



· ACME TOWNSHIP PLANNING COMMISSION

· ACME TOWNSHIP HALL

· 6042 Acme Road Williamsburg, MI 49690

· December 19, 2022 7:00 p.m.

**CALL TO ORDER WITH PLEDGE OF ALLEGIANCE 7:00pm**

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

**Staff Present: Lindsey Wolf, Acme Planning and Zoning Administrator; Sara Kopriva, Planner Beckett & Raeder; 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 7:01

Brain Kelley- Felt the 20 year old project had expired and didn't qualify for an amendment. Discussed what he felt the staff report was missing. Went over minutes from 2006 that pertained to the Acme village PD. Discussed the housing increase the change would bring and how that increase would impact the sewage line and traffic increase. Talked about a branch of Acme creek that goes through the project. Full comments are attached.

**B. APPROVAL OF AGENDA: Motion by Timmins, support by Aukerman to approve the agenda with the addition of G.1. Brian Kelley and G.2. Jim Goran Motion carries unanimously**

**C. INQUIRY AS TO CONFLICTS OF INTEREST: none**

**D. SPECIAL PRESENTATIONS: none**

**E. RECEIVE AND FILE:**

**1. RECEIVE AND FILE**

**a. None**

**F. APPROVAL OF MINUTES:**

**a. Approve Draft Planning Commission Meeting Minutes 11.2.22 - Motion by Feringa, second by Timmins to approve the planning commission minutes from 11/02/22, Motion carries unanimously.**

**G. CORRESPONDENCE: Wentzloff clarified that there are two Johnson’s involved on tonight's agenda.**

**1. Brian Kelley- asked if the PD has expired. Doubts of the validity of the 2006 PD, insufficient information to make the determination. Wetlands and creek concerns and urging that for a PUD a site plan review is more a development by right and not an SUP process so make sure we get things right the first time.**

**2. Jim Goran - Wentzloff read his comments for the record. Mr. Goran wondered why, as an across the street neighbor, he didn't get a formal notice for the request of the Arnold Rd. rezoning from agricultural to light**

**industrial warehousing. Firm in his opposition to the rezoning from agricultural to light industrial warehousing on Arnold . Firm in his opposition to the rezoning of M-72 from agricultural to light industrial warehousing. Argues there is plenty of light industrial. The township supervisor has continued to stress traffic on M-72 as overloaded. The proposal suggests that light industrial now creeps South on M-72. No rationale for the trade request other than the financial gain and better frontage for light industrial at the visual degradation of the corridor.**

**H. PUBLIC HEARINGS:**

1. None

**I. OLD BUSINESS:**

1. None

**J. NEW BUSINESS:**

1. PD Minor Amendment Request -Acme Village-

Wolf- talked about Jeff Jocks involvement for a review of this project. Original PD agreement for this was 92-3P, it was amended after a period of time. Project is still valid. The applicant had previously looked into dissolving the PD but one of the property owners refused to sign off to fully dissolve the PD before the board.

Kopriva- Went over the ordinance that guides that PC for major and minor amendments. Referenced page three of her staff report that shows the original plan and what is being asked to be changed. All the areas are proposed to go to some form of residential in the change. What the request is asking for are uses that are allowed with a site plan review in the zoning ordinance. If a PD was not already on the property the uses they are requesting, they could have come in and accomplished with just a site plan review and no special use process.

Reviewed the densities. The proposed density will be less than what was originally approved and meets the requirements of the current zoning ordinance. Kopriva recommends that will all the findings that this is a minor amendment that the Planning Commission can approve and not go through a whole new PD review process.

Wentzloff- When going through the review with counsel did they also find that it was a minor amendment?

Wolf- counsel felt that was up to the discretion of the planning commission.

James Sharba- Architect for Spaceworks. Started looking at this project in spring of 2022. What they wanted to do with the new project aligns with the new Acme Township ordinances. Worked on doing due diligence for the project. Did a market study for the area, pursued options for water, completed a traffic study, did Geo technical on the site, 15 borings to see what the underground issues were. Did a wetland survey, highered a local company to set the boundary line and performed the phase 1 and phase 2 environmental analysis on the property. All things pointed to a green light for the project. In the fall they learned about the overlying PD on the project. Because the hotels were constructed under the PD in 2003 the PD is still in place. There was one hold out to abolishing the PD so now they are in front of the PC asking for an amendment.

They have met with all the regulatory agencies; DTW, those they are working to get a water agreement in place with, soil erosion, fire department and sheriff, road commission, EGLE and Tart Trails. They have plans to create connectivity throughout the whole development.

Wolf- asked Mr. Sharba if the PC would be seeing site plan reviews around February?  
Sharba- said yes

Discussion followed

Feringa- liked having more residential instead of retail in that area.

Discussion followed about the 2006 meeting minutes in relation to this project.

Timmins went over why she felt it was a minor amendment.

Discussed the 55 MPH speed limit on Mt. Hope.

Sharba- in the process of working with the road commission and the Michigan State police to do a survey of the speed. Right now waiting on the State Police. Thinks that is very important from a safety standpoint because of the TART trail.

Aukerman- likes what she is seeing with housing and not having retail in that area. We need housing.

Rosa- Also goes along with this being a minor amendment.

**Motion by Rosa, support by Timmins to approve the minor amendment to the PD plan for AcmeVillage to include multiple family dwellings and duplexes as per the updated land use map based on the finding that the proposed changes are a minor amendment as stated in the staff report, with the following conditions:**

- 1. All previously approved conditions shall continue to apply.**
- 2. Updated planned development documents shall be drafted and recorded after approval by the Township Attorney.**
- 3. Development shall comply with the US-31/M-72 Mixed Use Overlay District standards and requirements.**

Motion carries unanimously

2. Amendment 001 – 5555 Arnold, LLC-

Kopriva- Two rezoning requests on the agenda need to be considered independently of each other. They are just a standard rezoning and conditions can not be placed on them.

Went over the high points of her report as well as the table that shows the available acreage for industrial properties in the township. Went over the process of how to move this forward to the township board.

Mark Johnson- Owner of the hops farm. Intent for the foreseeable future is to continue farming it. He was asked by the land owner at the end of Arnold Rd. if he would do the swap in hopes of making it easier for that piece of property to get rezoned.

Wentzloff- currently talking about the property at the corner of Arnold and 72, currently the hops farm.

Rosa- clarified if it was the entire parcel

Wolf- no just the corner.

Rosa- talked about the survey done with our last master plan and what people wanted to see between Lautner Rd and Arnold Rd. Industrial warehousing was what people wanted least along that stretch of roadway. Approximately 80% of people found light industrial

between Launter and Arnold Rd. undesirable. Big emphasis on agriculture in this township and he doesn't think a change should be made.

Wentzloff- went over past conversations the PC had about the light industrial warehousing and how we needed to expand the allowed zoning and the best place for light industrial to be located.

In her opinion the natural place to have any more light industrial warehousing is on the 72 corridor, isolated in just a small geography.

Questioned how much more light industrial warehousing the township needs.

Feringa likes to see light industrial off from the main thoroughfare. Likes the idea of keeping it all together.

Wentzloff- How many more acres is recommended for more light industrial within our township?

Johnson - is looking for the best use for that parcel in the future.

**Motion by Timmins, support by Feringa to set a public hearing for amendment 001-5555 Arnold Rd. LLC for our next regularly scheduled planning commission meeting.**

**Rosa dissented, Motion Carries**

**3. Amendment 002 – Walter36, LLC-**

Wentzloff- Request for a rezoning from light industrial warehousing to agricultural  
Kopriva- went over her staff report. On the south and east side it is surrounded by industrial zoned property. To the North is zoned agricultural. Future land use map has it as industrial, but it is also located in the PDR eligible areas. A Lot of the Ag. uses are allowed in the industrial district.

Discussed property buffering that would need to happen if this parcel's zoning is changed.

Discussion followed on the pro's and con's of changing the zoning on this parcel.

**Motion by Timmins, support by VanHouten to set a public hearing for amendment 002-Walter36 LLC at our regularly scheduled January meeting.**

**Roll call vote: Rosa- yes, Challenger-yes, VanHouten-yes, Feringa-yes, Wentzloff-yes, Timmins-yes, Aukerman-yes. Motion carries unanimously.**

**4. 2023 Planning Commission Meeting Dates- Wolf- a few corrections, calendar should be 2023 not 2022.**

Wolf- would need to put the notice up for the January public hearings by the Dec.21st.

**Motion by Feringa, support by Timmins to adopt the 2023 planning commission.**

**K. PUBLIC COMMENT & OTHER PC BUSINESS opened at 8:33**

**Fred Thelander-Thanked the PC for all our work. Supports not having light industrial right along 72. Talked about Rochester hills and how Acme could strive to have the same type of area.**

**Brian Kelley- Wanted to know what the previous conditions were on the Mt. Hope property as it said previous conditions would apply. Hasn't seen those anywhere or been told where he**

can find them when he questioned it. Talked about being careful with rezoning because of precedence. Talked about how the horse show development is becoming disorderly.

**Rachelle Babcock- Agrees with Dan Rosa, Master Plan was well thought out and there is a viewshed down M-72 and it should be kept agricultural.**

**Mark Johnson- doesn't think it is fair to make a general characterization and say that the horse show is out of control.**

**Anne Thelander- lives near the corner of Bates, Holly and Brackett Rd. where the marijuana facility is. Wants the township to be careful about changing the zoning that would allow more marijuana facilities**

**Public comment closed at 8:43**

1. Planning & Zoning Administrator Report – Lindsey Wolf- in the process of compiling the annual PC report for the January meeting. Gave an update on the traffic study, reached out to Progressive AE to utilize Chris Yule for him to provide a review of the study. Will need to talk about the masterplan update that will be done in 2024 and the parks and rec plan expires in 2023 also and will need to be updated.
2. Township Board Report – Jean Aukerman- Christie Danka accepted the position as Lindsey's assistant of zoning and special projects and will start January 1st. Acme is moving forward with the Bertha Vos proposal.
3. Parks & Trails Committee Report – Wolf- going forward with spark grant application it will be presented to the board in January.

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



**ACME TOWNSHIP PLANNING COMMISSION  
ACME TOWNSHIP HALL  
6042 Acme Road Williamsburg, MI 49690  
December 19, 2022 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. None**
- F. APPROVAL OF MINUTES:**
  - a. Approve Draft Planning Commission Meeting Minutes 11.2.22**
- G. CORRESPONDENCE:**
  - 1. None**
- H. PUBLIC HEARINGS:**
  - 1. None**
- I. OLD BUSINESS:**
  - 1. None**
- J. NEW BUSINESS:**
  - 1. PD Minor Amendment Request -Acme Village**
  - 2. Amendment 001 – 5555 Arnold, LLC**
  - 3. Amendment 002 – Walter36, LLC**
  - 4. 2023 Planning Commission Meeting Dates**
- 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 PLANNING COMMISSION

· SPECIAL MEETING

· ACME TOWNSHIP HALL

· 6042 Acme Road Williamsburg, MI 49690

· November 2, 2022 7:00 p.m.



CALL TO ORDER WITH PLEDGE OF ALLEGIANCE 7:00

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

**Staff Present:** Lindsey Wolf, Acme Planning and Zoning Administrator; Jeff Jocks, Acme Township Legal Counsel; Marcie Timmins, Recording Secretary

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

Opened at 7:01

Brian Kelley - Wants to see this project be successful. Would like the planning commission to apply a condition that complies with the Best Management Practices for Michigan Golf courses as recommended by the Watershed Center. Quoted Acmes stormwater ordinance pertaining to the removal of vegetation within 50 feet of a lake or stream, and 25 feet from a wetland.

**APPROVAL OF AGENDA:** Motion by Timmins, support by Challender to approve the agenda with the addition of D. Tom Doak and G.2 Watershed center.

Motion carries

**INQUIRY AS TO CONFLICTS OF INTEREST:** none

**SPECIAL PRESENTATIONS:** Tom Doak -Gene phoned Tom at 7:07pm.

Tom Doak- Discussed his excitement about High Pointe golf course possibly making a comeback and his history of building the course. Discussed the back nine holes that make up most of the land that is in Acme Township. Those back nine holes will be easy to put back together as they are mostly just overgrown with weeds. Mostly they just need to be re-seeded and set up with irrigation. Referred fertilizer questions to Gene as he is the expert in that area. Doak has a reputation of building golf courses that are environmentally sensitive. Went through a list of different courses he has built in sensitive areas. Including the Chesapeake Bay and the Pacific Ocean on 3 or 4 different occasions. Discussed having buffers next to any environmentally sensitive areas. Original layout before it closed was closer to the creek then it is being proposed to be rebuilt now.

Timmins- asked about pest management practices and if what would be used would be safe for the birds of prey in the area so that they did not suffer from the effects of bioaccumulation.

Doak- said that was a Gene question. Doak did talk about their ability to work around different areas during nesting seasons.

