



**ACME TOWNSHIP PLANNING COMMISSION  
ACME TOWNSHIP HALL  
6042 Acme Road Williamsburg, MI 49690  
February 13, 2023 7:00 p.m.**

**CALL TO ORDER WITH PLEDGE OF ALLEGIANCE 7:01pm**

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

**Staff Present: Lindsey Wolf, Acme Planning and Zoning; 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 7:02

Brian Kelley- Turned in printed comments. Discussed numerous wetland features, including origins of Yuba Creek, on the parcel at the corner of M72 and Arnold Rd. Talked about considering wetland inventory in any rezoning.

Closed at 7:06

**B. APPROVAL OF AGENDA: Motion by Feringa, support by VanHouten to approve the agenda with the addition of G. 2 and J. 2.  
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 1.3.23**

**Motion by Timmins support Challender to approve the board meeting minutes from 1/3/23. Friendly amendment to correct the year from 2022 to 2023.  
motion carries unanimously**

**F. APPROVAL OF MINUTES:**

**a. Approve Draft Planning Commission Meeting Minutes 12.19.22**

**Motion by Challender support by Timmins to approve the 12/19/22 planning commission meeting minutes with the change of throughout to thought out.  
Motion carries unanimously**

**b. Approve Draft Planning Commission Meeting Minutes 1.9.23**

**The wrong minutes were in the packet, but the correct minutes were posted to Acme's website. Bring them back for approval in March.**

**G. CORRESPONDENCE:**

**1. Cherry Capital Cycling Club- Wentzloff read, discussed 2023 grant program for communities and organizations who support cycling. The grant cycle runs from February 1st through March 31st. 2023.**

**2. Brian Kelley- Wentzloff read into the record. Same letter as public comment.**

**G. PUBLIC HEARINGS:**

1. None

**H. OLD BUSINESS:**

1. None

**I. NEW BUSINESS:**

1. Future Land Use Map Discussion (FLUM)

Wolf- Went over the difference between the zoning ordinance map and the future land use map. The zoning ordinance map shows what current zoning is, dictates lot size and what is allowed within each zone as well as other standards. The future land use map is a guiding document for the future. Some of them may be implemented, some may never be implemented. Some may change during the five year rewrite. When we talk about changing the future land use map, it does not change the current zoning that we have.

Kopriva- The future land use map is where you are trying to go. The zoning map is what it is today. How you can develop, what you can do. You rely on the future land use for rezonings, to say if I change the zoning map does it reflect the future land use map? Rezonings do rely on each of the maps.

Kopriva went over what “prime” property for industrial looks like

- good transportation- road networks
- freight- railroad or waterway
- Utilities- electric, internet, water, sewer
- Acreage- not all industries need a lot of space but it is good to have some parcels that are larger.

Kopriva- trying to create a zoning ordinance that in the industrial district they are cleaner industrial uses. When we are talking about industrial it doesn't have to be a very dirty business it can be something very clean.

Wentzloff- The access to water a lot of times is not related to the intensity of the industrial use. It is related to fire suppression. That is very challenging to do if you don't have access to a municipal water source.

Kopriva- talked about needing sewer systems to get rid of waste, such as the kind a brewery may produce. Things that a drain field can not process. It can help to reduce lot sizes if the area has water and sewer. Pointed out there is no water or sewer along the area on 72 that they are asking to rezone.

Focused on the area of parcels west of Bates Rd. and East of Arnold Rd., approximately a mile and a half area.

Briefly talked about the tribal land that is in trust.

Wentzloff clarified that once a property is in trust it won't come back out. That is correct.

Feringa- That property may as well stay Ag as they have no development plans for the property. Discussed how there are bad soils on the property and it would be bad for the creek.

Kopriva- Went over the different wetland areas that are on the tribal property.

Doesn't believe the corner property next to the consumers transformer would encourage any real growth in the township if it were rezoned.

Wentzloff- asked what data was used to deduce what is "prime" farmland?

Kopriva- It mostly has to do with soils but it has to do with slopes as well. If it were a steep slope with good soil it may get taken out of prime farmland and just listed as farmland. Discussed a couple small parcels on the corner of M72 and Bates Rd. They currently have some residential houses there but those could potentially be rezoned, talking about the zoning map not the future land use map, to industrial. To match up with the future land use map. Because they are single family dwellings they would become nonconforming. We would need to think about the implications for nonconforming for a residential structure if we decided to make that change.

