occurred. The current contract is in effect through June 2024. The board agreed to have RFPs ready for review in November.

2. Letter of support for "Trail Development Proposal" Vasa Single Track-Backcountry

Jenema summarized the proposal (included in packet). The Northern Michigan Mountain Bike Association is asking for letters of support to provide to the DNR. Board discussion occurred. Jenema referenced a letter of support that she wrote (included in packet) and the board agreed to review it and discuss at next month's meeting.

L. OLD BUSINESS:

APPROVED

1. CLOSED SESSION – Continued discussion on Bertha Vos

Motion by Hoxsie, supported by Stevens, to go into closed session to discuss the possible purchase of real estate pursuant to MCL 15.268(d). No discussion. Roll call vote. Motion carried unanimously.

Board entered closed session at 8:25 p.m.

Motion by Hoxsie, supported by Scott, to come back into open session. No discussion. Roll call vote. Motion carried unanimously.

Board entered open session at 9:27 p.m.

2. Personnel Report

Per Swanson, since the last board meeting, the personnel committee met to continue discussing the potential for an increase in salary for the assistant for planning and zoning and the team performance award for the zoning department. Legal counsel has been consulted, and evaluations have been completed. On behalf of the Personnel Committee, Swanson requested the opportunity to review information with Lindsey and Cristy and then bring it back before the board at the next meeting with a recommendation. Board discussion occurred. The board agreed to add it to next month's agenda.

PUBLIC COMMENT and OTHER BUSINESS:

Public comment opened at 9:30 p.m.

Stevens said proceeds from Horse Show ticket sales on September 10th will go to the Books from Birth campaign/Dolly Parton's Imagination Library. Board discussion occurred.

Jenema spoke about a recent large gathering she witnessed at Bayside Park. Overflow parking occurred on the grass in the park and on Shore Road. The park was completely cleaned up afterward by those in attendance.

Public comment closed at 9:36 p.m.

Motion by Scott, supported by Hoxsie, to adjourn the meeting. Voice vote. Motion carried unanimously.

The meeting was adjourned at 9:36 p.m.

CERTIFICATION

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

Lisa Swanson, Acme Township Clerk

DRAFT UNAPPROVED



ACME TOWNSHIP REGULAR BOARD MEETING

**ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
Tuesday, October 3, 2023, 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, Cristy Danca, Recording Secretary

A. LIMITED PUBLIC COMMENT:

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

Brian Kelley, Acme resident
Theresa Galante, Acme resident
Evie Kuncaitis-Huver, Acme resident

Limited Public Comment closed at 7:06 p.m.

B. APPROVAL OF AGENDA:

White made the following additions and changes: *Service Contract with Conservancy* added to K. New Business Item #6; *Grand Traverse Resort Condo Association bill* added to K. New Business #7; *Discussion on Hampshire Drive SAD* added to L. Old Business #1; *Northern Michigan Mountain Bike Association* added to L. Old Business #2; moved Review Personnel evaluation for Zoning Assistant position to L. Old Business #3 (possible Closed Session), and moved Closed Session-Continued discussion on Bertha Vos to L. Old Business #4. Supervisor White indicated correspondence received was accepted as general correspondence.

Motion by Aukerman, supported by Scott, to approve the agenda as presented with the following additions and changes under I. #3 Correspondence, K. New Business #6 Service Contract for the Conservancy, #7 Homeowner's Association, under L. Old Business #1 is the Hampshire SAD discussion, #2 is the Northern Michigan Bicycle Association, #3 Review Personnel Evaluation that could go into closed session, and #4 Closed Session-Continued discussion on Bertha Vos. Voice vote. Motion carried unanimously.

C. APPROVAL OF BOARD MINUTES: 09/05/2023

Motion by Aukerman, supported by Stevens, to approve the draft Board minutes from 09/05/2023 as presented. Voice vote. Motion carried unanimously.

D. INQUIRY AS TO CONFLICTS OF INTEREST: None

E. REPORTS:

a. Clerk – Clerk Swanson attended MTA clerk's retreat in Harbor Springs that provided additional election related information. She expects to know by November 9, 2023, whether the Presidential Primary election will be held in February or March 2024. Preparation for next week's audit has been underway.

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b. Parks – None

c. Legal Counsel – Jocks provided update on Engle matter, worked on the Rules of Procedure, addressed short term rental, zoning and land use matters, and reviewed Conservancy agreement.

d. Sheriff – Officer Abbring presented September statistics as follows: there were 13 crashes and 5 arrests in the township. He had multiple reports of speeding on Deepwater Point Road. The speed sign placed there reflected an average speed of 21 mph. He also gave an active shooter presentation at a local church.

e. County – Rob Henschel, Grand Traverse County Commission Chair, first provided an update on the Grand Traverse Pavilions regarding financial issues discussed at the previous meeting. An ad hoc committee met last week. The day before that meeting occurred, the Pavilions CEO resigned – more information regarding this may be forthcoming. The finance director was appointed temporary CEO and met with ad hoc committee members. The Pavilions is working with a consultant to create a plan to rectify the financial situation and the committee will remain involved. Second, Northern Lakes Community Mental Health fell victim to a hacker claiming to be from Grand Traverse Industries that resulted in a loss of \$280,000 followed by refusal to then pay Grand Traverse Industries. The County Board of Commissioners had previously awarded Grand Traverse Industries about \$300,000 in ARPA funds that covered the amount due. Attempts are being made to recover the lost funds. Northern Lakes Community Mental Health is working toward a new governance model moving forward. Third, the county's Facilities Master Plan will be presented before the Board of Commissioners tomorrow. Commissioner Henschel shared concerns about high cost reflected in new buildings without additional services being provided to the public. Fourth, an Instrument Landing System (ILS) is being installed at Cherry Capital Airport to allow for landings that may previously been diverted to other airports due to inclement weather. The Facilities Master Plan for the airport is underway and includes additional gates. Additionally, the county is working with the Road Commission regarding a new building, the county sponsored their bond rating and it came in at AA+. Lastly, the Board of Commissioners awarded the Acme Christian Thrift Store Food Pantry ARPA funds of up to \$20,000. Tomorrow the Board will authorize \$6,905.81 of it. Board discussion occurred.

Brad Kluczynski, of the Grand Traverse County Road Commission provided the following information: Sayler and Bennett Road restoration work continues in an effort to make winter plowing better, guard rail will be installed; travel corridor talks began last week regarding roads throughout the county and what types of road improvements are needed – October 24, 2023, a follow up meeting for township boards is scheduled for 11:00 a.m. (expected to last 3 ½ hours – lunch provided). This is a coordinated effort at becoming an MPO by looking at each township and how their master plan fits in with the roads, as well as how to address building in extra capacity for certain roads as more development comes in. The MPO had first call for projects so the county identified some road projects. This next meeting will contribute to the overall 25-year outlook (a requirement of the MPO) to determine what type of growth is expected and where so that plans can identify where capacity improvements will be. The majority of MPO money is strictly designated for reconstructing or resurfacing roads. In addition, there are a lot of capacity and carbon reduction grants available as well that can be used to improve intersections. The Road Commission is currently looking to the townships for help creating a list of projects for next year regarding the “through local” roads. The upcoming year will see a lot of effort going into gravel road improvements including application of pre-brined gravel to reduce the amount of dust and frequency of brining. They also may be doing skip paving – using their own crews to spread pavement on small problematic spots – the Board was invited to identify a list of priority locations in Acme that could benefit from spot repairs. Snow plows are ready for winter and there will be a GIS map available online to identify where plowing has occurred. The townships will be sent a link that can be added to their website. Board discussion occurred.

f. Supervisor – Supervisor White attended the initial above mentioned MPO meeting, has dealt with some township sewer problems, informed the Board that the MMR report has not been received for this month, and he has been working with Aukerman on Bertha Vos.

g. Planning and Zoning – None

h. MMR report – None

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F. SPECIAL PRESENTATIONS: 2% Tribal Grant Application

Julie Hay of HKM & Associates provided a handout (included in packet) and gave a presentation describing Mt. Holiday's funding proposal request for Acme Township to consider sponsoring for the 2023 GTB 2% grant application process. It included both operational and capital investment considerations. The application is due the end of November so a finalized draft would be presented for approval at the November meeting and then be submitted. She also asked the Board to consider contributing matching funds to the application. Board discussion occurred.

Motion by Jenema, supported by Aukerman, to allow Mt. Holiday to apply for the 2% grant for \$102,000. Roll call vote. Motion carried unanimously.

G. CONSENT CALENDAR:

1. RECEIVE AND FILE:

- a. Treasurer's Report
- b. Clerk's Revenue/Expenditure Report
- c. 09/11/2023 Draft Unapproved Planning Commission minutes

2. APPROVAL:

1. Accounts Payable Prepaid of \$44,905.05 and NO current to be paid
(Recommend approval: Clerk, L. Swanson)

Motion by Scott, supported by Hoxsie, to approve the Consent Calendar as read. Roll call vote. Motion carried unanimously.

H. ITEMS REMOVED FROM THE CONSENT CALENDAR: None

I. CORRESPONDENCE:

1. EGLE letter via email dated 09/13/2023 re: Violation Notice – Tart Solar M-72 and Bates Rd
2. Metro Fire Department Open House Flyer
3. Brian Kelley's written correspondence

White stated that Metro Fire Chief Pat Parker has announced he plans to retire, and his last day will be March 31, 2024. He is one of only 2 chiefs to have served in Metro's history and has 18 years of service. The search for a replacement is underway.

J. PUBLIC HEARING: None

K. NEW BUSINESS:

1. Discussion on BATA bus stop in Acme Township

A new location is being sought because the current bust stop location is on property that is now for sale. White was approached about the township being a temporary site and it was noted that several people use the existing site daily. Board discussion included a request that the shelter be used as well, rather than just having a sign. The Board supported White approaching BATA about relocating the bust stop (including the shelter) to the Township Hall property.

2. Discussion and review of "Acme Township Board: Rules of Procedure"

The existing Rules of Procedure and an edited draft (included in packet) were reviewed and discussed. Proposed changes include changing the deadline to submit correspondence to 2:00 p.m. the day of the meeting. Per Jocks most of the changes involve "cleaning up" grammatical errors, changing some language to coincide with how the meetings run, clarifying certain sections, and removing unnecessary language. Rules of Procedure were last amended in 2018. Jocks requested Board members bring any thoughts or changes to the next meeting.

3. Agreement for Election Services

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Clerk Swanson provided an overview of an Agreement for Election Services (included in packet) between Charter Township of East Bay, Acme Township, Peninsula Township, Whitewater Township, and Union Township for the purpose of operating a joint early voting site. Board discussion occurred.

4. Resolution Adopting Early Voting Site and Municipal agreement

Motion by Aukerman, supported by Jenema, to approve *Resolution 2023-25 Adopting Early Voting Site and Municipal Agreement for 2024*. Board discussion occurred.

Aukerman restated motion for Resolution 2023-25 as follows:

For Resolution 2023-25 Aukerman motioned to support Adopting Early Voting Site and Municipal Agreement. Jenema supported. Roll call vote. Motion carried unanimously.

5. Resolution to Change Pay for Election workers pay

Swanson requested a change to the language in the third paragraph of Resolution 2023-26 to read: Whereas, Acme Township will have Elections in 2024, therefore, the Acme Township Board for 2023 has elected to increase the wages of our chairperson from \$18.00 to \$20.00 an Hour, and election workers from \$15.00 to \$18.00 an hour.

Motion by Jenema, supported by Hoxsie, to pass *Resolution 2023-26 with the correction removing precinct for election workers as presented with that change*. Roll call vote. Motion carried unanimously.

6. Contract with Conservancy

White and Jenema provided overview of Contract for Services Agreement (provided in packet) allowing the Conservancy to continue annually monitoring Acme Township's PDRs. Jenema provided information regarding changes. It has been reviewed by Jocks. Board discussion occurred. White requested the Board approve him signing the contract. Future discussion may include placing this on a ballot.

Motion by Jenema, supported by Hoxsie to approve the contract for services with the Grand Traverse County Regional Land Conservancy, with the correction to our mailing address removing the PO Box and changing Acme to Williamsburg. Roll call vote. Motion carried unanimously.

7. Condo Association

White provided information regarding the Grand Traverse Resort correspondence (provided in packet). There was a request to waive late fees associated with the sewer bills for approximately 240 condos. Board discussion occurred.

Motion by Scott, supported by Swanson, to not waive the penalty assessed to the late payment of the monthly bill. Voice vote. Motion carried unanimously.

L. OLD BUSINESS:

1. Discussion on Hampshire Drive SAD

James Schiffer of the Grand Traverse County Road Commission, provided information regarding the cost estimate for the Hampshire SAD (included in packet). The last estimate was prepared in October 2020. Hampshire Drive residents Al Schneider and Andy Petterson were permitted time for questions and comments.

Motion by Scott, supported by Aukerman, that the Township follow its current plan in place and do the mailings now that we have an estimate. Voice vote. Motion carried unanimously.

DRAFT UNAPPROVED

Board discussion occurred.

2. Northern Michigan Mountain Bike Association

Jenema reviewed with the Board information and the support letter (included in packet) presented at the previous meeting and she requested approval for Supervisor White to sign the letter. Aukerman suggested one modification to the letter – inserting the word ‘will’ in place of ‘would.’

Motion by Scott, supported by Hoxsie, to allow Supervisor White to sign this letter of support for the Vasa Single Track – Backcountry as presented with edits. Voice vote. Motion carried unanimously.

3. Review Personnel evaluation of Zoning Assistant position

Motion by Jenema, supported by Scott, that pursuant to the employee’s request to go into closed session that we go into closed session to discuss the evaluation pursuant to MCL 15.268(1)(a). No discussion. Roll call vote. Motion carried unanimously.

Board entered closed session at 9:25 p.m.

Motion by Jenema, supported by Scott, to come back into open session. No discussion. Roll call vote. Motion carried unanimously.

Board entered open session at 9:55 p.m.

4. CLOSED SESSION – Continued discussion on Bertha Vos

Motion by Jenema, supported by White, to go into closed session to discuss the possible purchase of real estate pursuant to MCL 15.268(d). No discussion. Roll call vote. Motion carried unanimously.

Board entered closed session at 9:56 p.m.

Motion by Scott, supported by Stevens, to come back into open session. No discussion. Roll call vote. Motion carried unanimously.

Board entered open session at 10:49 p.m.

PUBLIC COMMENT and OTHER BUSINESS: None

Motion by Hoxsie, supported by Jenema, to adjourn the meeting. Voice vote. Motion carried unanimously.

The meeting was adjourned at 10:49 p.m.

DRAFT UNAPPROVED



**ACME TOWNSHIP PLANNING COMMISSION
ACME TOWNSHIP HALL
6042 Acme Road Williamsburg, MI 49690
September 11, 2023 7:00 p.m.**

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE 7:02

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

Excused: Jean Aukerman

Staff Present: Lindsey Wolf, Acme Planning and Zoning Administrator; 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

Opened at 7:04

Brian Kelley- Talked about public engagement, wondering what public engagement the township is planning for the change in ordinance? Questioned if there shouldn't be a summary document for the AUD ordinance change that clearly describes the impact in a way someone who is not an expert would be able to understand it?

Talked about setbacks and buffers. Wondered if setbacks could vary depending on the height and details of the proposed ADU and how it may affect the neighboring property. Believes buffers between an AUD and neighboring property are a good idea. Also questioned the affects an ADU would have on street parking and traffic. If the townships intended use is for AUD's to relieve housing he doesn't believe six months lease options would help solve that.

Closed at 7:07

- B. APPROVAL OF AGENDA: Motion by Rosa, support by Timmins to approve the agenda as presented.**

Motion carries unanimously

- C. INQUIRY AS TO CONFLICTS OF INTEREST:**

- D. SPECIAL PRESENTATIONS:**

- E. RECEIVE AND FILE:**

- 1. RECEIVE AND FILE**

- a. Approved Township Board Meeting Minutes 8.01.23**

Motion by Feringa, support by VanHouten to receive and file the Township Board Meeting Minutes from 8/01/23

Motion carries unanimously

- F. APPROVAL OF MINUTES:**

- a. Approve Draft Planning Commission Meeting Minutes 8.14.23**

Motion by Feringa, support by Timmins to approve the Draft Planning commission meeting minutes from 8/14/23.

Motion carries, Challendar abstained

- G. CORRESPONDENCE:**

- 1. None**

- H. PUBLIC HEARINGS:**

- 1. None**

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.

I. OLD BUSINESS:

1. Housing Discussion – Accessory Dwelling (ADU) Text

Wolf-Waiting on a map from Beckett and Raeder that will show what areas ADU's would impact. Wolf Hope to have it at the October meeting.

Wolf talked with Jeff Jocks, who has questions about some of the language, specifically 5.34.2 A.13 about them not being a short term rental. Jocks has questions about how this language would affect a tourist home status.

Wolf believes section 3.2 would need to be amended to list which districts ADU's could potentially be allowed in, once the PC decides which districts they feel ADU's should be allowed in.

Wentzloff questioned the language of 5.34.2.A.4 changing it to, should be subordinate to a conforming single family dwelling unit. The discussion would be about non conforming single family homes in a commercial district and how the ordinance would apply, but still not allow them as short term rentals in the commercial district.

Discussion followed.

Challender- asked about 5.34.2.A.1, wanted to know if a clause could be included for properties to be inspected by the health department or some other agency that is responsible for septic systems, to determine if a property with a septic would be eligible to either have room for a second septic system or if the system was already a capacity to handle the added ADU?

Discussion followed about which part of the township was connected to sewer as well as who keeps track of septic and well inspections.

Feringa- drain fields are the biggest consideration, you don't want a drain field to fail.

Wentzloff- the health department is the one who determines if the septic is large enough based on the number of bedrooms, and then extras like garbage disposal and such and it increases the size of septic/drainfield needed. Is not opposed to allowing ADU's in areas with septic but feels the township has to be clear about how we will require the owner to relay this information to the township and what township expectations are.

Wolf- Express her concerns about other districts having ADU's and how the township will be able to police them to make sure they don't become short term rentals.

Wentzloff feels that if enforcement is the issue then the township should look into the computer programs that monitor for short-term rentals.

Discussion on limiting the number of ADU's approved each year followed.

Straw poll opinion of the PC members. Is anyone opposed to considering ADU's in areas with septic?

No members had a problem with it as long as a system is put in place to make sure inspections take place on the septic system/drain fields.

Discussion followed

Wentzloff- what districts ADU's could exist in? The township really just has; single family neighborhood, single family rural and agricultural are the three areas in the township that have housing by right. So that would be the yellow, purple and white on the map.

Discussion followed about the number of ADU's permitted per year and how it would be decided who gets one of the five permits, previously talked about, if there were more than five requests.

Discussed making sure all the definitions we have in our ordinance match with definitions used in the AUD ordinance.

Discussed what might happen to vacation and tourist homes that request an ADU.

Discussed setbacks in the different districts and how they would apply to ADU's.

Wentzloff- asked if an ADU could be placed over an existing garage or barn as long as it conforms?

Wolf- Yes, it could be over someone's garage as long as it isn't over 950 sq.ft. and meets all the other requirements.

Discussed landscaping for buffers, decided trying to regulate residential landscaping wouldn't work out well.

Planning commissioners decided to continue the ADU discussion at the October meeting.

Feringa started discussion on having to meter both the ADU and the main house. This discussion will continue with John I. in the future.

Discussed the definition for a manufactured home and mobile home and updating the language the township uses.

J. NEW BUSINESS:

1. None

K. PUBLIC COMMENT & OTHER PC BUSINESS

Public comment opened at 8:11

Brian Kelley- RV park, heard from people with property over there that it is not what was intended. There are ADU's over there according to owners within the property.

Number of ADU permits, there is a big difference between what was talked about at the last meeting and what was talked about tonight. There were a lot of problems with the lotteries. It is tricky trying to figure out. He thinks setbacks matter a lot when people buy a house with one expectation and now they may find there will be a second house where there wasn't one allowed before. Talked about vegetative buffers.

1. Planning & Zoning Administrator Report – Lindsey Wolf- gave out hard copies of the Parks plan for members to review. The 30 day review period is open from September

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.

10th - October 10th. It will go to public hearing at the November Board meeting. Still needs one more member for the subcommittee. Doug was asking a board member if they would be interested in joining.

2. Township Board Report – Jean Aukerman
3. Parks & Trails Committee Report –

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

Planning Report

Serving & Planning Communities Throughout Michigan

October 2023

Top
Story

Blight Elimination Funds Available

"We are in the midst of one of the greatest land banking and blight elimination investments in our state's history," said Susan Corbin, director of the Michigan Department of Labor and Economic Opportunity and chair of the State Land Bank Board of Directors.

Governor Whitmer awarded \$21.5 million for blight elimination grants to communities across Michigan. The funds are part of \$75 million in blight elimination resources allocated to the State Land Bank Authority (SLBA) to convert underutilized land into productive uses. "Eliminating blight frees up space for homes and small businesses and makes our communities safer, better places to live, work, and invest," said Governor Whitmer. To understand how far this money goes in blight removal, round one of the program distributed earlier this year, provided nearly \$8 million in grant funding to address 198 properties across the state. Of those properties, 159 will be demolished, 37 will be stabilized, and two grants provide gap funding for an environmental remediation project. Most recently, round two provided a competitive grant process with \$13.5 million awarded to 43 counties for demolition, renovation, and stabilization of blighted properties. Details of the awards made in rounds one and two are available on the [State Land Bank website](#).

Round three will consist of issuing grant agreements for county and city land banks and round four will be strictly competitive. Round four will be released around Oct. 1, 2023. Funds awarded under rounds three and four must have the dollars obligated by August 1, 2024 and projects completed by September 30, 2026, as a part of American Rescue Plan Act stipulations.

State Land Bank: <https://www.michigan.gov/leo/bureaus-agencies/landbank>

News

Water Resource Division (WRD) Climate Change Implementation Plan

WRDs plan factors new climate realities into infrastructure planning for Michigan communities.

The Water Resources Division at EGLE recognizes that many communities' stormwater and wastewater infrastructure were built using pre-1992 rainfall data and are not suited to handle the strength of 21st century storms. The [Climate Change Implementation Plan](#) is posted online for public comment until October 9. It features requirements such as the most updated precipitation frequency data is used when designing systems that withstand storms, stormwater and wastewater infrastructure can manage 10% more than the permitted volume, and strengthens pretreatment requirements for biosolids to prevent contaminants from entering sewage systems.

Michigan Department of the Environment, Great Lakes, and Energy <https://www.michigan.gov/egle/newsroom/mi-environment/2023/09/14/new-infrastructure-strategy-meets-climate-change-head-on>

News

MDARD Launches the Farm Innovation Grant Program

"Climate resiliency practices are a long-term version of what agriculture needs to look like in Michigan and how we respond to short and long-term challenges." Tim Boring, MDARD Director

The Michigan Department of Agriculture and Rural Development (MDARD) is accepting applications for a farm innovation grant program. This one-time Farm Innovation Grant Program was established to help develop and support innovative solutions to real, immediate, and future problems facing Michigan's very valuable \$104.7 billion food and agriculture industry. Climate change and its unpredictable weather patterns call for long-term resiliency practices that equip farmers with resources to protect the state's food supply. Proposals must be intended to address priority areas such as climate smart practices (i.e. reducing greenhouse gas emissions), supply chain resiliency (i.e., equipment enhancements), food processing and farm production automation (i.e., research and development), and applications that present compelling approaches to farm innovation and rural resiliency. The maximum grant award per proposal is \$450,000. Applications will be evaluated through a competitive selection process. Proposals are due November 20.

MDARD. <https://www.michigan.gov/mdard/business-development/grantfund/farm-innovation-grants>

Legislation

House Bill (HB) 4649 Prioritizes Community Investment in Business

The first of its kind in the nation to provide an incentive for all Michigan citizens to invest in Michigan business.

In May 2023, Michigan legislators, the Michigan Department of Treasury, and the Michigan Economic Development Corporation introduced HB 4649. Over the past decade, as investment crowdfunding became legal, over 1.5 million citizens have invested over \$1.4 billion directly into businesses. Often investment took place in the communities where the investor lived. Recognizing the power of community investing, Michigan legislators are discussing a tax policy incentive that provides a state income tax credit equal to 50% of the amount invested with an investment cap of \$6,000 per year. To qualify, Michigan businesses that must have the majority of their property, employees, and sales in the state yet any Michigan citizen qualifies to invest. This bill has also been endorsed by the Michigan Municipal League.

Michigan Legislature. <https://www.legislature.mi.gov/documents/2023-2024/billintroduced/House/htm/2023-HIB-4691.htm>

Events

Developing Scenario Based Plans

November 9, free webinar with Dr. Richard Norton

Effective tool for understanding coastal development at risk. It generates physical and economic data to support policies and regulations aimed at reducing this risk

More information: <https://www.planningmi.org/coastal-resilience-webinars>

Michigan Downtown Association Annual Conference

November 2-3, Birmingham's Community House

Member and Nonmember fees apply

More information: <https://www.memberleap.com/members/evr/regmenu.php?orgcode=MDTA>

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ORDINANCE NO. ____

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE FOR
ACME TOWNSHIP**

THE TOWNSHIP OF ACME ORDAINS:

1. Amend Article 14 Section 14.2 “A” to add the following:

ACCESSORY DWELLING UNIT - Accessory dwelling units (ADU’s) are intended to provide flexible housing options in the Township by allowing homeowners to establish a second dwelling unit on their property.

2. Amend Article 14 Section 14.14 “M” to add the following:

MOBILE HOME - A structure that is transportable in 1 or more sections, built on a chassis, and designed to be used as a dwelling, with or without a permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained in the structure (Act 96 of 1987; MCL 125.2302 (h)).

3. Amend Article 5 to add Section 5.34 Accessory Dwelling Unit(s)

5.34 Accessory Dwelling Unit (ADU)

5.34.1 Intent & Purpose

Accessory dwelling units (ADU’s) are intended to provide flexible housing options in the Township by allowing homeowners to establish a second dwelling unit on their property

5.34.2 General Standards

A. ADU’s are subject to the following standards:

1. ADU’s shall be limited to permitted districts and properties that have municipal sewer or the ability to connect to municipal sewer.
2. ADU’s shall be limited to permitted districts and properties where single-family dwelling units are the principal use.
3. ADU’s shall comply with the setbacks of the zoning district.
4. ADU’s shall be subordinate to the single-family dwelling unit.
5. The owner of the property shall live on site, either in the principal dwelling unit or the accessory dwelling unit.
6. ADU’s shall have their own separate entrance, kitchen, sleeping area, and full bathroom facilities.
7. ADU’s may be attached to a single-family dwelling unit and may occupy a

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basement, first floor or second floor of the principal dwelling or may occupy a separate, detached accessory building in the rear of the principal dwelling unit.

- 8. All ADU's shall meet applicable building and fire codes.
- 9. Building materials and designs used on detached ADUs or additions to the principal dwelling for an attached ADU shall be of a similar architectural style as that of the principal dwelling.
- 10. The minimum size of the ADU shall be three hundred and fifty (350) square feet.
- 11. The maximum size shall not exceed nine hundred and fifty (950) square feet, or the size of the principal dwelling unit, whichever is less.
- 12. Manufactured homes or mobile homes shall not be used as an ADU.
- 13. An ADU shall not be used as a Short-Term Rental.
- 14. The term for tenancy of the ADU shall be for a period of six (6) months or more.
- 15. A detached ADU built on property served by public water and/or public sanitary shall be separately metered.
- 16. Parking for the ADU shall be provided on the same property as the principal use and include one (1) off-street parking space per ADU.

4. Severability

If any article, Section, subsection, sentence, clause, phrase, or portion of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, the Township intends said portion to be disregarded, reduced and/or revised so as to be recognized to the fullest extent possible by law. The Township further states that it would have passed and adopted what remains of this Ordinance following the removal, reduction or revision of any portion so found to be invalid or unconstitutional.

5. Enactment and Effective Date.

The Board of Trustees hereby determines this amendment to be immediately necessary for the interest of the Township. Consistent with the Michigan Zoning Enabling Act, it becomes effective 7 days after publication.

Adopted, enacted, and ordained by the Acme Township Board of Trustees this ___ day of _____, 2023.

Doug White
Its Supervisor

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Lisa Swanson
Its Clerk



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: November 7, 2023

Re: Zoning Ordinance Amendment 004 –Lautner Rezoning Application; parcel 28-01-101-015-00

Applicant/Owner: Eric Nuffer
5400 Lautner Rd
Williamsburg, MI 49690

Parcel Address: 5400, Williamsburg, MI 49690

Parcel Number: 28-01-101-015-00

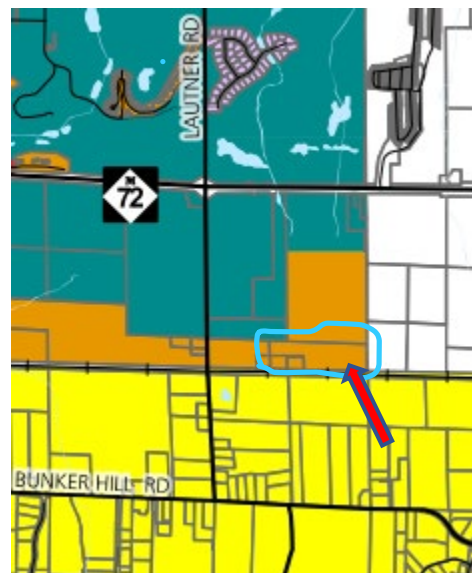
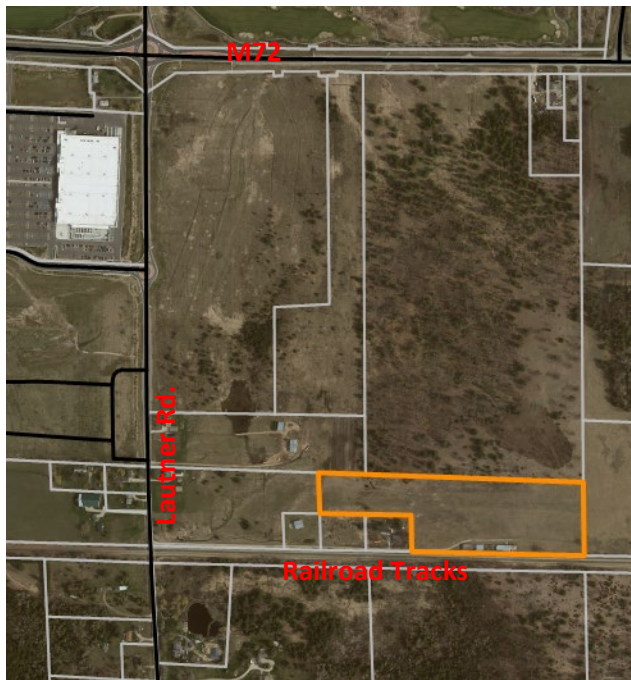
Legal Description: E 1596.97' OF N 1/2 OF SW 1/4 N OF RR R/W EXC S 224.45' OF W 550.62' SEC 1 T27N R10W

Current Zoning: MHN: Mixed Housing Neighborhood District

Amendment Request:

The Applicant/Owner is seeking a rezoning of a 13.13-acre parcel along the east side Lautner Rd (just north of the railroad tracks) from MHN: Mixed Housing Neighborhood to A-1: Agricultural District. The property is currently home to the Acme Skyport. The owner would like to rezone the property to bring the current use into compliance with the zoning ordinance. Currently, as it is zoned (MHN) the use is considered legal nonconforming.