Aukerman- wanted to clarify that the way the nine holes in Acme were designed, that it helps minimize the opportunity for fertilizer run off.

Doak- Discussed the fine fescue turf he recommended for the fairways, it is the lion's share of the property. It is well adapted to the climate and is a lower input grass that uses less fertilizer and chemicals. It is not as susceptible to many diseases. They won't be tearing up the ground as much as other golf courses so topsoil won't be as disturbed. Won't have to do much because the holes are already there and they won't have to do much dirt moving. Leaving the soil microbes intact which will minimize the chemicals needed for grass set up.

**RECEIVE AND FILE:**

**RECEIVE AND FILE**

- a. None

**APPROVAL OF MINUTES:**

- a. Approve Draft Planning Commission Meeting Minutes 10.10.22 **Motion by Feringa, support by Aukerman with corrections Pg.2 paragraph 3 bay to band and Yuma to Yuba, bottom of the page strike “in open”. Pg. 4 fix the spelling of quadrant. Pg. 5 Fescud to Fescue. Motion carries**

**CORRESPONDENCE:**

1. Stemo- was happy to read the ticker with the positive news of the development of the Kmart/Tom’s building. Would like the contractors to be informed that the eagles show up to their nest in late December.
2. Watershed Center- Citizen concern about fertilizer use at the High Pointe golf course site. Would like the PC to carefully consider fertilizer use and application. Suggested that the developers look at the Best Management Practices for Michigan Golf Courses. Also recommends buffers and deep rooted native plants around all waterways and bodies of water, including wetlands and ponds.

Gene Davis- briefly discussed tree buffers

Wolf- was satisfied with what was presented to her.

Wentzloff- quoted spots from Wolf’s report to the PC that talked about elaborating further on fertilizer and application to aid in the public’s concerns on fertilizer impact to satisfy the requirement. Feels that is what we need to have a conversation on.

Gene- Explained the significance of having Mr. Doak on this project. Reiterated Mr. Doak’s environmental stance and the philosophies he follows. Talked about the new applications of Fertilizer use and how they are more directed now so that less is used. Granular fertilizers are being phased out. New application is all water soluble and applied by a sprayer through the leaf blade. The standards are much higher nowadays. They now do a lot of spot treating to just the areas that need the fertilizers instead of a blanket application. Foliar application eliminates the idea of erosion runoff that would occur with the granular fertilizers in the past. It is now common to use about 1/3 of the amount of fertilizer today as was used ten years ago. Fescue grass does not like much fertilizer; it is truly one of the lowest input grasses out there.

Addressed the Best management practices for golf courses in Michigan and how he uses them already and in fact had sent the same link to Lindsey the day before the watershed center sent their letter.

Where the Department of Agriculture is concerned about fertilizers are the mix and load areas. That is the highest risk for any major pollution or contamination to happen. When inspections are done the focus is on where the mixing and loading is taking place and fuel containment and storage. The proposed maintenance facility, the environmental center, is extremely state of the art. The wastewater set up is really one of the main concerns. Believes the Michigan best management practices are the best ones to use for the state of Michigan, it is very customized to our state.

Wentzloff- Asked if Gene knew who the superintendent of the golf course would be as she knows he is just consulting on this project.

Gene- he doesn’t know who that would be.

Wentzloff- that’s where the concern would be as to who would be operating the golf course and if they would be of the mindset to also follow the best management practices.



Gene- if he was concerned that the person who would be in that position would not be following the best management practices he would not be saying any of it, but he is very confident in the scope of this project and his industry and the trends that are in it. Firm and fast golfing conditions are what people want right now. In order to create the firm and fast conditions less fertilizer and water are used.

Aukerman- Asked who ensures that people are following the best management practices?

Gene- It is up to each individual golf course superintendent to go through and apply it to the individual conditions of that specific course. It is a document that gets customized and finalized. There is nobody that is coming in and going through your booklet; the superintendent creates it themselves. There is no organization that is policing the use of the best management practices. There are some checks and balances with the different permitting agencies.

Aukerman- asked who was responsible for doing the inspections?

Gene- for chemical and fertilizer inspection it is representatives from MDART. All those that mix and apply fertilizer have to be certified every three years. It is highly regulated.

Addressed the issue of bioaccumulation. The only way that would be an issue is if an insecticide was used to control mole damage, which can be severe on a golf course. Moles do not tend to like sandy soil as much. Insecticide use is very rare for golf course applications.

Aukerman- how are wetlands handled?

Gene- Wetlands have to be left alone. That is more a question for Scott.

Wolf- Scott GPSed the locations of the points and Gosling Czubak went out and confirmed that the points were accurate. Still waiting for something in writing from Gosling Czubak for the record.

**PUBLIC HEARINGS:** opened at 7:59pm

Kelley- Stands by the scale that shows hole 16 is only a foot away from the lake. Glad everyone is in agreement about the BMP, best management practices. Concern is that it is the Planning commissions job to ensure that the buffers, slopes and constructed wetlands are protecting the wetlands. Acme's stormwater ordinance and the BMP requires this. There are also LID requirements now. The old course didn't comply with the stormwater ordinance but the new one needs to. There are a lot of raptures in the area so the poisons for chipmunks and stuff would be a big concern. Read from the Michigan BMP best practices for stormwater treatment to protect waterways and wetlands. Believes they need to be part of the conditions for the golf course

**SUP/SPR 2022-03 High Pointe Golf Course - Motion by VanHouten, support by Timmins to close the public hearing.**

**Motion carries**

**OLD BUSINESS:**

SUP/SPR 2022-03 High Pointe Golf Course-

Wolf- addressed making best management practices part of the conditions. She doesn't want to be pigeon holing them into something that down the line becomes more practical.

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.

Wentzloff- is concerned about putting a condition on something that we can't enforce. There is recourse if a problem arises.

Rosa asked about the man made pond vs. the wetlands. And when you do man made features become a wetland that needs protecting.

Discussion followed

Aukerman asked if the Best Management Practices had yet been fully determined by High Pointe.

Gene- No, the BMP is a living breathing document that typically will be after establishment. Ideally it would be done before it is operating. But it is something that is revisited to keep improving it.

Discussion followed

Gene-Talked about the master plan for the golf course. It was put into the bylaws that the greens committee couldn't move forward with changes if they do not comply with the master plan.

**Motion by Rosa, support by Challenger to recommend approval of the application for SUP/SRP 2022-03 to the Acme Township Board for High Pointe Golf Course (parcel IDs: 28-01-002-001-00, 28-01-003-003-00,28-01-002-017-00) as it meets the criteria of 8.3 Standards for Site Plan Approval, 8.4 Application Requirements and 9.2 Special Use General Standards with the following conditions:**

- **The stormwater maintenance plan and budget are recorded prior to the issuance of a land use permit. The stormwater system is subject to periodic maintenance inspections by the township engineer.**
- **The applicant will provide the township with escrow funds for Gosling Czubak's role in reviewing the wetland delineation and inspections during construction to ensure protection of the wetlands. A report will be provided to the township for each inspection.**
- **Applicable agency permits are to be obtained prior to the issuance of a land use permit.**
- **Provide a landscaping letter to credit, bond, cash surety to the township prior to the issuance of a land use permit.**
- **A copy of the as-builts to be provided to the township for inspection prior to the final occupancy. The stormwater system is subject to inspection by the township engineer.**

**Motion carries**

#### **J. NEW BUSINESS:**

SPR 2022-04 S&S Michigan Investments LLC, Self-Storage Facility

Ron Wilson - gave an introduction to the project. Looked for property in this area because this is where they live in their RV all summer.

Wolf- Only thing she would really like to discuss with the planning commission is the landscaping requirements. Section 6.4.5- right of way landscaping and 6.4.6- lot landscaping. For right of way landscaping the plan is short by thirteen trees, 36 additional bushes are needed. There is an easement, which is also considered right of way, by definition in our ordinance. It will also require right of way landscaping. The frontage for that area needs 4 more trees and 41 additional bushes are required.

Believes these landscaping requirements warrant further discussion and review. Spoke with Barker landscaping that specializes in native plants. He has concerns of clustering and certain

species killing out other species if planted together. When root systems are established they will start killing others out. It is not something we can waive at this time, but Wolf would like to explore this further. Would like to get some expert opinions and see if this is something the PC may want to modify.

The applicant had concerns about visibility when the plantings are fully grown.

Wolf -pointed out how deep rooted plants and trees could potentially impact the stormwater features and septic field on this property. This application is a right by use in the district it is in. The PC needs to decide if they will waive section 6.4.6

Discussion followed about how packed the property would be if all the trees and bushes were planted.

Wentzloff- asked why there is a septic and drain field if it is a storage facility.

Wilson said he was told they had to have that as well as a sprinkler system. He believes that if someone develops the property that the easement leads to, they will have similar issues with plantings on that property as well. The plantings the way they are, according to the engineers they worked with, will interfere with stormwater.

In order to change 6.4.5 the applicant would have to go to the ZBA or wait for the PC to look at and modify the ordinance.

Wilson asked about the landscaping being done before the issuance of an occupancy permit. He is looking to start ordering supplies and finalizing contractors.

Wentzloff clarified the difference between a land use permit and occupancy permit. The land use permit will allow him to order the buildings and get started. The occupancy permit is before the property is opened to the public and allowed to operate.

Wilson is worried about being able to find a landscaper that will work with the number of trees and bushes that are needed.

Wolf recommends looking for different varieties of plants that may work better in that space.

**Motion by Timmins, support by Aukerman to approve the site plan submitted by RonWilson on behalf of S&S Michigan Investments LLC, to construct a five-unit self-storage facility located at 6140 E. Arnold Road Williamsburg, MI 49690 (parcel ID 28-01-015-005-05), subject to the following conditions:**

- **The landscape plan, quantities, and species will be updated to reflect compliance with the requirements of 6.4.5 as indicated in the notes on the plan set subject to approval by the zoning administrator.**
- **Provide a landscaping letter of credit, bond, or cash surety to the township prior to the issuance of a land use permit.**
- **The stormwater maintenance plan and budget are recorded prior to the issuance of a land use permit. The stormwater system is subject to periodic maintenance inspections by the township engineer.**
- **waiving all the requirements of 6.4.6**

**Motion carries**

#### **K. PUBLIC COMMENT & OTHER PC BUSINESS**

**Public comment open at 9:03**

**Kelley- Thinks the township should have had an expert on the Golf course review. Had a BMP instead of any experts. BMP talks about how to monitor water quality depending on if the basin is lined or unlined.**

**Wetlands on the plans were on at least 2 plan sets. Very clear on the plans. Quoted stormwater ordinance**

**that set back needs to be 50 feet from any lake. Did the PC deviate from the stormwater ordinance but wouldn't deviate from some shrubs? Confused by why it was treated differently. Could have at least held the golf course to the set backs on hole 16, which is a new hole.**  
**closed at 9:07**

Planning & Zoning Administrator Report – Lindsey Wolf- ADU's will be talked about after the first of the year as Wolf has not been able to do the research she would have liked to do.

Bob Verseve went and did the third stormwater inspection on Flint fields as well as Trail TrailSide Solar. Trailside Solar is in phase 2 of operations. She will have reports at the next meeting. The Kote development is moving along. Still waiting on a date for when the TART trail will be fully paved on that property, it is still open to the public.

Township Board Report – Jean Aukerman- boarded approved an assistant for Lindsey, the position was offered to Cristy Danca, who is our deputy clerk currently. She would like to follow up with the personnel committee before giving her answer. If she doesn't accept, they will continue the process to find someone.

Parks & Trails Committee Report – Wentzloff- Discussed the trail opening last Tuesday. A lot of people showed up to support it. Encouraged everyone to go check out the new trail. Talked about the signal at 31 and 72 being easier to cross if you push the button.

Wolf- briefly discussed a new grant that the township is looking at for the parks.