Went over the survey responses from the masterplan survey from 2013. There is interest in safe, efficient traffic flow and retaining agriculture. Less desirable is stripe commercial development and industrial warehousing. This survey is from 2013, not sure if people still feel the same way, that is something they would vet out doing the master plan update next year. One of the high ranking uses is locally owned retail. Some of the industrial uses do have a retail component to them and could be part of the industrial district. Recreation and tourism are also uses that are included in the Ag as well as the industrial district.

Kopriva went over the chart in the packet that showed the uses in the Ag and Industrial zones as well as where they overlapped and the ones that were only allowed in one district or the other.

2% of the land in the township is zoned light industrial and of that 70% is developed.

Timmins- asked if there is a standard percentage, within the state, of areas that should be light industrial.

Kopriva- there is not a standard. It is based on what the community feels is sufficient.

Wentzloff- Believes there are two things we need to look at; do we identify that there needs to be more area on the future land use map designated light industrial/warehousing? If so, where would that most appropriately be?

Timmins- asked if there was a way to give extra protections to parcels that had wetlands or creeks or if that would be more the territory of the townships stormwater ordinance?

Kopriva- Some of that would be in the stormwater and the zoning ordinance for wetlands.

Wentzloff- In the Ag district because of the right to farm, if they are building out buildings. Do they still have to get a land use permit? But they can't be restricted on the amount of space?

Wolf- We don't have to have any knowledge of it.

Wentzloff- that is her only caution is that at least during the process, if our standards are strong enough, in something that is light industrial or commercial we at least have the ability for a site plan review. If we have good standards we should be able to protect environmentally sensitive areas. Just because a parcel is Ag doesn't mean we have the ability to suddenly protect it.

Wolf- asked if we could change the name from light industrial to something less alarming.

Kopriva- you could almost call it a different kind of commercial, like a highway commercial. It's high traffic, may have some retail in it, but because of some traffic issues may make it a little less desirable.

Briefly discussed traffic issues.

Wentzloff wants to make sure there is strong enough language for cross access easements and encouraging minimizing curb cuts in that corridor. Ultimately this is up to MDOT they have the authority.

Kopriva- this area along 72 is also an entrance to the township. What do we want it to look like there?

Challender- Doesn't want to see more storage going in along 72.

Timmins- questioned leaving the amount of light industrial the township has until all of the unused properties are developed?

Challender- asked Wolf how many requests there have been?

Wolf- since her time at the township since 2019, there have only been 3 requests.

Wentzloff- from a real estate standpoint you will get more inquiries if properties are available on the market. There are not many properties that have been available.

Rosa- East and West of Arnold Rd. isn't that going to be developed into some higher economic use like restaurants or shopping of some sort. It wouldn't stay agricultural forever. If it will eventually become something different, we should deal with it now and come up with a new zoning category or that to look at what we like that to be. Doesn't think we have anything in our zoning ordinance now that works for that looking at future stuff. Doesn't think we should lose that light industrial section on Arnold Rd. I Don't see anywhere else in the township that is as good or better than that is any place else in the township right now for light industrial. If you put more light industrial on either side of Bates Rd people will still have to go through a bad intersection.

Wentzloff- The top part of the Hops farm is the most cohesive way to add, in the binary of do we or don't we need more light industrial. To her it is the most logical place for it to go. Just as far as space is concerned, does not see any other place that if we expand light industrial, she would feel more comfortable with, other than along the 72 corridor. Not down Bates because it gets close to a state owned parcel and protected areas. You don't have access to a major road.

Challender- asked about the rest of the property around the Meijer store and if we consider it in the future land use map.

Wentzloff- that is in trust, other than the Meijer parcel is carved out.

Rosa- Wanted to clarify the area he was talking about zoning along 72 was only the first



600 to 800 feet not the whole forty acres.

Wentzloff - is talking about the same space but that it should just be light industrial and not make a whole new zoning district. Unless a large geographic area is identified that we think needs a new zoning district.

Kopriva- Thinks that the area on 72 will be the area that the township will want some sort of commercial activity. She hears that we don't want it to look like storage and warehouse buildings. So to her that translates into some form of commercial district that allows for some retail operations. Either retail, restaurant, some services, maybe offices. Allowing people to develop the land.