Subject Property:



Analysis:

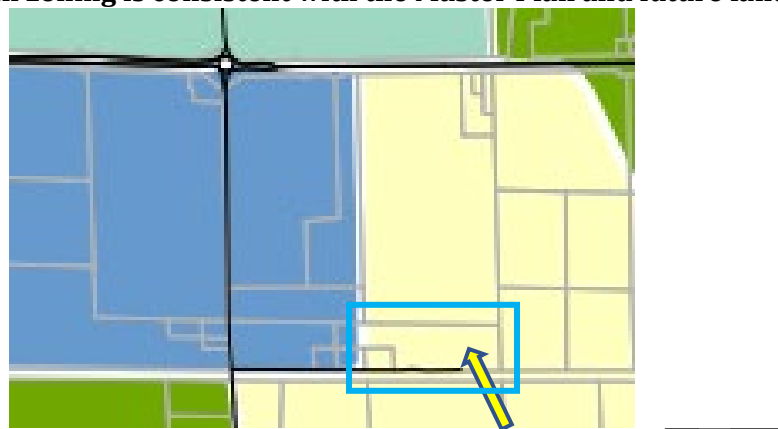
The applicant wishes to use the area proposed for rezoning to accommodate the Acme Skyport. An airport or airfield are not an allowed use under the MHN: Mixed Housing Neighborhood District but would be permitted through a special use permit in the A-1: Agricultural District §3.2.

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 the existing and active Acme Skyport – a new owner may decide to have a completely different use (ex: Kennels, Livestock Auction Yard). 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.

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 Villages | |

The future land use map designates this parcel as Residential Rural. The Acme Township Community Master Plan defines Residential Rural as:

*The rural residential category encompasses areas in Acme Township with special natural features that shall be preserved in the environmentally significant areas as identified on the Future Land Use Map. This category also encompasses those areas of rolling hills and open spaces that were formerly agricultural or are in a transitional state from agriculture to residential and complementary uses. **The density is generally low to medium, with single-family houses built on large-scale parcels.** The land features in this category include level fields, gently rolling hills, steep slopes, thick woodlands, wetlands, creeks, and streams. In all new residential construction, conservation-development designs shall be used to retain the vegetation, natural features, and open space existing on the developed sites. **Land uses adjacent to the streams and wetlands of Yuba Creek should use sound environmental stewardship and ecological practices in order to conserve natural resources and protect highly sensitive ecosystems as well as ground- and surface water.***

The objectives of this category are to provide limited and low density residential development in the rural areas of the Township where sensitive ecosystems and special natural land features such as steep slopes, creeks and streams are prevalent. However, conservation-development designs will be strongly encouraged to prevent sprawling development that undermines the integrity of open space and agricultural uses, and appropriate buffers should be planned to minimize the impact on existing agricultural uses. Another important objective is to encourage responsible stewardship among landowners in the development of the land so that the natural features are preserved to the fullest extent, especially in the areas with highly sensitive ecosystems and where special natural features abound, through the use of cluster housing, open-space development, and planned-unit development.

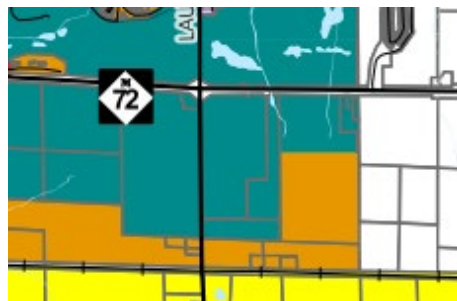
In the areas with highly sensitive natural features and ecosystems, the Township shall insist on conservation development in order to protect the most sensitive land by clustering housing on the least sensitive land. Land uses in the Rural Residential areas should comport with the policies and actions of the Cornerstones.

The current zoning designation of MHN conflicts with the future land use category, as this allows for 12 dwellings units per acre/3,630 SF minimum lot area vs. 0.2 dwelling units per acre/5-acre minimum lot area in the AG district. This parcel is also directly south of some significant wetlands and a branch of Yuba Creek.



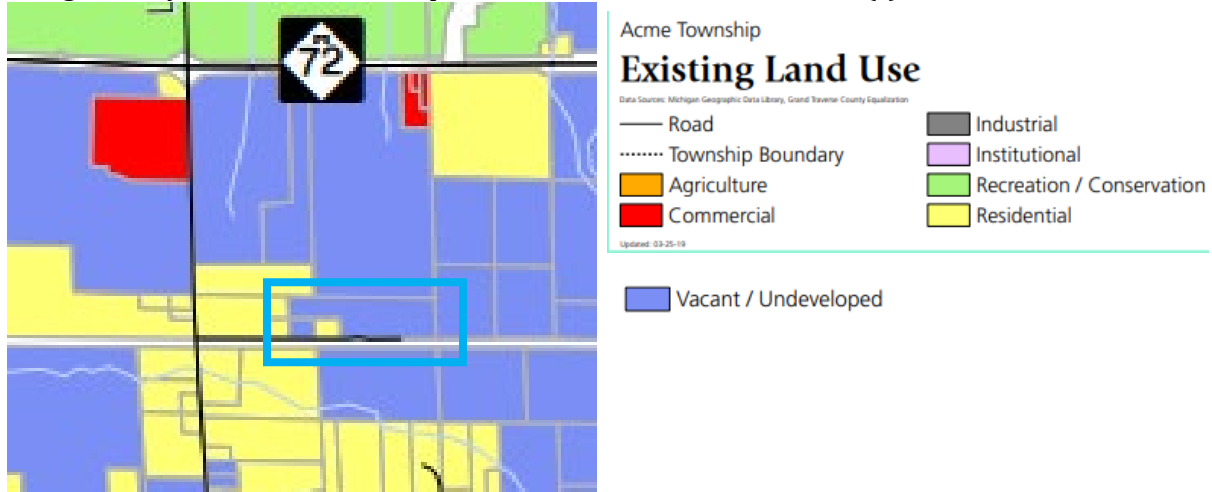
3. Whether the change in the zoning classification would be consistent with the other zoning classifications in the district.

The rezoning request would be adjacent to other A-1 designated parcels to the east and would not create a spot-zoning scenario. There is a dual zoned parcel to the north that encompasses around 40 acres of MHN land (as noted above this parcel contains wetlands and may be worth exploring rezoning it to its previous zoning designation of AG).



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?

The Existing Land Use Map from the Acme Township Master Plan illustrates the current uses that surround the property. The current designation for this parcel is not correct, as it is listed as vacant/undeveloped. There are currently hangers that occupy the site and an active airfield recognized by the FAA. The other parcels reflect the current land use(s).



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.

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

The subject property currently has an easement that accesses the parcel from Lautner Road. Any future land division would require approval from the GTC Road Commission as the parcel accesses from a county road.

Some questions for the applicant regarding traffic impact include:

Will this site be open to the public?

Do you have an estimate of how many people travel to site daily?

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.

There has not been any recent discussion on the incorporation of more farmland.

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 was previously zoned AG prior to the current July 31, 2022, adoption.
- This parcel is over 13 acres in size and meets the 5-acre minimum for the AG District.
- It has historically been used for airfield purposes – formerly owned by Louis Griffen.
- This would bring the current use from a legal nonconforming to a conforming use in the district. Any addition to the property that serves the airfield would require the applicant to

come before the Planning Commission and Township Board for approval under a special use permit.

- The AG district is the only district where this type of use is allowed in the Township. The Township does not have the authority to grant use variances.
- There is no water and sewer within proximity to this parcel that would accommodate high density housing.

For further consideration:

If the request for rezoning is favorable - consider changing the designation of the parcel to the north impacted by wetlands back to its original designation of AG. The 5-year master plan review may also provide some additional insight to any changes that need to be made to the future land use map.

Suggested Motion(s) for Consideration:

Motion to set a public hearing for _____ Planning Commission meeting to consider Zoning Ordinance Amendment 004 for the application to request to rezone approximately 13.13 acres of land from MHN: Mixed Housing Neighborhood to A-1: Agricultural located at 5400 Lautner Road, Parcel ID 28-01-101-015-00, owned by Eric Nuffer.

NOTE – THE PLANNING COMMISSION CANNOT SIMPLY DENY THE REQUEST. IT MUST HOLD A PUBLIC HEARING AND RECOMMEND AN ACTION TO THE BOARD.

Or

Motion to table the application request for further review.

Petition for Zoning Change

Eric Nuffer and Willow Myles-Nuffer

Phone: 231-649-6663

Email: givingwings@gmail.com

Primary Residence:
722 East State St.
Traverse City, MI 49686

Secondary Residence:
5754 Ridge Rd.
Williamsburg, MI 49690

Narrative:

The current zoning designation for Parcel Number 28-01-101-015-00 is Mixed Housing Neighborhood. The zoning designation was recently changed from Agriculture with the adoption of the Acme Township Zoning Ordinance in July of 2022. I am requesting a rezoning of the parcel back to an Agriculture designation.

We believe the rezoning is warranted for a number of reasons:

- The Mixed Housing Neighborhood designation is designed to support and encourage a higher density of housing that is impossible to achieve due to not having city water, sewer and natural gas available. Furthermore, the parcel is only accessible via legal two track easement.
- The prior owner, Mr. Lewis Griffith, was not aware that the property was going to be rezoned. The township is not required to notify individual property owners, however had this been done there would be no question Mr. Griffith would have challenged the change.
- Our parcel is located adjacent to property that is zone Agricultural. We wonder how it was decided that our parcel would change but the adjacent parcels to the east would not be changed.
- We are currently a Legal Non-Conforming parcel. We have been working hard to repair the existing buildings and to clean up what was once an eyesore to all that passed by on TART trail. It is important to us to have it rezoned so that we may work with the Acme Zoning Administrator to continue to improve our property, without having to initially work through the Zoning Board of Appeals.

The natural features of the property include level grasslands, one beautiful oak tree and a small clump of birch trees. The property is accessible through a legal easement which runs parallel to the TART trail. There are no deed restrictions on the property. The neighboring parcels to the east are zoned Agricultural and are vacant. To the south lies the TART trail and the Railroad. No public railroad crossings are permitted along the length of the TART trail. The land to the north is vacant as well. The land to the west of the parcel has a single-family home on it.

Thank you for your time and attention to this matter.



Eric S. Nuffer



Willow Myles-Nuffer



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: Eric S. Nuffer & Willow Myles - Nuffer

Owner/Applicant's Current Mailing Address: 722 East State St.

City: Traverse City State: MI Zip Code: 49686

Phone Number: 231-649-6663 Email: givingwings@gmail.com

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

1. Property Address/Location: 5400 Lawtner Rd.

2. Parcel Number: 28-01-101-015-00

3. 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.

4. Sealed survey and legal description for property proposed for rezoning.

5. State the current zoning designation, proposed zoning designation and why you are petitioning for and believe that the property should be rezoned.

6. Describe the natural features and characteristics of the property.

7. Describe the existing land use on the property and on all immediately neighboring properties.

8. State whether deed restrictions exist on the property. If so, provide documentation. Discuss how they do or would affect the use of the property.

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

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

D. Affidavit:

The undersigned affirms that ^{we are} ~~he/she~~ is the OWNERS (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 ^{our} ~~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: *E.S. Puffer* *Willem Weyler - Duff* Date: 10/30/2023

FOR TOWNSHIP USE ONLY

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

NOTES



2801-101-015-00

Reviewed by Grand Traverse GIS by: SR

I HEREBY CERTIFY that there are no TAX LIENS or TITLES held by the state or any individual against the within description, and all TAXES on same are paid for five years previous to the date of this instrument as appears by the records of this office, except as stated.

Heidi Scheppe, Grand Traverse County Treasurer
Sec.135, Act 200, 1893 as amended 7/5/2023 by: SG

WARRANTY DEED

Grand Traverse County Register of Deeds
eRecord Received: 7/5/2023 12:11 PM By: CK

The Grantor, Lewis C. Griffith

Whose address is 5181 S. Lautner Road, Williamsburg, MI 49690

Conveys and Warrants to Eric Nuffer and Willow Myles-Nuffer, husband and wife

Whose address is 5400 Lautner Road, Williamsburg, MI 49690

The following property located in the Township of Acme, County of Grand Traverse, State of Michigan:

For APN/Parcel ID(s): 28-01-101-015-00

Land Situated in the State of Michigan, County of Grand Traverse, Township of Acme.

That part of the East 1595 feet of the North 1/2 of the Southwest 1/4 of Section 1, Town 27 North, Range 10 West, lying North of the Chessie Railroad right-of-way, described as: Commencing at the West 1/4 corner of said Section 1; thence South 03°42'32" East along the West line of said Section 1, 476.80 feet to the North line of said Railroad right-of-way; thence South 89°17'12" East along said right-of-way, 1575.35 feet to the Point of Beginning; thence continuing South 89°17'12" East along said North right-of-way, 1046.35 feet to the North-South 1/4 line of said Section 1; thence North 01°59'39" West along said North-South 1/4 line, 452.04 feet to the East-West 1/4 line of said Section 1; thence North 88°46'07" West along said East-West 1/4 line, 1597.54 feet to a point 1039.50 feet East of the said West 1/4 corner; thence South 01°59'39" East, 242.25 feet; thence South 89°17'12" East, 550.62 feet; thence South 01°59'39" East, 224.25 feet to the said Point of Beginning.

Address: 5400 Lautner Road, Williamsburg, MI 49690
Tax ID No.: 28-01-101-015-00 and

Subject to easements, reservations, restrictions and limitations of record, if any, and further subject to:

NONE

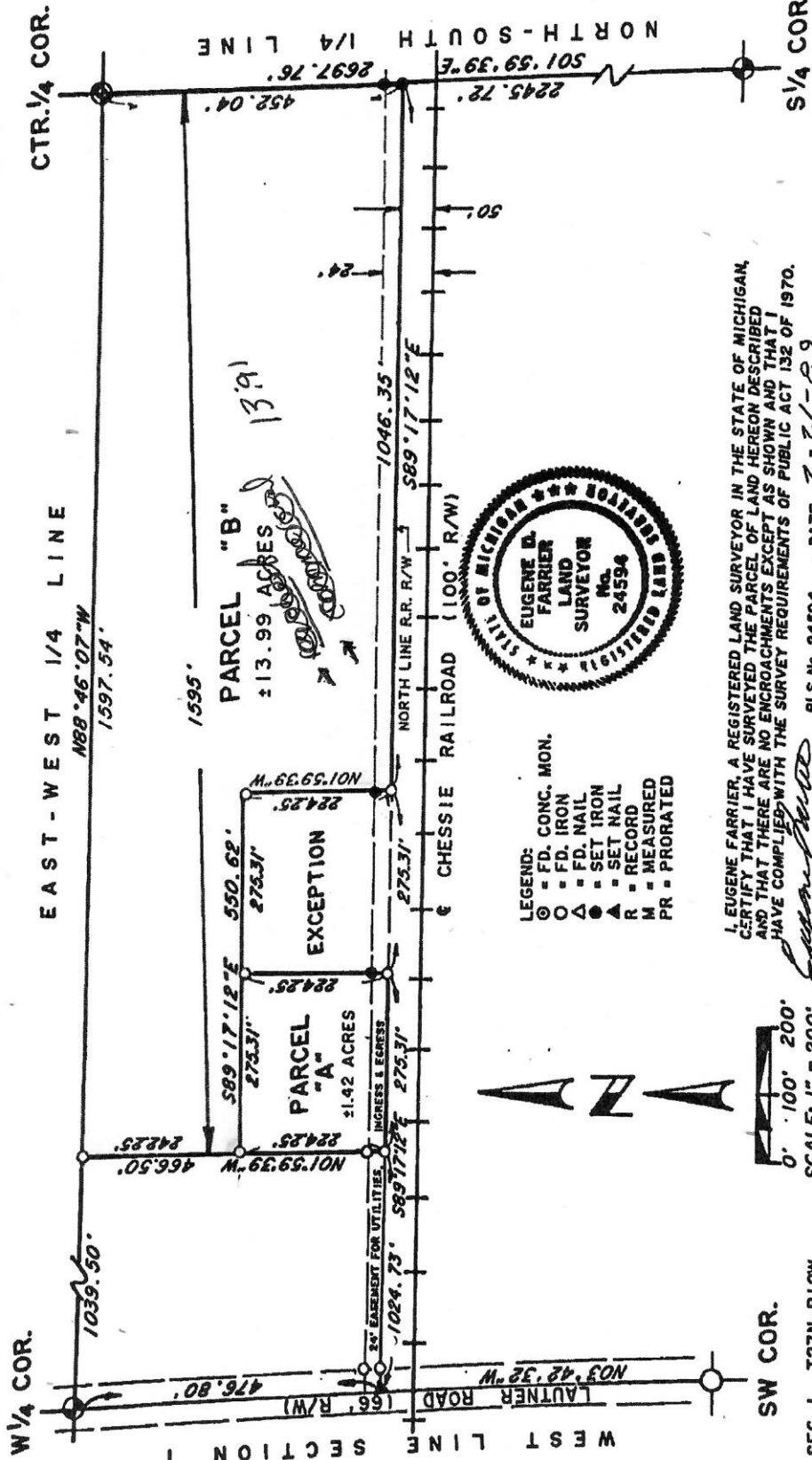
For the consideration amount of One Hundred Eighty Thousand and 00/100 Dollars (\$180,000.00)

CERTIFICATE OF SURVEY

Parcel B

W¹/₄ COR. SEC. 1, T27N-R10W
 1" PIPE IN MON. BOX
 S73°E 113.97' NW COR PORCH
 S72°W 95.50' NE COR PORCH

CTR ¹/₄ COR. SEC. 1,
 T27N-R10W
 WITTED LIB. 1, PG. 417



SW COR. SEC. 1, T27N-R10W
 1" PIPE
 S72°W 77.30' P. POLE
 N42°W 106.74' P. POLE
 N71°E 77.37' 10" W. PINE

S¹/₄ COR. SEC. 1, T27N-R10W
 1 1/4" IRON
 S80°W 94.24' P. POLE
 S15°W 60.24' 9" R. PINE
 S48°W 82.57' 8" R. PINE



Planning and Zoning Staff Memo

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: November 7, 2023
Re: 5 Year Master Plan Update

Michigan Planning Enabling Act: 25.3845 Extension, addition, revision, or other amendment to master plan; adoption; procedures; review and findings.

(2) At least every 5 years after adoption of a master plan, a planning commission shall review the master plan and determine whether to commence the procedure to amend the master plan or adopt a new master plan. The review and its findings shall be recorded in the minutes of the relevant meeting or meetings of the planning commission. History: 2008, Act 33, Eff. Sept. 1, 2008.

The current plan was adopted in 2019 which requires it to be reviewed in 2024. Provided in this packet is a Master Plan Update Guide from the Michigan Economic Development Corporation. Please use this document as a guide as we begin our discussions on the current state of the Acme Township Master Plan; the Planning Commission will need to consider whether the plan needs an overhaul (major revisions), or a refresh (minor changes). Staff is in the process of conducting an internal review and will provide feedback during the next regularly scheduled Planning Commission meeting.

MASTER PLAN UPDATE GUIDE



A Redevelopment Ready Communities® tool
for Michigan communities looking to establish
or update a master plan



INTRODUCTION

Redevelopment Ready Communities® Best Practice 1.1 evaluates community planning and how a community's development vision is embedded in the master plan and other related plans such as the capital improvements plan, downtown plan and corridor plan. Comprehensive planning documents are a community's guiding framework for growth and investment. The RRC program, based on state legislation and best practices, requires that the master plan is up to date and reflects a community's desired direction for the future. Michigan law requires that an adopted plan be reviewed at least every five years. This guide was prepared to help communities determine whether a comprehensive plan needs to be updated based on MPEA and RRC requirements and how to review the plan for potential updates. In addition, the RRC best practices require an annual review to keep implementation moving forward. This review could include a report to the local legislative body on implementation progress and future goals and offers a chance to refresh officials and inform new members about the plan and its components.

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UPDATE GUIDE

RRC Master Plan

Redevelopment Ready Communities® (RRC) supplements Michigan legislation in this guide with recommendations on the master plan review and update to help streamline the process, create better plans, and support better implementation of plans. The Michigan Planning Enabling Act (MPEA) outlines requirements while the RRC program provides recommendations. Meeting the RRC best practice criteria is required in order for a community to become RRC certified. Contact the RRC team or your municipal attorney should there be any confusion on what is required by law and what is required to meet the RRC best practices. Beyond meeting state requirements, updating your community master plan is important for maintaining a community vision that municipal staff and officials can reference during decision-making. Taking a regular look at the master plan can keep staff, officials, and the community on-track for implementation.

ANNUAL REVIEW AND REPORT

- Annual review
- Annual report
- Report to elected body
- Joint meeting

MPEA

The Michigan Planning Enabling Act (Act 33 of 2008; MPEA) provides the legal basis for the master plan. The act outlines requirements for the preparation, content, public review, adoption and regular review of the plan. Key objectives of a plan as outlined in the act include:

- Create a plan that guides development that is coordinated, adjusted, harmonious, efficient, and economical and that best promotes public health, safety and general welfare;
- Make careful and comprehensive studies of present conditions and future growth with due regard for its relation to neighboring jurisdictions;
- Consult and cooperate with representatives of adjacent local units of government, departments of state and federal governments;
- Address land use and infrastructure issues and make recommendations for physical development;
- At least every five years, review the plan to determine whether to amend or readopt the current plan or adopt a new master plan;

The act also outlines requirements for the process of amending an adopted plan or adopting a new plan.

RRC

An updated master plan is essential to articulating the types of development the community desires and the specific areas where the community will concentrate resources. RRC evaluates a plan based on the following:

- The governing body has adopted (or re-adopted) a master plan in the past five years.
- It reflects the community's desired direction for the future.
- It identifies strategies for priority redevelopment areas.
- It addresses land use and infrastructure, including complete streets elements.
- It includes a zoning plan.
- It incorporates recommendations for implementation, including goals, actions, timelines and responsible parties.
- Progress on the master plan is annually reported to the governing body.
- It is accessible online.

UPDATE GUIDE

RRC Master Plan

Annual review and report

Communities should **review** their plan annually to ensure staff and elected and appointed officials have an understanding of their planning documents. This background information can help orient new officials and lead to more consistent and supported decision-making. While the planning act requires review at least every five years, communities should annually consider discussion about the plan, conducting a review of progress made, implementation made the previous year, and priorities for the upcoming year. Also if there is an annual update to the capital improvement plan (CIP), relevant master plan recommendations should be reviewed and promoted to the CIP preparers.

The following should be reviewed by staff and the planning commission:

- ✓ Review goals and major recommendations.
 - Accomplished
 - Still relevant
 - High priority of the year

Create a chart to assist in the review of goals and recommendations:
GOAL : PROGRESS : PRIORITY

- ✓ Review action table and progress toward completing this year's priorities. Some actions may need to be broken down into more manageable subtasks, or next steps, with responsibilities assigned to different staff or departments.
 - Accomplished
 - Still relevant
 - Task for upcoming year
 - Task for future year

Does your plan have an action table? If not, create one using any actions provided for each goal and recommendation. Make sure to provide the department or person responsible for completing the task.

Next steps _____

Responsibility _____

- ✓ Review prior year's rezonings and development decisions. Discuss if there are any trends that need to be addressed.

Examples: 1. Map rezonings to see if they are located in similar areas and follow the plan's future land use; 2. Discuss any development proposals where the plan did not provide enough direction to assist in a decision or if the plan did not provide enough flexibility to welcome an opportunity.
- ✓ Identify any potential plan amendments to work on for the upcoming year that can be prepared and adopted then incorporated at a later date when the master plan is updated. This could include:

Subarea plans, studies prepared that need to be incorporated in the plan, or planning topics that need to be added or refreshed such as complete streets or placemaking.
- ✓ Identify any zoning ordinance updates to undertake in the coming year.
- ✓ Review the update checklist at the end of this guide to decide whether the plan needs to be "opened up" and officially updated.

UPDATE GUIDE

RRC Master Plan

Annual review and report *continued*

This review could be documented as part of the annual report that is required by the MPEA Section 125.3819 so that once the five-year period is over, the interim years' activities can be summarized when deciding whether the plan needs to be amended. This annual report is intended to be presented to the legislative body and should include the following:

- ✓ Membership
- ✓ Number of planning commission meetings
- ✓ Master plan implementation
- ✓ Zoning ordinance map and text amendments
- ✓ Major development reviews (including a brief description, whether it was approved and date of action)
- ✓ Priorities for upcoming year

Communities have found success in having an *annual joint meeting* of the governing body and planning commission to summarize the year's accomplishments and set priorities for the next year. Some communities also include their DDA, ZBA, and other applicable boards and committees. Topics of discussion may include:

- ✓ Refresh officials on what a master plan is and what the adopted plan entails.
- ✓ Recap development, projects and progress made in the previous year.
- ✓ Summarize actions that were completed in the past year and the upcoming year's action priorities.
- ✓ Incorporate a presentation on a hot topic (complete streets, RRC, form-based code).

UPDATE REVIEW TABLE

RRC Master Plan

Use the table below to help consider whether your plan needs an overhaul, a refresh, or to add or replace sections of the plan. A refresh is for those that just require minor changes throughout the plan. Section additions or replacements may include new chapters, subareas, the future land use map and/or text, implementation steps, and/or RRC components. The first section of the checklist can be used as a checklist for the annual review and report as described above.

Annual	5-year	CRITERIA	Yes	No	COMMENTS/DOCUMENTATION/LINKS
✓	✓	Have development patterns changed significantly since the plan was written and adopted?	<input type="checkbox"/>	<input type="checkbox"/>	
✓	✓	Does the adopted zoning ordinance align with the goals of the plan?	<input type="checkbox"/>	<input type="checkbox"/>	
✓	✓	Have there been any major changes, such as utility lines, major road improvements, large development approvals, etc?	<input type="checkbox"/>	<input type="checkbox"/>	
✓	✓	Have there been instances when the planning commission or elected body has departed from the plan?	<input type="checkbox"/>	<input type="checkbox"/>	
✓	✓	Are the goals and priorities of the plan in sync with the goals and priorities of appointed and elected officials?	<input type="checkbox"/>	<input type="checkbox"/>	
✓	✓	Does the plan address the location and types of land uses frequently requested?	<input type="checkbox"/>	<input type="checkbox"/>	
✓	✓	Have there been other studies completed that change the relevancy of the plan?	<input type="checkbox"/>	<input type="checkbox"/>	
	✓	Have community goals or vision changed since the plan was written?	<input type="checkbox"/>	<input type="checkbox"/>	
	✓	Are recent best practices integrated? (i.e. Complete Streets, Placemaking, Sustainability, Missing Middle Housing, Local Food)	<input type="checkbox"/>	<input type="checkbox"/>	
	✓	Is the background data relevant and reference the most recent decennial census data and up-to-date local data?	<input type="checkbox"/>	<input type="checkbox"/>	
	✓	Is it user-friendly with clear organization and graphics?	<input type="checkbox"/>	<input type="checkbox"/>	
	✓	Does it reference goals and objectives for a downtown area?	<input type="checkbox"/>	<input type="checkbox"/>	
	✓	Is there an implementation plan including a CIP plan?	<input type="checkbox"/>	<input type="checkbox"/>	
	✓	Are a zoning plan and zoning objectives included?	<input type="checkbox"/>	<input type="checkbox"/>	
	✓	Is a redevelopment strategy provided?	<input type="checkbox"/>	<input type="checkbox"/>	

UPDATE REVIEW TABLE

RRC Master Plan

Annual	5-year	CRITERIA	Yes	No	COMMENTS/DOCUMENTATION/LINKS
	✓	Are priority sites for redevelopment and a strategy for implementation included?	<input type="checkbox"/>	<input type="checkbox"/>	
	✓	Have there been changes along the community borders?	<input type="checkbox"/>	<input type="checkbox"/>	
	✓	Is there upcoming major (re)development (corridor, transportation, university/hospital, utility, vacated sites, or industrial)?	<input type="checkbox"/>	<input type="checkbox"/>	
	✓	Do policy and recommendations support a safe, efficient multi-modal transportation system?	<input type="checkbox"/>	<input type="checkbox"/>	
	✓	Do permitted uses support the job market and reflect the local talent pool?	<input type="checkbox"/>	<input type="checkbox"/>	

REVIEW AND UPDATE PROCESS

Five-year Master Plan

One provision of the MPEA requires the planning commission to review its current plan at least every five years. At that review, it should be determined whether any amendments are needed or whether the process for a new plan should be started. The act does not require that the entire “coordinated planning” process be followed simply for a review of the plan. No notifications need be made to conduct the review. Instead, the planning commission need only conduct the review and document that fact through the minutes of the review meeting.

Although the five-year review requirement may be considered perfunctory, a necessary “fill in the blank” action, communities should take advantage of this opportunity to thoroughly review the plan and make sure it is still relevant to today’s conditions. A table is provided below to assist in the decision of whether to proceed with an amendment or a complete overhaul. Generally, the goals, objectives and future land use plan should be carefully reviewed to contrast with current development trends as well as any major changes or diversions from the plan that have taken place in order to consider whether the plan needs to be updated.

If, after the review is conducted it is decided that changes are indeed necessary—the process outlined by the planning act must be carefully followed. It may be a good idea to have a joint meeting, public or stakeholder workshops to review the current plan and discuss the level of change needed. If the plan needs an “overhaul,” the process will require a 63-day review period. An update, or “refresh,” requires a 42-day review period. An update is appropriate if most of the plan assumptions and recommendations are still valid and only minor updates or additions are required. Once the plan is updated and adopted, it should be posted on the internet to make it accessible to all online.

CONSIDERATIONS WHEN UPDATING YOUR PLAN

- A plan is a balance between technical evaluation and public preferences; between fiscal realities and bold ideas.
- Does your plan consider and integrate the current attitudes of the residents and business interests?
- For more information on how best to include public participation as part of your plan update, see the RRC’s public participation guide.
- Keep in mind how the plan will influence the zoning ordinance and other regulations.
- Who has jurisdiction over capital improvements? RRC encourages collaboration across departments in preparing the CIP so make sure to fully engage the engineering or public works department in the planning process.
- Updating census data alone is not reason to open up your plan for an amendment. When updating your plan, think about what data will be most important in influencing planning decisions. Only include data that are applicable to understanding the planning context and recommendations.



Acme Township

community master plan 2019

ACME TOWNSHIP
GRAND TRAVERSE COUNTY, MICHIGAN

ACME TOWNSHIP PLANNING COMMISSION
RESOLUTION ADOPTING THE
ACME TOWNSHIP COMMUNITY MASTER PLAN 2019

WHEREAS, the Michigan Planning Enabling Act (MPEA) authorizes municipal planning commissions to prepare a "master plan" pertinent to the future development of the municipality; and

WHEREAS, the Planning Commission has prepared a draft Community Master Plan for the municipality, to update and replace its previous Community Master Plan; and

WHEREAS, the Acme Township Board of Trustees authorized the distribution of the draft Community Master Plan to the general public and the various entities as required by the MPEA, for review and comment purposes; and

WHEREAS, the proposed Community Master Plan was made available to the various entities and the general public as required by the MPEA, and a public hearing thereon was held by the Planning Commission on June 10, 2019 pursuant to notice as required by the MPEA; and

WHEREAS, the Planning Commission finds the proposed Community Master Plan as submitted for the public hearing is desirable and proper, and furthers the land use and development goals and strategies of the Township;

NOW, THEREFORE, the Acme Township Planning Commission adopts the new Community Master Plan as submitted for the public hearing with edits identified by the Planning Commission at the June 10, 2019 public hearing, including all the text, charts, tables, maps, and descriptive and other matter therein intended by the Planning Commission to form the complete Community Master Plan, including the Future Land Use Map.