**ADJOURN: Motion by Timmins, support by Rosa to adjourn the meeting.**  
**Motion carries**

Date: 12.14.2022

From: Sara Kopriva, AICP, Planner

To: Acme Township Planning Commission

Application No.: Acme Village PD Amendment

Project: Acme Village Planned Development  
28-01-103-069-06 & 28-01-102-016-02

Request: An amendment to approved Planned Development

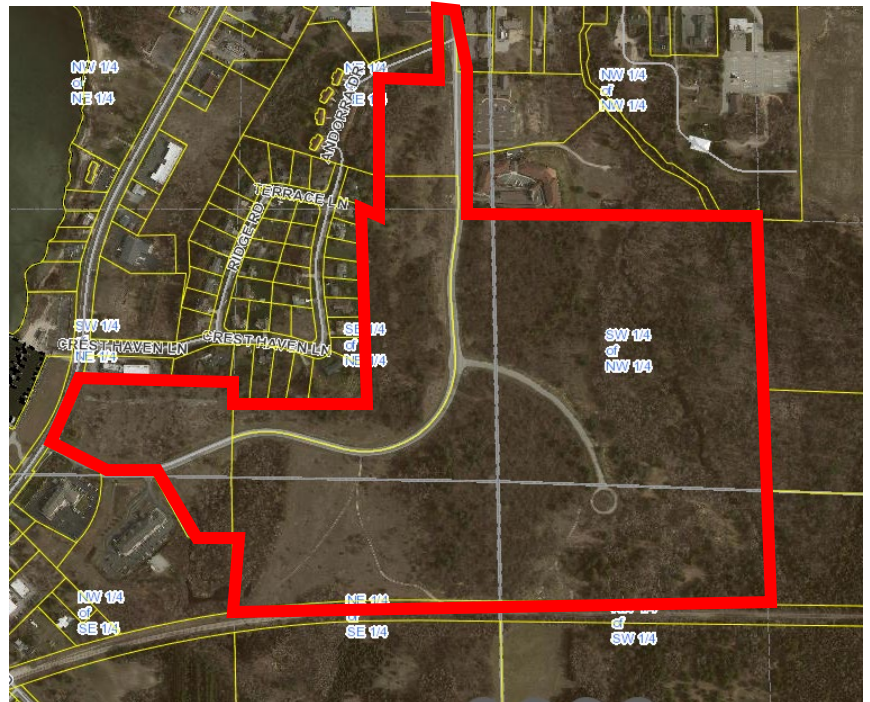
Applicant: Acme Village Land Co LLC  
2380 Health Dr SW, Ste 210 | Wyoming, MI | 49519

Owner: Johnson Family Partnership LTD  
495 W 22<sup>nd</sup> St | Holland, MI | 48423

**Request**

The applicant is requesting a change to the use on portions of the approved Acme Village Planned Development. The applicant would like to convert a portion of the national retail use to multiple family dwelling and parcels that were approved for office, mixed use, and multiple family/senior living to duplexes.

This is an amendment to the approved PD plan and future site plan review meeting the zoning ordinance will still be required. Specific site plan details and compliance with the zoning ordinance will still be required prior to land use permits.



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## **SUBMITTED APPLICATION MATERIALS**

The tables below present the items submitted with the application for the proposed project. These items have been reviewed in accordance with the processes set forth in the Zoning Ordinance.

Title
PD Amendment Application
PD Amendment Narrative

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The zoning ordinance allows for amendment to the planned development plan according to Section 10.2.14 of the zoning ordinance which references Article 8 in determining if an amendment is a minor or major amendment. The Planning Commission must determine if the amendment is minor or major and proceed based on that decision.

### **8.10.2 Minor Amendments**

The Planning Commission may permit minor amendments to an approved site plan if the resulting use will still meet all applicable standards and requirements of this Ordinance, and any conditions imposed unless otherwise requested to be modified, and do not substantially affect the character or intensity of the use, vehicular or pedestrian circulation, drainage patterns, demand for public services, or vulnerability to hazards. The Planning Commission may make a decision on minor amendments upon receipt of an application. Minor amendments are those modifications the Zoning Administrator determines will have no substantial impact on neighboring properties, the general public, or those intended to occupy or use the proposed development, but exceed the extent to which can be approved as an insignificant deviation.

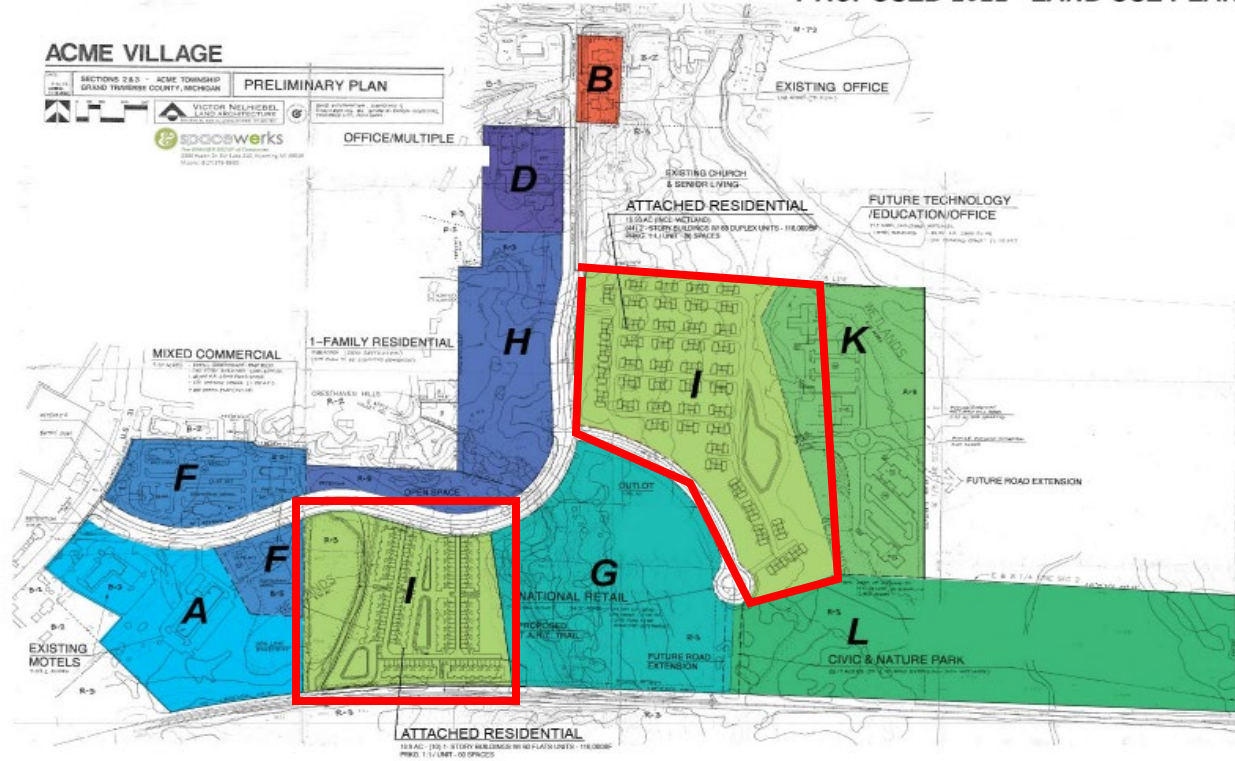
### **8.10.3 Major Amendments**

All other requests for amendments to an approved site plan shall be processed in the same manner as a new application. The Planning Commission may impose new conditions on the approval of an amendment request if such conditions are warranted as described in this Article. The holder of the original site plan approval may reject such additional conditions by withdrawing the request for an amendment and proceeding under the existing site plan approval.

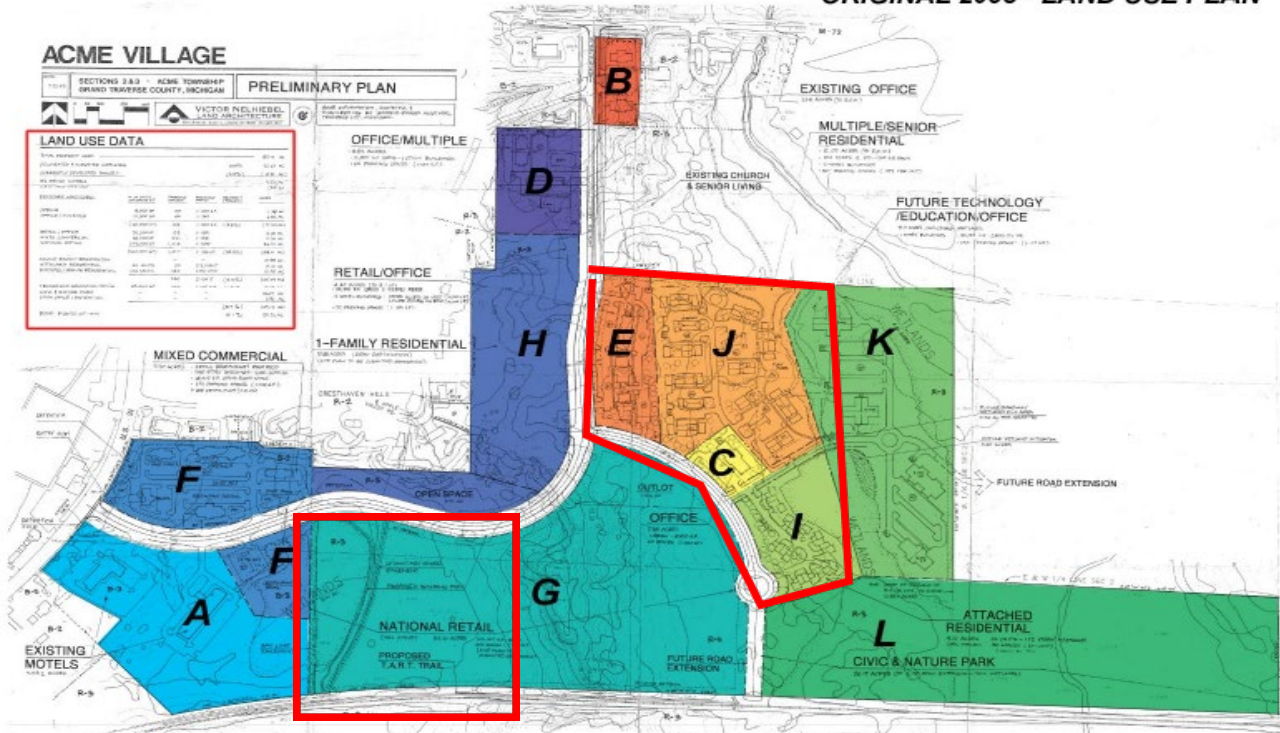
## **Staff Analysis**

The applicant is proposing to change the uses allowed within the approved development, requesting to add multiple family dwellings (60 flats) and duplex (88 units), to areas that were previously approved as commercial, office, and senior housing. Areas in red on next page and also included in the application narrative.

PROPOSED 2022 - LAND USE PLAN



ORIGINAL 2003 - LAND USE PLAN



The underlying zoning district of this portion of the PD is MHN, Mixed Housing Neighborhood. The MHN district allows for multiple family dwellings as a permitted use with site plan review by the Planning Commission. The base density is 12 dwelling units per acre with a 4 story maximum.

As proposed, the density and height would meet the requirements of the underlying zoning district, although the overall number of units would increase by 22 units.

	<b>Approved Dwelling Unit/Acre</b>	<b>Proposed Dwelling Unit/Acre</b>	<b>Allowed Dwelling Unit/Acre in MHN</b>	<b>Approved Number of Dwelling Units</b>	<b>Proposed Number of Dwelling Units</b>
Attached Residential	5.37	5.50	12	22	88
Multiple / Senior Residential	10.35	4.63	12	104	60

The requirements for a minor amendment include (from Section 8.10.2):

- 1. If the resulting use will still meet all applicable standards and requirements of this Ordinance, and any conditions imposed unless otherwise requested to be modified, and*

The proposed amendment to the approved PD meets the requirements of the underlying zoning district and PD section of the zoning ordinance.

- 2. Do not substantially affect the character or intensity of the use, vehicular or pedestrian circulation, drainage patterns, demand for public services, or vulnerability to hazards.*

The proposed changes to the planned development do not increase the intensity of the use, vehicular or pedestrian circulation, or demand for public services. In fact, the intensity, vehicular traffic, and demand for public services will likely decrease when changing the commercial uses to residential uses.

- 3. Minor amendments are those modifications the Zoning Administrator determines will have no substantial impact on neighboring properties, the general public, or those intended to occupy or use the proposed development, but exceed the extent to which can be approved as an insignificant deviation.*

The proposed changes have no substantial impact on neighboring properties, the general public or those intended to occupy the site. There will likely be a decrease on the impact based on the change of use from commercial to residential.



### **Recommendation**

Based on the review of the documents and the zoning ordinance, it is recommended that the Planning Commission review the proposed changes to the approved Acme Village Planned Development as a minor amendment. While the proposed changes have more dwelling units, they are on more acres. In addition, the proposed units meet the requirements of the underlying zoning and are a permitted use. It is anticipated that the residential use will be less intense than the previously approved nation retail, office, and mixed uses.

**Motion** by the Planning Commission to approve the minor amendment to the PD Plan for Acme Village to include multiple family dwellings and duplexes as per update land use map based on the finding that the proposed changes are a minor amendment as stated in the staff report, with the following conditions:

1. All previously approved conditions shall continue to apply.
2. Updated planned development documents shall be draft and recorded after approval by the Township Attorney.
3. Development shall comply with the US-31 / M-72 Mixed Use Overlay District standards and requirements.