Discussed how to possibly create a buffer between less desirable uses and the view shed. Kopriva-Looking at the south side of the road (M72) if we decide we want more light industrial on the future land use map in that area then we can go in and tweak the zoning to create a prettier set of standards for the frontage.

Wentzloff- asked about just having some business and not light industrial. Like corridor flex or does that just encourage sprawl?

Wolf- asked if this is a better conversation to have as a whole when we go through the whole master plan update since we don't have that much demand.

Wentzloff- feels we do need more space for light industrial warehousing.

Wolf- has received fewer calls for self storage now that the Tom's and Kmart have been purchased.

Kopriva- asked if we were all in agreement that we should wait and look at this as we do the full master plan.

Everyone is in agreement.

Discussed getting the current zoning maps put up in the township. Lindsey will take care of that.

2. Non conforming structures-

Wolf- has had a request for a couple non conforming structures. As she was reading through the ordinances some of the language didn't make sense. It wasn't originally on the agenda because Jeff (Jocks, township attorney) didn't have time to review the language before the meeting. He agrees that the language needs work. Particularly section A. and section D.

Discussed how it puts the zoning administrator in a difficult spot to enforce without hiring an outside consultant. It was also discussed having some administrative authority if the project meets all the requirements of the district, so that a project with just a minor non conforming issue wouldn't have to go through all the bells and whistles of going through the ZBA.

We need Jeffs review but Lindsey would like to schedule this for the March meeting.

**Motion by Timmins, support by Rosa to schedule a public hearing for the March 13th. planning commission meeting, on non conforming sites if all the information is**

**available in a timely manner for review.  
Motion carries unanimously**

**J. PUBLIC COMMENT & OTHER PC BUSINESS**

**Public comment opened at 8:38**

Brian Kelley- Difficulty of crossing M72 was brought to the board's attention, he thinks it deserves some serious discussion moving forward with the master plan rewrite. Commented on the unreliability of the 2019 survey. Curious about the timeline of light industrial over the last 20 years. Talked about combining the park survey with the general survey and people getting question fatigue when responding to both at the same time, and if you stick it in with the tax bill it will bias the survey. Likes Dan's idea of a new district, but looks at 31 and sees the lack of development along there. It is just frustrating.

Wetland setback is not 50 feet it is 25 feet, believes the ordinance leaves township discretion to make that set back greater.

Mentioned machine shops in light industrial and how hard it is to get rid of their waste in a septic field. I Am concerned about that. Also concerned about the amount of impervious space allowed in light industrial.

The township had set a strict boundary for Tractor Supply that materials don't go above their fence. They are currently above the fence and have been for the last six months.

Closed 8:42

1. Planning & Zoning Administrator Report – Lindsey Wolf - Acme village phase one site plan review is being reviewed by John I. currently and may come before us in March. Land use permits have been pulled for the old Tom's property on buildings 1-3 and they have bonded buildings 1-4. Asked for any grant ideas for Cherry Capital Cycling.
2. Township Board Report – Jean Aukerman- Announced that Acme was awarded \$25,000 from the 2% grant from the Tribe. It was awarded towards the Nakwema Trailway.
3. Parks & Trails Committee Report –

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

To: Acme Planning Commission  
From: Brian Kelley, Acme resident

February  
13, 2023

Re:  
Rezoning  
and out of  
order  
Master Plan  
review

Good evening,

As mentioned at the previous Planning Commission meeting, the parcel at the NE corner of M72 and Arnold features numerous significant wetland features that are in the National and Michigan wetland inventories, including the origin of Yuba Creek

The images I attached today show the current 2023 National Wetland inventory features on the northern portion of the hop farm parcel. Those include actual Yuba creek, and an area on the East side of the property. It appears there have been efforts to fill that area in recent years. In 2022 it appears to remain wet.

Many water and wetland features in our community are created and supported by natural springs. Such is the case for the origin of Yuba creek and perhaps this area to the east.