CERTIFICATE

I hereby certify the foregoing resolution was approved by a majority of the members of the Acme Township Planning Commission by a roll call vote at a regular meeting of the Commission held on June 10, 2019 in compliance with the Open Meetings Act.

Motion by: _____ Dan Rosa _____

Seconded by: _____ Beth Balentine _____

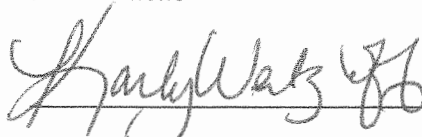
Roll Call Vote:

Ayes: Wentzloff, VanHouten, Rosa, White, Balentine

Nays: none

Absent: Feringa, Timmins

Abstain: none

 6/18/19

Chair, Acme Township Planning Commission

ACKNOWLEDGEMENTS

Acme Township Board of Trustees

Jay B. Zollinger, Supervisor

Cathy Dye, Clerk

Amy Jenema, Treasurer

Jean Aukerman, Trustee

Darryl Nelson, Trustee

Paul Scott, Trustee

Doug White, Trustee

Acme Township Planning Commission

Karly Wentzloff, Chairperson

Steve Feringa, Vice-Chairperson

Marcie Timmins, Secretary

Beth Balentine

Daniel VanHouten

Dan Rosa

Doug White, Trustee

Acme Township Planning & Zoning

Shawn Winter, Administrator

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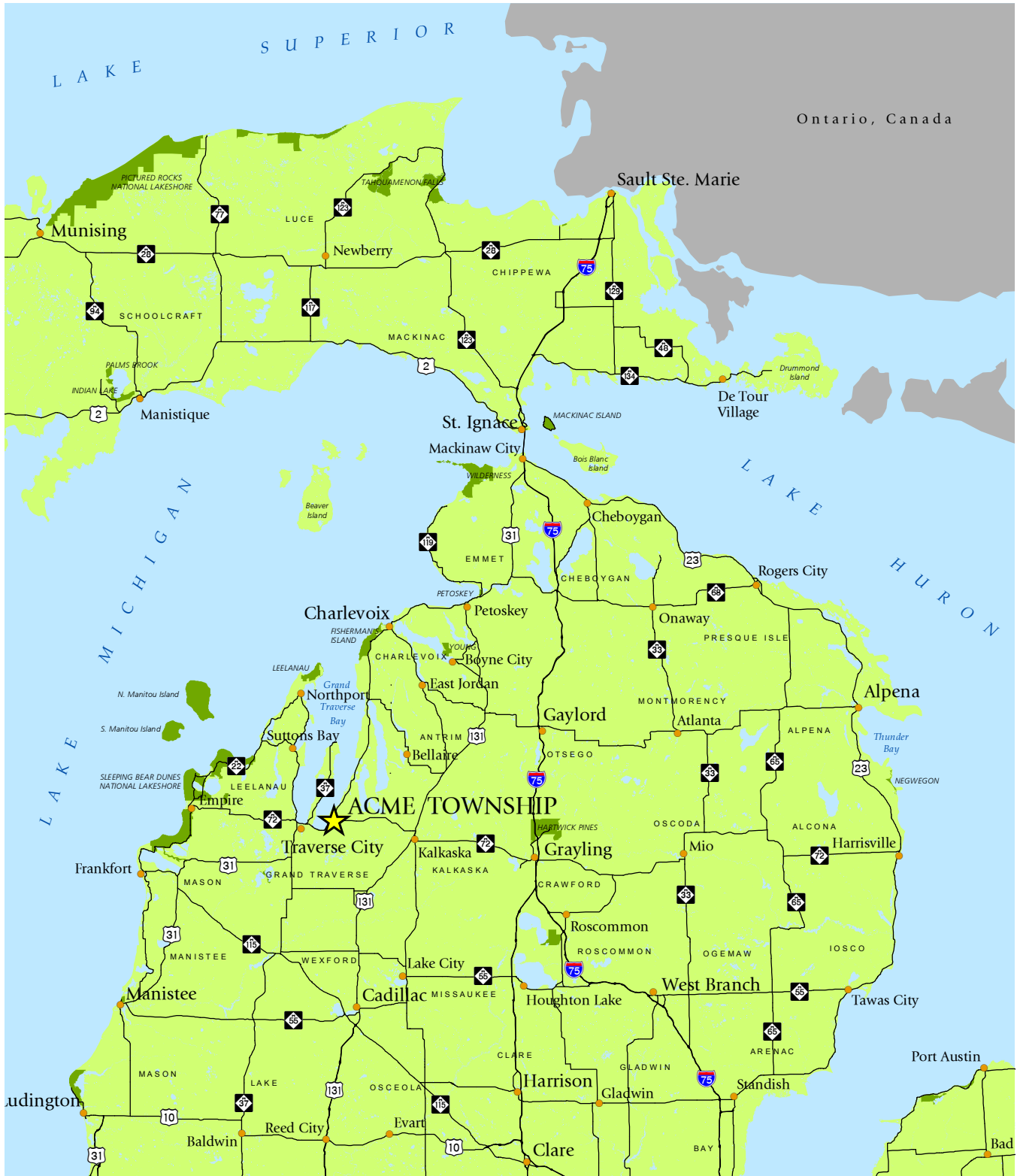
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INTRODUCTION



Photo: Karly Wentzloff

Figure 1. Regional location map



REGIONAL CONTEXT

Acme Township is located in the northwest quadrant of Michigan’s Lower Peninsula, abutting the East Arm of the Grand Traverse Bay. The lands surrounding the Bay constitute the Grand Traverse region, with topography characterized by forests, productive farmland, rolling hills formed by glacial activity, and copious inland lakes, streams, and wetlands. As these characteristics have shaped the settlements that grew up among them, the region has become known for its agricultural products, its “resort” quality, and its abundance of recreational opportunities.

Antrim, Benzie, Grand Traverse, Kalkaska, Leelanau, and Wexford Counties came together in 2007 to launch a comprehensive and far-reaching planning initiative called The Grand Vision. Three years of intensive public participation yielded six guiding principles and a new web of partnership networks across the region. Acme Township’s position at the intersection of US-31 and M-72 has brought it to the attention of the Grand Vision’s “Growth and Investment” principle.

Grand Vision Principles

Transportation

A regional multi-modal transportation system that supports energy conservation

Energy

Sustainable-energy uses in construction, transportation and economic development

Natural Resources

Protected and preserved water, forests, natural and scenic areas

Growth and Investment

Unique and vibrant communities that strengthen the local economy

Food and Farming

Local farms and regional food systems as a viable part of our communities

Housing

A diverse mix of regional housing choices with affordable options

“Growth and Investment areas are based on the existing development pattern, zoning, community assets like schools and post offices, and infrastructure. In these areas, growth consists of existing towns and established contiguous areas of a township where infrastructure and services are available. Land use in these areas are of a mixed-use village form and provide excellent opportunities for new businesses and housing modeled after the region’s pattern of traditional towns and villages.”

— A Master Plan for Grand Traverse County, 2013

PLAN SNAPSHOT

The Acme Township Community Master builds upon two decades of active community engagement revolving around the previous amendment to the 1999 Community Master Plan, revised in 2009, and updated most recently in 2014; community efforts focused on the acquisition and redevelopment of the East Bay shoreline and waterfront as presented in the US-31 Placemaking Plan; and the recently updated Acme Township Five-Year Parks and Recreation Master Plan, last adopted in 2018. In order to define key community initiatives and strategies, the Acme Township Community Master Plan uses information gleaned from the previous body of planning work; a community-wide survey; collaborative, ongoing efforts with representatives from the agricultural and business communities; and the changes to land use, both physically and in policy, that have occurred since 2014.

Some of the key ideas advanced in this updated Acme Township Community Master Plan include:

1. Significant public infrastructure investments, specifically public water and sanitary sewer within the sanitary district where future growth and development will be concentrated. The Township will continue collaboration with the Grand Traverse Band of Ottawa and Chippewa Indians on these infrastructure projects. Another key capital project will be the development of a new Fire / EMS station and Township Hall.
2. Development of the new Mixed Use Village to facilitate mixed housing and mixed use neighborhood-scale development within the historic Acme Village platted area.
3. A focus on nonmotorized connectivity for both cyclists and pedestrians. The planned Acme Connector Trail and Traverse City to Charlevoix Trail will provide important connections for transportation and recreation purposes. Planned sidewalk infrastructure investments along US 31 are also a high priority.
4. Continued implementation of the Acme Township Placemaking Plan. The Township will work with public agencies and private developers to ensure placemaking investments are made in coordination with new development, specifically along US-31, as well as M-72.
5. Prioritization of farmland preservation and cultivation of farming as a viable business in the Township. The Township will continue the Purchase of Development Rights (PDR) and Transfer of Development Rights (TDR) programs while encouraging other agricultural opportunities that are based on local food and fruit production.
6. Protecting the Township's natural and freshwater resources by adopting a new stormwater ordinance which includes an emphasis on low impact development. Another important element is continued collaboration with the Watershed Center and the Grand Traverse Band of Ottawa and Chippewa Indians on E. coli and other water quality monitoring in East Bay and the Acme and Yuba Creek tributaries, and at nearby stormwater outflows.
7. Policies and partnerships that facilitate diverse and affordable housing options that meet the changing needs of Acme residents.

LAND USE CATEGORIES	2014 COMMUNITY MASTER PLAN	2019 COMMUNITY MASTER PLAN
CONSERVATION AND RECREATION	Sustain the integrity of Acme Township’s natural ecosystems and natural resources, such as its creeks, streams, wetlands, forests, and Grand Traverse Bay shoreline, and to provide quality, safe public recreation sites, such as beaches and water access points, camping sites, hiking trails, ball fields, and other sports facilities.	Same objectives from 2014. The 2019 Future Land Use map reflects the same areas identified in the 2014 Future Land Use map revision slightly expands the conservation and recreation areas to improve habitat and recreational connectivity.
AGRICULTURE	Create a long-term business environment for agriculture in Acme Township. Ensure that agriculture contributes to the character of Acme Township and to Acme Township’s and Grand Traverse County’s economies, now and in the future; prevent the loss of agricultural lands by encouraging the use of PDR and TDR programs and other means.	Same objectives from 2014. The 2019 Future Land Use map keeps the agricultural land designations the same as in 2014.
RURAL RESIDENTIAL	Provide limited and low density residential development in the rural areas of the Township where sensitive ecosystems and special natural land features such as steep slopes, creeks, and streams are prevalent.	Same objectives from 2014. The 2019 Future Land Use map keeps the same amount of land classified as rural residential.
URBAN RESIDENTIAL	Encourage the development of quality, high-density residential living, and affordable living that will minimize the encroachment of such development on farms, forests, and environmentally sensitive areas.	Same objectives from 2014. The 2019 Future Land Use map slightly reduces the Urban Residential land area to make way for the Mixed Use Village and expanded Conservation and Recreation.
COMMERCIAL	Provide for commercial development in ways that will create an economically healthy and thriving environment for the benefit of all Acme residents and visitors to the Township, and provide for commercial establishments that not only supply goods and services but also offer employment opportunities to Acme residents. Encourage new commercial growth in high-density areas of the Township.	Same objectives from 2014. The 2019 Future Land Use map reflects the same areas identified in the 2009 Future Land Use map revision.
LIGHT INDUSTRIAL & WAREHOUSING	Provide for non-intrusive industrial operations in high density areas that stimulate the economic vitality of the Township, but do not negatively impact the surrounding area, and provide employment opportunities for residents of the Township and surrounding region.	Same objectives from 2014. The 2019 Future Land Use map slightly expands the area designated for Industrial.
TOWN CENTER	Build a network of shops as well as service, civic, and cultural facilities and residential neighborhoods in a concentrated mixed-use area that is user-friendly to the Township resident, the general consumer, and the visitor alike.	Land use objectives from 2014 are similar. The 2019 Future Land Use map reflects the same areas identified in the 2014 Future Land Use map revision.
MIXED USE VILLAGE	Not applicable	This newly created Future Land Use category designates a special area for mixed housing and mixed use neighborhood-scale development within the historic Acme Village platted area.

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CONTEXT



COMMUNITY CHARACTER

As in nearly all communities, Acme Township's varied history is etched into its landscape. Wild rice growing on the Great Lakes signaled to the people of the Three Fires Confederacy of Ottawa, Ojibwa, and Pottawatomi that their journey from the east coast of Turtle Island (North America) had come to an end, and they settled among the sugar maple, elm, basswood, yellow birch, hemlock, and white pine² forests. They were traders whose routes stretched across the continent and included the French and English arrivals from the other side of the Atlantic Ocean, even as wars among the Europeans broke out on their lands. The Three Fires Confederacy signed treaties in 1836 and 1855 ceding the land in Michigan to the newly formed United States government while reserving the use of their homeland, but federal recognition of the tribe did not come until more than a century later in 1980.³

Among the European pioneers in Michigan was Village of Acme founder L.S. Hoxie, who in 1858 began transforming most of the native forested landcover into building material for the rapidly expanding Chicago area and the American west. The sudden wealth generated from this export gave rise to development: commerce, industry, and the buildings, roads,

and rails to serve them arrived in concert with Acme's lumber boom.

Those fortunes waned with the tree supply in the early 1900s. The cut-over condition of the land saved prospective farmers from having to clear their fields, although it soon became apparent that not all of the soils were suitable for agriculture. As the 20th century waxed, the area found its niche in fruit production on the fertile lands while state and federal conservation departments acquired the marginal or infertile acreage, and elements coalesced to set the stage for what we now call Acme's scenic rural character.

That character has long been prized by urban refugees seeking respite in water and woods. Chicago tourists promptly used their newly-invented cars to venture up Lake Michigan's eastern coast, and in 1911 the West Michigan Lakeshore Highway Association began planning the first improved highway from Chicago to Mackinaw City to support a neophyte resort industry.⁴ That road, called the West Michigan Pike and advertised as "Lake Shore all the Way," was completed in 1922, literally paving the way for new lodging, restaurant, and attraction opportunities. It became part of the state highway system as M-11 and joined the national highway system four years later as US-31. M-72's east-west route across the peninsula grew more slowly, but its route

between Traverse City and Kalkaska via Acme had been established by 1946 and fully paved by 1959.⁵

Today, the northern and interior portions of Acme Township are lined with productive farms, protected by one of only two Purchase of Development Right (PDR) programs in the county. Commercial development hugs the trunklines and continues to intensify as development of the Grand Traverse Town Center gets underway. The Grand Traverse Resort, owned by the Grand Traverse Band of Ottawa and Chippewa Indians, offers a getaway experience complete with premiere golf, spa, and casino. The southwest corner of the Township provides growing Traverse City with suburbs, while residential development of a more rural nature dots the northern East Bay shoreline. And the heart of Acme Township, at the junction of US-31, M-72, and the East Bay, is undergoing intensive revitalization to connect commerce, recreation, and livability as part of the Acme Shores Placemaking Project.

DEMOGRAPHICS

Statistics can be overwhelming. As interesting as any individual fact may be, poring over pages of charts and percentages can rapidly descend into confusion. Figure 2 presents a "demographic dashboard" to illustrate key Acme Township facts and place them in



Photos: top, Grand Traverse Resort; bottom, Karly Wentzloff; right, www.saugatuck.com

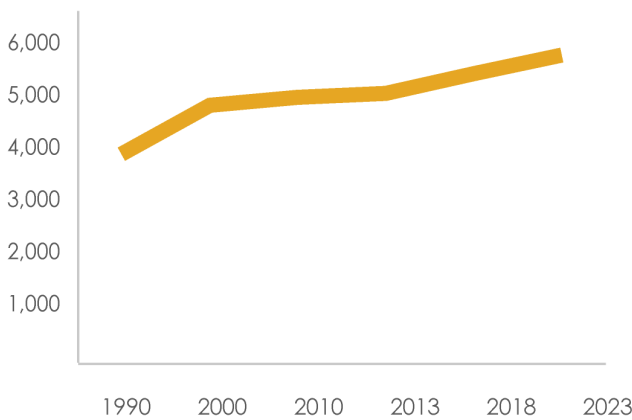
Acme Township Dashboard

Figure 2. Demographic dashboard

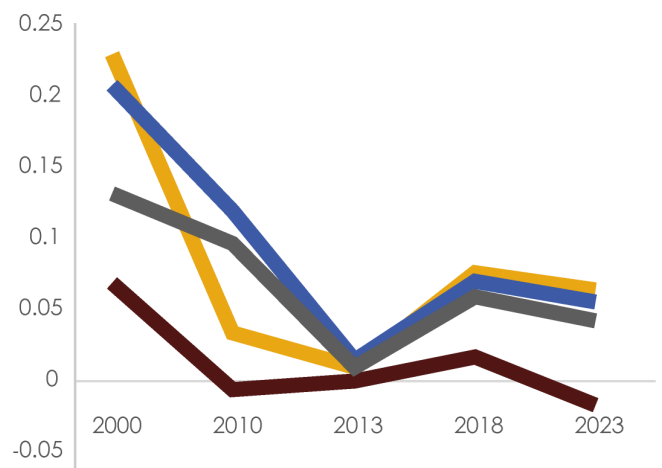
Key for population and prosperity index graphs:

- Acme Township
- Grand Traverse County
- Michigan
- United States

POPULATION

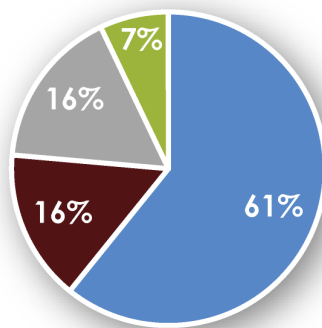


POPULATION GROWTH



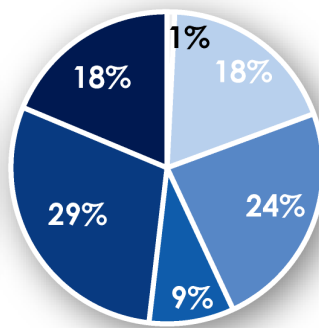
HOUSING

- Owner Occupied
- Renter Occupied
- Vacant: For Sale, Rent etc.
- Seasonal, Recreational, and Occasional Use



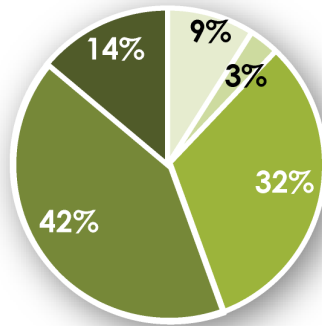
EDUCATION

- No High School Diploma
- High School Graduate (includes equivalency)
- Some College, No Degree
- Associate's Degree
- Bachelor's Degree
- Graduate or Professional Degree



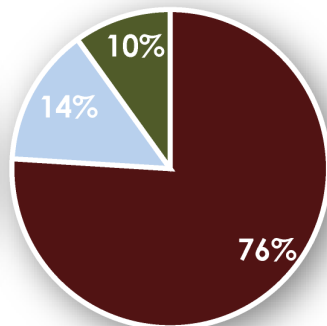
HOUSEHOLD INCOME

- Very Low Income (less than \$25,000)
- Low Income (\$25,000 - \$34,999)
- Moderate Income (\$35,000 - \$74,999)
- High Income (\$75,000 - \$149,999)
- Very High Income (\$150,000 and up)

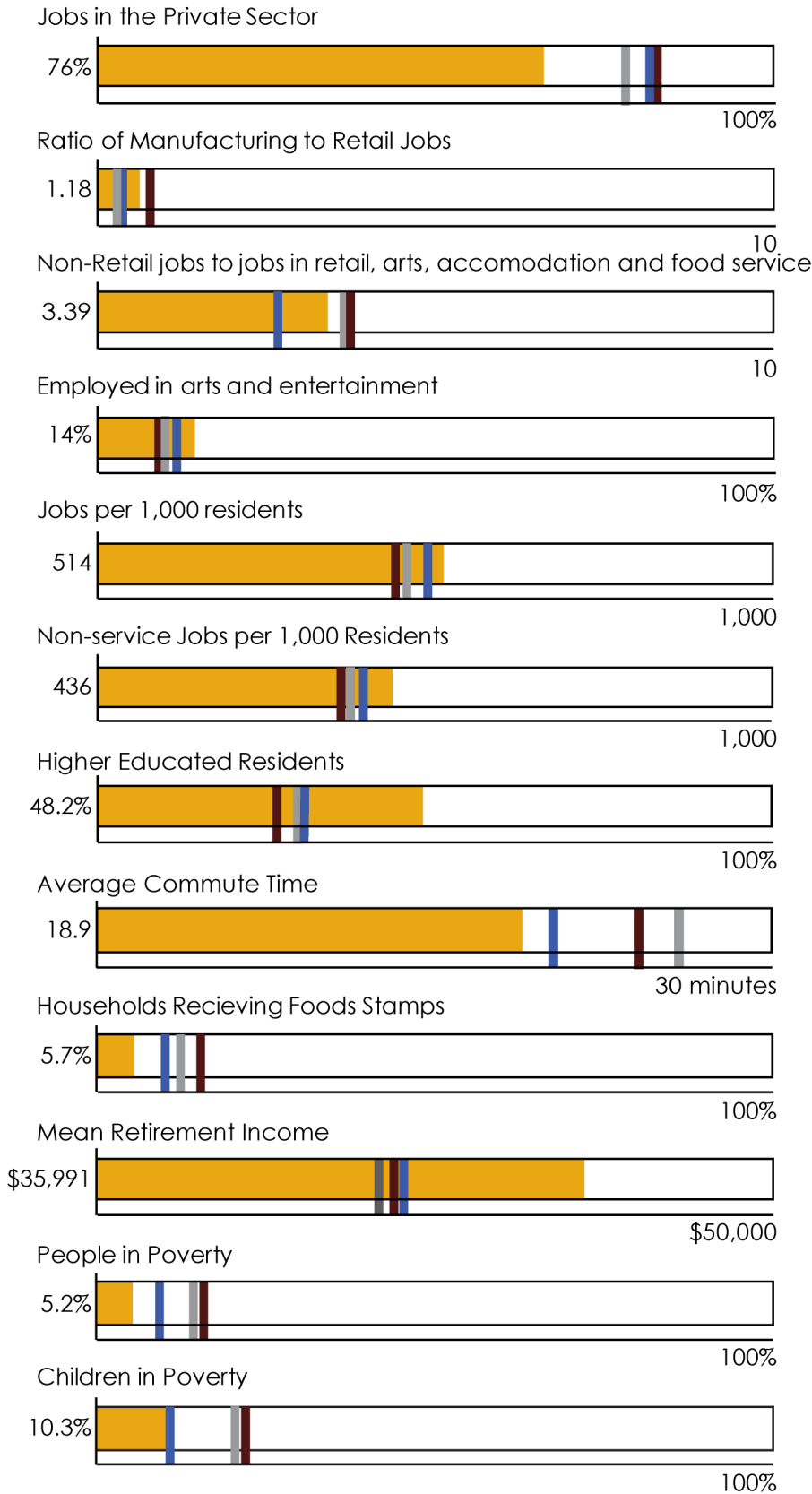


WORK

- Private wage and salary workers
- Government workers
- Self-employed



PROSPERITY INDEX



The information in the Households column is shown in red when the number is lower than it was in the 2014 Master Plan and shown in green when higher. As these datasets are derived from population samples, the blue figure represents the margin of error as identified by the U.S. Census Bureau.

HOUSEHOLDS

(+/-165) **+217** 1,999
total households
(+/-0.19) **-0.16** 2.29
person average household size
(+/- \$19,091) **+\$13,800** \$209,300
owner-occupied median home value
(+/- \$128) **+\$145** 927
median gross rent
(+/-7.1%) **-10%** 65%
housing units with a mortgage

EDUCATION

(n/a) **-6.6%** 17.3%
population enrolled in school
(+/-0.6%) **+1.9%** 99.2%
high school graduate or higher
(+/-5.7%) **-1%** 37.1%
bachelor's degree or higher

COMMUTING

(+/-3.6%) **+1%** 96%
workers who commute
(+/-3.6%) **+4%** 94%
commuters who drive alone
(+/-2.6%) **+0.2%** 18.9
minute average commute

EMPLOYMENT

(+/-1.4%) **-11.1%** 1.5%
unemployment rate
(+/-1.4%) **-2.8%** 10.1%
civilian veterans

INCOME

(+/- \$7,073) **-\$11,827** \$65,043
median household income
(+/- \$4,451) **+\$4,761** \$36,684
median earnings for workers
(+/- \$10,422) **-\$9,309** \$53,315
male full-time, year-round earnings
(+/- \$11,557) **-\$1,157** \$41,221
female full-time, year-round earnings
(+/-3.3%) **-1.3%** 5.2%
population in poverty
(+/-10.1%) **+3%** 10.3%
children in poverty

TOP INDUSTRIAL SECTORS

(+/-5.9%) **+7%** 29%
education, health care, social assistance
(+/-4.9%) **-6%** 14%
arts, recreation, accommodation, food
(+/-5.2%) **-1%** 11%
manufacturing

context relative to Grand Traverse County, the State of Michigan, and the United States.

Population

According to the 2016 American Community Survey estimates, Acme Township had about 4,612 residents, a 237-resident gain over the 2000 count. This 5% rate of growth was comparable to Grand Traverse County as a whole (5.4% growth rate) and a relatively rapid rate of growth compared to the United States (3.1% growth rate). Acme Township avoided becoming part of Michigan’s notorious population loss during this timeframe (-0.4%). The township’s residents make up 1,999 households with an average household size of 2.29 persons, slightly smaller than in Grand Traverse

County (2.46), the rest of Michigan (2.51), and the United States (2.64). The percentage of households made up of families is similar to Grand Traverse County and the State of Michigan (64.5% vs. 64.2-66.7%), but the number of husband-wife families is slightly higher when compared with these aggregate populations (50.9% vs. 47.5-51.2%), though fewer households have children in them (13.6% vs. 16.6-17.7%).

The median age of 48.3 years is older than the County or State, and more households have at least one individual aged 65 or older than in the larger populations (37.6% vs. 23.2%-27.4%). Figure 3 shows that on closer inspection, there is spike in the number

Figure 3: Population by age (right)

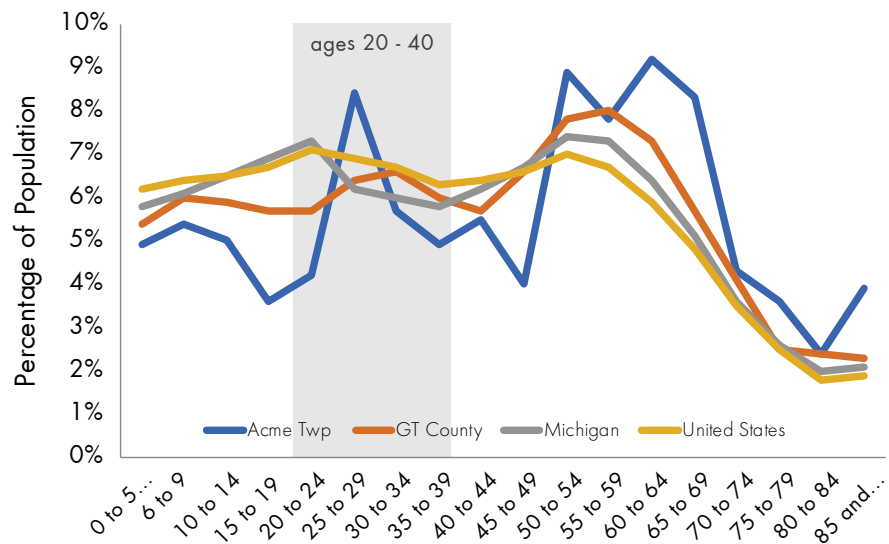


Table 1: Disposable income by age of householder

	AGE OF HOUSEHOLDER						
	<25	25-34	35-44	45-54	55-64	65-74	75+
Total households	34	194	234	326	483	428	277
Average disposable income	\$59,762	\$70,812	\$88,937	\$99,784	\$90,842	\$79,684	\$50,722
Share of households	1.72%	21.66%		40.94%		35.68%	
Share of disposable income	1.26%	21.44%		47.42%		29.88%	
Disposable income/households	0.73	.99		1.16		0.84	

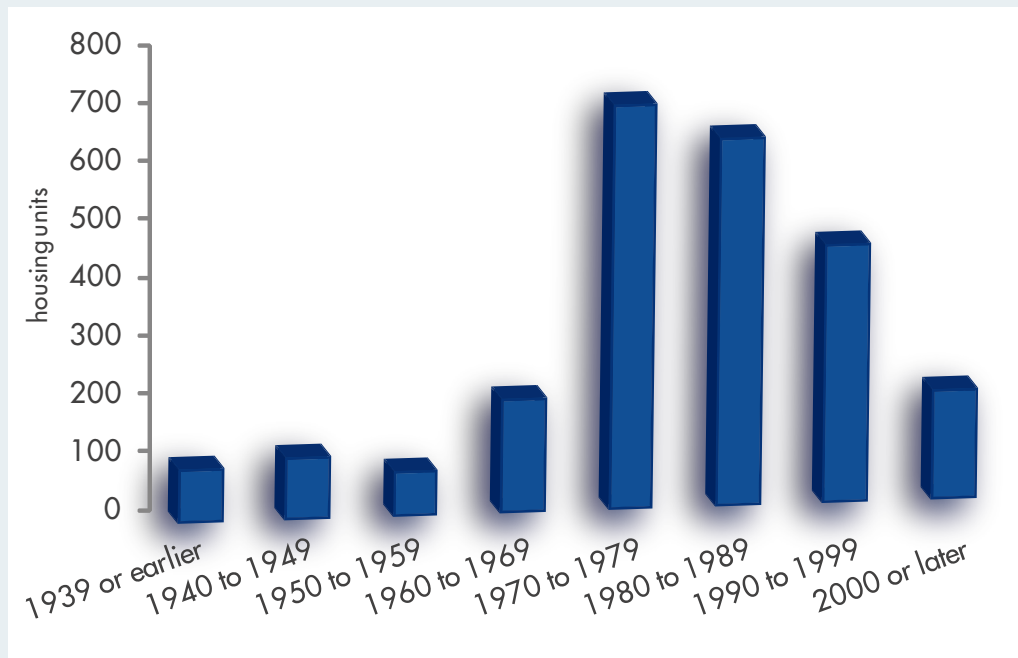
of Acme residents between about 25 and 30 years old. A deviation from patterns witnessed in Grand Traverse County, Michigan, and the United States. This situation merits attention because the 20 to 40 age group is among the most productive. They are one of the two age brackets which contribute a greater share of Acme Township’s total disposable income than the share of households it represents. Input gathered from previous public engagement sessions in 2012 indicated that community stakeholders and business owners saw a need to attract younger families to the community.