Date: 12.14.2022

From: Sara Kopriva, AICP, Planner

To: Acme Township Planning Commission

Application No.: Zoning Amendment #001

Project: M72 / Arnold Road Rezoning  
28-01-002-001-00

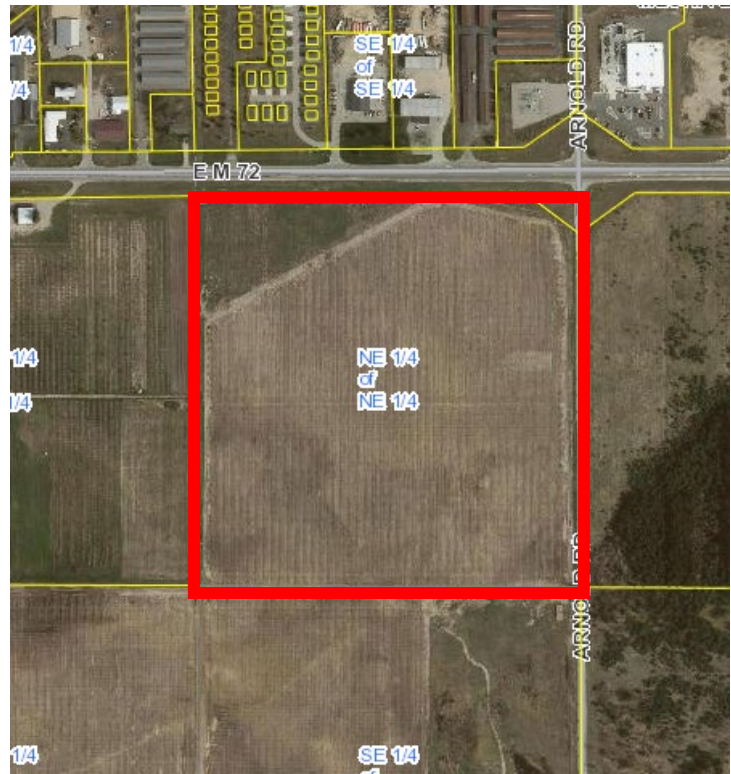
Request: Rezone property from Agricultural (AG) to Light Industrial and Warehousing (LIW)

Applicant: 5555 Arnold, LLC  
PO Box 201 | Traverse City, MI | 49685

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**Request**

The applicant is requesting to rezone a 40 acre portion of their property from agricultural to light industrial and warehousing. This property is subject to a land division from the remaining 280 acres of the property. This property is located at the corner of Arnold Rd and M-72 and currently is a vacant parcel used for growing hops. This application should be considered independently from other rezoning applications and act as a stand alone rezoning. Since this is a standard rezoning, there cannot be any conditions of approval.

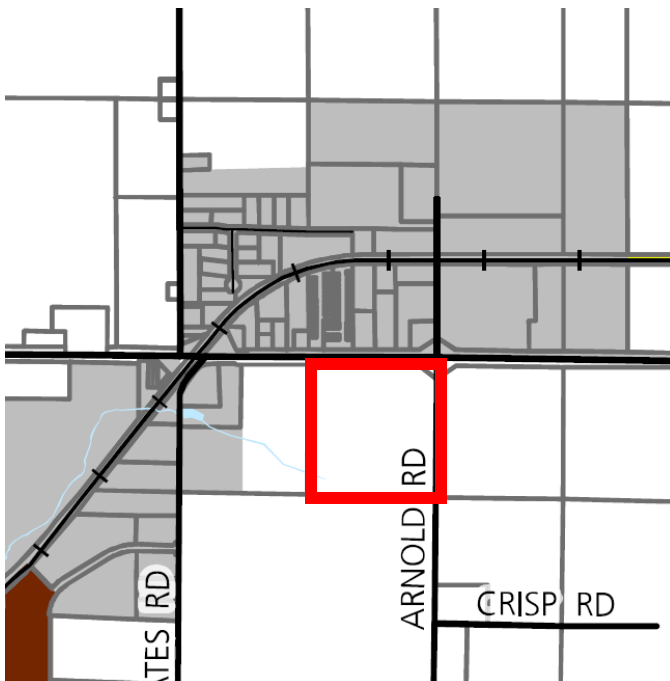


Existing Conditions of Subject Property	
Zoning	Area
AG: Agricultural	320 acres total, 40 acres subject to request
Existing Uses	
Vacant Property / Agricultural Use	
Site Conditions	
Relatively flat. Currently growing hops	

Adjacent Zoning & Land Uses		
Location	Zoning	Land Use / Owner
North	LIW	M-72. Multiple Parcels. Self Storage, Electrical Substation, Tractor Supply.
East	AG	Vacant. Barbara Moran Trust
South	AG	Vacant. 5555 Arnold LLC
West	AG	Vacant. Nomad Property Holding LLC

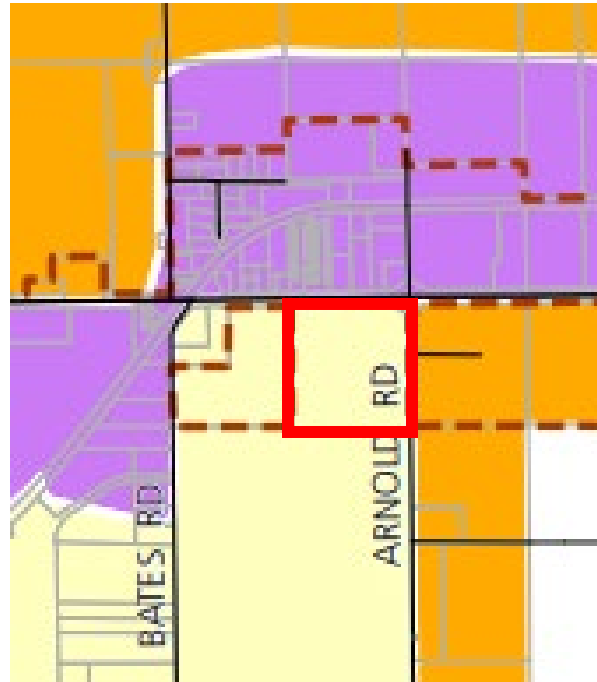
Current Zoning Map

Grey=LIW  
White=AG



Future Land Use

Yellow=Residential-Rural  
Orange=Agricultural  
Purple=Light industrial & Warehousing



**SUBMITTED APPLICATION MATERIALS**

The tables below present the items submitted with the application for the proposed project. These items have been reviewed in accordance with the processes set forth in the Zoning Ordinance.

Title
Petition for Zoning Change
Cover Letter
Survey from Dontz Surveying & Construction, dated November 11, 2022
Warranty Deed, Recorded February 13, 2015

While this application is currently being introduced for consideration of a public hearing, it is important to look to the approval criteria to determine if additional information is needed and to help guide discussion. Below is a draft review of the criteria for review. The criteria is located within the recently adopted zoning ordinance and may look different than criteria use.

**Criteria for Review**

13.1.3 Amendment Review Procedure

D. Planning Commission Consideration and Recommendation: Subsequent to the hearing, the Planning Commission shall review the proposed amendment, together with any reports and recommendations from staff, consultants, other reviewing agencies, and any public comments. The Planning Commission shall identify and evaluate all relevant factors and shall report its findings and recommendation to the Township Board. In considering an amendment to the Official Zoning Map (rezoning) or Ordinance text, the Planning Commission shall consider the following factors in making its findings and recommendations, although not all standards must be met in order to recommend approval of an amendment:

1. *Consistency with the Master Plan’s goals, policies, and future land use map, including planned timing or sequence of development. If conditions have changed since the Master Plan was adopted, the consistency with recent development trends in the area shall be considered.*

The future land use map delineates this parcel as Rural Residential and is generally low to medium density with single family dwellings on large-scale properties. (Pg. 67, Acme Township Master Plan) This property is located just outside of the materials processing and warehousing economic development, see map at end of report. (Pg. 70, Acme Township Master Plan) The Planning Commission has recently discussed the need to expand the

industrial property in the Township due to the limited amount of available land. Although the properties on the South side of M-72 are currently zoned agricultural, this property is located along M-72, a high volume road, and across from existing industrially developed property.

2. *Compatibility of all the potential uses allowed in the proposed zoning district(s) with the site's physical, geological, hydrological, and other environmental features.*

The table of uses (Section 3.2, Acme Township Zoning Ordinance) provides uses that are allowed in all zoning districts within the Township. The agricultural zoning district provides for some commercial uses and the industrial district provides for more intense uses in the Township. As previously mentioned, the Planning Commission has been recently discussing the need for additional industrially zoned property, specifically along M-72. Being that this is a desirable location for the uses allowed and that the traffic on M-72 creates an undesirable location for housing.

3. *Compatibility of all the potential uses allowed in the proposed district(s) with surrounding uses and zoning in terms of suitability, intensity, traffic impacts, aesthetics, infrastructure, and potential influence on property values.*

As previously mentioned, the Planning Commission has been recently discussing the need for additional industrially zoned property, specifically along M-72. Being that this is a desirable location for the uses allowed and that the traffic on M-72 creates an undesirable location for housing.

4. *Capacity of available utilities and public services to accommodate the uses permitted in the district(s) without compromising the health, safety, and welfare of Township residents or burdening the Township or Grand Traverse County with unplanned capital improvement costs or other unplanned public expenses.*

This location within the Township provides the best access for utilities and access to direct traffic routes since it is located on M-72.

5. *Capability of the road system to safely and efficiently accommodate the expected traffic generated by uses permitted in the zoning district(s).*

The property is located on M-72 which is capable of handling car and truck traffic.

6. *The apparent demand for the types of uses permitted in the district(s) in relation to the amount of land currently zoned and available in the Township and surrounding communities to accommodate the demand.*

The Planning Commission has determined that additional industrial zoned property is needed for the future of the Township. Property along M-72 seem like a likely place to

have additional industrially zoned property due to traffic and available utilities. While some neighboring properties are zoned agricultural, there are also industrial zoned properties adjacent to this property that have been developed as industrial uses.

7. *The boundaries of the proposed district(s) in relationship to the surrounding area and the scale of future development on the site.*

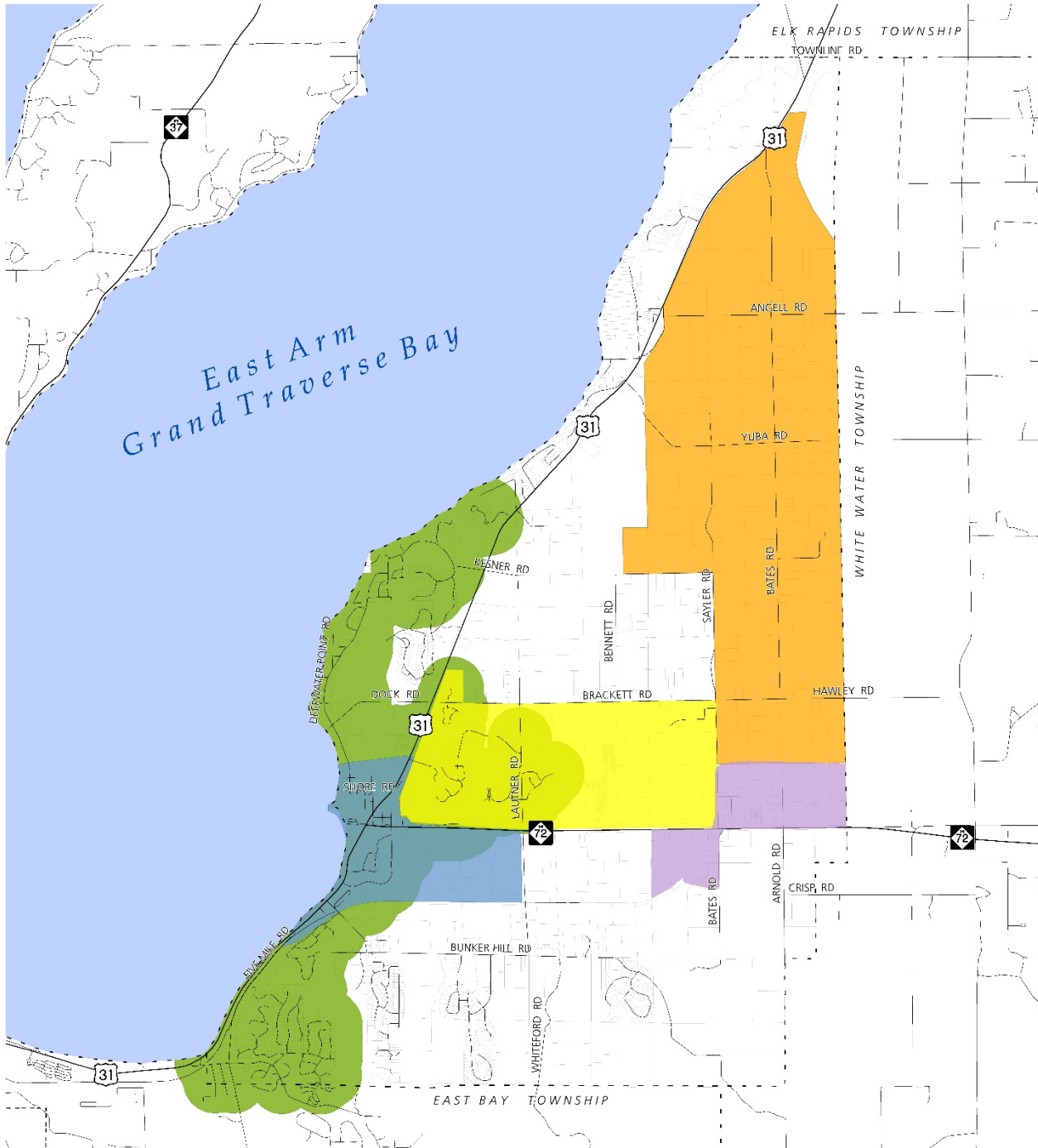
This property is larger than other industrial properties in the area as currently proposed. Future use of the property is not known at this time and even if a use was known, should not be exclusively considered as all uses allowed in the LIW district can be considered for this property if rezoned.