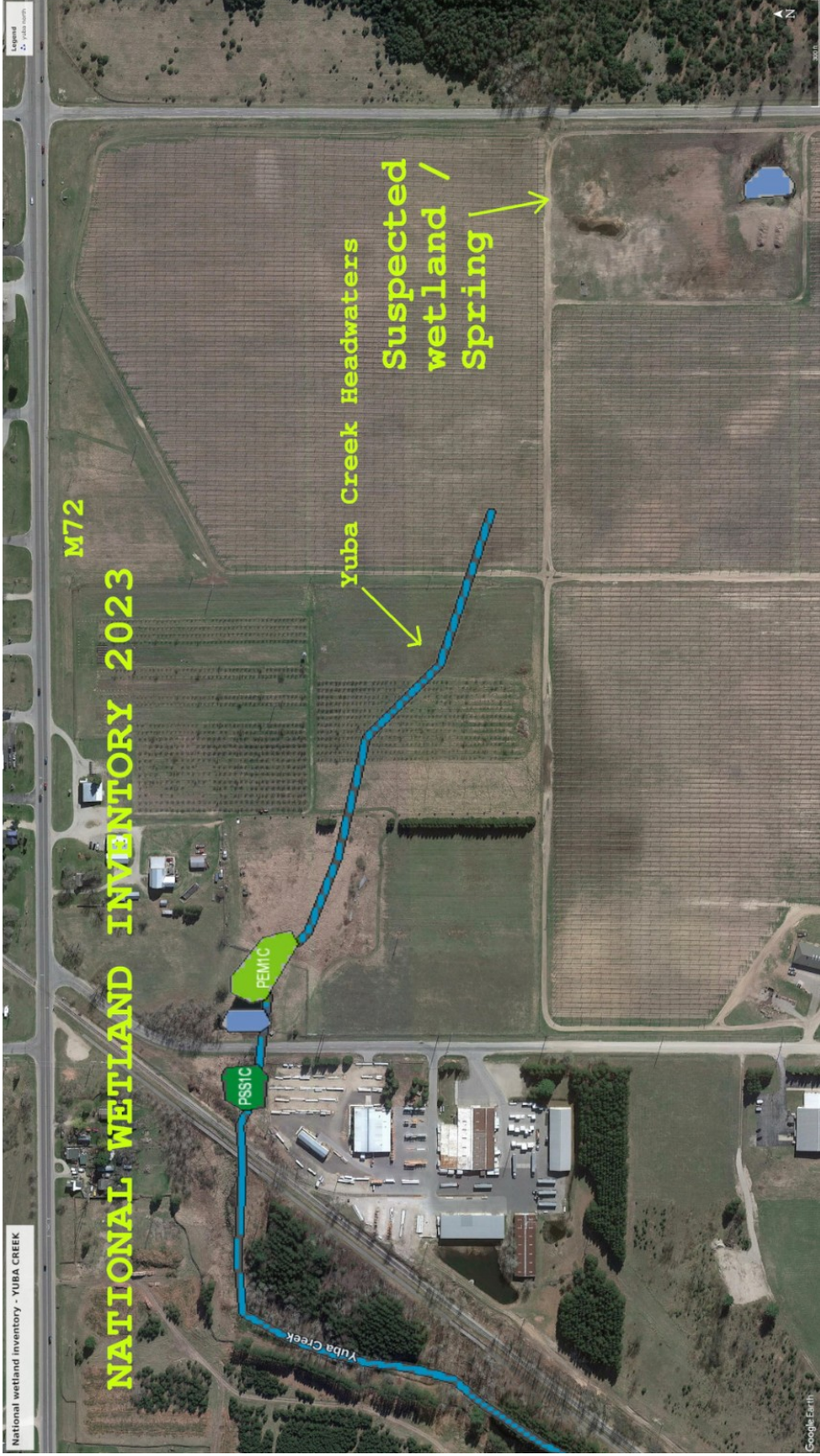
The VGT property contains a substantial number of natural springs.

This wetland inventory is a fact and must be considered in any rezoning to Light Industrial or otherwise.

Thank you,

Brian Kelley

National Wetland Inventory showing origin of Yuba Creek in Hop farm property.  
This is not my designation, it is the state of Michigan and federal government.