Housing

Housing construction history paints a vivid picture of Acme Township’s explosion in popularity circa 1970.

Before that year, the township had a total of 473 homes. Nearly twice as many were built in the following decade alone, followed by two more decades of frantic development before the housing crisis returned the pace back to the level of the 1960s. According to the 2016 American Community Survey, there are 2,612 dwelling units in the Township, 1,999 of which are occupied. Sixty-five percent of the unoccupied units, or 15.2% of all housing structures, are for seasonal or recreational use, a number that is significantly higher than in other populations and provides hard evidence of the Township’s appeal to those looking for a getaway. Most homes (76.5%) are heated by utility gas, with a few using bottled, tank, or liquid petroleum gas (6.5%), electricity (12.5%), or fuel oil (2.3%), or wood

Figure 4: Housing unit construction over time



(1.5%).

Most of the homes (79.5%) are owner-occupied, and 65% of the owner-occupied homes have a mortgage. The median home value is \$209,300. Twenty-three percent of the structures are multi-family units, with the rest either detached or attached single-family units. The median gross rent is \$927, and 44.3% of households are paying more than 30% of their household income for rent. The rental vacancy rate of 27.7% is four times that at the county, state, and national levels, perhaps reflecting seasonal rentals.

Education

Acme Township is home to a well-educated populace. It comes remarkably close to achieving universal secondary education: 99.2% of residents have at least a high school diploma, compared with 87% nationwide. Well over one-quarter (29.5%) have bachelor's degrees. An impressive 18.7% of Acme Township's population holds a graduate or professional degree.

Income

The strong link between education and income is demonstrated in Acme Township, where the median household income of \$65,043 is 117% of the national median. About 12% of households earn more than \$150,000 per year, nearly twice the rate of Grand Traverse County

(6.8%) and about two-thirds the rate within the State of Michigan (8.1%). Due to Acme's higher median age, slightly more people have Social Security or retirement incomes than in the State of Michigan and United States (34.5% vs. 34% and 30.2%, respectively).

The ratio of manufacturing workers to retail workers in Acme is 1.18 (253/214), indicating an economy balanced between the two sectors and therefore best able to adjust to changes in either. Because the median earnings of retail workers are about 57% of the median earnings of manufacturing workers, the slight tilt toward manufacturing is advantageous to the workforce.

Just under 12% of all workers are employed in the arts, entertainment, recreation, and accommodation fields, a figure that is similar to Grand Traverse County as a whole (10%), but considerably larger than in Michigan, or the US (5.4% and 6.5%, respectively). These fields consistently rank among the lowest-paid. Among all workers in the US, the median income in this sector (\$15,968) is 46% of the overall median income (\$34,557), and among year-round, full-time workers, it is 60%. In Acme Township, the ratio of all workers' earnings in art, entertainment, recreation, and accommodation to overall median earnings is similarly small at 53%. However, this pay

gap is significantly smaller among full-time, year-round workers in those fields, where median earnings in this sector comprise 74% of the overall median. This is primarily due to the Grand Traverse Resort and its workforce. According to the Traverse City Area Chamber of Commerce, the Grand Traverse Resort is the third largest employer in the Grand Traverse County with 943 employees. The median earnings for all female workers in Acme Township are about 65% of the median earnings for all male workers. This wage gap is slightly greater than in Grand Traverse County (68%), and the United States (71%), but slightly lower than in Michigan overall (64%). It is considerably smaller among full-time, year-round workers at 77.4%, which is a similar ratio compared to the aggregated populations (range: 76 – 79.5%). These numbers offer a somewhat homogenized view of what turns out to be a quite varied landscape. Educational services, health care, and social assistance had by far the greatest number of workers, and there the females' median earnings are also outweighed by males' (\$34,464 vs. \$47,891) despite making up over three quarters of the workforce. Additionally, womens' earnings comprise only 68% of mens' in the manufacturing industry.

Poverty is low in Acme Township at 5.2%, as compared with 9.8%

Table 2. Income by industry and gender

	ALL WORKERS					FULL-TIME, YEAR-ROUND WORKERS								
	% of workforce	Median earnings	% male	Median earnings: male	% female	Median earnings: female	Female earnings as % of male earnings	% of workforce	Median earnings	% male	Median earnings: male	% female	Median earnings: female	Female earnings as % of male earnings
Civilian employed population 16 years and over		\$39,470	47%	\$46,841	53%	\$30,589	65%		\$48,569	54%	\$53,234	44%	\$41,221	77%
Public administration	2%	\$77,841	100	\$77,841	0%	-	-	3%	\$79,432	100%	\$79,432	0%	-	-
Transportation, warehousing, utilities	1%	-	100	-	0%	-	-	2%	-	100%	-	0%	-	-
Information	2%	\$63,558	83%	\$64,327	17%	-	-	2%	-	100%	-	0%	-	-
Finance and insurance, real estate, rental, leasing	9%	\$54,458	38%	\$68,188	38%	\$53,333	78%	14%	\$54,875	39%	\$68,188	61%	\$53,750	79%
Construction	3%	\$31,786	83%	\$33,250	18%	-	-	3%	\$43,750	100%	\$43,750	0%	-	-
Professional, scientific, management, administrative, waste management	10%	\$37,803	29%	\$41,250	29%	\$35,469	86%	9%	\$42,578	43%	\$44,167	57%	\$39,141	63%
Manufacturing	11%	\$55,380	86%	\$56,359	14%	\$17,292	30%	14%	\$55,163	92%	\$55,109	-	-	-
Educational services, health care, social assistance	29%	\$43,039	27%	\$47,891	71%	\$34,464	72%	21%	\$57,813	32%	\$120,385	68%	\$57,500	48%
Agriculture, forestry, fishing, hunting, mining	2%	\$45,391	81%	\$46,016	20%	-	-	2%	-	100%	-	0%	-	-
Wholesale trade	6%	\$77,841	64%	\$95,294	36%	\$19,760	21%	6%	\$96,618	77%	\$96,397	23%	-	-
Retail trade	9%	\$27,222	30%	\$52,874	70%	\$17,301	33%	11%	\$29,115	35%	\$53,167	65%	\$17,244	32%
Arts, entertainment, recreation, accommodation, food services	14%	\$17,222	51%	\$17,222	49%	\$21,604	125%	12%	\$36,250	35%	\$47,993	65%	\$35,196	73%
Other services, except public administration	2%	\$36,513	49%	-	51%	-	-	2%	1	61%	-	39%	-	-

for Grand Traverse County, 16.3% for Michigan, and 15.1% for the country overall. Child poverty, which is often substantially higher than the overall poverty rate due to a single household's economic circumstances affecting several children simultaneously, is also low at 10.3%. The highest poverty rates in the township occur in female-headed households (54%), and female-headed households with dependent children are more than eleven times as likely as the general population to have had an income below the poverty level in the last 12 months.

Businesses

According to the proprietary Esri Business Analyst software, 215 businesses in Acme Township employ 4,905 persons. There are only 3,850 employed Acme Township residents. The jobs-to-workers ratio is 1.27, meaning that there is a net influx of persons into the Township for work.

Almost half of Acme Township jobs (46.3%, or 2,270 workers) are in the 27 businesses with the North American Industrial Classification System (NAICS) code of "Accommodation and Food

Services," and nearly another fifth (17.6%) provide "other services, except public administration." "Retail trade" has the highest number of businesses at 38 (17.7% of all businesses) and the third highest number of employees at 631 (12.9% of the workforce). "Construction" and "Professional, scientific, and technical services" each occupy just under 10% of the share of total businesses (19 and 16, respectively) and about 2% of the share of employees (89 and 99, respectively).



Photo: Grand Traverse Resort

NATURAL AND CULTURAL RESOURCES

One of Acme Township’s largest and most obvious natural resources is its approximately 9.5 miles of shoreline along the East Grand Traverse Bay. Proximity to water is a draw for nearly any human habitation, and the turquoise expanse of Lake Michigan is a unique jewel. The seemingly limitless supply of freshwater has been of critical value since the early days of Acme’s settlement, and its moderating effect on the otherwise harsh northern Michigan climate is similarly fundamental. Less essential, but still pivotal, benefits include stellar aesthetics and recreational opportunities. The Grand Traverse Bay as a whole has anchored attraction to the Traverse City area throughout the region’s developed history, and Acme Township’s position on the “east coast” is a great privilege.

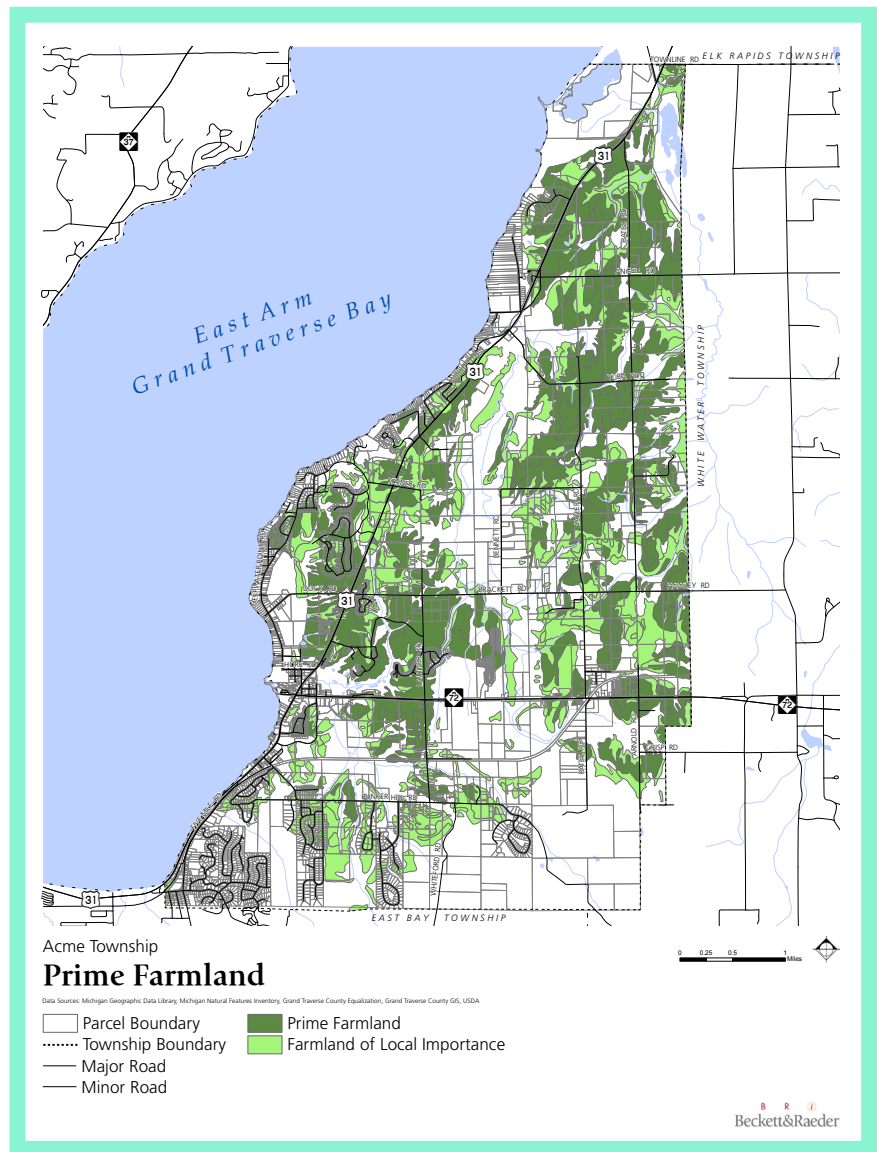
Another of Acme’s important resources is its fertile soil. According to the Natural Resources Conservation Service of the United States Department of Agriculture, parts of Acme Township are classified as “prime farmland” (Figure 5), meaning the land has the best combination of physical and chemical characteristics for the production of food, fiber, and forage. Producing primarily apples and cherries, much of this land is either already protected by Acme’s Purchase of Develop-

ment Rights program or eligible to receive such protection.

Acme’s topography includes a series of glacial moraines running north and south through the Township (Figure 5). These ridgelines and valleys are part of the region’s

distinct setting, offering lovely views of the surrounding landscape and breathtaking vistas of East Bay. They also play an important role in soil fertility by affecting water drainage and air circulation patterns. Figure 6 shows the areas where elevation changed at least 30 meters over a

Figure 5. Prime farmland map



Pulcipher’s Ohio schoolteacher wife that he would build her a fine house for accompanying him so far from home.¹¹ It remained in the family until Pulcipher’s niece ceased to occupy the house in 1964, and then the un-plumbed, un-electrified house stayed vacant for the next 35 years. The Veliquette family bought the property toward the end of the 20th century in order to add the 150 acres of Pulcipher cherry orchards to the 250 adjacent acres the Veliquettes already owned. The family decided to embark on a full restoration of the home in 1999. It was placed on the National Register of Historic Places in 2001 and is now operated as the Country Hermitage Bed and Breakfast.



Figure 7. John Pulcipher House

The Music House (Figure 8, top) showcases restored automated musical instruments in a 1909 barn and 1905 granary refurbished to include parlors, a general store, and a saloon. Opened to the public in 1983, it has introduced over 450,000 visitors to instruments from the late 18th century to the 1950s. The Yuba School (center), built with one room in 1860 and expanded to two rooms in 1900, is undergoing restoration coordinated by the Yuba Historical Society. When completed, it’s intended to serve as a museum and cultural community center, with displays relating to education, the 1860s, and the Native American families living in the Village at its founding. The East Bay Masonic Lodge (bottom) was the original Acme School building. It became the property of Fred Vos in the early



Figure 8. From top, Music House, Yuba School, Masonic Lodge
Photos: Karly Wentzloff

1950s in exchange for Mr. Vos’ donation of land and money to build a new school named in honor of his wife, Bertha Hoxsie Vos. Donated in turn to the Masons for a meeting center, it now serves as a community gathering place.

OPEN SPACE AND RECREATION

Acme Township owns four of the existing recreation facilities shown in Figure 9 and hosts 19 more which are owned by the county, the state, the Grand Traverse Regional Land Conservancy, and the private sector. The largest Acme Township facility is Yuba Creek Natural Area, a 413-acre preserve with trails in the northern portion of the Township. Deepwater Point Natural Area, much smaller at 14.9 acres, also has trails and includes East Bay frontage as well as parking. Further north on the shoreline is Saylor Park, a 22-acre facility with three shelters, picnic tables, grills, horseshoe pits, volleyball, and restrooms.

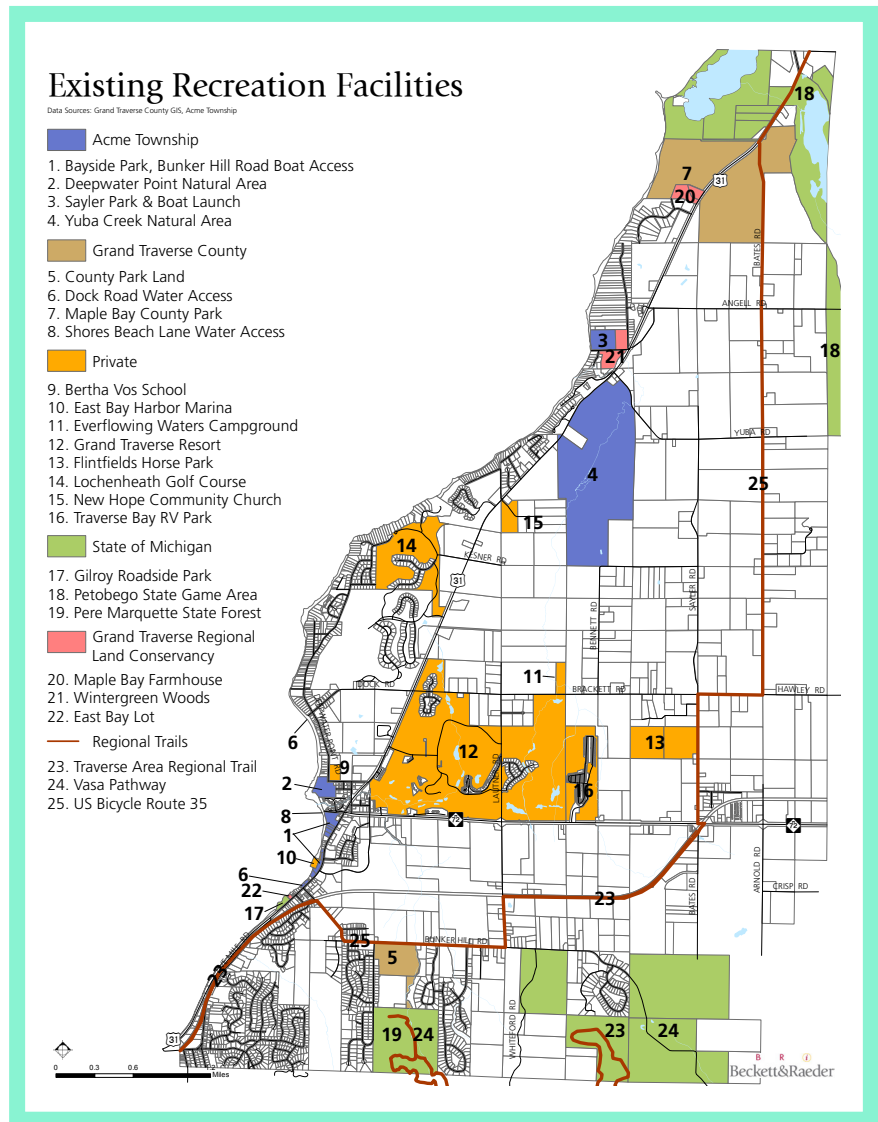
The 14.7-acre Bayside Park is Acme’s smallest park, but it is the most centrally located at the intersection of US-31 and M-72. The site and its surrounding area are at the center of the “Acme Shores Placemaking Plan,” which began as a citizen-driven strategy to acquire and preserve shoreline properties as public parks and beaches for future generations (Figure 10). The three acquisition

phases have been completed, and the shoreline corridor has been master planned to determine and incorporate citizen preferences, address multimodal traffic concerns along the thoroughfares, and lay the groundwork for beneficial connections between local businesses and the emerging public

space. Adjacent property has been acquired and has expanded the park, growing its size by roughly three acres.

Grand Traverse County owns three boat launches in Acme Township, located at Dock Road, Yuba Park Road, and Shores Beach. It

Figure 9. Recreation facilities map



are available along portions of M-72 and US-31 in Acme Township. The Grand Traverse Band of Ottawa and Chippewa Indians has provided private water facilities for their Grand Traverse Resort, and has contracted to provide water to the Grand Traverse Town Center. However, such piecemeal solutions are likely to be inadequate to serve future needs. The Grand Traverse Metro Emergency Services Authority fire chief has recommended that the Township needs public water for future commercial growth, citing recent problems with a new

Goodwill retail outlet on M-72 as an example. The Grand Traverse County Health Department expressed concerns about water quality, particularly as they relate to septic systems in residential development. Acme Township’s status as a regional “Growth and Investment Area” is highly predictive of greater demands on its infrastructure system, of which water and sewer are primary components. By taking the lead on the siting and construction of these infrastructure improvements, the community can both encourage development in

desired areas as well as discourage the encroachment of development into areas more suited for other uses.

Acme Township is part of a collaborative venture with other Grand Traverse Townships, and Elmwood Township in Leelanau County, known as the Grand Traverse County Septage Treatment Facility (GTCSTF), which provides Township property owners access to a sanitary sewer system and centralized treatment facility. The Grand Traverse County Department

Figure 10 (continued). Marina and Bayside Park master plans



of Public Works is the facility owner. Acme Township, East Bay Township, and Garfield Township have constituted and been served by the Grand Traverse Metro Fire Department since 1980, which reorganized in 2008 to become the Grand Traverse Metro Emergency Services Authority (MESA). At the

regional agency meeting hosted by Acme Township, MESA noted that it was looking for a location for a new fire station building. Construction of this facility in Acme Township could allow for an improved Township Hall and an opportunity to include a township library.

Acme Township Hall, located at

6042 Acme Road, houses the Acme Township substation for MESA and Township Administration offices for the Supervisor, Treasurer, Clerk, Assessor and Zoning Administrator. A large room serves as the central board room for the Trustees, Planning Commission, Zoning Board of Appeals and other committees, for which the building was not intended. It is functionally obsolete for Township business, and it is not conducive to Township operations.

In addition to the facilities mentioned, the Township also owns and operates the Acme Township Cemetery located south of the entrance to the Grand Traverse Resort on the east side of US-31 and the Yuba Cemetery on the east side of US-31, across from Yuba Park Road.

Figure 11. Community facilities map



“Neighborhoods, cities and regions are awakening to the importance of ‘place’ in economic development. They are planning for a future that recognizes the critical importance of quality of life to attracting talent, entrepreneurship and encouraging local businesses. Competing for success in a global marketplace means creating places where workers, entrepreneurs, and businesses want to locate, invest and expand. This work has been described as a ‘sense of place’ or ‘place-based economic development’ or simply ‘placemaking.’ Economic development and community development are two sides of the same coin. A community without place amenities will have a difficult time attracting and retaining talented workers and entrepreneurs, or being attractive to business.”

— Former Michigan Governor Rick Snyder, 2011¹²

ECONOMIC DEVELOPMENT

In keeping with the state and the region, Acme Township has embraced placemaking as the heart of its economic development strategy. It is remarkably well-suited to do so, containing within its 25 square miles a topographic and developmental diversity that encompasses four of the six “transects” presented in Figure 13. Transects are zones characterized by the level of intensity of their natural, built, and social components, arranged on a continuum from the most natural places to the most urban. This classification system, developed at the turn of the 21st century as an alternative to conventional use-based zoning systems, figures prominently in the Placemaking curriculum developed by the State of Michigan MIPlace Partnership. Additionally, these

placemaking initiatives also fit within the new economic development framework crafted by the Michigan Economic Development Corporation’s (MEDC) Redevelopment Ready Communities® program, and opportunities exist for Acme Township to become engaged with this program.

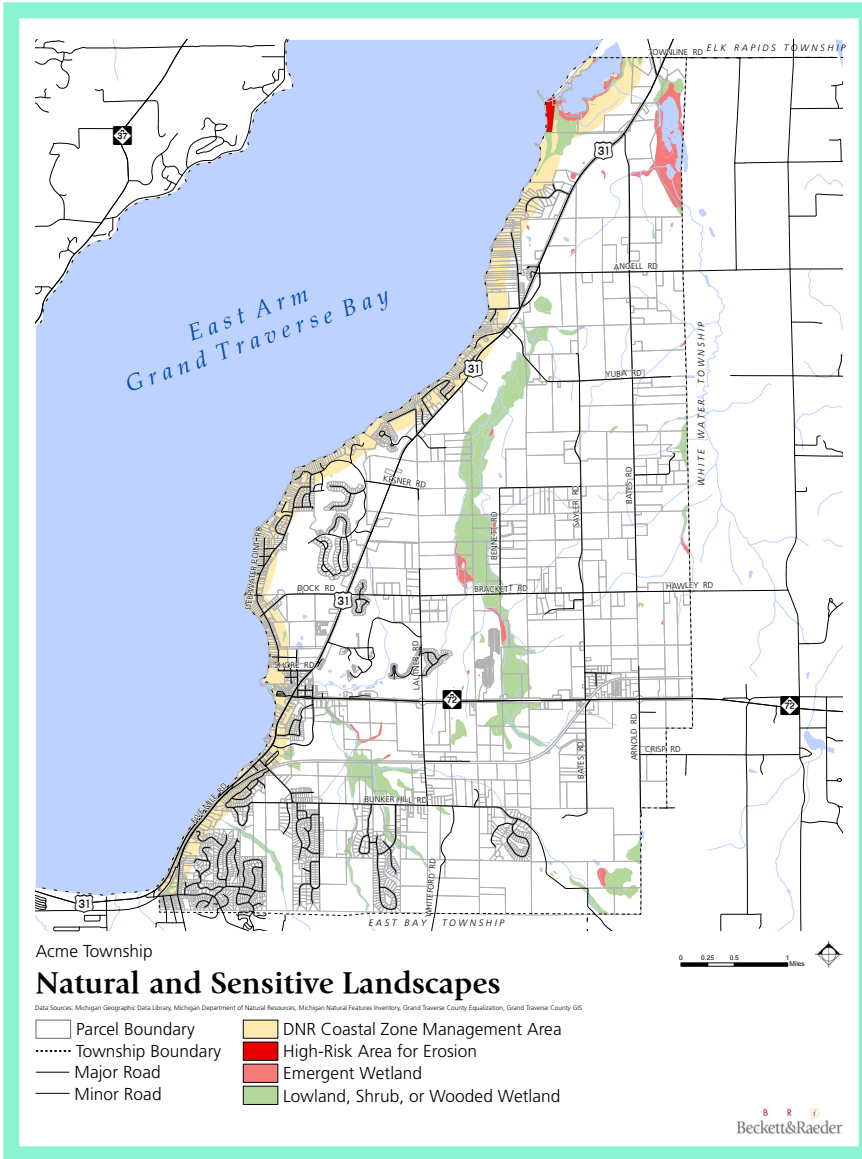
T1 – Natural and Open Space

The consequences of Acme Township’s Growth and Investment Center designation may be just as profound for its pristine areas as for its built ones. As land use intensifies at the US-31 and M-72 intersection, the tendency for that intensity to diffuse itself by “sprawling” onto adjacent land is well-known and will almost certainly occur if no preventive action is taken. Currently, nearly

all of the land north of M-72 is agricultural, vacant, forested, rural residential, or conserved—and citizens like it that way. When asked about protecting natural features, a majority of residents named rural character, wildlife habitat, farmlands and orchards, water quality, and the East Bay shoreline as “high priority.”

Given the economic and environmental importance of the East Bay shoreline, it is crucial to note the existence of a high risk erosion area (HREA) located southwest of Petobego Pond, in the Petobego State Game Area, which is legally defined by the Shorelands Protection and Management Act, 1970 P.A. 245, as amended. HREAs are areas that have been documented and are expected to recede by an average of one foot or more per year. Although Acme Township only has one HREA, it is projected to recede fairly quickly

Figure 12. Natural and sensitive landscapes map



at a rate of 1.8 feet per year, and development here is therefore subject to a strict permitting and approval process. Development is unlikely currently, as the land is owned by the State and constitutes significant wetland area, but any potential future development would be highly limited and regulated. Compounding this with the Coastal Zone Management Area (Figure 12), there is a considerable need to protect and monitor this shoreline, particularly in the T1 transect.

Our understanding of the economic value of undeveloped land is changing along with the global paradigm. Since the industrial revolution, cheap land and access to resources for exploitation have been the chief business input considerations. With the advent of the knowledge economy, good talent has become a more valuable resource than cheap land in many cases. Therefore, communities wishing to attract business must begin aiming to change what they offer. Understanding why people choose to live where they do is a paramount concern to the issue



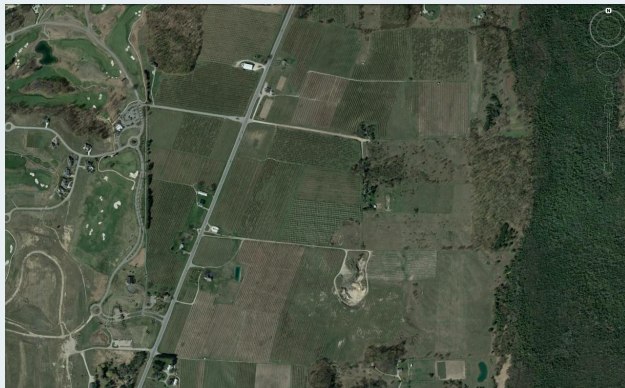
Figure 13: Transect images



THE ACME TOWNSHIP TRANSECT

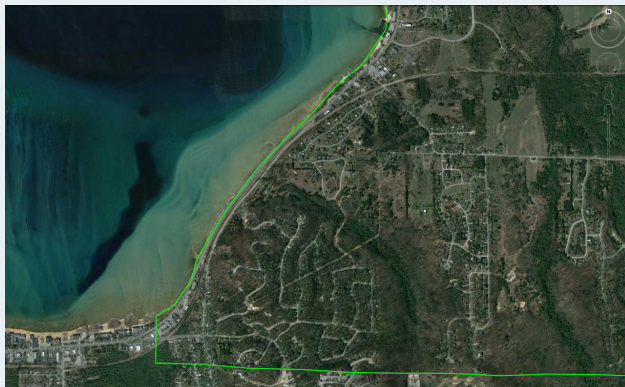
T1 - Natural and Open Space

T1 land is respected on its own merit—we don’t think development can improve upon what’s already there. Once a community has decided which lands it wishes to designate as T1, it can then take steps to protect them and offer respectful access.



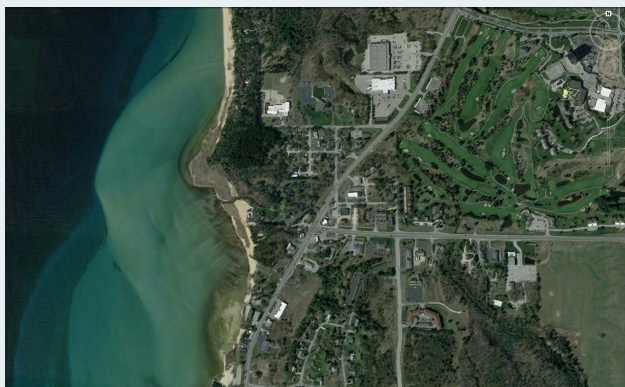
T2 - Agricultural

In the T2, humans meet the land on its own terms. We gain value from its use, but its native characteristics (soil, vegetation, habitat) tell us what those uses will be. Buildings and roads relate directly to the land-based activities.



T3 - Residential (Suburban)

T3 land has undergone suburban-style development. It is fairly low-density, with large residential and commercial lots and a curvilinear residential street pattern. Drivability is generally emphasized over walkability.



T4 - Urban Corridor

A primary characteristic of the T4 is that it is dense enough to support commercial activity, achieved through smaller lot sizes and multiple-family residential development. In its best form, this proximity of commercial and residential development creates a walkable, “complete” environment.

Photos: Google Earth

“Agri-tourism generates economic and social benefits to agri-tourism operators, their customers, rural communities, and the state of Michigan. Through on-site sales, value-added production, and services (i.e. school tours, corn mazes, and Halloween activities), agri-tourism yields the additional income that enables operators to maintain a “way of life” and the family farm. For its customers, agri-tourism provides a place to obtain fresh produce and experience nature with their families. For rural communities and the state of Michigan, agri-tourism generates employment and tourism and tax revenues, while helping to maintain open space and the viability of Michigan agriculture. By expanding product offerings, agri-tourism’s sales potential can be further increased while simultaneously providing visitors with greater choice. It is recommended that the state of Michigan provide further support for agri-tourism, which integrates Michigan’s second and third largest industries, agriculture and tourism.”

— Michigan Grape and Wine Industry Council, 2010¹³

of economic development. Acme Township residents have articulated clearly their appreciation for the juxtaposition of the largest commercial center in northern Michigan, Traverse City, with the open vistas provided by the operating farms, orchards, and resorts.

T2 – Agricultural

Approximately one-third of the existing land use in the Township is agricultural, primarily devoted to cherries and apples. 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.