8. *The requested rezoning will not create an isolated or incompatible zone in the neighborhood.*

Due to the location of the property on M-72 and industrially zoned properties along M-72, this will not create an isolated property. Adjacent properties on the same side of the road are currently zoned agricultural.

9. *Other factors deemed appropriate by the Planning Commission and Township Board.*

To be determined



Acme Township

## Economic Development Zones

Data Sources: Michigan Geographic Data Library, Grand Traverse County Equalized or

- ..... Township Boundary
- Road
- Agricultural Economy
- Sewer District
- Rural Recreation & Entertainment
- Growth & Investment Areas
- Material Processing & Warehousing



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

<b>Property Tax ID</b>	<b>Area in acres</b>
01-014-028-01	3.83 acres
01-585-007-00	1.15 acres
01-585-008-00	1.15 acres
01-585-009-00	1.54 acres
01-585-002-00	1.01 acres
01-585-016-00	1.05 acres
01-015-009-00	36.97 acres Tribal Trust Land – not under Acme's jurisdiction
01-015-004-00	36.00 acres
01-15-05-05	4.73 acres
01-002-005-30	2.75 acres
01-002-005-40	11.29 acres
01-002-005-00	10.00 acres
01-002-005-23	2.20 acres
01-002-031-00	2.5 acres
<b>Total Vacant Undeveloped</b>	

**116.17 – 36.97 (trust)= 79.2 Acres Available/Undeveloped**





## 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](http://www.acmetownship.org)  
Planning & Zoning Administrator: Lindsey Wolf Email: [zoning@acmetownship.org](mailto:zoning@acmetownship.org)

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

**A. Owner/Applicant Information:**

Owner/Applicant's Name: 5555 Arnold, LLC (Mark Johnson, member)  
Owner/Applicant's Current Mailing Address: Po Box 201  
City: Traverse City State: MI Zip Code: 49685  
Phone Number: 231-620-6020 Email: Mark@44Northtc.com

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

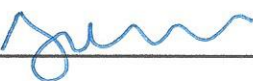
1. Property Address/Location: M72/Arnold Road
2. Parcel Number: 01-002-001-00
3. Proof of current property ownership. If applicant is not the current property owner, also provide written and signed permission for applicant to act as agent of, and complete contact information for, the current property 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 he/she is the owner/agent (owner, agent, lessee, or other interested party) involved in this petition and that the foregoing answers, statements and information are in all respects true and, to the best of his/her knowledge, correct. By making this application, the undersigned grants all officials, staff and consultants of Acme Township access to the subject property as required and appropriate to assess site conditions in support of a determination as to the suitability of the proposed project and/or current or future special use permit and zoning ordinance compliance.

Signature:  mark Johnson  
member Date: 11/16/2022

**FOR TOWNSHIP USE ONLY**

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

**NOTES**



November 16, 2022

Dear Members of the Acme Township Planning Commission:

Attached to this letter is a "Petition for Zoning Change". This Petition concerns the 43.7 acres of tax parcel 01-002-001-00. We are requesting that this parcel be rezoned from Agricultural to B-4 Materials Processing and Warehousing (LIW). The 43.7 acres is currently used as agricultural. The property is located in a corridor of property zoned LIW.

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

Section "A" has been completed on the application.

Section "B"

Item 1: Completed.

Item 2: Completed.

Item 3: A copy of the deed for the parcel is attached confirming ownership of the parcel by 5555 Arnold LLC.

Item 4: A sealed survey and legal description is attached.

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

A rezoning of the property to LIW would mean that the zoning accurately reflects the surrounding area of properties or corridor.

C. Through excerpts from The Acme Township Master Plan, the Township has expressed a strong collective desire to maintain the current of number of acres zoned LIW.

Rezoning of this property to LIW would promote this clear Township Preference.

D. There is infrastructure to support the B-4 use adequately.

Item 6: The property has historically been farmed. It is currently growing hops. The property has no trees and is rolling farmland. Long term best use of the property is LIW being that it has 1330 feet of frontage on M-72 and 1440 feet on Arnold road. The request for zoning change is only for 43.7 acres of the parcel.

Item 7. The majority of the land to the West and North is LIW.

Item 8. No known deed restrictions exist.

Section "C":

Item 1: Completed.

Item 2: Completed and attached.

Item 3: Application Fee (submitted with application)/

Item 4: Application materials emailed in PDF format to [zoning@acmetownship.org](mailto:zoning@acmetownship.org)

Item 5: Attached.

Item 6: No oversized site plans or documents.

Section "D": Affidavit signed on application.

Please do not hesitate to contact me 231-620-6020 if you have any questions or need additional information.

Best regards,

A handwritten signature in black ink, appearing to read 'Mark Johnson', written in a cursive style.

Mark Johnson  
5555 Arnold LLC/ MI Local Hops LLC  
231-620-6020

# SURVEY SKETCH

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, T27N, R09W, SOUTHEAST PART ACME TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN.

**BEARING BASIS:**

MICHIGAN STATE PLANE COORDINATES CENTRAL ZONE NAD83(2011). ALL MEASURED DISTANCES ARE SHOWN IN INTERNATIONAL FEET AND DECIMALS THEREOF. RECORD DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. ALL DIRECTIONS ARE SHOWN AS GRID BEARINGS.

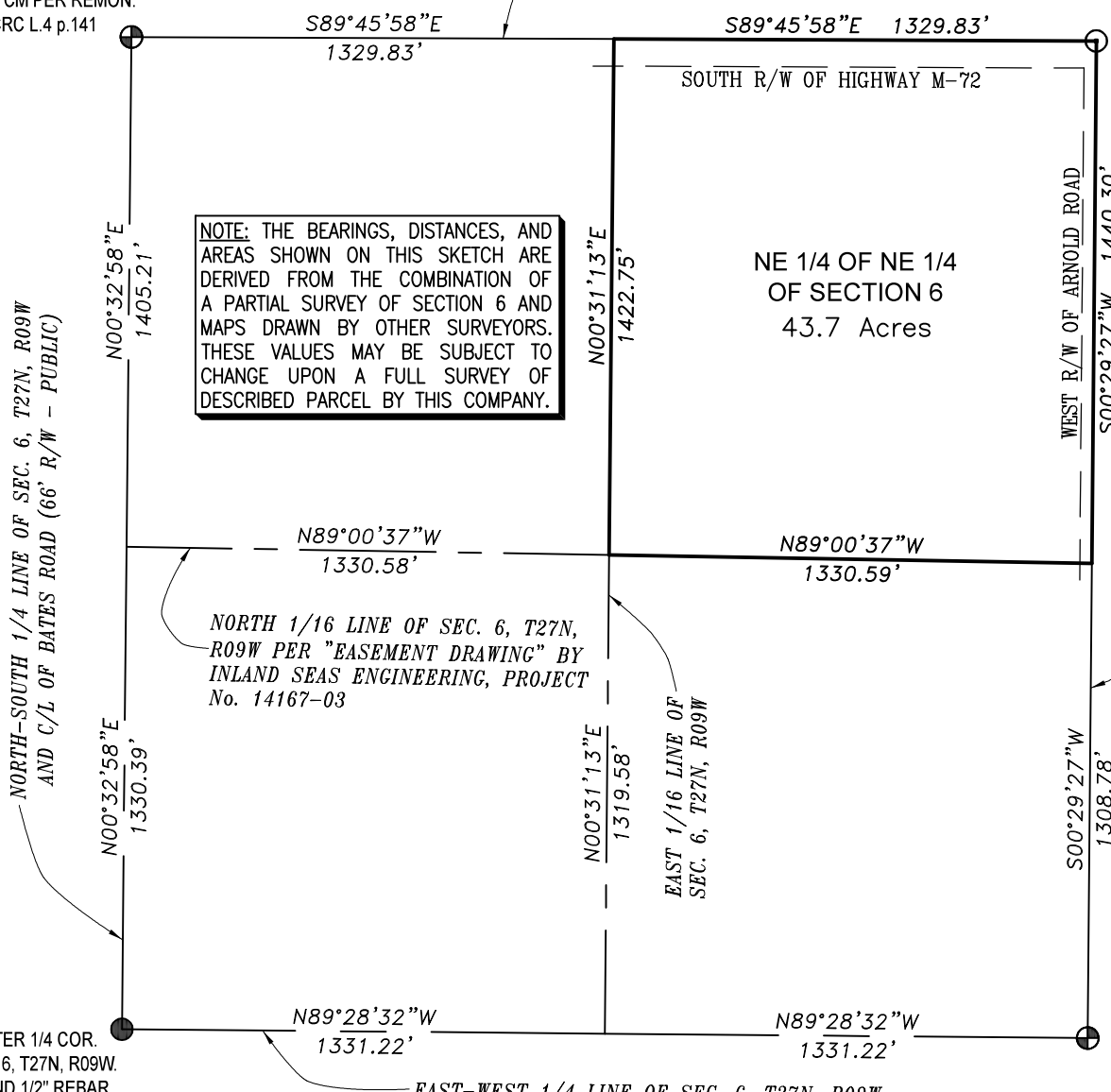
**B-1**

NORTH 1/4 COR. SEC. 6, T27N, R09W. FOUND GTCM PER REMON. LCRC L.4 p.141

NORTH LINE OF SEC. 6, T27N, R09W AND C/L OF HIGHWAY M-72 (150' R/W - PUBLIC)

**C-1**

NORTHEAST COR. SEC. 6, T27N, R09W. FOUND GTCM PER REMON. LCRC L.4 p.160



NOTE: THE BEARINGS, DISTANCES, AND AREAS SHOWN ON THIS SKETCH ARE DERIVED FROM THE COMBINATION OF A PARTIAL SURVEY OF SECTION 6 AND MAPS DRAWN BY OTHER SURVEYORS. THESE VALUES MAY BE SUBJECT TO CHANGE UPON A FULL SURVEY OF DESCRIBED PARCEL BY THIS COMPANY.

NORTH 1/16 LINE OF SEC. 6, T27N, R09W PER "EASEMENT DRAWING" BY INLAND SEAS ENGINEERING, PROJECT No. 14167-03

**B-2**

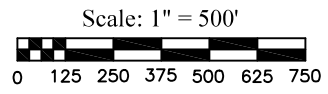
CENTER 1/4 COR. SEC. 6, T27N, R09W. FOUND 1/2" REBAR.

**C-2**

EAST 1/4 COR. SEC. 6, T27N, R09W. FOUND GTCM PER REMON. LCRC L.4 p.268

**LEGEND**

- POC = POINT OF COMMENCING
- POB = POINT OF BEGINNING
- CIR = CAPPED IRON ROD
- ⊕ = 1/4 SECTION CORNER
- ⊙ = SECTION CORNER
- = CENTER 1/4 CORNER
- = FOUND IRON
- = SET 1/2"X24" CIR#56128
- (M) = MEASURED DISTANCE
- (R) = RECORD DISTANCE
- GTCM = GRAND TRAVERSE CO. MON.
- = LINE NOT TO SCALE



*Matthew S. Dontz*  
**MATTHEW S. DONTZ, P.S.#56128**



**LICENSED PROFESSIONAL SURVEYORS & RESIDENTIAL BUILDER**  
 5400 GLEANER HALL ROAD KINGSLEY, MI 49649  
 (231)-329-1980

<b>SURVEY FOR:</b> JOZWIAK CONSULTING P.O. BOX 5342 TRAVERSE CITY, MI 49696	<b>PROPERTY ADDRESS:</b> ARNOLD ROAD/M-72 WILLIAMSBURG, MI 49690	SHEET: 1 OF 1
FIELD WORK BY: KN DRAWN BY: PRM CHECKED BY: MSD	DATE: JUNE 18, 2022 DATE: NOVEMBER 10, 2022 DATE: NOVEMBER 11, 2022	JOB #: 572022



8 1 6 8 6 2 2  
Tx:4084774

28-01-002-001-00 + 28-13-005-015-00 +  
28-01-002-017-00 + 28-13-005-019-01 +  
28-01-003-003-00 + 28-13-005-018-00 +  
28-01-001-006-00 + 28-13-005-018-20

Parcel# 28-13-005-014-00 + By: *REB*  
STATE OF MICHIGAN, County of Grand Traverse at Traverse City I hereby  
certify that there are no Tax Liens or Titles held by the State of any individual against the within  
description, and all taxes on same are paid for five years previous to the date of the  
instrument as appears by the records in my office. This does not cover taxes in the process of  
collections by Township, City or Village 2/13/15 Grand Traverse County, Treasurer

14-5394

*S. Snider*

**WARRANTY DEED**

**2015R-02636**  
**STATE OF MICHIGAN**  
**GRAND TRAVERSE COUNTY**  
**RECORDED 3:35:51 PM**  
**02/13/2015 PAGE 1 OF 3**  
**PEGGY HAINES REGISTER OF DEEDS**

3  
x 1.80

The Grantor H.Y.C., Inc., a Michigan corporation,  
whose address is 10225 Elk Lake Trail, Williamsburg, MI 49690  
conveys and warrants to 5555 Arnold, LLC, a Michigan limited liability company,  
whose address is P.O. Box 201, Traverse City, MI 49685

the following described premises:

**PARCEL 1:**

Situated in the Township of Acme, County of Grand Traverse and State of Michigan, to wit:  
The East half of the Northeast quarter; the Southwest quarter of the Northeast quarter; and the  
Southeast quarter, all of Section 6, Town 27 North, Range 9 West.