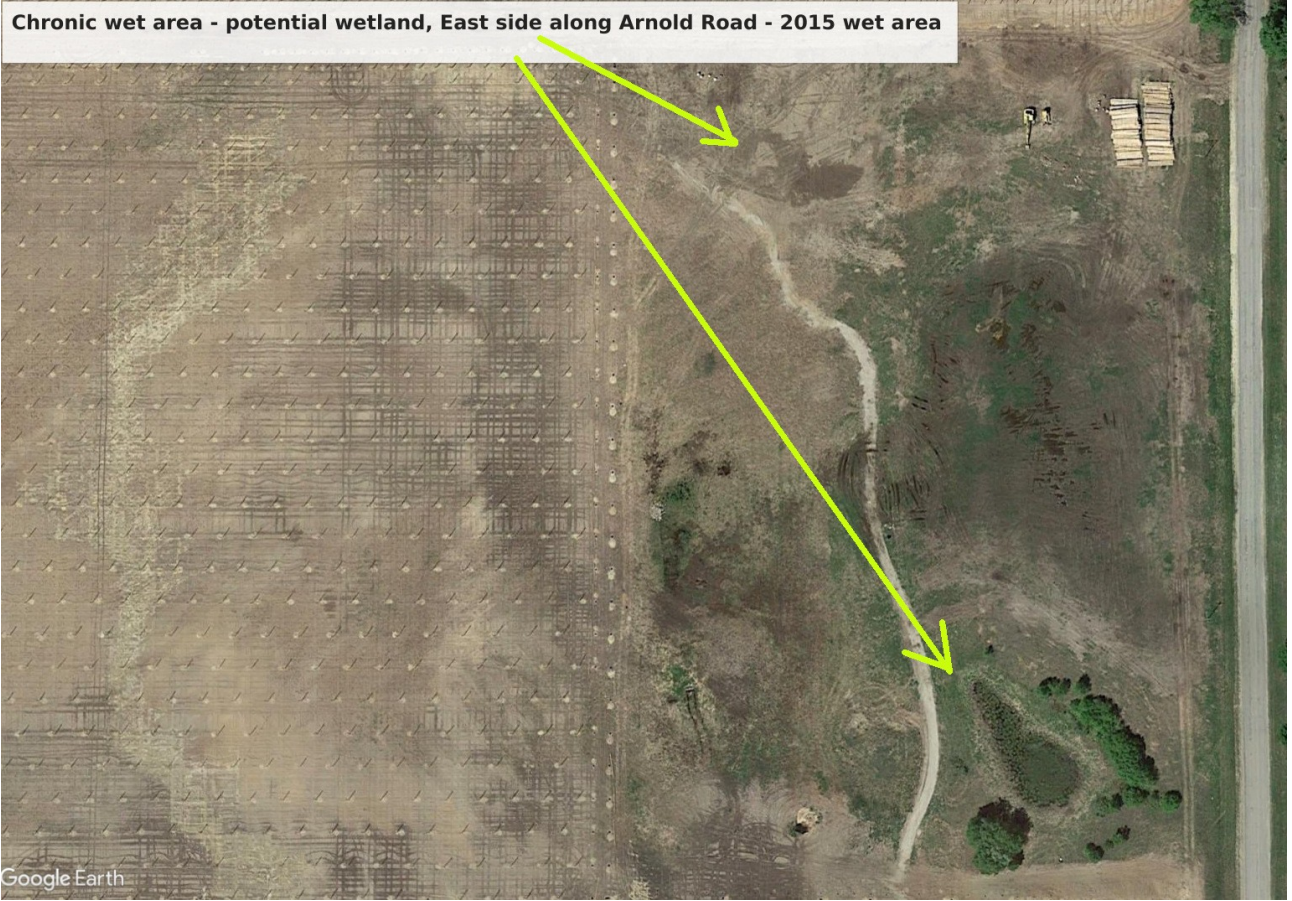
**Chronic wet area - potential wetland, East side along Arnold Road - 2012 wet area**