Perhaps the most overt combination of agricultural activity with placemaking for economic benefit comes in the form of agricultural tourism. Often shortened to “agritourism,” the word refers to the practice of visiting working agricultural establishments for the purpose of entertainment or education. The concept is far from new to the region—Traverse City’s famed cherries were joined by grapes in the 1970s, and no less than four wine tasting rooms opened their doors by the end of that decade¹⁴—but it has grown so rapidly as a practice that the United States Census of Agriculture included it in its study

of “agricultural diversification” for the first time in 2002, and the activities so classified offered the highest average income during 2007.¹⁵ Combining as it does Michigan’s second and third largest industries, this is a uniquely local economic opportunity to be supported and encouraged.

Northwest Michigan is at the forefront of a new and growing movement to do just that by linking food production, distribution, and consumption through regional “Food Innovation Districts.” A food innovation district is “a geographic concentration of food-oriented businesses, services, and community activities that local governments support through planning and economic development initiatives in order to promote a positive business environment, spur regional food system development, and increase access to local food.”¹⁶ Such districts do away with a narrow, produce-and-ship focus to extend the benefits of agricultural production through the business community (clusters, retail opportunities, supply chain management, skilled workforce development) and the public at large (healthier food, stronger job market, development of a food-based cultural component). They are considered a tool for “economic gardening,” the practice of spending a community’s resources to help native businesses grow

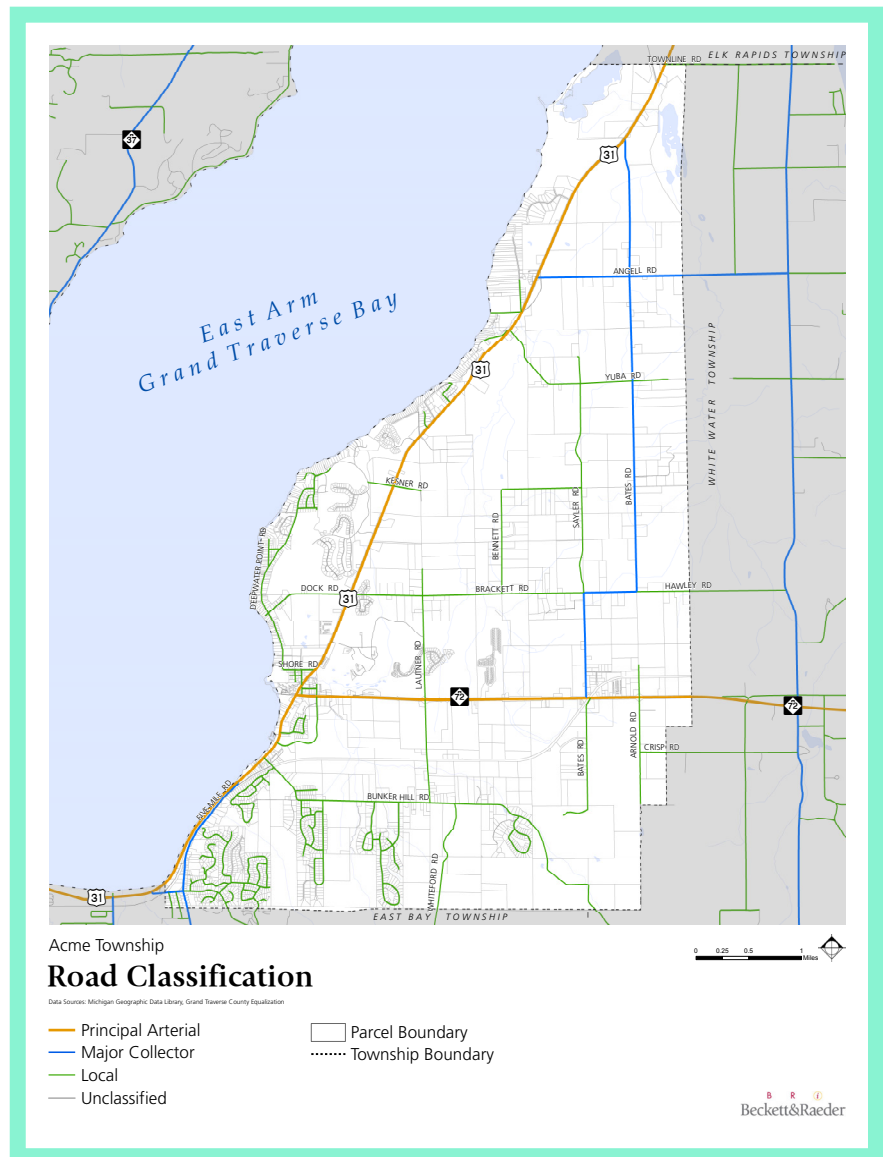
and expand rather than offering incentives to established businesses to relocate within the community (“economic hunting”).¹⁷

When United States Department of Agriculture deputy secretary Kathleen Merrigan presented her organization’s 2011 finding on food hubs, including the identification of 170 already operating across the country, she did so in Michigan and mentioned Traverse City’s Cherry Capital Foods specifically.¹⁸ The Food and Farming Network makes up one of The Grand Vision’s six issue area networks. As the region focuses on development of its comprehensive Food Innovation District, individual communities with the involvement of local growers and producers can adopt a narrower focus that is particularly well-suited to their contribution.

T3 – Residential

Residential zones are not always considered as part of the creation of an economic development strategy, but they are a critical part of a community’s economic system. They are the places that workers, shoppers, and customers must travel to and from, and thus their location and accessibility can either fuel or choke the activity. Traditional suburbs in the southern portion of the Township offer a medium-density setting attractive to many, and the fact that most travel is necessarily done by car widens residents’ comfortable reach. In addition to these traditional single-

Figure 14. Road classification map



“Traditionally, through thousands of years of human settlement, urban streets have performed multiple functions. Mobility was one of the functions, but economic and social functions were important as well. Retail and social transactions have occurred along most urban thoroughfares throughout history. It is only in the 20th century that streets were designed to separate the mobility function from the economic and social functions.”¹⁹

family developments, the Township intends to cultivate a “mixed housing” neighborhood type close to the new developments, to include clustered residential and open space subdivisions, small-lot residences, and apartments. These slightly more dense, diverse, and close housing options change the market base of the community by creating an expanded pool of workers and customers with an incentive to work and play nearby. As the neighborhoods, Acme Village, and Grand Traverse Town Center mature, they are envisioned to join the Grand Traverse Resort to build a cohesive, interconnected, mixed-use core in the Township.

T4 – General Urban Corridor

Strategic placemaking as an economic development approach is specifically targeted to key activity centers, transportation corridors, and nodes of intersection. Acme Township’s position at the nexus of US-31 and M-72 (Figure 15) offers two corridors and a development node, contributing significantly to its identification as a Growth and Investment Area in Grand Traverse County.

In the case of US-31 and M-72, the Grand Traverse Resort and Spa anchors the corner. Its contributions to the local economy are twofold: it draws tourist dollars from outside the community, and the Grand Traverse Band of Ottawa and Chippewa Indians is the largest

employer within the community.

US-31 and M-72 are both considered “principal arterials” by the Federal Highway Administration’s National Functional Classification System. These roads provide the highest degree of mobility available without limiting access through the use of on- and off-ramps or grade-separated intersections. Traditionally, this has meant a road design that is fully auto-centric, with wide rights-of-way and turning radii, high speed limits, and few if any accommodations for other modes of transportation. The Acme community is an excellent example of the limitations of this single-focus approach. As settlements take shape around heavily-traveled nodes in order to benefit from the activity generated there, the character of the area undergoes a shift from a place that is simply passed through to a place with its own set of diverse needs and users which are not accommodated by the principal arterial.

The Institute of Transportation Engineers has taken a bold step in recognizing these shifts by partnering with the Congress for the New Urbanism to author “Designing Walkable Urban Thoroughfares: A Context Sensitive Approach.”¹⁹

This publication expands current thinking about roadway systems beyond basic engineering for vehicular speed and volume to consider network linkages, community character, adjacent land

uses, multimodal travel choices, and environmental concerns. By making these design choices carefully, communities like Acme can continue to enjoy the benefits of their heavily-traveled location while simultaneously creating an attractive and multi-functional “place” that fosters its own economic activity.

Vacancies in the traditional business district along the US-31 corridor may signal a readiness for departure from that model and offer potential for infill redevelopment. Two large-scale commercial placemaking projects, shown in Figure 15, are underway along the M-72 corridor:

- Acme Village: This is a late-1990s planned development which focused on professional offices and health-care related businesses. Based on recent market demands, this concept may be re-visited by the owner and modified accordingly.
- Grand Traverse Town Center (formerly known as Village at Grand Traverse) is a planned mixed-use development. Components of the planned development include retail, restaurant, and entertainment uses, as well as, detached and multi-unit residential.

The shoreline urban parks system along US-31, far from being an accessory or “extra” feature, plays a defining role in Acme’s use of placemaking as an economic development strategy. Placemaking

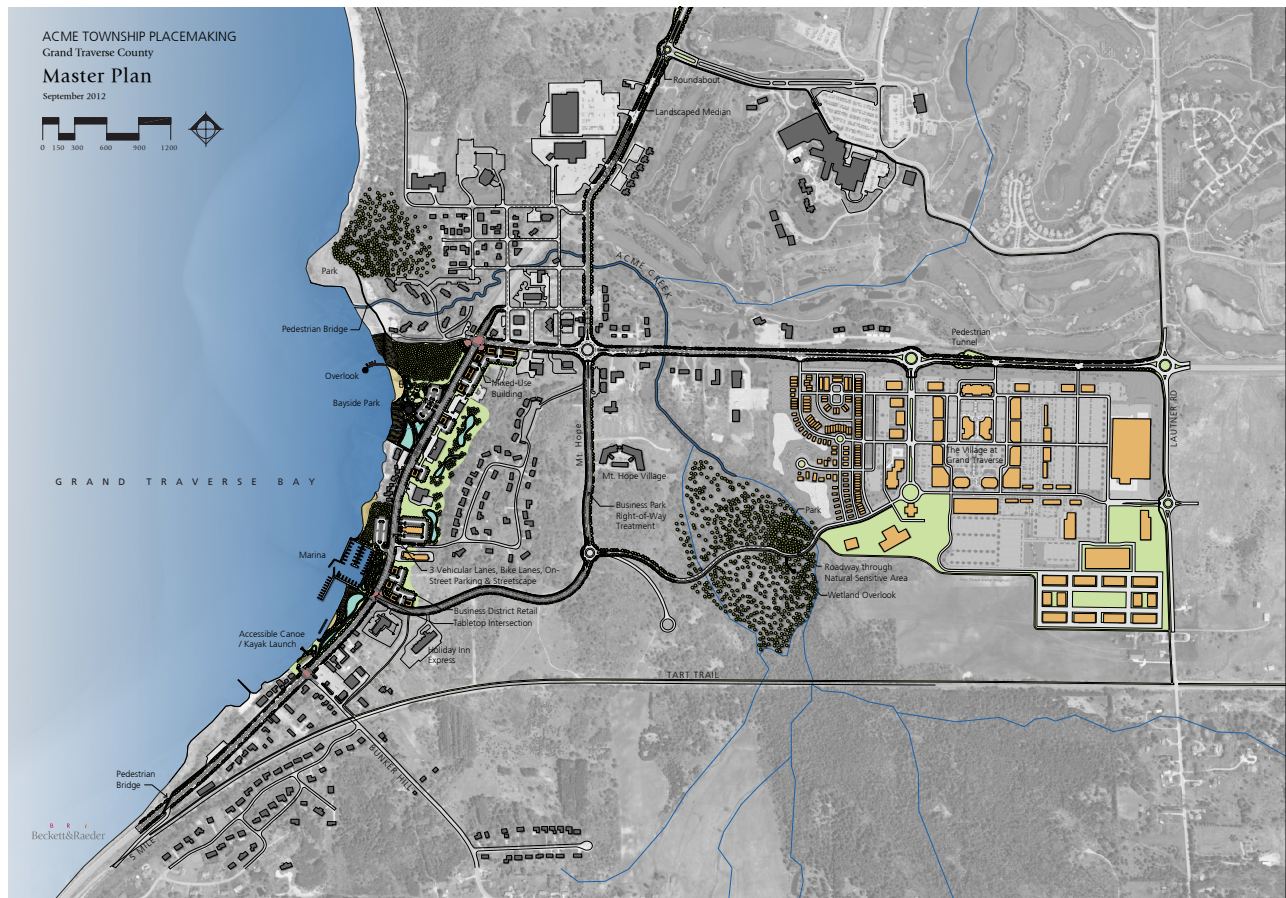
proceeds from the premise that human-scaled, well-designed spaces influence the behavior of people by attracting them, and that a critical mass of human activity yields economic benefit. The new Bayside/Marina Parks System enjoys an enormous advantage in that its creation was citizen-driven, and it has been designed with clear linkages to the adjacent business and mixed-use districts. This parks system can serve as the “face” of Acme Township, a unique and memorable feature that enforces a

brand for the overall community.

Acme Township residents cited recreation/tourism as their top priority for development (55.1%). Because the economic benefits of parkland are not represented in a single transaction, they can be easy to overlook or misunderstand, but a growing body of research has consistently documented such benefits. The Trust for Public Land’s 2003 publication “The Benefits of Parks: Why America Needs More City Parks and Open Space”

offers an overview. “Numerous studies have shown that parks and open space increase the value of neighboring residential property. Growing evidence points to a similar benefit on commercial property value. The availability of park and recreation facilities is an important quality-of-life factor for corporations choosing where to locate facilities and for well-educated individuals choosing a place to live. City parks such as San Antonio’s Riverwalk Park often become important tourism

Figure 15. Acme Township Placemaking Project master plan



draws, contributing heavily to local businesses.”²⁰ The paper’s text and bibliography go on to quantify parks’ further contributions to a community’s health, environment, infrastructure, and social fabric.

Redevelopment Ready Communities

Part of what drives a successful placemaking initiative is a supportive base of local businesses and establishments, particularly in areas of higher-density and nodes of commercial activity. With some existing vacancies and opportunities along US-31 for infill development, Acme Township can benefit from becoming engaged

in the Redevelopment Ready Communities® (RRC) program through MEDC.

Communities, including Townships, can easily become engaged in the program by aligning their planning work with the RRC Best Practices, designed to streamline the development approval process by improving transparency, communication, engagement, and efficiency on behalf of the Township. Creating a development approval process that is easily understood and well connected throughout documents is key to supporting interested developers. To achieve this foundation for

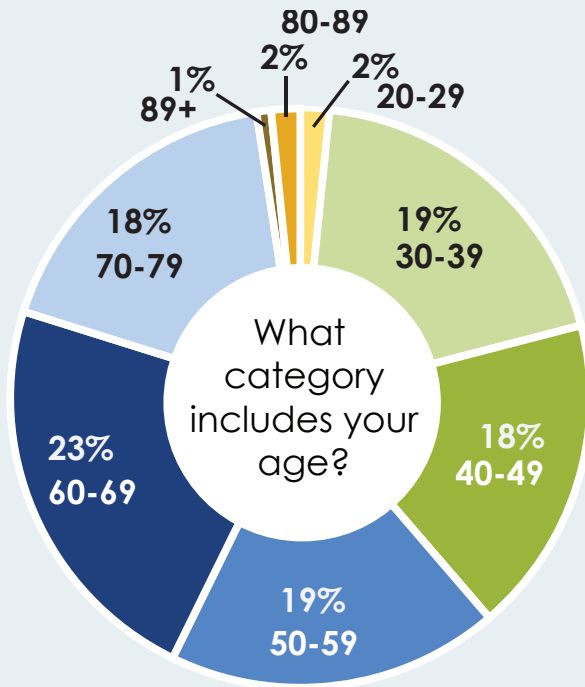
investment, communities follow a set of guidelines that improve their development policies, focusing on plan adoption and alignment, incorporating public participation, removing outdated zoning policies, simplifying the development review process, recruiting investors, educating local officials and administration, and identifying redevelopment ready sites, and developing an overall economic development strategy.



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PREFERRED FUTURE





COMMUNITY VISIONING AND EXPECTATIONS

Community Survey

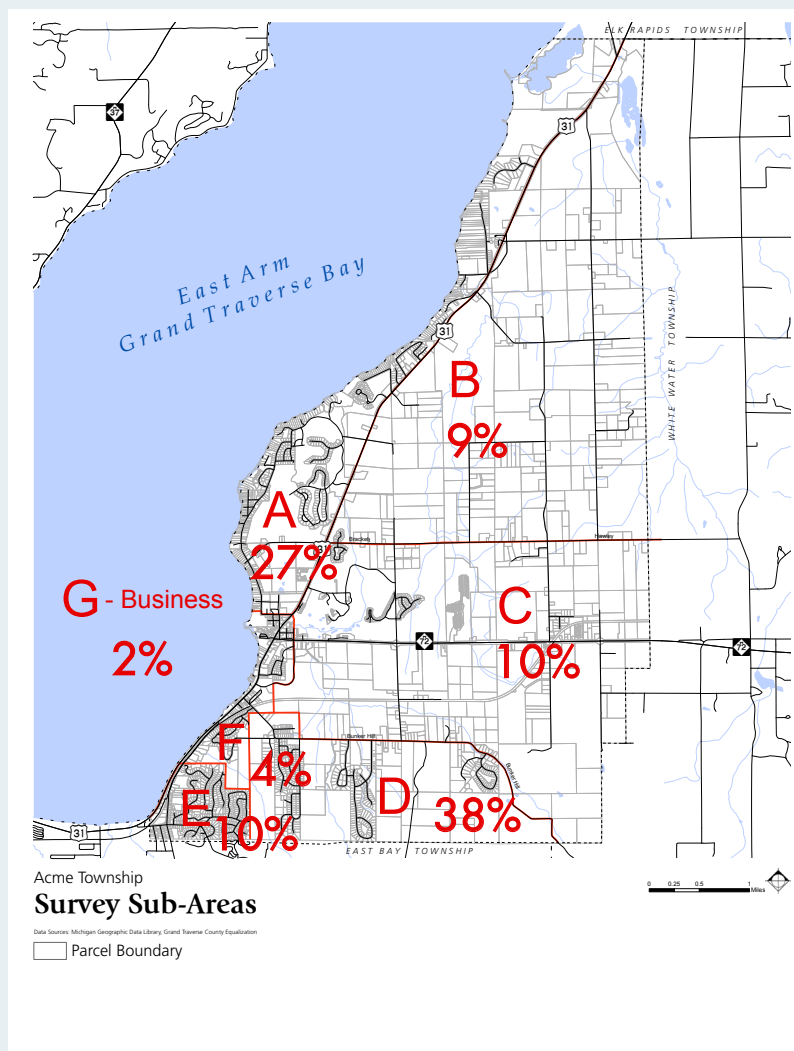
Community engagement is a valuable part of the planning process in soliciting public input. An online survey was made available to the public between September 13 and October 19, 2018. The survey was advertised on the Township’s website and social media outlets. Hard copies of the survey were also made available at the Township offices during business hours. A total of 125 surveys were completed. A similar survey was done for the last Community Master Plan and Parks and Recreation Plan. Online surveys are designed to gather honest feedback from the citizens to help guide the planning process for the future. The results of the survey are summarized below.

Residence

The majority (33%) of respondents said that they have lived in Acme Township for more than 20 years. 26% of respondents have lived in the Township for 11-20 years. Only 5 people said that they lived in the Township less than 2 years.

Location

The survey asked the respondents to indicate in which area of the Township they lived according to a map that was enclosed. 38% of the people recorded that they lived in the Cranberry Woods, Springbrook Hills and Wellington



Farms subdivisions (area D on the map). Just over 27% of people live near the shoreline north of M-72 and west of US-31 (area A). The rest of the respondents were evenly dispersed throughout the Township.

Property Owners

A majority (91%) of people classified themselves as year-round resident homeowners. Just over 7% of respondents are listed as seasonal residents with a primary residence located in another community. Nearly 21% of the survey takers were business owners in Acme Township.

Occupation

There was a wide range of occupations listed, but the majority of people (24%) are retired. 19% of the people indicated they work in the education, health and social services professions. Another 15% of people recorded that they worked in the scientific and management professions.

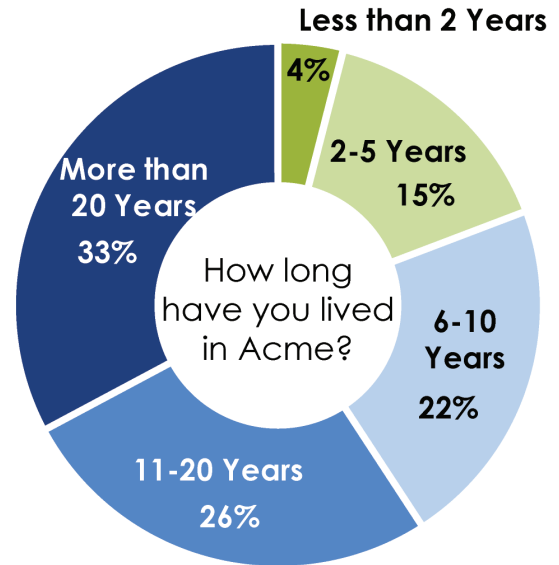
Age

The age of the survey respondents was distributed relatively even across the board, with people aged 60 to 69 years old representing the highest group of survey respondents.

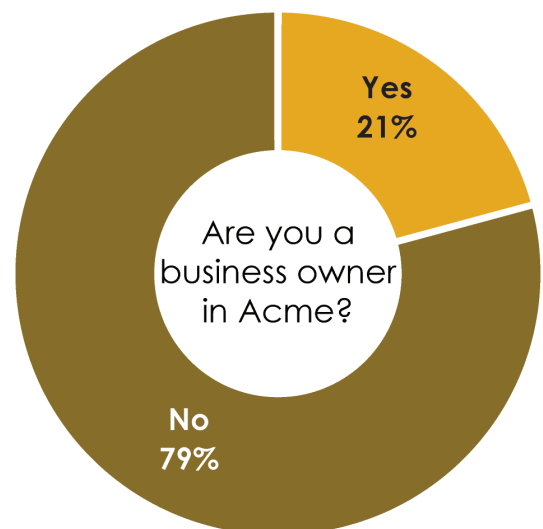
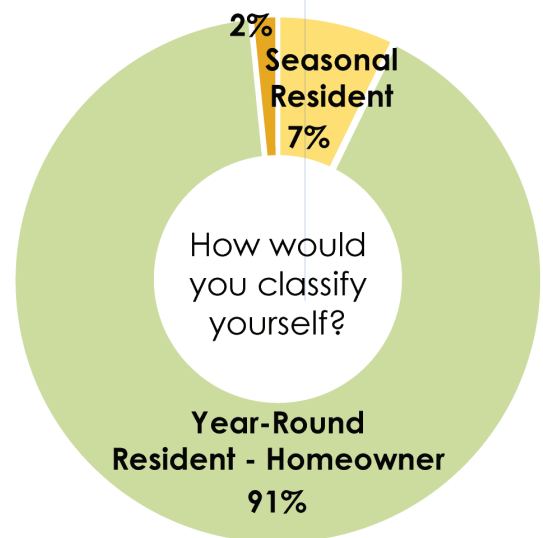
Long Range Planning

Acme Township will be faced with many issues in the next decade that are critical in the long-range planning. A series of items were listed, and respondents rated them from "Very Important" to "Very Unimportant".

The top five very important items were:

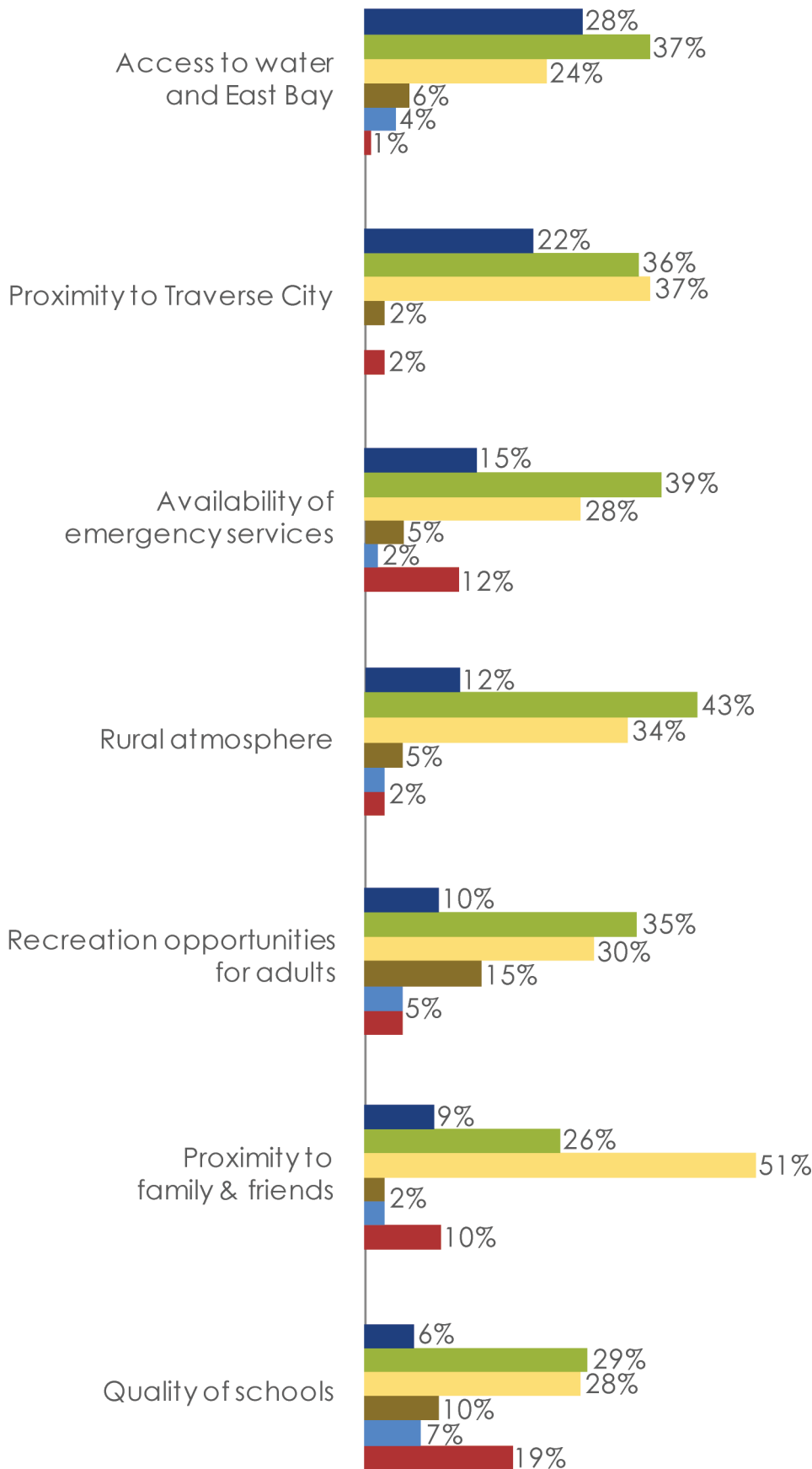


Year-Round Resident - Renter



How would you rate Acme Township with regard to this issue?

■ Excellent
 ■ Above Average
 ■ Average
 ■ Below Average
 ■ Poor
 ■ Don't know



1. Responsive government (70%)
2. Availability of emergency services (66.9%)
3. Quality of schools (66.1%)
4. Access to water and East Bay (64.5%)
5. Property tax rate (57.7%)

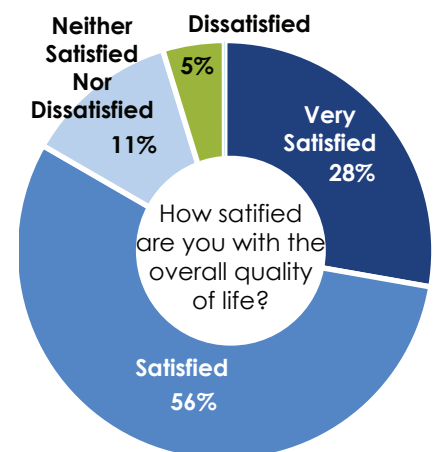
The survey asked participants to rate the Township in a variety of topics. For the most part, the topics were rated at an “average” level by the participants. Over 65% of people rated access to water and East Bay as “excellent” or “above average.” One of the topics that was rated on the lower end was the job opportunities within walking or biking distance of Acme Township. Over 53% of people rated it as “below average” or “poor.”

Quality of Life

56% of the people declared that they were “satisfied” and 28% reported that they are “very satisfied” with the overall quality of life in Acme Township.

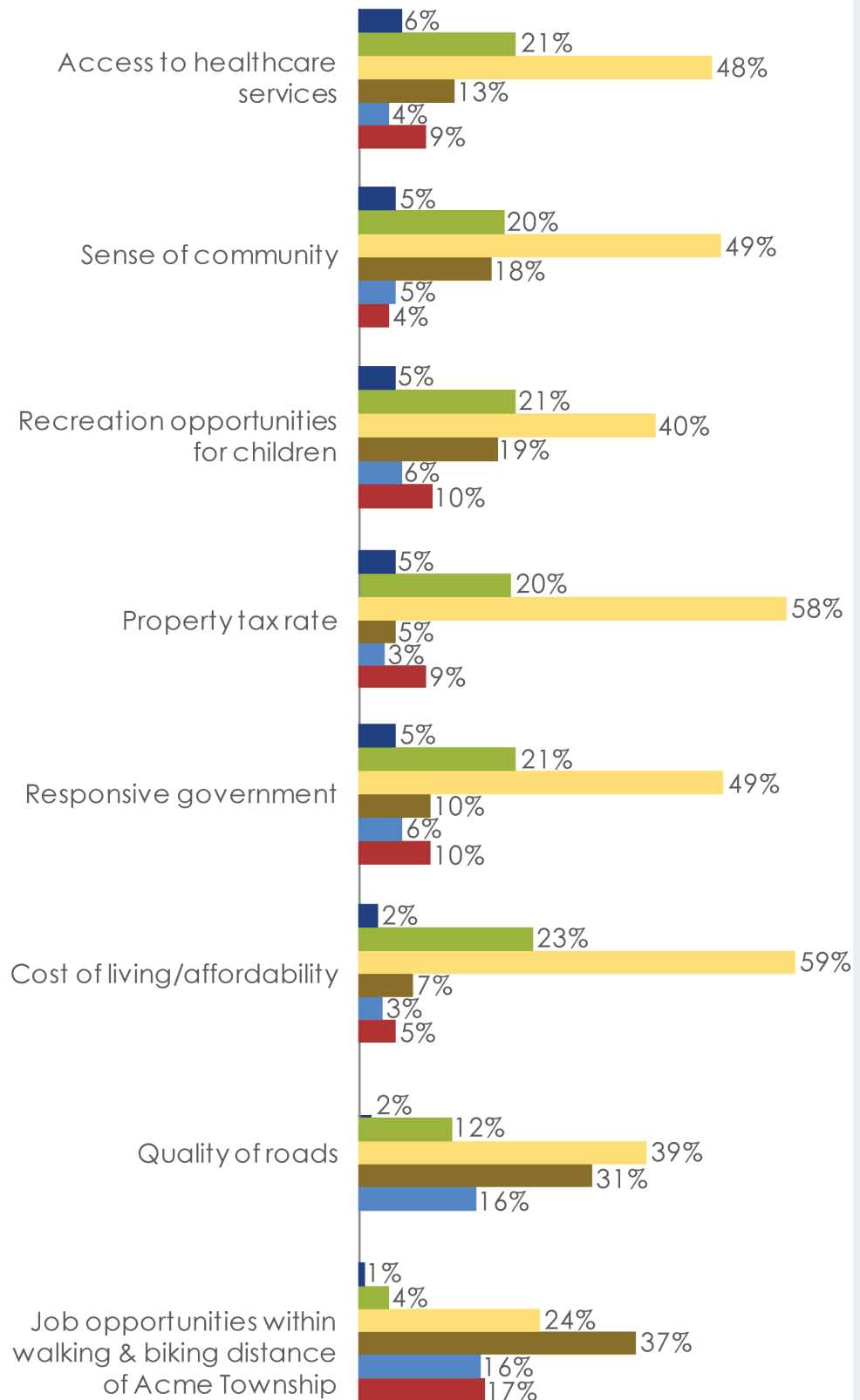
Services Provided

The survey asked the participants to rate their satisfaction with a number of services provided



How would you rate Acme Township with regard to this issue?