**PARCEL 2:**

Situated in the Township of Acme, County of Grand Traverse and State of Michigan, to wit:  
The Southeast 1/4 of the Southwest 1/4, Section 6, Town 27 North, Range 9 West, EXCEPT the  
West 330 feet thereof and reserving a 20 foot easement along the South line of the said  
Southeast 1/4 of the Southwest 1/4 for ingress and egress and installation and maintenance of  
utilities to and from Bates Road in favor of the excepted parcel.

**PARCEL 3:**

Situated in the Township of Acme, County of Grand Traverse and State of Michigan, to wit:  
The Northeast quarter of the Northeast quarter, and the Southeast quarter of the Northeast  
quarter all of Section 7, Town 27 North, Range 9 West.

**PARCEL 4:**

Situated in the Township of Whitewater, County of Grand Traverse and State of Michigan, to  
wit:  
The Southwest quarter of the Southwest quarter and the Southeast quarter of the Southwest  
quarter, all of Section 5, Town 27 North, Range 9 West.

**PARCEL 5:**

Situated in the Township of Whitewater, County of Grand Traverse and State of Michigan, to  
wit:  
That part of the Southeast 1/4 of Section 5, Township 27 North, Range 9 West, described as:  
Commencing at the East 1/4 corner of said Section 5; thence N89°37'04" W, along the East and  
West 1/4 line of said section, 2318.01 feet to the Point of Beginning; thence continuing  
N89°37'04" W, along said 1/4 line, 331.14 feet to the North and South 1/4 line of said section;  
thence S00°12'21" E, along said North and South 1/4 line, 439.65 feet; thence S89°35'57" E,  
330.85 feet; thence N00°09'53" W, 439.74 feet to the Point of Beginning.

Subject to the right-of-way for Crisp Road over the North 33 feet thereof. Also subject to  
easements, right-of-ways, reservations and restrictions of record.

Also subject to and together with a 33.00 foot wide easement for ingress and egress and the  
installation and maintenance of public utilities, over part of the Southeast 1/4 of Section 5,  
Township 27 North, Range 9 West, the West line of which is described as: Commencing at the  
East 1/4 corner of said Section 5; thence N89°37'04" W, along the East and West 1/4 line of said  
section, 2649.16 feet to the Point of Beginning and the North and South 1/4 line of said section;  
thence S00°12'21" E, along said North and South 1/4 line, 879.30 feet to the Point of Ending.

**ALSO**

That part of the Southeast 1/4 of Section 5, Township 27 North, Range 9 West, described as:  
Commencing at the East 1/4 corner of said Section 5; thence N89°37'04"W, along the East and  
West 1/4 line of said section 2649.16 feet to the North and South 1/4 line of said section; thence

S00°12'21"E, along said North and South 1/4 line, 439.65 feet to the Point of Beginning; thence continuing S00°12'21"E, along said 1/4 line, 439.65 feet; thence S89°34'53" E, 330.54 feet; thence N00°09'53" W, 439.74 feet; thence S89°35'57"W, 330.85 feet to the Point of Beginning.

Subject to easements, right-of-ways, reservations and restrictions of record.

Also subject to and together with a 33.00 foot wide easement for ingress and egress and the installation and maintenance of public utilities, over part of the Southeast 1/4 of Section 5, Township 27 North, Range 9 West, the West line of which is described as: Commencing at the East 1/4 corner of said Section 5; thence N89°37'04" W, along the East and West 1/4 line of said section, 2649.16 feet to the Point of Beginning and the North and South 1/4 line of said section; thence S00°12'21" E, along said North and South 1/4 line, 879.30 feet to the Point of Ending.

ALSO

That part of the Southeast 1/4 of Section 5, Township 27 North, Range 9 West, described as: Commencing at the East 1/4 corner of said Section 5; thence N89°37'04"W, along the East and West 1/4 line of said Section, 2649.16 feet to the North and South 1/4 line of said section; thence S00°12'21"E, along said North and South 1/4 line, 879.30 feet to the Point of Beginning; thence continuing S00°12'21"E, along said 1/4 line, 439.65 feet; thence S89°33'55"E, 330.22 feet; thence N00°09'53"W, 439.74 feet; thence N89°34'53"W, 330.54 feet to the Point of Beginning.

Subject to easements, right-of-ways, reservations and restrictions of record.

Also subject to and together with a 33.00 foot wide easement for ingress and egress and the installation and maintenance of public utilities, over part of the Southeast 1/4 of Section 5, Township 27 North, Range 9 West, the West line of which is described as: Commencing at the East 1/4 corner of said Section 5; thence N89°37'04" W, along the East and West 1/4 line of said section, 2649.16 feet to the Point of Beginning and the North and South 1/4 line of said section; thence S00°12'21" E, along said North and South 1/4 line, 879.30 feet to the Point of Ending.

PARCEL 6:

Situated in the Township of Whitewater, County of Grand Traverse and State of Michigan, to wit:

That part of the Southeast 1/4 of Section 5, Township 27 North, Range 9 West, Described as: Commencing at the East 1/4 corner of said section 5; thence N89°37'04"W, along the East and West 1/4 line of said section, 1986.87 feet to the Point of Beginning; thence continuing N89°37'04"W, along said 1/4 line, 331.14 feet; thence S00°09'53"W, 1319.22 feet to the South 1/8 line of said section; thence S89°33'55"E, along said 1/8 line, 330.22 feet; thence N00°07'25"W 1319.55 feet to the Point of Beginning.

Subject to the right-of-way for Crisp Road over the North 33 feet thereof. Also subject to easements, right-of-ways, reservations and restrictions of record.

PARCEL 7:

Situated in the Township of Whitewater, County of Grand Traverse and State of Michigan, to wit:

The South 1/2 of the Southeast quarter, Section 5, Town 27 North, Range 9 West EXCEPT that part of the Southeast 1/4 of Section 5, Township 27 North, Range 9 West, described as: Beginning at the Southeast corner of said Section 5; thence North 00°08'15" East, along the East line of said Section and the centerline of Moore Road, 660.69 feet; thence North 89°32'08" West, 1650.00 feet; thence South 00°08'15" West, to the South line of said Section, 660.00 feet; thence South 89°30'42" East, along said South line, 1650.00 feet to the Point of Beginning.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging to or in anyway appertaining thereto.

Subject to any and all easements, conditions, reservations, encumbrances and limitations of record and further subject to applicable building and use restrictions, zoning laws and ordinances, if any affecting the premises.

The Grantors grant to the Grantee the right to make ALL AVAILABLE divisions allowed under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967 for all Parcels conveyed by this Warranty Deed.

This property may be located within the vicinity of farm land or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan right to farm act.





Date: 12.14.2022

From: Sara Kopriva, AICP, Planner

To: Acme Township Planning Commission

Application No.: Zoning Amendment #002

Project: North Arnold Road Rezoning  
28-01-015-004-00

Request: Rezone property from Light Industrial and Warehousing (LIW) to Agricultural (AG)

Applicant: Walter36, LLC  
PO Box 201 | Traverse City, MI | 49685

---



**Request**

The applicant is requesting to rezone 35.75 acres from light industrial and warehousing to agricultural. This property is located North of M-72 at the end of Arnold Rd. This application should be considered independently from other rezoning applications and act as a stand alone rezoning. Since this is a standard rezoning, there cannot be any conditions of approval.

Existing Conditions of Subject Property	
Zoning	Area
LIW: Light Industrial and Warehousing	35 acres
Existing Uses	
Vacant Property / Agricultural Use	
Site Conditions	
Relatively flat. Currently growing hops	

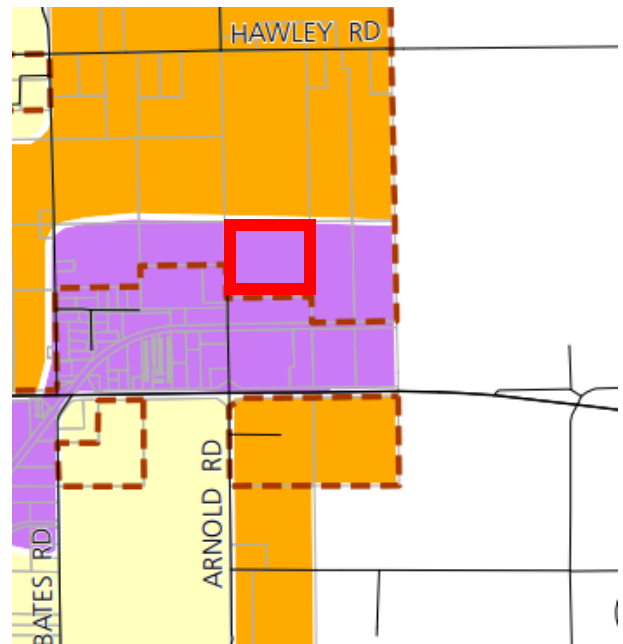
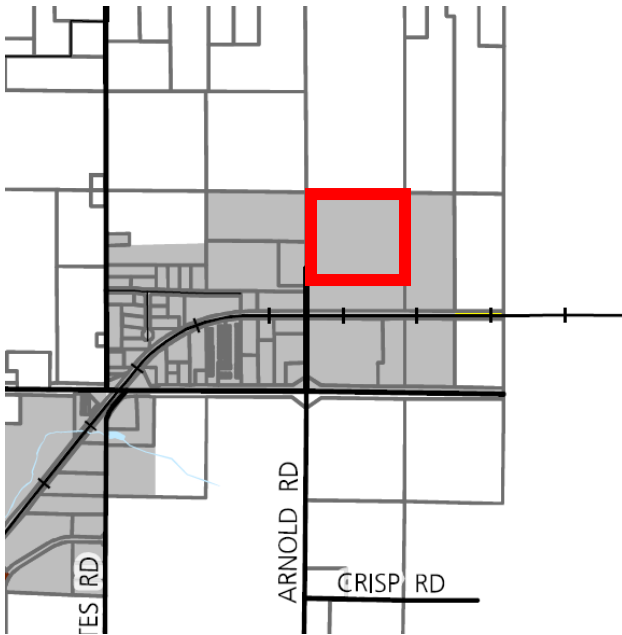
Adjacent Zoning & Land Uses		
Location	Zoning	Land Use / Owner
North	AG	Vacant.
East	LIW	Vacant.
South	LIW	Vacant. Commercial Building
West	LIW	Vacant. Industrial Buildings

Current Zoning Map

Grey=LIW  
White=AG

Future Land Use

Yellow=Residential-Rural  
Orange=Agricultural  
Purple=Light Industrial & Warehousing



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## **SUBMITTED APPLICATION MATERIALS**

The tables below present the items submitted with the application for the proposed project. These items have been reviewed in accordance with the processes set forth in the Zoning Ordinance.

Title
Petition for Zoning Change
Cover Letter
Survey from JFK Land Surveying Consultant, dated May 27, 2016
Warranty Deed, Recorded June 16, 2016

---

While this application is currently being introduced for consideration of a public hearing, it is important to look to the approval criteria to determine if additional information is needed and to help guide discussion. Below is a draft review of the criteria for review. The criteria is located within the recently adopted zoning ordinance and may look different than criteria use.

### **Criteria for Review**

#### 13.1.3 Amendment Review Procedure

D. Planning Commission Consideration and Recommendation: Subsequent to the hearing, the Planning Commission shall review the proposed amendment, together with any reports and recommendations from staff, consultants, other reviewing agencies, and any public comments. The Planning Commission shall identify and evaluate all relevant factors and shall report its findings and recommendation to the Township Board. In considering an amendment to the Official Zoning Map (rezoning) or Ordinance text, the Planning Commission shall consider the following factors in making its findings and recommendations, although not all standards must be met in order to recommend approval of an amendment:

1. *Consistency with the Master Plan's goals, policies, and future land use map, including planned timing or sequence of development. If conditions have changed since the Master Plan was adopted, the consistency with recent development trends in the area shall be considered.*

The future land use map delineates this parcel as Light Industrial and Warehousing and is intended to provide non-intrusive industrial operations that stimulate the economic vitality of the Township. (Pg. 69, Acme Township Master Plan) While this property is currently zoned and planned for industrial, there is agricultural property zoned and planned to the North and the property is located at the end of the road.