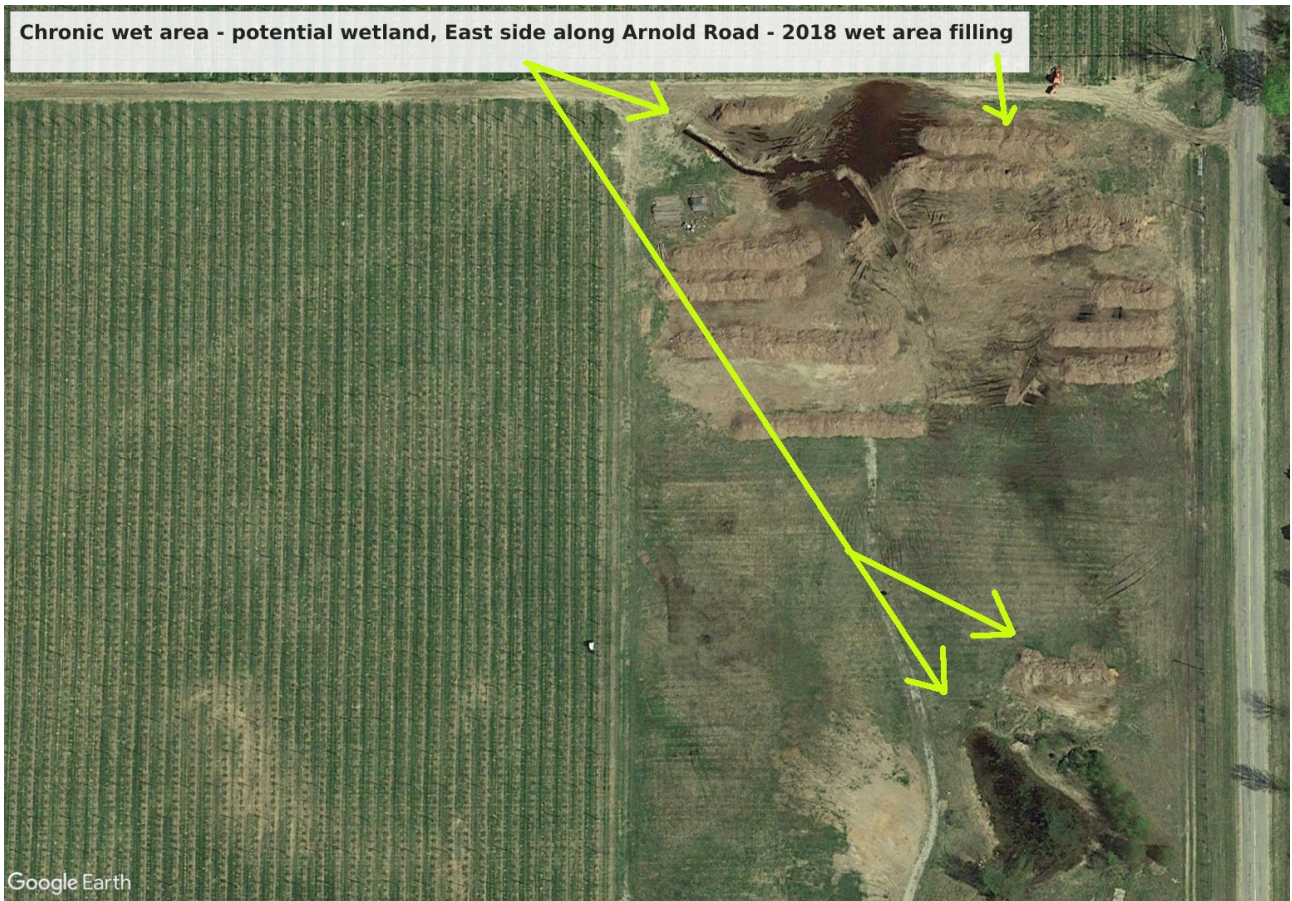
Google Earth



Chronic wet area - potential wetland, East side along Arnold Road - 2015 wet area



Chronic wet area - potential wetland, East side along Arnold Road - 2018 wet area filling





Chronic wet area - potential wetland, East side along Arnold Road - 2022 wet area filling







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ACME TOWNSHIP HALL  
6042 Acme Road Williamsburg, MI 49690  
February 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 1.3.22
- F. APPROVAL OF MINUTES:**
  - a.** Approve Draft Planning Commission Meeting Minutes 12.19.22
  - b.** Approve Draft Planning Commission Meeting Minutes 1.9.22
- G. CORRESPONDENCE:**
  - 1. Cherry Capital Cycling Club**
- H. PUBLIC HEARINGS:**
  - 1. None**
- I. OLD BUSINESS:**
  - 1. None**
- J. NEW BUSINESS:**
  - 1. Future Land Use Map Discussion (FLUM)**
- 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:**

**APPROVED**



**ACME TOWNSHIP REGULAR BOARD MEETING**  
**ACME TOWNSHIP HALL**  
**6042 Acme Road, Williamsburg MI 49690**  
**Tuesday, January 3, 2023, 7:00 p.m.**

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

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

**Members excused:** J. Aukerman

**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.**

Kim Gribi, Acme resident

Brian Kelley, Acme resident (provided oral and written comment)

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

**B. APPROVAL OF AGENDA:**

**Motion by Stevens, supported by Scott, to approve the agenda as presented. Voice vote. 5 ayes, 1 nay.**

Discussion of adding Beckett & Raeder Payment Application No. 8 for the Acme Connector Trail.