■ Excellent
 ■ Above Average
 ■ Average
 ■ Below Average
 ■ Poor
 ■ Don't know



within the Township. Most responses indicate a high level of satisfaction, but many were dissatisfied to some level regarding road conditions and maintenance.

Funding

Survey-takers were asked which funding initiatives the Township should be pursued for future planning. As expected, “road maintenance and reconstruction” received the top vote for

proposed projects. The following initiatives were supported even if it raised taxes.

1. Road maintenance and reconstruction (60%)
2. TART Trail system (54%)
3. Sidewalks along US-31 and shoreline parks (51%)

The following initiatives were supported only if taxes are not raised.

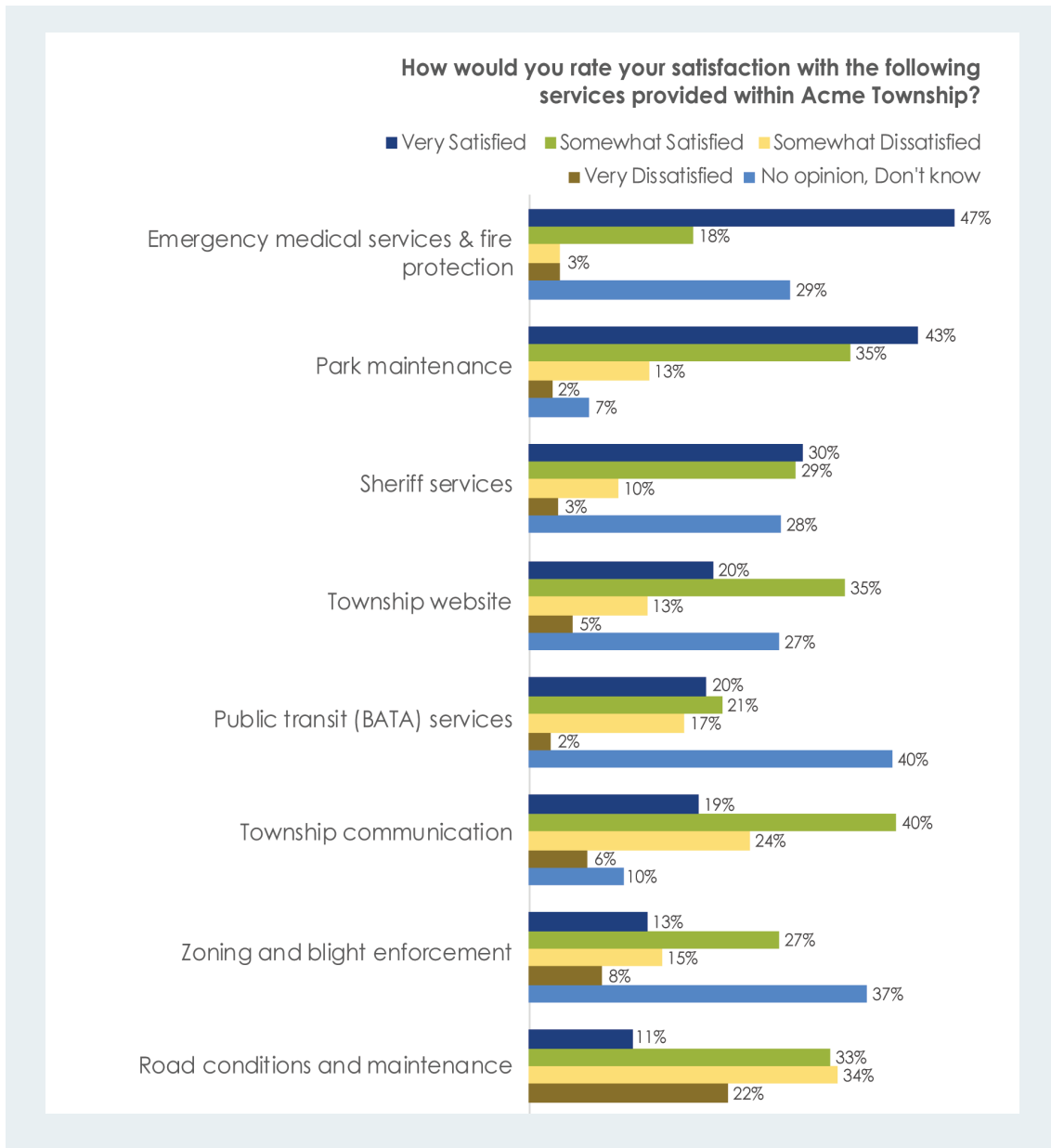
1. Community E-Newsletter (62%)
2. Public Transit (BATA stations) (44%)
3. Recycling services (42%)

The following initiatives had the strongest opposition.

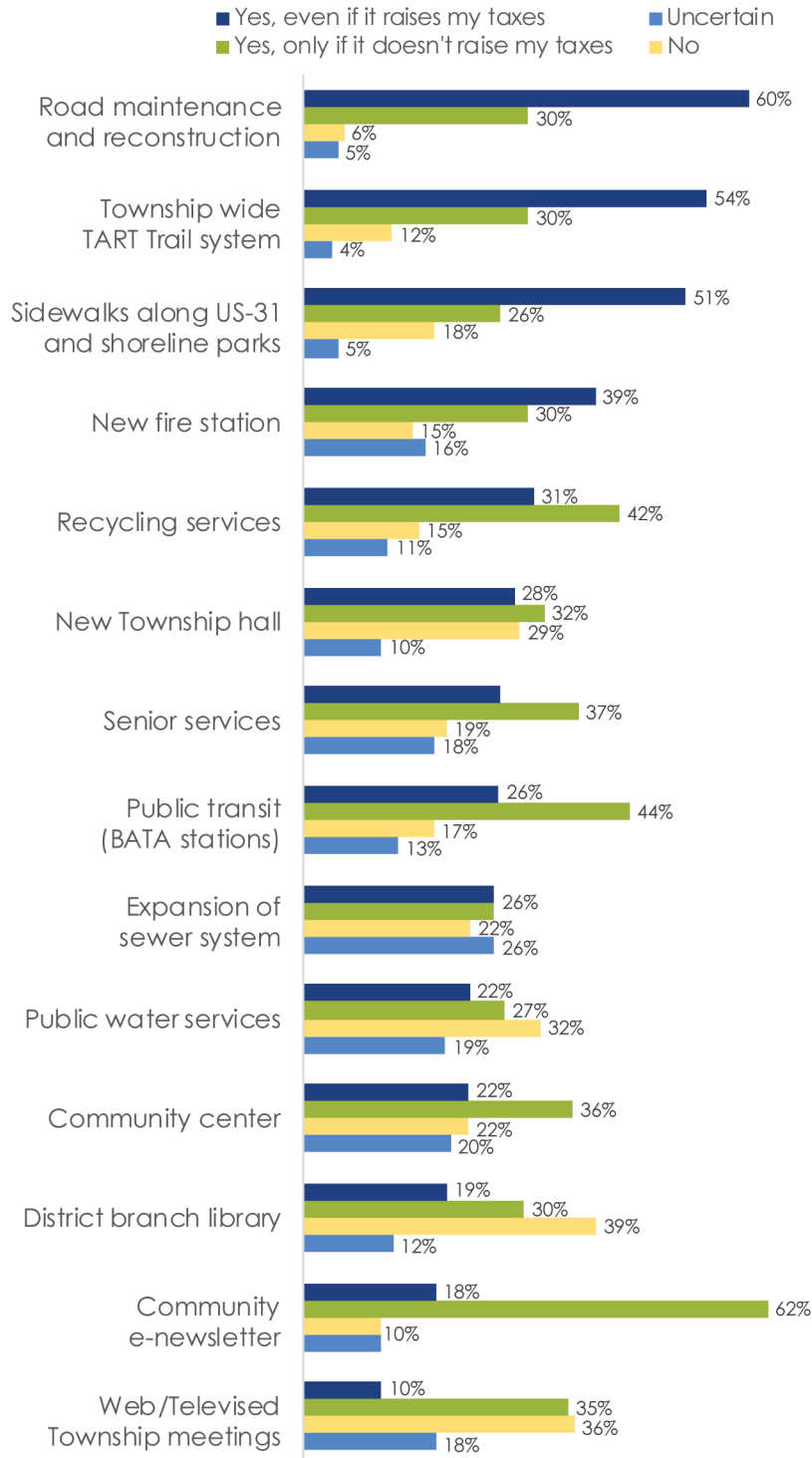
1. District branch library (39%)
2. Web/televised Township meetings (36%)
3. Public water services (32%)

Headlee Amendment

Due to the Headlee Amendment, the

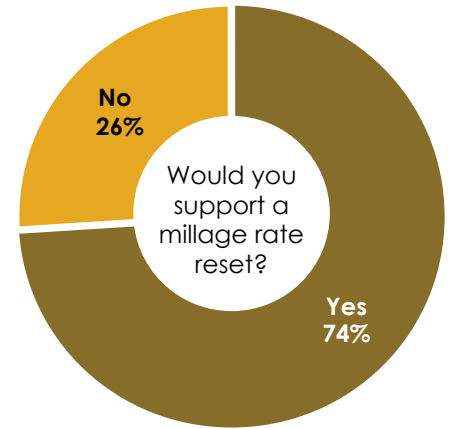


With regard to funding, do you believe the following initiatives should be pursued over the next 10 years?



millage rate that Acme Township is allowed to assess has decreased year over year to 0.7307. The survey asked if people would support a reset in the millage rate to 1.00 in order to improve Township services. 74% of the people responded “yes” to the increase.

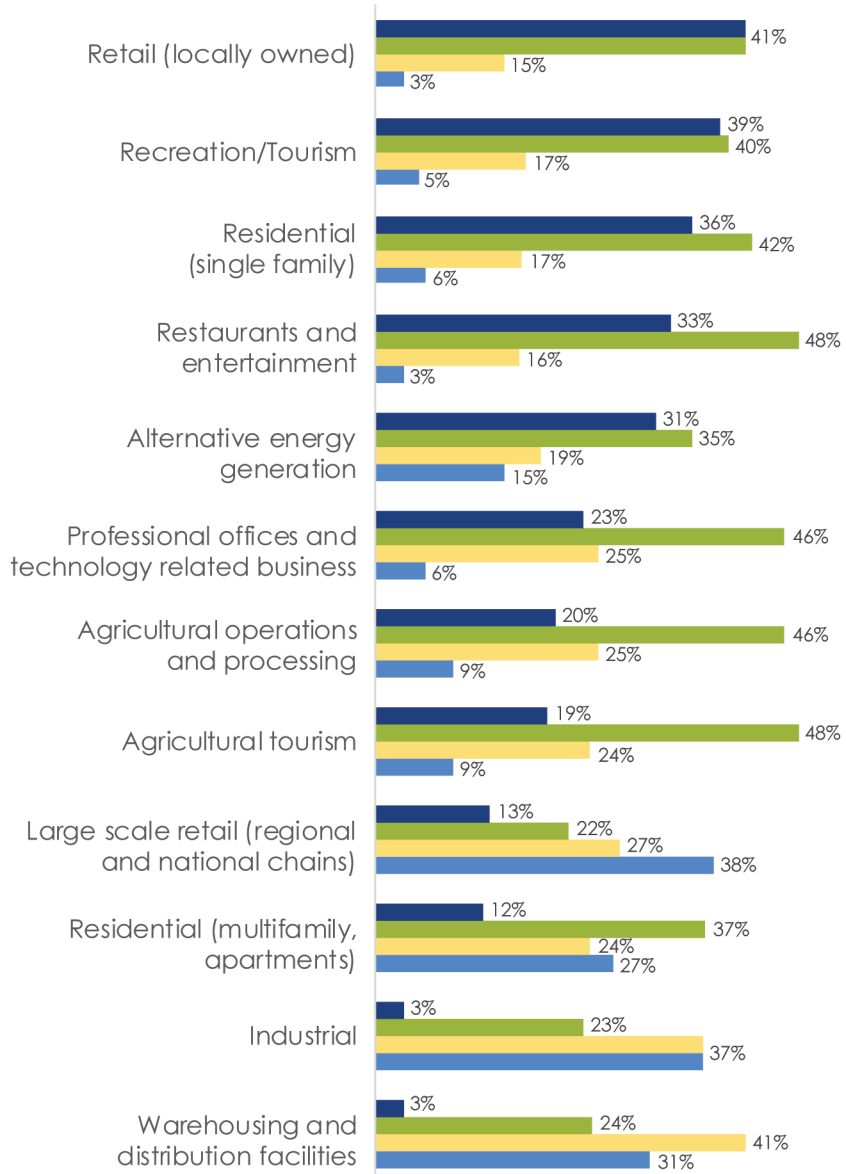
Economic Growth Opportunities



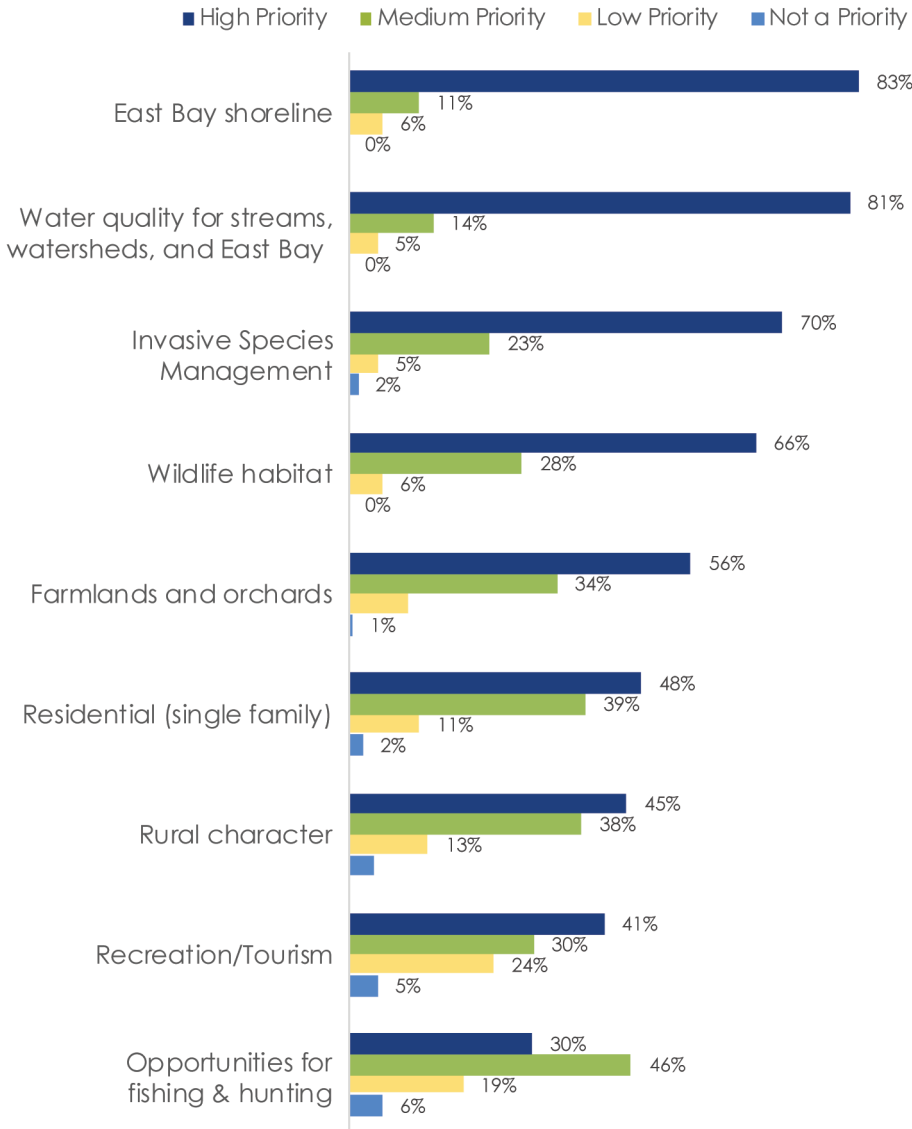
The survey asked participants to rate several economic growth opportunities. They were asked to rate the opportunities from “not a priority” to “high priority.” The top priorities for the respondents was Retail-locally owned (41%), Recreation/Tourism (39%) and Residential (single family) at 36%. The medium priorities with the highest ratings were Agricultural tourism (48%) and Restaurants and Entertainment (48%). Large scale retail and Industrial were not rated as a priority.

Rate each of the following economic growth opportunities as a priority for development in Acme Township.

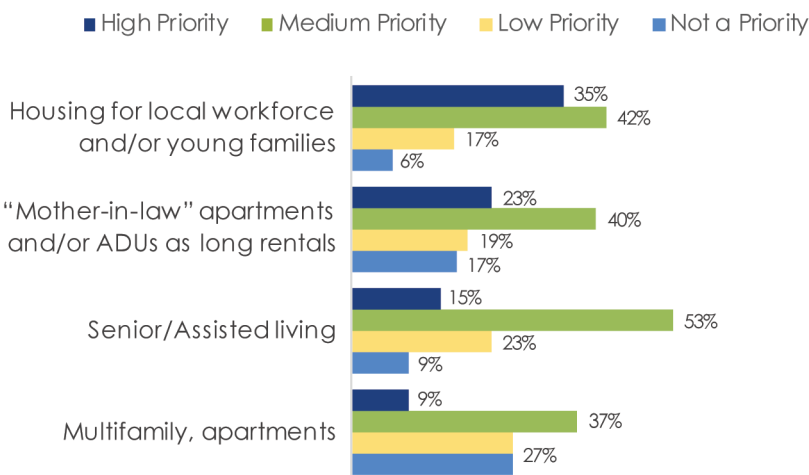
■ high priority ■ medium priority ■ Low priority ■ Not a priority



Rate each of the following as a priority for protection in Acme Township.



Rate each of the following housing options as a priority in Acme Township.



Priorities for Protection

The survey takers rated several items for protection within the Township. Of high priority were the water quality (81%) and the East Bay shoreline (83%), while other related items garnered similar support, including invasive species management (71%), wildlife habitat (64%), and items related to the rural character of the Township (45%).

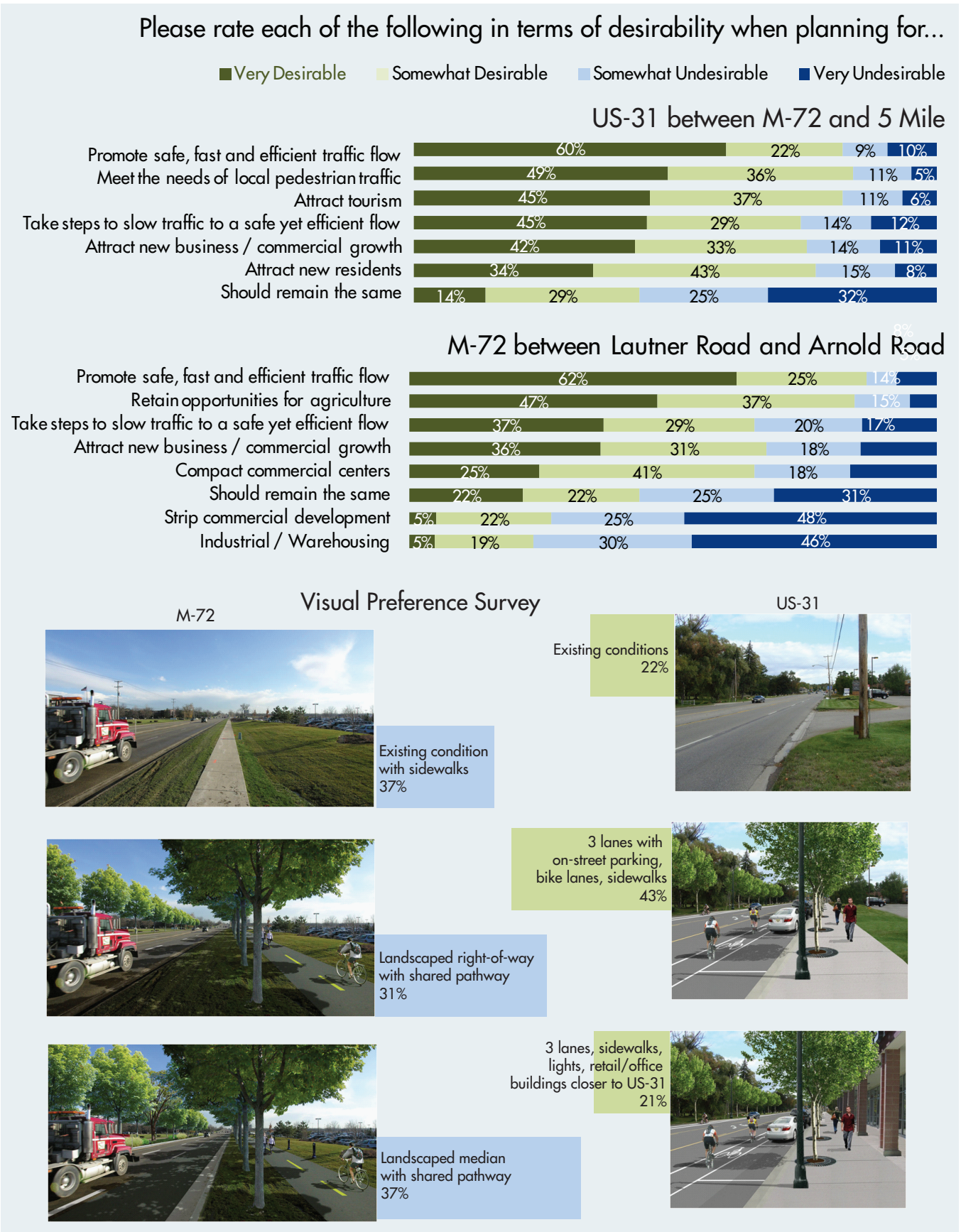
Housing

Housing was a key question to ask during the survey, as the housing density and type is of great importance to current and future residents. Many respondents considered housing for the local workforce and/or for young families to be the highest priority (35%), with options for senior/assisted living and "mother-in-law" units as the next priority (23%), which would allow older generations to remain in the community as their housing needs change.

Park Use

This question listed all the parks and facilities that are in Acme Township and asked survey participants to record, on average, how often they use the facilities. Just over 30% of people that took the survey visit the TART Trail and the VASA Trail at least once a week. People visit Bayside Park (19%) and Saylor Park (14%) several times a month. 13% of the people said they visit Deepwater Point Natural Area at least once a month. Saylor Park is used by 40% of the survey respondents several times a year. 35% people also use Yuba Creek Natural area several times a year.

Figure 16. Findings from the 2013 Visual Preference Survey



Parks and Recreation Services

The survey asked participants to rate their level of agreement with the following statements. 71% of residents strongly agreed that parks and recreation facilities are important to the community and worthy of taxpayer support, and another 67% strongly agreed that the Township should support the development of trails that connect with adjacent park facilities and the

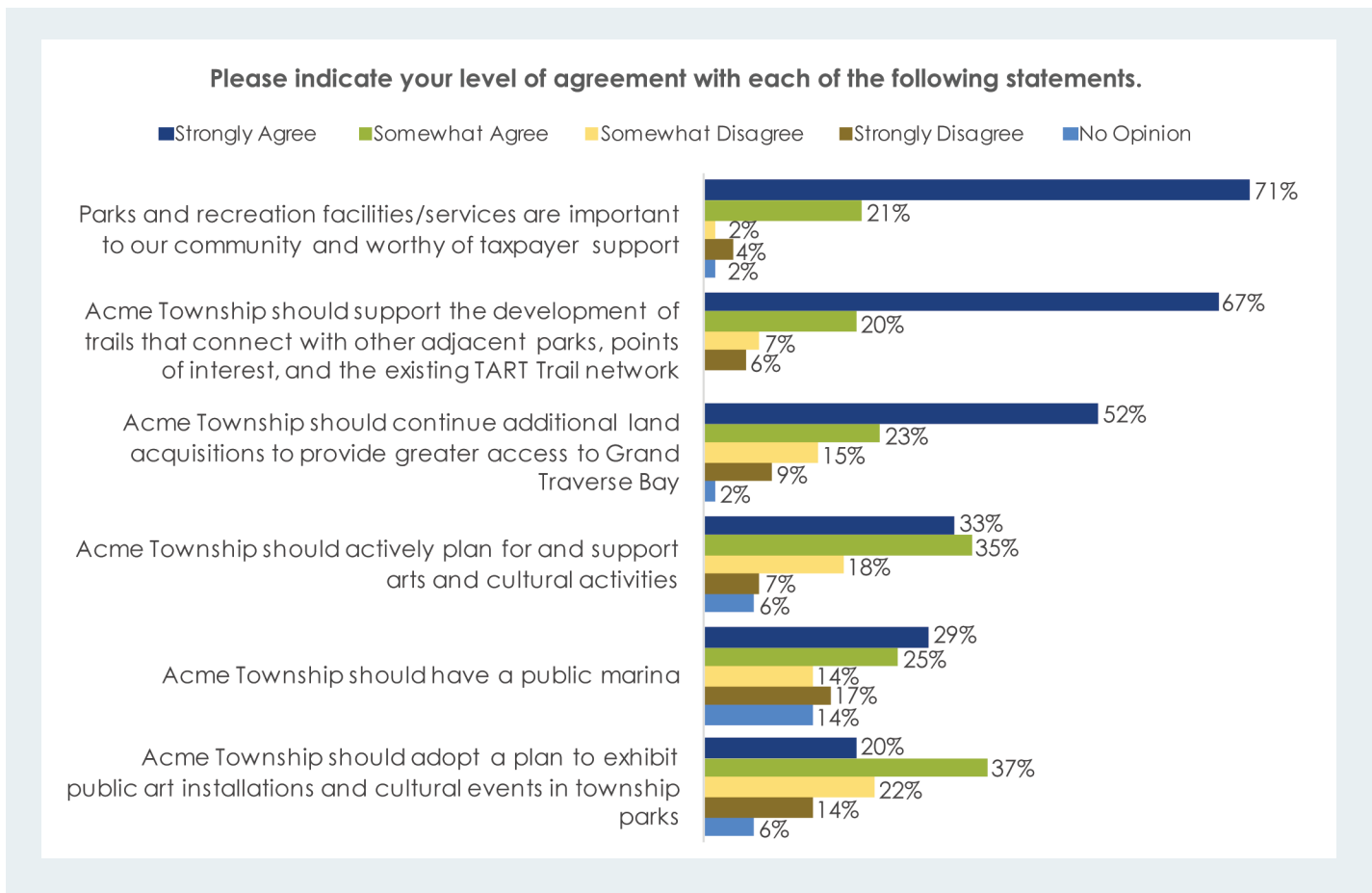
existing TART network. The majority of survey respondents agree to some extent that continuing to acquire land along Grand Traverse Bay for the purpose of waterfront access is important as well.

Parks and Recreation Facilities

The survey asked the participants to rate the top five Park and Recreation Facilities they feel Acme Township should plan for and develop. The

scores were analyzed and then weighted based on the responses. Below is a list of the top five answers.

1. Nonmotorized trails (i.e. TART Trails)
2. Indoor athletic facilities
3. Community gardens/plots
4. Walking/nature trails
5. Swimming beach

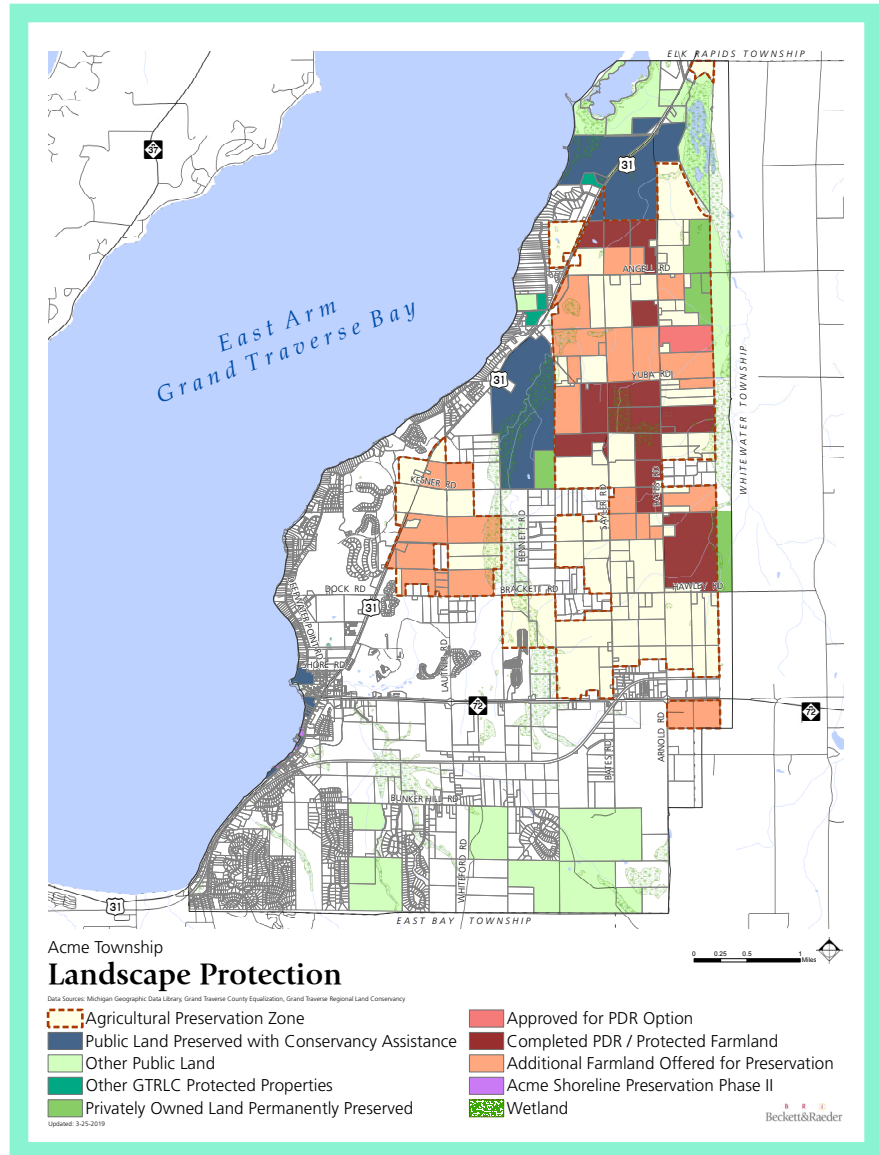


Regional Agency Meeting

In the interest of collaboration, shared resources, and good communication, 39 representatives from adjacent and inclusive jurisdictions and area agencies were asked to join Acme Township representatives for a discussion of mutual goals and concerns back in 2013. A short survey was distributed along with the invitation. The work session, held on February 5, 2013 at the Bayview Inn Bar and Grill, was attended by 17 of the invitees.