2. *Compatibility of all the potential uses allowed in the proposed zoning district(s) with the site's physical, geological, hydrological, and other environmental features.*

The table of uses (Section 3.2, Acme Township Zoning Ordinance) provides uses that are allowed in all zoning districts within the Township. The agricultural zoning district provides for some commercial uses and the industrial district provides for more intense uses in the Township. As previously mentioned, the Planning Commission has been recently discussing the need for additional industrially zoned property, specifically along M-72. Being that this is a desirable location for the uses allowed and that the traffic on M-72 creates an undesirable location for housing. In addition, the property is located within the PDR eligible areas of the township (brown dotted line on future land use map).

3. *Compatibility of all the potential uses allowed in the proposed district(s) with surrounding uses and zoning in terms of suitability, intensity, traffic impacts, aesthetics, infrastructure, and potential influence on property values.*

Typically industrial uses would have a similar or greater impact on neighboring properties than agricultural uses. Section 3.2 in the zoning ordinance provides uses allowed in each zoning district. Many of the uses that are allowed in the industrial zoning district are also allowed in the agricultural zoning district but may require a different type of review i.e. site plan in industrial zoning vs. special land use in agricultural zoning.

4. *Capacity of available utilities and public services to accommodate the uses permitted in the district(s) without compromising the health, safety, and welfare of Township residents or burdening the Township or Grand Traverse County with unplanned capital improvement costs or other unplanned public expenses.*

This location within the Township provides the access to public roads and utilities capable of handling agricultural or industrial uses.

5. *Capability of the road system to safely and efficiently accommodate the expected traffic generated by uses permitted in the zoning district(s).*

The property is located public road that can provide safe and efficient access for traffic generated for uses permitted in the zoning district. Depending on the use, additional requirements may be needed during the approval process.

6. *The apparent demand for the types of uses permitted in the district(s) in relation to the amount of land currently zoned and available in the Township and surrounding communities to accommodate the demand.*

The Planning Commission has discussed the limited availability of industrially zoned property in the Township and this request would remove property from the industrial zoning district and into the agricultural district.

7. *The boundaries of the proposed district(s) in relationship to the surrounding area and the scale of future development on the site.*

This property is located adjacent to similar zoned agricultural properties and at the end of a road. Any uses allowed in the agricultural district could be considered for this property. Exact details have not been provided for future development but should also have no applicability to this application since this is strictly a rezoning application.

8. *The requested rezoning will not create an isolated or incompatible zone in the neighborhood.*

This property is adjacent to industrial and agricultural zoned properties and is not isolated.

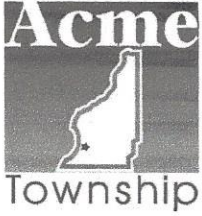
9. *Other factors deemed appropriate by the Planning Commission and Township Board.*

To be determined

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

<b>Property Tax ID</b>	<b>Area in acres</b>
01-014-028-01	3.83 acres
01-585-007-00	1.15 acres
01-585-008-00	1.15 acres
01-585-009-00	1.54 acres
01-585-002-00	1.01 acres
01-585-016-00	1.05 acres
01-015-009-00	36.97 acres Tribal Trust Land – not under Acme's jurisdiction
01-015-004-00	36.00 acres
01-15-05-05	4.73 acres
01-002-005-30	2.75 acres
01-002-005-40	11.29 acres
01-002-005-00	10.00 acres
01-002-005-23	2.20 acres
01-002-031-00	2.5 acres
<b>Total Vacant Undeveloped</b>	

**116.17 – 36.97 (trust)= 79.2 Acres Available/Undeveloped**



## 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](http://www.acmetownship.org)  
Planning & Zoning Administrator: Lindsey Wolf Email: [zoning@acmetownship.org](mailto:zoning@acmetownship.org)

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

**A. Owner/Applicant Information:**

Owner/Applicant's Name: Walter 36, LLC  
Owner/Applicant's Current Mailing Address: PO Box 201  
City: Traverse City State: Mi Zip Code: 49685  
Phone Number: 231 620 6020 Email: Mark@miocalhops.com

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

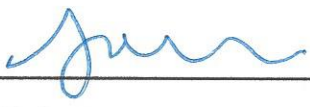
1. Property Address/Location: 1/4 mile north of Arnold road / M-72
2. Parcel Number: 01-015-004-00
3. Proof of current property ownership. If applicant is not the current property owner, also provide written and signed permission for applicant to act as agent of, and complete contact information for, 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 he/she is the owner/agent (owner, agent, lessee, or other interested party) involved in this petition and that the foregoing answers, statements and information are in all respects true and, to the best of his/her knowledge, correct. By making this application, the undersigned grants all officials, staff and consultants of Acme Township access to the subject property as required and appropriate to assess site conditions in support of a determination as to the suitability of the proposed project and/or current or future special use permit and zoning ordinance compliance.

Signature:  Mark Johnson  
member Date: 10/12/2022

**FOR TOWNSHIP USE ONLY**

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

**NOTES**





November 16, 2022

Dear Members of the Acme Township Planning Commission:

Attached to this letter is a "Petition for Zoning Change". This Petition concerns the entire 35.75 acres of tax parcel 01-015-004-00. We are requesting that this parcel be rezoned from B-4 Materials Processing and Warehousing to Agricultural. The 35.75 acres current use is agricultural. The Applicant is contractually bound to sale of this parcel to a Flintfields' entity. The property is located next to 100 acres of property owned by the same.

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

Section "A" has been completed on the application.

Section "B"

Item 1: Completed.

Item 2: Completed.

Item 3: A copy of the deed for the parcel is attached confirming ownership of the parcel by Walter36, LLC.

Item 4: A sealed survey and legal description is attached.

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

A rezoning of the property to Agricultural would mean that the zoning accurately reflects the property's past, present and future uses.

B. The rezoning will resolve the conflict between the Township's Zoning Ordinance and its adopted Open Space Development rights Ordinances. Both the Township and Grand Traverse County have adopted Open Space Development rights ordinances. Both ordinances require that the Township and County develop criteria for identifying parcels where the development rights might be purchased. The Township has developed such a criteria and as a result has identified this parcel in its "PDR" eligible area. The implication of the identification of this property as PDR eligible zone makes sense as Acme's "Land Protection Map identifies the property as being within the "Agricultural Preservation Zone".

C. Through excerpts from The Acme Township Master Plan, the Township has expressed a strong collective desire to maintain its agricultural base. Rezoning of this property to Agricultural would promote this clear Township Preference.

D. There is no infrastructure to support the B-4 use adequately.

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

Item 7. The surrounding area to the West and North is agricultural. The East property boundary borders Tribunal property.

Item 8. No known deed restrictions exist.

Section "C":

Item 1: Completed.

Item 2: Completed and attached.

Item 3: Application Fee (submitted with application)/

Item 4: Application materials emailed in PDF format to [zoning@acmetownship.org](mailto:zoning@acmetownship.org)

Item 5: Attached.

Item 6: No oversized site plans or documents.

Section "D": Affidavit signed on application.

Please do not hesitate to contact me 231-620-6020 if you have any questions or need additional information.

Best regards,



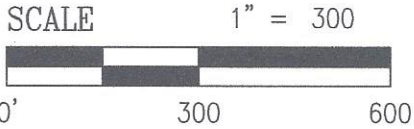
Mark Johnson  
Walter36 LLC/5555 Arnold LLC/ MI Local Hops LLC  
231-620-6020

# CERTIFICATE OF SURVEY



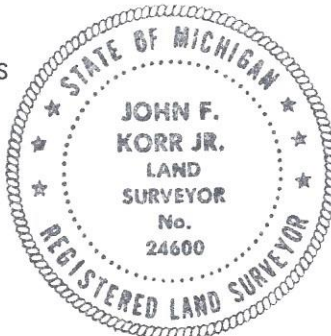
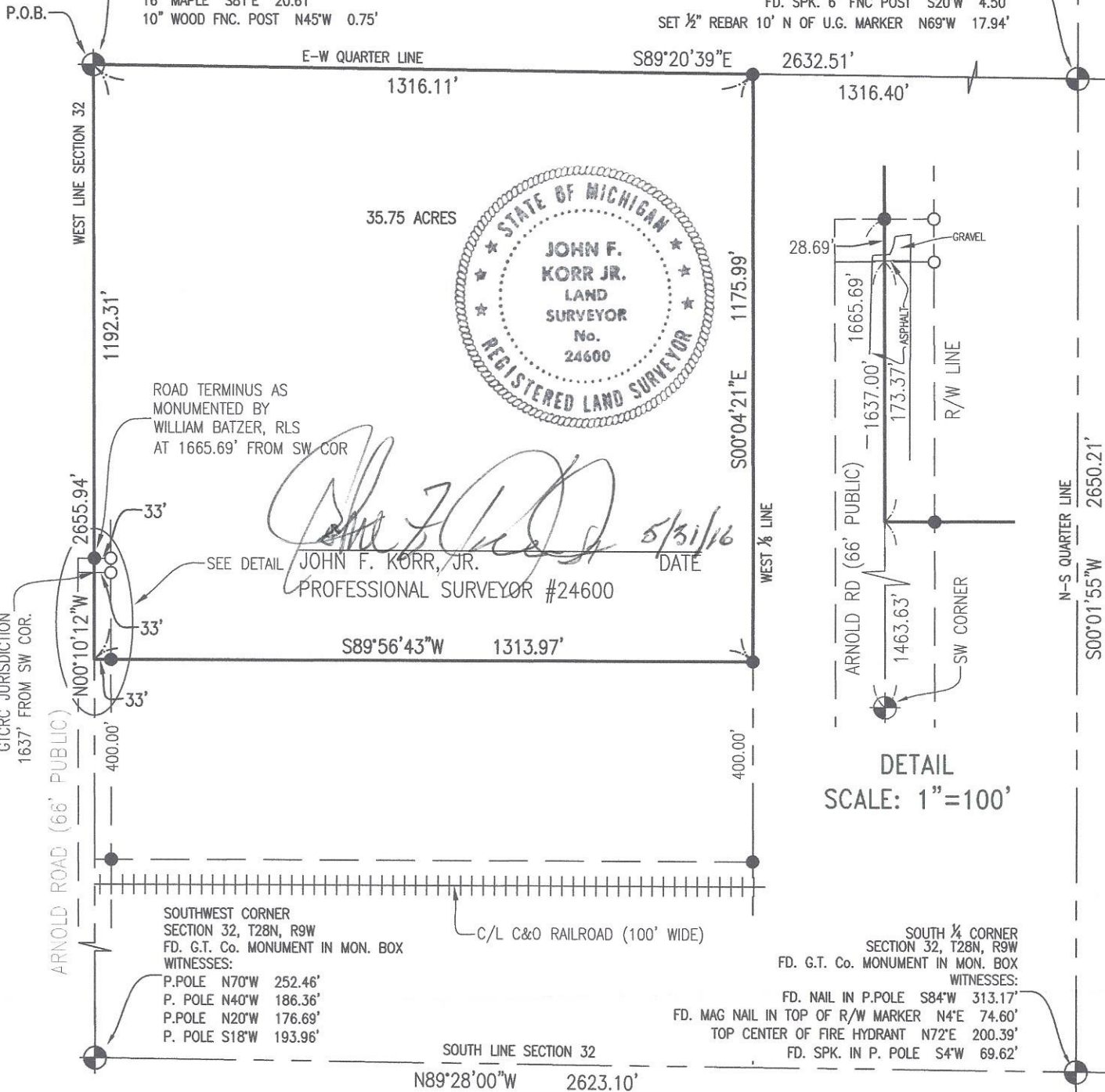
## LEGEND

- IRON FOUND
- IRON SET
- ⊕ MONUMENT FOUND
- (R) RECORD DIMENSION
- x — FENCE LINE



EAST ¼ CORNER  
SECTION 32, T28N, R9W  
FD. G.T. Co. MONUMENT  
WITNESSES:  
14" W. PINE N26°E 26.57'  
10" R. PINE N58°E 25.10'  
16" MAPLE S81°E 20.61'  
10" WOOD FNC. POST N45°W 0.75'

CENTER  
SECTION 32, T28N, R9W  
FD. WELL POINT  
WITNESSES:  
FD. SPK. 24" MAPLE S89°E 348.44'  
FD. SPK. S1°E 165.75'  
FD. SPK. 6" FNC POST S20°W 4.50'  
SET ½" REBAR 10' N OF U.G. MARKER N69°W 17.94'



*John F. Korr, Jr.*  
DATE 5/31/16  
PROFESSIONAL SURVEYOR #24600

DETAIL  
SCALE: 1"=100'

Error of Closure is 1'/5000+

The basis for bearings is: MICHIGAN STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE. OBTAINED FROM MDOT CORS NETWORK

I, John F. Korr, being a Licensed Professional Surveyor, hereby certify that I have surveyed and mapped the above parcel of land, that the ratio of closure of the unadjusted field observations is noted and within limits, and that I have fully complied with the regulations of Public Act 132, 1970 as amended.