A large portion of the conversation focused on motorized and nonmotorized transportation. The Michigan Department of Transportation provided an update on planned projects, including construction along US-31 between Three Mile and Holiday Roads and potential pedestrian improvements at two locations. East Bay Township and the Grand Traverse Band of Ottawa and Chippewa Indians (GTBO&C) both mentioned an interest in pedestrian safety and access management along US-31. Whitewater Township joined as the discussion turned to M-72; a signal or roundabout at the entrance to the Turtle Creek casino was suggested twice. The Traverse City Area Transportation and Land Use Study, working on a long-range transportation plan (2015), offered to review the future land use plan and make any needed changes to the regional traffic demand model.

Figure 17: Landscape protection map



“Acme Township’s agricultural lands are an economically important resource. These lands support a locally important and globally unique agricultural industry, which includes excellent fruit production and processing, dairy, livestock, food from grains, and vegetables, as well as nursery and greenhouse crops. The climate, micro-climate, topography, and accessibility of the area make Acme Township uniquely suited for the production, processing, and distribution of agricultural products on a regional, national, and international level.”

— Acme Township Protection of Development Rights Ordinance ²¹

Traverse Area Recreation and Transportation Trails encouraged the use of Complete Streets as a strategy for expanding road access to a broader range of users. The agency's stated priority was completion of the linkage between Bunker Hill and Lautner Roads, and working with the Grand Traverse Regional Land Conservancy to use existing County roads to connect Acme Township with Elk Rapids. The Bay Area Transportation Authority expressed a desire to collaborate on bus and transit stops, suggesting a regional wayfinding system including Acme, East Bay, and Elmwood Townships as well as Traverse City. It also noted the potential for an Acme Township transfer station. The Disability Network advocated projects that are walkable, bikeable, and/or connected to public transit, and offered to review the master plan and site plan for issues related to accessibility.

The identification of Acme Township, specifically at the US-31 and M-72 interchange, as a Growth and Investment Area, is a priority area for implementation of [the Grand Vision's] land use, economic development, and housing programs and the Township is also interested in the expansion and development of the Grand Traverse Band of Ottawa and Chippewa Counties trust lands and the impact on tax revenues." However, the Grand Traverse Metro Fire Department cited the availability of public water as a priority for new development, and the GTBO&C mentioned water as a "critical element" in the development of the

Grand Traverse Town Center. The GTBO&C partnered with the GTTC for water services, and stated that while it has no immediate plans for its 168 acres, it is in master planning discussions and intends to provide its own infrastructure.

Other issues included water quality, which was a primary concern of both The Watershed Center and the Grand Traverse County Health Department. Low impact development stormwater practices, e-coli monitoring in the East Bay, and particular attention to septic systems in residential development were recommended. The Northwest Michigan Council of Governments reported that it is working on a regional energy policy that will include the Township, and the Grand Traverse Metro Fire Department said it was looking for a new fire station building.

Business Owner Meeting

All members of the Acme Township business community were invited by mail to an input meeting on February 6, 2013; a small questionnaire and relevant sections of the previous master plan accompanied the invitations. Approximately 40 business owners attended the meeting, which was held in the conference room at Hope Village.

When asked what services they required from the Township, the business owners cited water, sewer, underground utilities along the shoreline parks, road improvements, traffic control such as a left-turn arrow from US-31 onto M-72

and a signal light at the Grand Traverse Resort, signage, expanded or improved recreation facilities (specifically, a new soccer field and repaired volleyball court), and a more professional Township website to attract new business. Planning and zoning recommendations included reduced building setbacks along US-31 and M-72, expanded uses in the industrial district, use of incentives to attract business, and an expedited permitting process. Participants repeatedly emphasized cooperation between government and the business community, as exemplified by the statement that "government and businesses need to work together to create an atmosphere where commerce drives capital, creates jobs, spurs growth in housing sales, preserves land, etc." Finally, attendees expressed a "need to attract Millennials [people born between 1980 and 2000] and younger families" who could become business owners themselves and thus increase economic activity. They recommended an active social media presence and a peer-conducted marketing campaign.

Agriculture Community Meeting

Several members of Acme Township's farming community gathered at Acme Township Hall on January 30, 2013 to discuss master planning issues relevant to agriculture. A primary concern was the desire for more flexibility with regard to the use of property. Participants recommended zoning changes which would encourage related uses within an existing

agricultural operation, such as a farm market, wine tasting room, restaurant serving locally produced fare, and other agricultural tourism uses. They also wished to expand that flexibility to include other commercial uses, such as the ability to lease out available accessory buildings regardless of whether the incoming tenant intended to conduct farming activities in them. Permitting the construction of additional family homesteads on the property without subdividing the parcel was another suggestion.

With regard to residential development in general, participants overall favored a clear delineation between agricultural and residential uses. Concerns about encroachment of residential development into active agricultural areas included issues related to spraying, equipment use, noise, and hours of operation. They recommended maintaining a 1 unit per 5 acre density for rural development, with the possibility of reviewing clustered development at 1 unit per 2.5 or 2 acres. Defined development, as in a hamlet or small settlement, was preferred. Other issues cited were management of deer and other invasive species and traffic speeds on US-31, particularly north of M-72, which present a safety issue when moving machinery across the road or traversing the highway between parcels.

Farmers in attendance viewed Acme Township's purchase of development right (PDR) program as the single most useful resource available

to protect existing farms from future encroachment, though they expressed a preference for a less restrictive program. In 2004, Acme Township became one of only two communities to pass an ordinance participating in the Grand Traverse County Farmland and Open Space Preservation Program (Figure 17). Under the agreement, the County establishes criteria for eligible lands, determines whether PDR applications should be accepted, approves the restrictions on the subsequent easement, establishes the prices, and oversees compliance monitoring. For its part, the Township establishes the amount of matching funds to be available on an annual basis (voters approved a 10-year, 1-mill levy that is expected to raise \$3.1 million through 2014), decides the allocation to be awarded to each application, and coordinates its efforts with the County.

Acme Shores (Placemaking) Visioning

In keeping with the concept of "placemaking" as a way to form lasting connections between people and spaces, the Acme Shores Coastal Redevelopment Project relied heavily on community engagement. A website was launched at www.acmeshores.org to host general information, a calendar of events, a photo gallery, project documents, and a communication link between the public and the Leadership Team members. To gather input about the priorities of the redeveloped shoreline's potential users, a meeting was

held with noncommercial property owners along US-31 in addition to a community-wide public meeting. Leadership Team members also hosted a public "Meet Your Beach" day on the redevelopment site, at which they spoke one-on-one with attendees and collected comment cards. About 72 citizens came to the public meeting, and about 80 shared their opinions at the beach.

After the plans and drawings for a revitalized Acme Township were completed, the public was again invited via postcard to a community meeting and offered the opportunity to provide feedback. This time, over 100 citizens came to view the drawings in person, and 223 unique visits were made to webpage hosting digital versions. Comment cards were distributed which gave an overview of the project, listed the public priorities incorporated in the plan, and presented small versions of the overall and park plan drawings.

The cornerstone...is derived from the first stone set in the construction of a masonry foundation, important since all other stones will be set in reference to this stone, thus determining the position of the entire structure.

- Wikipedia

COMMUNITY CORNERSTONES

The Acme Township “cornerstones are” the key components of the community building process. When the foundation, cornerstones, and building blocks lock together, they construct a well-defined community which is supported by county and regional initiatives.

The cornerstones presented on the following pages are derived from the community input process and shaped by Acme Township’s planning commission and elected officials. They represent the overarching goals of the community and are supported by specific objectives and strategies, here called “building blocks,” that the community will take to achieve its goals.

CORNERSTONE: FOCUS ON PUBLIC INFRASTRUCTURE IMPROVEMENT

There is a growing need for public water to serve the business district. Discussions regarding the need for a public water system reference back to the Acme Township Infrastructure Citizens Advisory Committee Township/Tribal Bulk Water Agreement Task Force in 2005. The lack of public water and the inability to meet building and fire codes is a particularly pressing issue for the redevelopment of the US-31 and M-72 corridors. The Grand Traverse Band of Ottawa and Chippewa Indians has partnered with the Grand Traverse Town Center for water, a critical element of development for that property, and a potential partnership with the Township may be a reasonable and cost effective solution. Similarly, Dan Kelly's planned resort condominium single-unit "microflats" on nearly 20 acres with 156 housing units off M-72 would benefit from public water, and the developer plans to coordinate with nearby infrastructure and explore a collaborative agreement for service provision.

In addition to water, there is also a need to expand the number of homes and businesses connected to sanitary sewer services within the sanitary district. The sanitary district is the preferred area where with Township plans to concentrate future growth and investment, including public water and new commercial and residential development.

About 90 miles of road run through Acme Township. While road maintenance will always be a high priority, over the past five years, the Township has made considerable progress in upgrading and improving roads in need of repair. These improvements are evident in the survey responses regarding the quality of roads in the Township. Fifty-three percent (53%) of survey respondents rated the roads as either average or above average. Additionally, 60% of respondents said they would be willing to pay for continued regular road maintenance, even if it resulted in higher taxes.

Building Blocks

1. Continue collaboration with the Grand Traverse Band of Ottawa and Chippewa Indians on infrastructure projects, especially public water.
2. Incorporate into Township projects, properties, and Ordinances specific practices and provisions to improve the quantity and quality of stormwater treatment and handling, especially low event storm flows.
3. Update the capital improvements program for the Township to include detailed cost estimates and time-frames for water, sanitary sewer, stormwater, and road improvements.
4. Concentrate future sanitary sewer and water expansion in the sanitary district.
5. Collaborate with Metro Fire and other on the location of new Fire / EMS station and Township Hall.
6. Work with MDOT when road improvements are made on US-31 to implement the recommendations in the Acme Township Placemaking Plan.

CORNERSTONE: DEVELOP WALKING AND BIKING FACILITIES THAT CONNECT NEIGHBORHOODS, COMMERCIAL DISTRICTS, AND RECREATIONAL AMENITIES.

The Traverse Area Recreation and Transportation (TART) trail begins its journey toward Traverse City from the intersection of M-72 and Bates Road in Acme Township. From there, a bike route provides a connection to the VASA pathway into the Pere Marquette State Forest. The planned Traverse City to Charlevoix Trail and the Acme Connector Trail (ACT) will further connections within the Township. Acme Township residents would like to see these non-motorized options extended through more of their community. In addition to trails, the Township in partnership with businesses and property owners plans to expand its sidewalk network to make walking and biking a more viable transportation option for residents, employees, and visitors. To the greatest extent possible, the Township promotes the use of Michigan’s Complete Streets legislation as a strategy for expanding access to the street network for all users.

Survey results indicate an acknowledgment of need as well as support for improved facilities. Only 5% of survey respondents rated biking and walking opportunities as excellent or above average. The remaining 95% did not view biking and walking as a viable option for accessing job opportunities. Over half of respondents (54%) were supportive of a Township-wide TART Trail system even if it raises taxes.

Building Blocks

1. Establish a formal agreement with the Grand Traverse County Road Commission regarding Complete Street standards in the Township. Priority should be placed on areas within the Growth & Investment district of the Township.
2. Collaborate with MDOT, TART, land owners, and other local governments on implementation of the Traverse City to Charlevoix Trail.
3. Establish public and private road standards for community streets in residential neighborhoods with densities exceeding 3.5 dwelling units per acre, coordinating with Metro Fire Department on appropriate standards.
4. Develop a comprehensive non-motorized plan that can inform implementation of new development projects.
5. Evaluate the creation of a direct connection between the TART Trail and the VASA Trailhead.
6. Develop standards in the zoning ordinance to require sidewalks with new development in commercial areas.
7. Collaborate with the business community to install an 8-foot sidewalk on the east side of US-31 to improve access to those businesses.
8. Implement the Action Plan in the Acme Township 5-Year Parks and Recreation Master Plan.
9. Work with other agencies to establish a water trail along East Bay for canoing and kayaking with appropriate facilities and wayfinding.





CORNERSTONE: CREATE A VIBRANT, HIGH-QUALITY COMMERCIAL AND MIXED USE DISTRICT.

The Acme Township Placemaking study consolidates and connects the US-31 corridor between M-72 and 5 Mile Road with Acme Village and the Grand Traverse Town Center. The vision for this area is to establish a planned mixed use district which extends from Bayside Park along the East Bay shoreline to Lautner Road. This area is planned to include more dense and compact residential and commercial development achieved through vertical mixed uses and the integration of amenities for walking and bicycling. Building on the Placemaking plan, the Township hopes to concentrate traditional mixed-use neighborhood development in the area of the Township that was once the historic Acme Village.

Residents felt it was a “medium” or “high” priority to attract new restaurants and entertainment businesses (81%), and they also had definite preferences related to its form: 73% of residents found strip commercial development either “somewhat” or “very undesirable,” while 66% found compact commercial development either “somewhat” or “very desirable.” Public entities can set the stage for desirable development by investing in public infrastructure that is supportive of compact, walkable commercial design.

Building Blocks

1. Collaborate with other US-31 communities to reduce the speed to 35 mph along certain portions of US-31 especially where pedestrian crossings would be appropriate.
2. Work with MDOT when road improvements are made on US-31 to implement the recommendations in the Acme Township Placemaking Plan. The recommendations include raised intersections at US-31 and M-72, US-31 and Mount Hope Road, and US-31 and Bunker Hill Road, a traffic signal at the Mount Hope Road intersection, sidewalks, and other pedestrian improvements.
3. Collaborate with BATA and the business community to install transit stops along US-31 and M-72. Work with MDOT to secure a signalized intersection at US-31 and Mount Hope Road to meet the needs of local pedestrian traffic and provide a safe crossing to Bayside Park
4. Ensure that off-street parking lots are inter-connected and properties have sidewalks wide enough to encourage outdoor dining, displays, and pedestrian activity.



CORNERSTONE: MAINTAIN AND IMPROVE THE QUALITY OF SURFACE AND GROUNDWATER THROUGHOUT THE TOWNSHIP, THE REGION, AND THE GRAND TRAVERSE BAY WATERSHED.

Much of the success and desirability of Acme Township can be attributed to its freshwater resources. Eighty-one percent (81%) of survey respondents say protection of water quality for streams, watersheds, and East Bay is a high priority. Protection of the East Bay shoreline is a high priority for 83% of survey respondents. The Watershed Center monitors the quality of the water in East Bay; the Watershed Center also encourages the use of low impact development stormwater practices in Acme Township.

Building Blocks

1. Adopt a new stormwater ordinance which includes an emphasis on low impact development and other techniques to manage the quantity and quality of storm water in new and redevelopment projects.
2. Continue to collaborate with the Watershed Center and the Grand Traverse Band of Ottawa and Chippewa Indians on E. coli and other water quality monitoring in East Bay and the Acme and Yuba Creek tributaries, and at nearby stormwater outflows.
3. Reinforce in the zoning and stormwater ordinances the use of riparian buffers adjacent to tributaries, shorelines, and wetlands and provisions to protect environmentally sensitive areas.
4. Consult with the Grand Traverse Bay Watershed Protection Plan as it relates to Acme Township and those strategies focused on East Bay.



Photo, bottom: Karly Wentzloff



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.



Middle left and bottom photos: Karly Wentzloff



CORNERSTONE: CREATE A COMMUNITY WITH HOUSING OPTIONS ATTRACTIVE TO ALL.

Housing options are increasingly at the forefront of community conversations about issues ranging from social equity to economic development, employee retention, and school enrollment. Like many suburban townships, Acme has developed with a large inventory of low-density single-family homes. Increasingly, young professionals, empty nesters, and others are looking for smaller housing formats in a more walkable, connected setting. The goal of the Mixed Use Village in Acme is to facilitate housing options that meet the needs of these changing desires and shifting demographics. By promoting traditional neighborhood development patterns, Acme Township can facilitate better variety in housing sizes and limited commercial services within the neighborhood to allow for a more walkable community.

The need for a diverse mix of rental and ownership housing options for residents in Acme Township was evident in the survey responses. Approximately 78% of respondents identified housing for local workforce and/or young families as a “high” or “medium” priority. Additionally, 63% rated ADUs, or mother-in-law flats, with long-term rental agreements as a “high” or “medium” priority. Moreover, 68% of respondents rated housing for seniors as a “high” or “medium” priority.

Building Blocks

1. Developing zoning provisions for higher density mixed use development that attracts younger professionals and families and older “empty-nester” households.
2. Ensuring affordable, accessible housing in the Township through partnerships with Homestretch, the newly formed Housing North non-profit, the Tribe, and others.
3. Creating opportunities for intergenerational interaction through neighborhood gathering spaces, cultural events and activities.
4. Explore the adoption of a PILOT (payment in lieu of taxes) ordinance to facilitate the development of workforce housing.

TOWNSHIP PRIORITIES

Park System Along US-31

Acme Township, in partnership with the Grand Traverse Regional Land Conservancy and the Michigan Department of Natural Resources, has expended \$3.5 million dollars and hundreds of hours of personnel and volunteer effort to acquire obsolete commercial properties along East Bay for waterfront parks. Once the demolition of these buildings was completed in the summer of 2013, the waterfront along East Bay, long inaccessible to the community, was open. Plans are underway by the Parks and Trails Committee to develop a system of connected parks which extend along US-31 from M-72 to Bunker Hill Road.²³ Once completed, this waterfront park system will provide a variety of outdoor recreation facilities for the community and serve as a destination of regional residents and tourists. This new “place” will also create opportunities for adjacent businesses and provide a platform for other mixed uses seeking to locate on an active urban waterfront.

Public Water for Growth

Without a reliable source of potable water, growth will not occur as planned. For an area to develop as a compact, mixed use district, it needs a sufficient source of public water to satisfy the needs

of consumers and residents, and to meet the requirements and standards of fire safety codes. The US-31 and M-72 corridors and the planned Mixed Use Village district require public water. The Grand Traverse Town Center has an agreement with GTBO&C to provide water to the 165 acre mixed-use development. Similarly, Dan Kelly’s planned resort condominium with 156 housing units will explore a collaborative agreement for service provision.

The Township will need to leverage this investment with a connection to a larger water network. Regardless of ownership or management, public water is a necessity to appropriately plan for and leverage development in this growth and investment corridor.

Public Facilities

Both the Fire Department and Township Hall are in need of replacement. The current Township Hall facility is functionally obsolete for both operations and is not an efficient or private workspace for Township administration. One potential area is the undeveloped portion of the Mixed-Use Village district on the Future Land Use Map. The township hall should provide modern, technologically outfitted office space with defined

offices, conference rooms, and a large assembly room for Board and Committee meetings. The Township Hall serves as a gathering space for more than just government operations—it also serves as a community center for social and civic-oriented organizations. If practical, a district library branch would be appropriate to serve all age groups residing within the Township.

Agricultural Preservation and Expansion

As discussed previously, the Township has Purchase of Development Rights (PDR) and Transfer of Development Rights (TDR) programs that are being used by some agricultural property owners. During the meeting with the agricultural community, it was noted that the interest in the PDR program exceeds the funding for it. In addition to the PDR and TDR, the Township has adopted an Agricultural Tourism ordinance to provide property owners with other revenue opportunities. Another outcome of the meeting advanced the point that agriculture today is different than ten years ago and the need to review Township ordinances to lower the barriers which prevent ag-related activities.

Revitalization of the Business District

Traditional zoning ordinances have done a wonderful job of segregating land uses to an extent where vehicular transportation is the only practical way of getting from point A to point B. Unfortunately, this form of land development has resulted in some stark and extremely pedestrian-unfriendly environments where little activity outside of the car occurs. Subdivisions are developed without sidewalks, commercial buildings are surrounded by asphalt, and there is an absence of connectivity between uses. Another outcome of traditional zoning is that private property bears little relationship to the public space. Coupled together, these factors create wide streets void of pedestrian traffic, set buildings 50 to 100 feet back from the property line, and result in an expanse of asphalt (road and parking lots) sometimes two-thirds the width of a football field. A solution to this condition is planning and regulating the private and public space together, and the most effective tool is a Form Based Code. The results are private development that is conducive to pedestrian activity and mixed uses, and public spaces that are designed for both pedestrians and cars. Future Growth and Investment in Acme Township should

be concentrated in the sewer district, specifically the area designated on the Future Land Use Map as Mixed Use Village.

Connectivity

Nonmotorized infrastructure is a high priority for Acme Township and is gaining considerable momentum. There is a strong desire to complete the sidewalk network to better connect businesses with residential properties, recreational facilities, and nearby commercial areas. A planned provision in the zoning ordinance to require that new developments include sidewalks will go a long way in making this a reality. The soon-to-be constructed Acme Connector Trail will serve as an important trail connection for tourists and residents alike. Additionally, the planned Traverse City to Charlevoix Trail will further provide north-south connectivity for cyclists throughout the Township. These added trails will connect communities and provide additional transportation and recreation options.

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STRATEGIES AND LAND USE



Photo: Karly Wentzloff

COMMUNITY FRAMEWORK

Since the adoption of the previous Acme Township Master Plan in 2014, the Township has done an admirable job of implementing the recommendations that have guided the development of the Township (Figure 18). Specifically, commercial development has been concentrated along the US-31 corridor and within the area designated as the “Town Center,” farmland has been retained, and parkland has been acquired and improved along East Bay.

Agricultural land uses are often considered part of a strategy to retain rural character and open space. However, agricultural land uses in Acme Township are considered a significant part of the local and regional economies.

Residential development, designated south of M-72 and along the west side of the US-31 corridor, faltered between 2007 and 2012, resulting in the Township seeing a minimal amount of housing product added to its inventory. In 2013, housing construction began to increase as available market supply declined.

Although sometimes viewed as an anti-growth strategy, the current development pattern is tremendously advantageous because it has prevented commercial sprawl and fragmented development along the M-72 corridor. In addition,

the agricultural resources of the Township have remained intact, and some of the farms and orchards have opted to participate in the Acme Township PDR (purchase of development rights) program. The combination of concentrating commercial development in districts and nodes and working with the agricultural community to preserve productive farmland has positioned the Township well as a future growth and investment area.

The contextual framework of the Township can be divided into six broad land development patterns: Agricultural & Sensitive Lands, Residential–Shoreline, Residential–Neighborhood, Mixed Use Neighborhood, Resort and Tourism Related, and Trade and Warehouse (Figure 19).

1

Agricultural & Sensitive Lands

Agricultural lands are one of the primary land development patterns in Acme Township. The general geography extends north of Brackett Road and east of US-31 to Whitewater Township. A smaller unit of agricultural land is located south of M-72 bounded by M-72, Crisp Road, Lautner Road and Moore Road. Most of the eligible PDR agricultural properties are located north of M-72.

Also located within this zone are the Yuba Creek Natural Area, Petobego State Game Area, Maple Bay

County Park, and properties owned by the State of Michigan in the southeast corner of the Township.

2

Residential - Shoreline

This zone occurs west of US-31 and north of M-72. Within this zone are different patterns of residential land development, including individual properties, condominiums, and planned subdivisions. For example, properties along Deepwater Point Road consist primarily of individual parcels with waterfront access to East Bay. As Deepwater Point Road converges into Peaceful Valley Road, there are several small developments grouped around Clearwater, Windale, and Haven Hill Lane. Lastly, there are planned developments which include LochenHeath, Ridge Top, Bayridge, and Windward Ridge.

3

Residential – Neighborhood

This land development pattern occurs exclusively south of Bunker Hill Road to the township’s border with East Bay Township. Within this area, there are forty-one (41) suburban-style subdivisions and/or condo developments including Cranberry Woods, Springbrook Hills, Wellington Farms, Holiday Pines, and Sherwood Estate, to name a few. Many of these homes are situated on lots of ½ acre or less along curvilinear streets which rely on a collector road, such as Holiday Road or Bunker

Figure 18. Existing land use map

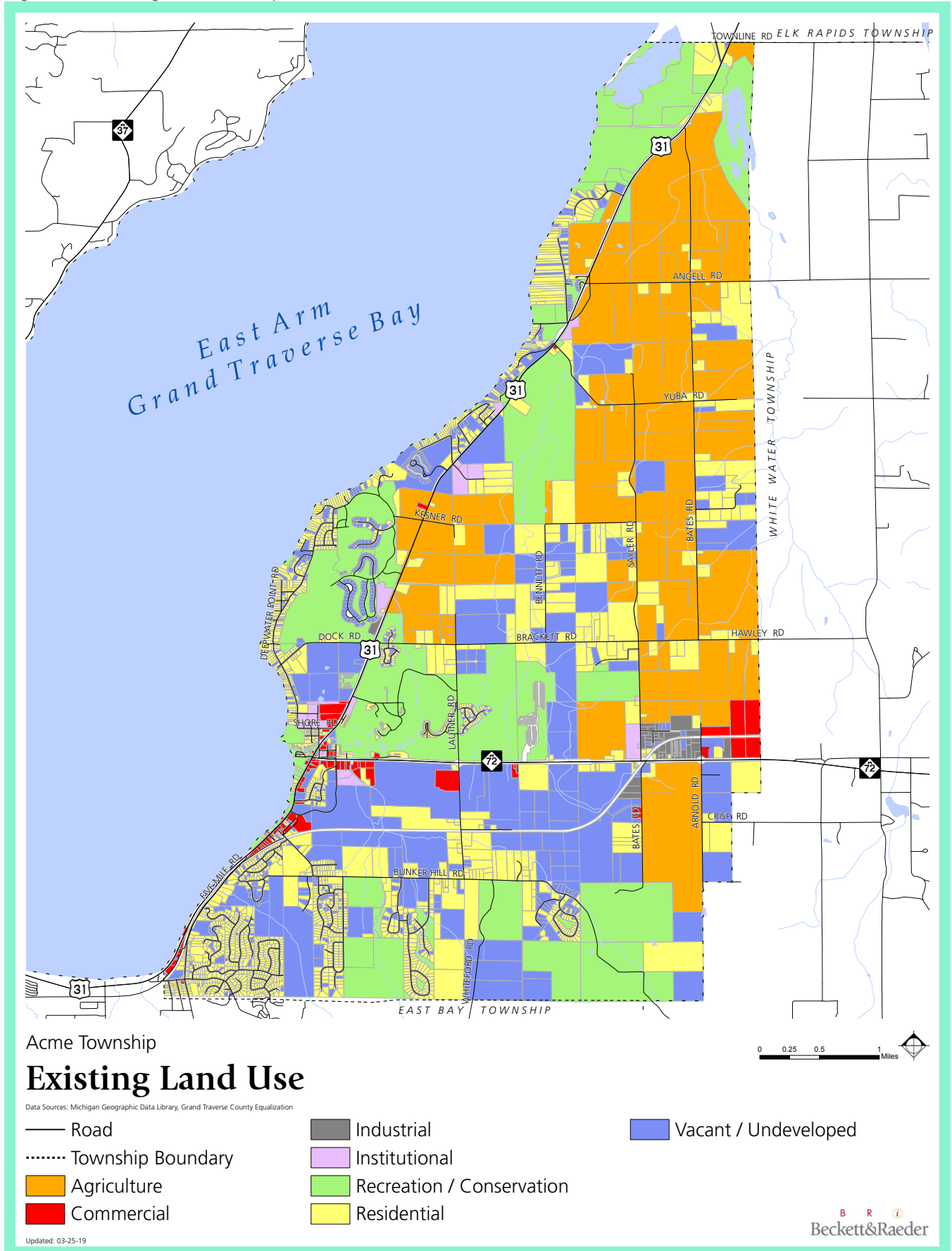
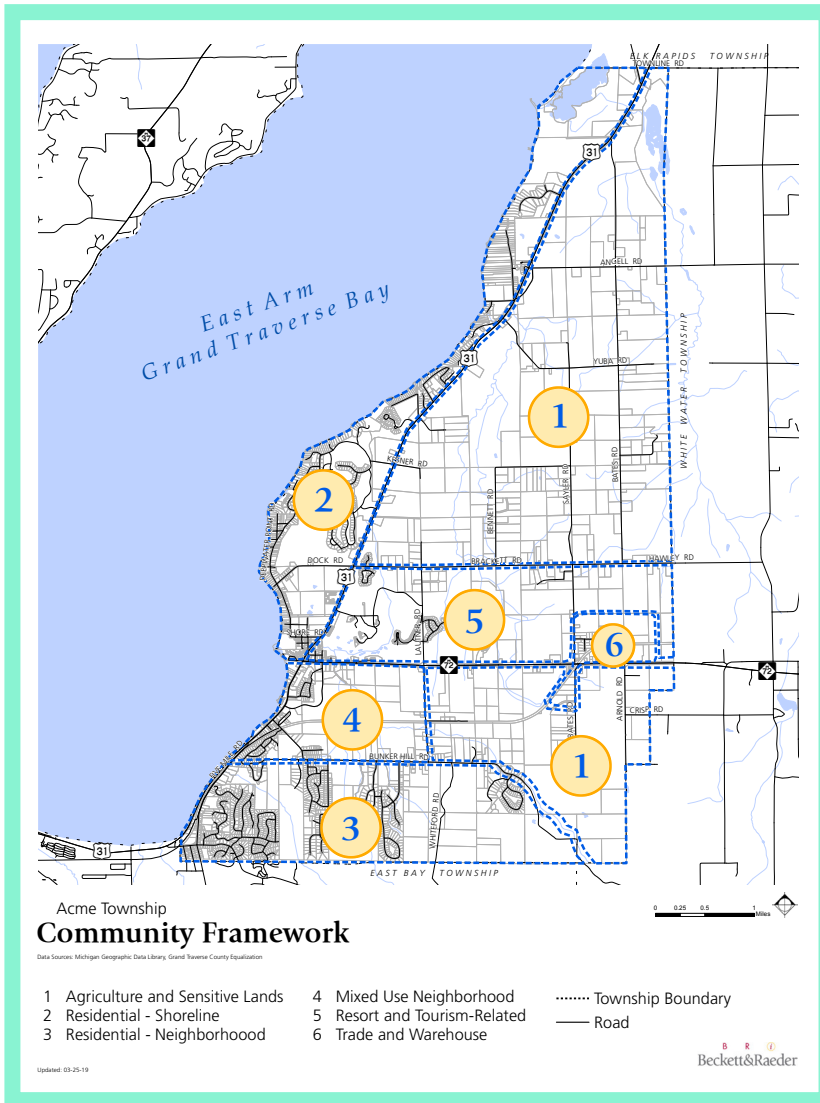


Figure 19. Community framework map



Hill Road, for primary access. Void of sidewalks and lacking an integrated street network, these subdivisions are primarily vehicular oriented, lack connectivity between neighborhoods, and are not walkable. Because the neighborhoods rely on Holiday Road and Bunker Hill Road for access, these roads accommodate more daily traffic than a similar

subdivision with a more connected street network would experience.