**JFK LAND SURVEYING CONSULTANT, LLC**  
3345 BASSWOOD DRIVE, TRAVERSE CITY, MI 49686  
Tel: 231.590.3537 Email: jfkorrr@charter.net

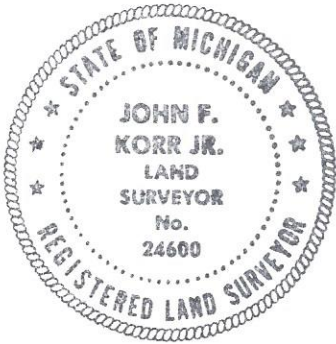
### MI LOCAL HOPS

PART OF SW 1/4, SECTION 32, T28N, R9W,  
ACME TOWNSHIP, GRAND TRAVERSE COUNTY  
MICHIGAN

Job No.: 2016.05	Drawn: DPG	Scale: AS NOTED
Date: 5/27/2016	Chk'd.: JFK	
Rev.:		Sheet: 1 of 2

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# CERTIFICATE OF SURVEY



## SURVEYOR'S REPORT

I JOHN F. KORR, JR., PS, LICENSED PROFESSIONAL SURVEYOR, NO. 24600 HEREBY MAKE THIS SURVEY REPORT AS TO MY FINDINGS DURING THIS SURVEY:

THE SURVEY OF THE W 1/2 OF THE SW 1/4, EXCEPT THE SOUTH 400' NORTH OF THE RAILROAD R/W OF SECTION 32, T28N, R9W WAS COMPLETED AT THE CLIENT'S (MI LOCAL HOPS) REQUEST. RESEARCH WAS OBTAINED FROM RECORDS OF THE REGISTER-OF-DEEDS AND THE EQUALIZATION DEPARTMENT FOR GRAND TRAVERSE CO. ALL CONTROLLING SECTION AND QUARTER CORNERS WERE APPROVED BY THE GRAND TRAVERSE COUNTY REMONUMENTATION PROCESS, EXCEPT THE SOUTH 1/4 CORNER. IN RESEARCHING THE SECTION THERE WERE ONLY A FEW SURVEYS RECORDED IN THE COUNTY RECORDS. HOWEVER THE CLIENT PRODUCED A SURVEY BY WILLIAM BATZER, PS NO. 13026 (FILE NO. 88012) THAT COVERED MOST OF THE SURVEYED PARCEL. AT THE NORTHEAST PROPERTY CORNER WE FOUND AND HELD THE BATZER CORNER FOR THE WEST 1/8 CORNER. REACHING OUT TO OTHER SURVEYING FIRMS PRODUCED OTHER SURVEYS IN THE SECTION ALTHOUGH NOT RECORDED ASSISTED IN THE RETRACEMENT FOR THIS SECTION. TO DETERMINE IF ALL PROPERTY CORNERS FOUND OR TO BE SET FIT A PROPER SECTION SUBDIVISION, TIES WERE MADE TO ALL OPPOSING 1/4 CORNERS. WE FOUND A WELL POINT AS CALLED OUT BY WILLIAM BATZER IN A RECORDED SURVEY LIBER 1, PAGE 8 FROM 1971 FOR THE CENTER 1/4 CORNER. THIS CORNER HAS BEEN USED BY OTHER SURVEYORS AND HELD FOR THE SUBDIVISION OF THE SECTION IN NUMEROUS SURVEYS. WHEN CHECKING THE FALLING DISTANCES OF A TRUE INTERSECTION OF THE OPPOSING 1/4 LINES, THE WELL POINT FELL 0.20 FEET EAST AND 2.2 FEET SOUTH OF THE INTERSECTED LINES. I FOUND NO OTHER HISTORY ON THIS WELL POINT BUT IT IS BELIEVED TO BE FROM COUNTY SURVEYORS NEAR THE EARLY 1900'S. THE PURPOSE OF THE SURVEY WAS TO ESTABLISH THE BOUNDARY LINES TO LAND OWNED BY CHARLES WALTER TRUST. THE LAND SURVEYED DOES HAVE LEGAL ACCESS TO ITS BOUNDARIES, BY FRONTAGE ON ARNOLD ROAD A PUBLIC ROAD 66 FEET WIDE.

THIS PARCEL HAS BEEN ASSIGNED VALUES FROM "STATE PLANE COORDINATE SYSTEM" MICHIGAN CENTRAL ZONE. THE DESCRIPTION PREPARED FOR THIS PARCEL HAS BEEN BASED UPON THE STATE PLANE COORDINATE SYSTEM, FOR THIS PROJECT.

BY:  , DATE 5/31, 2016  
 JOHN F. KORR, JR., PS NO. 24600

DESCRIPTION PROVIDED BY NORTHERN TITLE AGENCY, INC. MAY 27,2016  
 SITUATED IN ACME TOWNSHIP, GRAND TRAVERSE COUNTY, STATE OF MICHIGAN:

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWN 28 NORTH, RANGE 9 WEST LYING NORTH OF THE RAILROAD RIGHT OF WAY, EXCEPT THE SOUTH 400 FEET OF THE ABOVE DESCRIBED PARCEL.

THE ABOVE DESCRIBED PARCEL OF LAND IS MORE PARTICULARLY DESCRIBED AS. THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, T28N, R9W, WHITEWATER TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 OF SAID SECTION 32, THENCE S89°20'39"E 1316.11 FT. ALONG THE EAST-WEST 1/4 LINE TO THE WEST 1/8 CORNER ALONG SAID LINE; THENCE S00°04'21"E 1175.99 FT. ALONG THE WEST 1/8 LINE OF SAID SECTION TO A POINT LYING 400.00 FT. NORTH OF THE NORTH LINE OF THE RAILROAD RIGHT-OF-WAY LINE; THENCE S89°56'43"W 1313.97 FT. ALONG SAID LINE LYING 400.00 FEET NORTH OF THE RAILROAD RIGHT-OF-WAY TO THE WEST LINE OF SAID SECTION; THENCE N00°10'12"W 1192.31FT. ALONG THE WEST SECTION LINE TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 35.75 ACRES OF LAND MORE OR LESS.

SUBJECT TO:

A PUBLIC ROAD RIGHT-OF-WAY OVER THE WESTERLY 33 FEET OF THE SOUTHERLY 173.37 FEET AS CERTIFIED BY THE GRAND TRAVERSE COUNTY ROAD COMMISSION FOR A POINT OF TERMINUS BEING 1637.00 FEET NORTH OF THE CENTERLINE OF M-72 AND POINT OF REFERENCE BEING THE SECTION CORNER COMMON TO SECTIONS 31 AND 32, T28N, R9W. THE ACTUAL OCCUPIED LOCATION OF THE ROAD RIGHT-OF-WAY EXCEEDS THE LIMITS IN THE COUNTY ROAD CERTIFICATION OF 1637.00 FEET NORTH OF THE SECTION CORNER AS NOTED ON THE SURVEY. EFFORTS SHOULD BE MADE TO RECONCILE THE DIFFERENCES FOR TITLE PURPOSES WITH THE GRAND TRAVERSE COUNTY ROAD COMMISSION.

Error of Closure is 1'/5000+

The basis for bearings is:

I, John F. Korr, being a Licensed Professional Surveyor, hereby certify that I have surveyed and mapped the above parcel of land, that the ratio of closure of the unadjusted field observations is noted and within limits, and that I have fully complied with the regulations of Public Act 132, 1970 as amended.

### MI LOCAL HOPS

PART OF SW 1/4, SECTION 32, T28N, R9W,  
 ACME TOWNSHIP, GRAND TRAVERSE COUNTY  
 MICHIGAN



**JFK LAND SURVEYING CONSULTANT, LLC**  
 3345 BASSWOOD DRIVE, TRAVERSE CITY, MI 49686  
 Tel: 231.590.3537 Email: jfkorrr@charter.net

Job No.: 2016.05	Drawn: DPG	Scale: AS NOTED
Date: 5/27/2016	Chk'd.: JFK	
Rev.:		Sheet: 2 of 2

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2016R-10201  
 STATE OF MICHIGAN  
 GRAND TRAVERSE COUNTY  
 RECORDED 4:06:30 PM  
 06/16/2016 PAGE 1 OF 3  
 PEGGY HAINES REGISTER OF DEEDS

Parcel# 28-01-015-004-00 By RH  
 STATE OF MICHIGAN, County of Grand Traverse at Traverse City, Michigan, hereb  
 certify that there are no Tax Liens or Titles held by the State of Michigan against the withi  
 description, and all taxes on same are paid for five years previous to the date of th  
 instrument as appears by the records in my office. This does not cover taxes in the process  
 collections by Township, City or Village 6-16-16 Grand Traverse County, Treasur.

**WARRANTY DEED**

File No.: 16-6107

The Grantor Charles B. Walter, Trustee of the Charles B. Walter Revocable Trust U/A/D  
 12/2/99, as amended,  
 whose address is 6584 Bates Road, Williamsburg, MI 49690  
 conveys and warrants to Walter36, LLC, a Michigan limited liability company,  
 whose address is 7600 East Shore Road, Traverse City, MI 49686

the following described premises:

Situated in the Township of Acme, County of Grand Traverse and State of Michigan, to wit:

The West 1/2 of the Southwest 1/4 of Section 32, Town 28 North, Range 9 West lying North of the  
 Railroad Right of Way, except the South 400 feet of the above described parcel.

Having now also been surveyed as:

That part of the West 1/2 of the Southwest 1/4 of Section 32, T28N, R9W, Acme Township, Grand  
 Traverse County, Michigan described as follows:

BEGINNING at the West 1/4 corner of said Section 32; thence S89°20'39"E 1316.11 ft. along the  
 East-West 1/4 line to the West 1/8 corner along said line; thence S00°04'21"E 1175.99 ft. along the  
 West 1/8 line of said section to a point lying 400.00 ft. North of the North line of the Railroad Right-  
 of-Way line; thence S89°56'43"W 1313.97 ft. along said line lying 400.00 feet North of the Railroad  
 Right-of-Way to the West line of said section; thence N00°10'12"W 1192.31ft. along the West  
 section line to the POINT OF BEGINNING.

Subject to:

A Public Road Right-of-Way over the Westerly 33 feet of the Southerly 173.37 feet as certified by the  
 Grand Traverse County Road Commission for a point of terminus being 1637.00 feet north of the  
 centerline of M-72 and point of reference being the Section Corner common to Sections 31 and 32,  
 T28N, R9W.

Subject to:

A non-exclusive easement for the installation and maintenance of underground utilities across the  
 Northerly 33 feet of the West 1/2 of the Southwest 1/4 of Section 32, Town 28 North, Range 9 West,  
 for the benefit of Tax parcel 28-01-014-018-00.

Subject to:

A non-exclusive easement for ingress and egress across the Westerly 33 feet of the West 1/2 of the  
 Southwest 1/4 of Section 32, Town 28 North, Range 9 West, lying north of the public road right-of-way  
 for Arnold Road for the benefit of Tax parcel 28-01-014-018-00.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging to or  
 in anyway appertaining thereto.



STATE OF  
**MICHIGAN**



REAL ESTATE  
**TRANSFER TAX**

Grand Traverse Co  
06/16/2016  
2016R-10201

\$407.00 CO  
\$2775.00 ST  
TTX# 4108008

200-210-10-12

10/16/2016

10/16/2016

10/16/2016

10/16/2016

10/16/2016

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10/16/2016

10/16/2016

10/16/2016

10/16/2016







Prepared by:  
Roy Jay Montney, Jr., Attorney at Law  
Montney & Isles, P.L.C.  
802 S. Garfield Ave., Ste C  
Traverse City, MI 49686

When recorded return to:  
TC East, LLC  
7600 East Shore Rd.  
Traverse City, MI 49686

Property Tax No: 28-01-015-004-00  
Send subsequent tax bills to: Grantee





6042 Acme Road | Williamsburg, MI | 49690  
Phone: (231) 938-1350 Fax: (231) 938-1510 Web: [www.acmetownship.org](http://www.acmetownship.org)

## ACME TOWNSHIP Planning Commission

2022 Meeting Dates

Adopted 12/19/22

January 9  
February 13  
March 13  
April 10  
May 8  
June 12  
July 10  
August 14  
September 11  
October 9  
November 13  
December 11

The Acme Township Board normally holds its regular meetings on the second Monday of each month at 7:00 p.m. at the Acme Township Hall.

Other Special Meetings will be posted separately as required

\*\*\* Denotes meeting dates changed due to a holiday, or other schedule conflict.

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