Street connectivity works when there are few dead-end streets and cul-de-sacs, and many points of access into and out of a residential neighborhood. Frequent intersections (nodes) create block lengths (segments or links) that are amendable to walking, bicycling,

and transit. Future effort should be concentrated on connecting these neighborhoods with nearby commercial and recreational amenities.

4

Mixed Use Neighborhood

This is an emerging land development pattern in the Township. Generally bounded by M-72, US-31, Bunker Hill Road and Lautner Road, it includes planned developments known as the Grand Traverse Town Center, Acme Village along Mount Hope Road and the KOTI development off M-72. These developments include a variety of mixed land uses including residential, retail, professional offices, and institutional. Residential development includes a mix of single family and multiple family residential. This zone was included in the Acme Shores Placemaking Plan and, based on current vested development approvals, will develop into a mixed use district and business district for Acme Township. The 2014 Community Master Plan established this zone as the Town Center for the Township, focusing commercial and mixed development within a district rather than along M-72 in the form of commercial sprawl. Moving forward, Acme plans to focus mixed use and mixed

housing development in the Mixed Use Village district.

5

Resort and Tourism Related

This is a unique area of the Township which extends east of US-31 between Brackett Road and M-72 to Whitewater Township. Within this area are the Grand Traverse Resort and Spa, the Bear and Wolverine Golf Courses accessed from US-31, the Traverse Bay RV Park on M-72 and Flintfields Horse Park which is home to the Great Lakes Equestrian Festival, Acme Fall Festival, and other community events. Just over the Township border with Whitewater Township is the Turtle Creek Casino and Hotel. The largest property owner within this zone is the Grand Traverse Band of Ottawa and Chippewa Indians.

6

Trade and Warehouse

The Trade and Warehouse area is a limited geographic area, approximately 130 acres, located in the eastern portion of the Township. The primary area is bounded by E. Railway Commons Road, Bates Road, Arnold Road and M-72. In addition, there is a portion of the zone that extends along South Bates Road adjacent to the Great Lakes Central Railroad. The Great Lakes Central Railroad (GLCR) which

provides freight service to Traverse City, runs through this area.

FUTURE LAND USE CATEGORIES

Conservation and Recreation

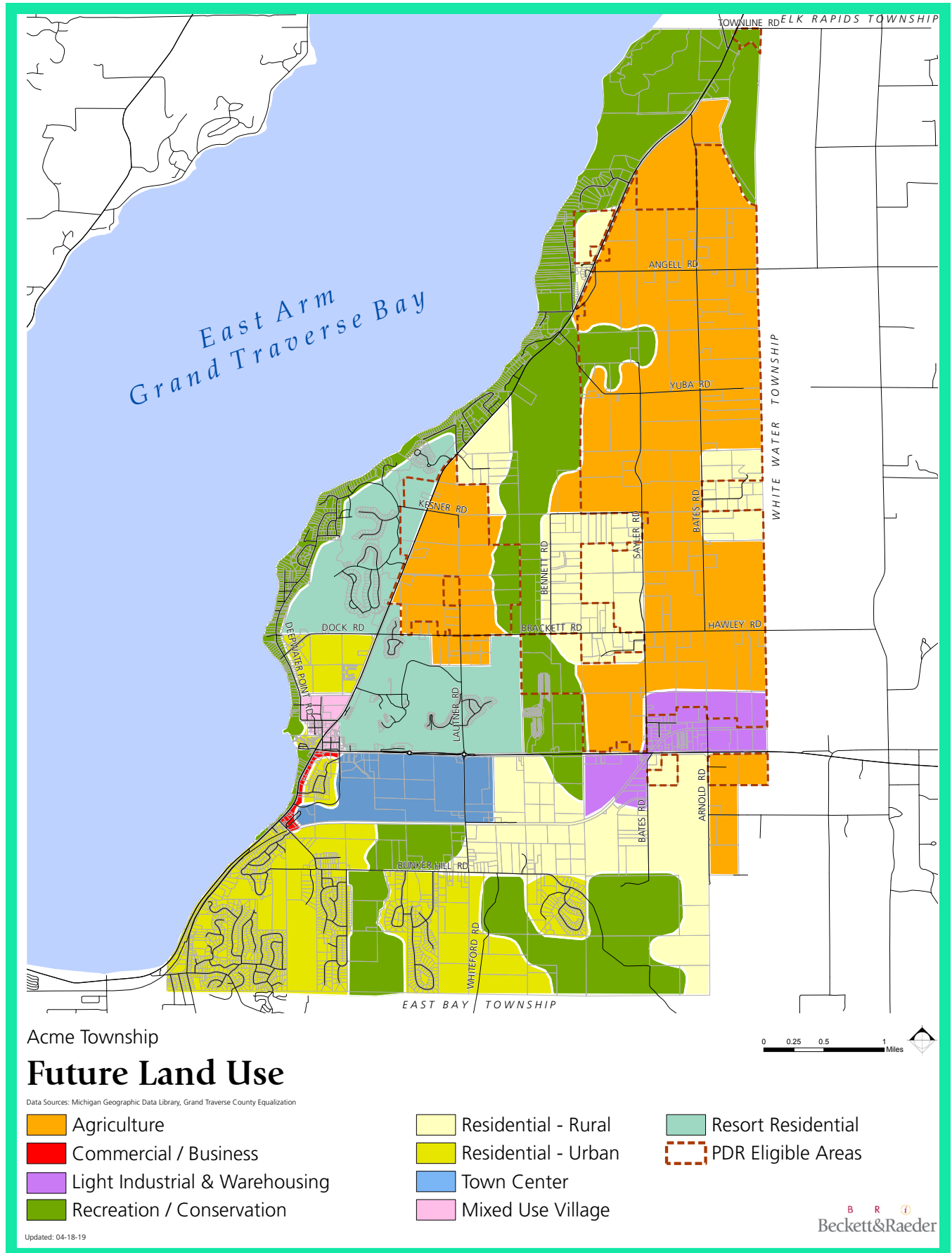
The Conservation and Recreation category encompasses land use for a large variety of recreation activities, and also land areas designated for conservation that have important natural resources and sensitive ecosystems. Some of the major existing areas with highly sensitive ecosystems in the Township include Acme Creek in the south, Yuba Creek and its extensive greenways and wetlands in the middle region, and the Petobego wetlands and pond in the far north. Other areas with important natural resources are the easterly shoreline of East Grand Traverse Bay, much of which is already privately owned and developed as residential, and the forested lands in the south of Acme Township with some of the oldest red oak and quaking aspen trees in Grand Traverse County. Additionally, there is an important network of greenways and wildlife corridors surrounding many of the creeks and streams that protect the stream habitat, including local and itinerant fauna and many kinds of local flora. Many existing parks, campgrounds, and water-access areas are found throughout the Township for the use and enjoyment of all residents, and these are noted in detail in the Recreation Inventory

of the Township’s Parks and Recreation Master Plan.²⁶

The main objectives of this Conservation and Recreation category are to sustain the integrity of Acme Township’s natural ecosystems and natural resources, such as its creeks, streams, wetlands, forests, and Grand Traverse Bay shoreline, and to provide good quality, safe public recreation sites such as beaches and water access points, camping sites, hiking trails, ball fields, and other sports facilities. Given the importance placed on the lands in this category, Acme Township aims to work with other township, county, state, and federal authorities to maintain and conserve natural resources, including groundwater, within and adjoining the Township’s lands. In connection with conserving the Township’s natural resources, this land use category also provides for the establishment of wildlife habitat corridors.

The intended uses in this category include, but are not limited to: parks; campgrounds; other recreation uses such as fishing, hunting, hiking, trails, and sports fields; and the preservation of natural resources and wildlife habitat. In addition, development that is not intended for conservation or recreation must be carefully tuned to the needs of the natural environment and Acme Township’s goal of preserving open space.

Figure 20. Future land use map



Residential development on conservation land is encouraged to use cluster housing, open-space development, or planned-unit development. Land uses in the Conservation and Recreation areas should comport with the policies and actions outlined in the Cornerstone entitled, "Maintain and Improve the Quality of Surface and Groundwater throughout the Township and in East Bay."

Agricultural

The Agricultural category comprises land that is under active agricultural use and that is resistant to demographic and economic pressures that make other agricultural land likely for future development. Agricultural land is usually not served by public sewer or water supply and is generally distant from the high-density areas of the Township which is planned for and accommodated south of M-72. The terrain of existing agricultural lands consists of gently rolling hills and level fields interspersed occasionally with small forest areas. Land uses adjacent to the streams and wetlands of Yuba Creek should use sound environmental stewardship and ecological practices in order to conserve natural resources and protect highly sensitive ecosystems as well as ground- and surface-water. Acme Township's farmlands contribute substantially to the local and regional economy, open space, and natural resource base of the community, and so this category also encourages the establishment

of linkages and corridors for wildlife habitat.

A major objective of this land use category is to create a long-term business environment for agriculture in Acme Township. This category also aims to ensure that agriculture contributes to the character of Acme Township; contributes to Acme Township's and Grand Traverse County's economies, now and in the future; and prevents the loss of agricultural lands by encouraging the use of PDR and TDR programs and other means.

The intended uses in this category include, but are not limited to: farms under active cultivation; farmsteads and accessory structures; agriculture-related industries; agriculture-based enterprises; nurseries and green houses; and other agriculture-friendly forms of development. Land uses in the Agricultural areas should comport with the policies and actions outlined in the Cornerstone entitled, "Support the Continuation of Agricultural Operations and Preservation of Farmland." Residential development should use conservation designs through cluster housing, open-space development, or planned unit development. The Township contemplates that residential developments must work around extant agricultural uses, and in some circumstances the current density of 1 dwelling unit per 5 acres should be lowered to 1 dwelling unit per 1 acre if cluster

and/or open space (farmland) subdivisions are used.

The PDR-eligibility map is overlain on the Future Land Use Map (Figure 20) in order to qualify for state funding.

Rural Residential

The rural residential category encompasses areas in Acme Township with special natural features that shall be preserved in the environmentally significant areas as identified on the Future Land Use Map. This category also encompasses those areas of rolling hills and open spaces that were formerly agricultural or are in a transitional state from agriculture to residential and complementary uses. The density is generally low to medium, with single-family houses built on large-scale parcels. The land features in this category include level fields, gently rolling hills, steep slopes, thick woodlands, wetlands, creeks, and streams. In all new residential construction, conservation-development designs shall be used to retain the vegetation, natural features, and open space existing on the developed sites. Land uses adjacent to the streams and wetlands of Yuba Creek should use sound environmental stewardship and ecological practices in order to conserve natural resources and protect highly sensitive ecosystems as well as ground- and surface-water.

The objectives of this category are to provide limited and low density residential development in the rural areas of the Township where sensitive ecosystems and special natural land features such as steep slopes, creeks and streams are prevalent. However, conservation-development designs will be strongly encouraged to prevent sprawling development that undermines the integrity of open space and agricultural uses, and appropriate buffers should be planned to minimize the impact on existing agricultural uses. Another important objective is to encourage responsible stewardship among landowners in the development of the land so that the natural features are preserved to the fullest extent, especially in the areas with highly sensitive ecosystems and where special natural features abound, through the use of cluster housing, open-space development, and planned-unit development.

In the areas with highly sensitive natural features and ecosystems, the Township shall insist on conservation development in order to protect the most sensitive land by clustering housing on the least sensitive land. Land uses in the Rural Residential areas should comport with the policies and actions of the Cornerstones.

Urban Residential

The Urban Residential designation comprises high-density areas, including established residential

neighborhoods in the southwest region of the Township as well as established and future development on land suitable for high-density single- or multiple-family development. This category contemplates small lots in order to absorb population growth and check sprawling development, and includes affordable housing. Although the Urban Residential designation does not contemplate mixed commercial and residential uses, developments in Urban Residential would be supportive of mixed use development and would benefit from being placed adjacent to mixed use districts.

Objectives of this category include encouraging development of good quality, high-density residential living, and affordable living that will minimize the encroachment of such development on farms, forests, and environmentally sensitive areas. This category is also intended to encourage a walking community with good neighborhood sidewalk systems and promote connections within and between housing developments in general as a means to increase the connectivity index.

Primary uses within this category are single-family detached homes, attached single-family structures such as townhouses and duplexes, and multiple-family residences such as stacked ranches, apartment buildings, group living quarters, manufactured homes, and mobile home parks. Other complementary

uses such as churches, schools, and parks would be permitted. The Urban Residential section contemplates the existence, and continued existence, of the GT Resort & Spa and its ability to develop as a resort, with commercial uses as part of the Resort's core business.

Commercial

The Commercial category is characterized by land use for retail stores and service-oriented businesses that provide daily shopping, convenience and comparison shopping, and professional offices that service Acme Township residents and others in the region. The existing commercial lands lie mainly along M-72 and a short strip of Highway US-31 N, the major federal and state roadways running through Acme Township, with motor vehicle transportation needed to reach most business venues along these trunk lines. An existing shopping area on Highway US-31 N, which is also a vehicle-oriented complex, provides a large grocery store and a recently closed discount store; many small office complexes are also located off the two major trunk lines in the Township. There is a small commercial district on the northeast corner of US-31 and Bunker Hill Road.

The intended uses in this category include, but are not limited to: grocery stores, bakeries, garden supply stores, banks, laundries,

pharmacies, hardware stores, gas stations and automotive service business including supermarkets, general merchandise stores, restaurants (fast and non-fast food types), coffee shops, professional offices of various kinds, and personal service businesses (hair salons, spas and so on).

Resort Residential

This category of land use is set aside for uses that are predominantly residential in nature but are often used by vacationers or on a seasonal basis. The Resort Residential district accommodates some mix of uses including entertainment, restaurants, golf courses, and retail. This land use recognizes the importance of the seasonal economy in Acme Township and sets aside a special category for uses of this nature.

Mixed Use Village

This category of land use encourages the development of an integrated, walkable, mixed-use and mixed housing area located within the former historic Acme Village. This condensed district is intended to be walkable and connected via non-motorized trails and thoughtful sidewalk networks. It will allow residents to live in a variety of housing types, including types that match existing conditions and provide greater density, such as townhouses, apartments, and rowhouses, while being close to essential services and a mix of land uses.

Public infrastructure, water, sanitary sewer, roads, and non-motorized pathways will be required to fully develop and link properties into this cohesive community mixed use district. Sanitary sewer currently serves the district's existing capacity, but with proposed higher density in this area, additional capacity should be considered. Some sidewalks are found along the major corridors but are largely missing along most roads, and evidence of informal sidewalk paths can be seen along residential streets. By increasing mixed housing options, this district can serve the changing needs of Acme residents. Encouraging new residential growth with densities of 10-14 units per acre can help foster housing for a growing workforce and aging population. Limited neighborhood commercial services are located on the corners in established neighborhoods.

Town Center

This category of land use encourages the development of an integrated, walkable, mixed-use, high density area located in the core of the Township as envisioned in the Acme Shores Placemaking Plan. The hallmark of this future land use will be the seamless connection between public and private properties with well-designed buildings and public spaces, streetscapes, landscapes, signage, access and circulation for both motor & non-motorized traffic and pedestrians, facilities for public transportation, low impact storm water control, dark sky sensitive

lighting, and other elements that reflect and add to a vibrant business district.

The intended uses in this category include, but are not limited to: general merchandise stores, restaurants (non-fast food types), coffee shops, professional offices of various kinds, motels, furniture stores, and personal service businesses (hair salons, spas and so on). This category also contemplates the possibility of mixed-use with residential dwellings above the first floor. Land uses in the Commercial areas should comport with the policies and actions of the Cornerstones entitled, "Create a Vibrant, High-Quality, Compact Commercial and Mixed Use District," "Focus on Infrastructure Improvement," and "Encourage Recreation-based Tourism."

Light Industrial & Warehousing

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 negatively 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 of the Master Plan.

ECONOMIC DEVELOPMENT ZONES

This plan delineates four economic development zones for the Township, shown in Figure 21. These include the agricultural properties north of M-72, the rural recreation and entertainment area north of M-72, the growth and investment area near the intersection of US-31 and M-72 within the sewer district, and the industrial district on M-72 at the east end of the Township. The agricultural, resort, and commercial areas are primarily focused on private development, and the rural recreation area is focused on a mix of private and public investment.

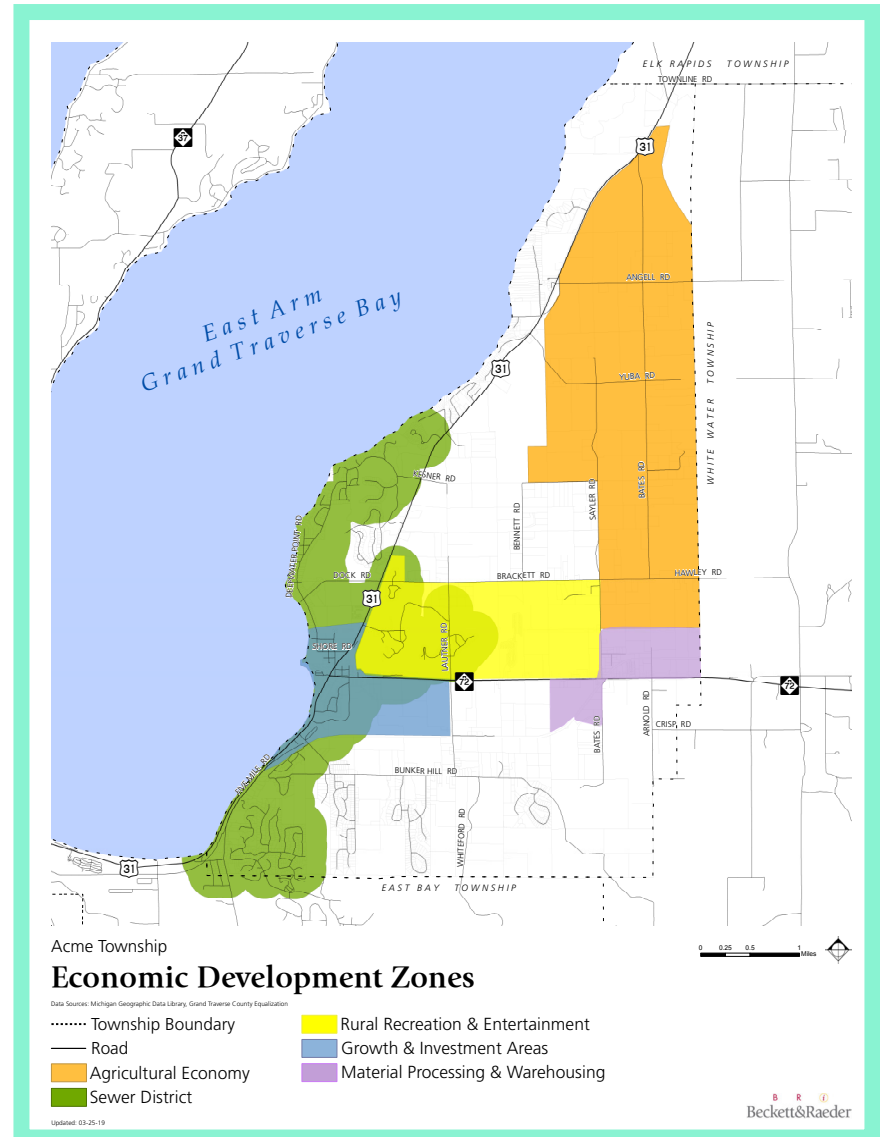
Distinguishing economic

development areas helps to strategically focus limited resources in zones to maximize the greatest potential gain. This is an advantage when partnering with other agencies which need reassurance that their funds will be expended toward a defined community priority. In some communities this is called “strategic doing,” where alignment of community priorities and

recognition of these priorities by other network collaborators results in funding and implementation.

At the local level, infrastructure and regulatory requirements should be evaluated to ensure that they do not inhibit investment and development.

Figure 21. Economic Development Zones map



ZONING PLAN

The Michigan Planning Enabling Act of 2008 requires the inclusion of a zoning plan in the master plan.²⁷ The zoning plan calls attention to changes that needs to be made to the current zoning ordinance in

order to bring it into alignment with the new master plan. Specifically, the zoning plan looks to show the relationship between the future land use map and the zoning map, and to suggest ordinance revisions to

strengthen that relationship. The changes suggested are necessary in order to help implement specific aspects of the master plan (Table 3).

Table 3. Zoning chart

SPECIFIC DISTRICT REVISIONS						
EXISTING ZONING DISTRICTS		USES (GENERAL)	SETBACKS	LOT SIZE (MINIMUM)	PROPOSED MODIFICATIONS	PROPOSED ZONING DISTRICTS
AGRICULTURE A-1		Various agricultural and related enterprises including crop, fruit, and livestock production and processing, agri-tourism, and single-family detached dwellings	FRONT 50' REAR 40' SIDE 25'	5 Acre	Limit conflicts between agricultural and residential uses through increased side and rear setbacks, eliminating the option of density transfer receiving zone, and the continued support of the Purchase of Development Rights program.	AGRICULTURAL AG
R-1: ONE FAMILY FOREST & COASTAL		Single-family detached dwellings on larger lots	FRONT 30' REAR 35' SIDE 20'	1 Acre	Change name of zoning classification to SFR: Single-Family Rural	SFR: Single-Family Rural
R-2: ONE FAMILY URBAN RESIDENTIAL	With Sewer	Single-family detached dwellings	FRONT 30' REAR 20' SIDE 10'	15,000 Sq. Ft.	Combine with R-3 and rezone to SFN without the form-based code requirements	SFN: Single-Family Neighborhood
	Without Sewer		FRONT 30' REAR 30' SIDE 10'	20,000 Sq. Ft.		
R-3: Urban Residential	With Sewer	Single-family detached dwellings by right. Duplex and multi-family dwellings through SUP	Front - 30' Rear - 30' Side - 10'	15,000 Sq. Ft.	Combine with R-2 and rezone to SFN without the form-based code requirements	SFN: Single-Family Neighborhood
	Without Sewer			20,000 Sq. Ft.		
R-1MH: Manufactured Home Residential		Mobile home residential units and communities	Same as R-3 except as outlined in Article XII		Rezone parcel at southern terminus of Bates Rd to AG: Agricultural	AG: Agricultural

Table 3. Zoning chart (Continued)

SPECIFIC DISTRICT REVISIONS (CONTINUED)						
EXISTING ZONING DISTRICTS		USES (GENERAL)	SETBACKS	LOT SIZE (MINIMUM)	PROPOSED MODIFICATIONS	PROPOSED ZONING DISTRICTS
US-31 / M-72 Business District	SFN: Single-Family Neighborhood	Detached single-family homes	Front* - 30' Rear - 30' Side - 10'	Lot Width Min - 100'	Rezone area indicated as Mixed Use Village on the FLUM to MHN.	MHN: Mixed Housing Neighborhood
	MHN: Mixed Housing Neighborhood	Single- and multi-family housing with a max density of 12 du/acre	Front* - 30' Rear - 30' Side - 10'	Lot Width Min - n/a	Allow limited residential-based commercial uses	MHN: Mixed Housing Neighborhood
	CS: Corridor Shoreline	Public access to Grand Traverse Bay, single- & multifamily residential	Front* - 30' Rear - 35' Side - 10'	Lot Width Min - 100'	Establish uses consistent with outdoor recreation/conservation, limiting residential and commercial uses.	CS: Corridor Shoreline
	C: Corridor Commercial	Traditional mixed use district with a max density of 14 du/acre	Front* - 20' Rear - 25' Side - 3'	Lot Width Min - 20'	More clearly define allowed uses and circulation standards (vehicle and non-motorized)	CF: Corridor Flexible
	CF: Corridor Flexible	Traditional mixed use district with a max density of 18 du/acre	Front* - 20' Rear - 5' Side - 5'	Lot Width Min - 20'	More clearly define allowed uses and circulation standards (vehicle and non-motorized)	CF: Corridor Flexible
B-3: Planned Shopping Center	Primarily retail planned developments, with limited recreational, civic and automobile services	Front - 20% lot depth (40' - 60')	5 acres	Delete District. Development pattern can be accomplished by C and CF districts and through the Planned Development option.	Rezone parcel on M-72 to LIW: Light Industrial & Warehousing. Rezone GT Resort & Spa CF: Corridor Flex	
B-4: Material Processing & Warehousing	Light industrial, storage, warehousing, distribution, wholesale, contractor services, research and development	Side & Rear - 10% lot width (10' - 50')	n/a	Expand district boundaries to include parcel accessed off M-72, north of the railroad tracks that is currently zoned B-3: Planned Shopping Center.	LIW: Light Industrial & Warehousing	

* US-31 / M-72 Business District utilizes a front built-to-line as opposed to a traditional setback

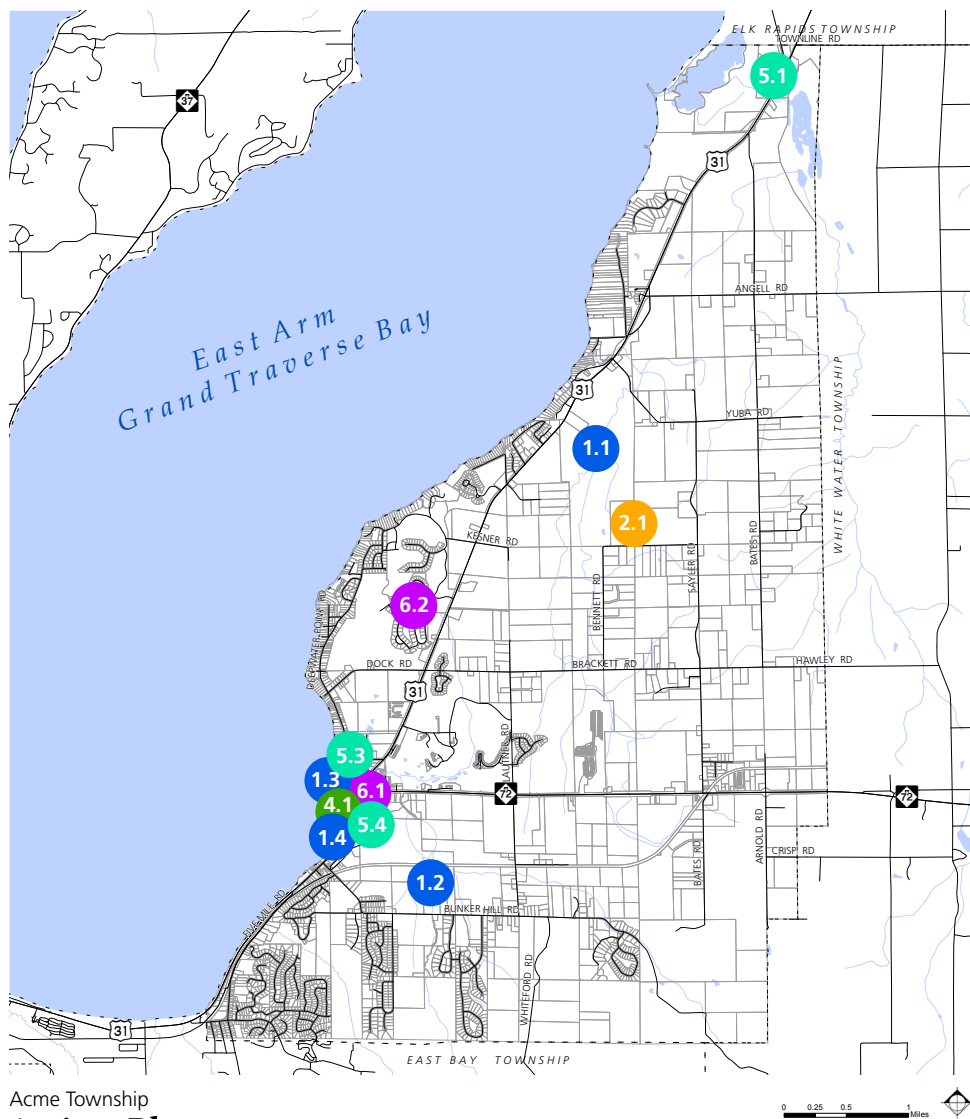
IMPLEMENTATION AND ACTION



ACME TOWNSHIP ACTION PLAN

The success of the Acme Township Community Master Plan will be benchmarked against the implementation of a number of programs and projects which are based on the outcome of the resident and business survey and the Master Plan Cornerstones. The Action Plan is segmented into eight categories; projects and programs are identified within each category. Table 4 identifies the projects and programs that reflect the intent of the community and, at the same time, adhere to planning best practices. These actions leverage opportunities and integrate them together to form a cohesive, well functioning, and stable community.

Figure 22. Action plan map



Acme Township Action Plan

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

- 1 - Water Quality
- 2 - Agriculture
- 4 - Parks and Recreation
- 5 - Nonmotorized Transportation
- 6 - Public Infrastructure

- Community-Wide (not shown):**
- Regulatory, 3.1
 - Nonmotorized Transportation, 5.2
 - Public Infrastructure, 6.3
 - Housing, 7.1-7.3
 - Administrative Capacity, 8.1-8.3



Table 4. Action plan

GOALS	ACTIONS
WATER QUALITY	
Protect water quality by actively monitoring the effectiveness of storm water treatment projects and the presence and source of any bacterial agents.	Continue water quality testing at: Yuba Creek Natural Area Acme Creek within the Grand Traverse Town Center project area Bayside Park and Sayler park Bunker Hill Boat Launch
AGRICULTURE	
Continue the Township’s effort to preserve farming and orchard operations.	Continue the Purchase of Development Rights (PDR) and Transfer of Development Rights (TDR) Programs
REGULATORY	
Revise the Acme Township Zoning Ordinance.	Streamline the structure and provisions of the current code.
PARKS & RECREATION	
Implement key projects identified in the Township’s 5-year Parks System Plan	Design, fund and implement planned improvements for Bayside Park
NONMOTORIZED TRANSPORTATION	
Connect Township assets with the regional nonmotorized pathways and trails.	Collaborate with MDOT, TART, land owners, and other local governments on implementation of the Traverse City to Charlevoix Trail.
	Develop a comprehensive non-motorized plan that can inform implementation of new development projects.
	Develop standards to require sidewalks with new and redeveloped properties in the Growth and Investment Area
	Collaborate with the business community to install an 8-foot sidewalk on the east side of U.S. 31.
PUBLIC INFRASTRUCTURE	
Provide Township residents and business with access to high quality public water and sewer services.	Formalize an arrangement with the GTB to provide potable water to the Growth & Investment Area.
	Continue to expand sanitary sewer services within the sanitary district.
	Update the capital improvements program for the Township to include detailed cost estimates and time-frames for water, sanitary sewer, stormwater, and road improvements
HOUSING	
Provide a variety of housing for existing and future residents.	Coordinate with Networks Northwest on a housing Target Market Analysis.
	Explore the adoption of a PILOT (payment in lieu of taxes) ordinance to facilitate the development of workforce housing.
	Ensure diverse, affordable, accessible housing in the Township through partnerships with Homestretch, the newly formed Housing North non-profit, the Tribe, and others
ADMINISTRATIVE CAPACITY	
Provide opportunities for training, continuing education, and authentic public engagement.	Continue the policy of providing training and continuing education for elected and appointed officials.
	Develop a regular Township e-newsletter to update residents on current events.
	Identify a location and construct a new Township Fire Station / Township Hall.
	Allocate funds to conduct a comprehensive citizen survey in 2024.

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APPENDIX

ENDNOTES

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