**Amended motion by Stevens, supported by Scott, to approve the agenda as presented with the change to include the *Beckett & Raeder Payment No. 8* under L. Old Business, Item #2. Voice vote. Motion carried unanimously.**

**C. APPROVAL OF BOARD MINUTES:**

Regular meeting 12/06/22

**Motion by Swanson, supported by White, to approve the minutes from 12/06/22 as presented. Voice vote. Motion carried unanimously.**

**D. INQUIRY AS TO CONFLICTS OF INTEREST: None**

**E. REPORTS:**

**a. Clerk** – Clerk's office is completing year end wrap-up including W-2's, etc.

**b. Parks** – SPARKS grant information to be discussed later in the agenda. The next scheduled meeting for Parks and Trails is in April.

**c. Legal Counsel** – None

**d. Sheriff** – For the month of December, Officer Abbring reported 15 citations, 4 arrests, and 14 crashes, as well as results of traffic speed monitoring on Deepwater Point Road. Discussion occurred regarding roundabout safety for bike riders and pedestrians. Traffic speed on Deepwater Point Road was also discussed.

**e. County** – None

**f. Supervisor** – Supervisor White has spent a great deal of time working with Jeff Jocks and John Iacoangeli regarding Bertha Vos. He has also communicated with MMR regarding their

# APPROVED

latest reports (included in packet).

**g. Planning and Zoning** – Wolf provided the following updates: the Solar project has stopped work for the winter and there will be another stormwater review in the spring prior to operations starting again; she began working with her new assistant Cristy Danca this week; Acme’s Parks Master Plan is due for an update this year and she would like to work with Beckett & Raeder who developed the current plan – Wolf proposed addressing the board at the February meeting with a timeline and cost estimate for this; Acme’s overall Master Plan is due for an update the following year. The board agreed to put this on February’s agenda for review of the cost estimate and further discussion. Wolf is also working with the Planning Commission to draft the year end Planning Commission report that the board will see in February. This will outline the activities completed in the last year, and identify goals for 2023. She is also anticipating some upcoming training opportunities.

## **F. SPECIAL PRESENTATIONS: Brad Kluczynski, Manager from the Grand Traverse Road Commission**

Mr. Kluczynski reviewed a map of upcoming summer road construction projects throughout Grand Traverse County. The county website also provides this information. The website is currently being updated and will be easier to navigate this summer. He also provided information on three main points. First, he spoke about progress of the Hammond to Hartman bridge. From the intersection of Hartman and Cass, it is uncertain at this time which path will be used to connect to US31. Moving forward an in-depth environmental review of that location will be used to determine the most environmentally sensitive location to take on that route, and to determine the most impactful and safest place for it to intersect US31. He anticipates approval of the location in February of next year followed by up to three years of construction. Based on traffic models, this bridge is expected to handle roughly 25,000 cars per day reducing traffic on Airport Road by about 37 percent. It is also expected to reduce traffic on the far north end of US31 by 2-3 percent. Second, he stated Grand Traverse County has reached the threshold to be a Metropolitan Planning Organization (MPO). Enough of the county is now considered urban to allow for consideration of urban funding including part of Acme Township. Once the MPO is in place, townships will play a vital role in what the future of the county looks like. Soon, Networks Northwest will meet to discuss what it means and what Acme’s involvement will be. Third, he requested the township utilize the county’s new GIS system to provide input on some high-volume local roads needing improvement within the township in order to help the Road Commission prioritize and plan how repairs will be made over the next several years. Roads coded subdivision or development are not eligible. The GIS system was described as their best back and forth communication tool for all road issues they address. A request can be made online for anything the Road Commission is responsible for such as a downed tree, deer in the road, pot holes, sign knocked over, etc. He also noted the Road Commission’s new Financial Manager Pat Perry is the contact for billing questions. Discussion followed.

## **G. CONSENT CALENDAR:**

### **1. RECEIVE AND FILE:**

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

### **2. APPROVAL:**

1. Accounts Payable prepaid of \$43,890.79 and No Current to be approved (Recommend approval: Clerk, L. Swanson)

## **H. ITEMS REMOVED FROM THE CONSENT CALENDAR: None**

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

# APPROVED

## I. CORRESPONDENCE:

1. Mansfield & Associates

## J. PUBLIC HEARING: None

## K. NEW BUSINESS:

### 1. Private Road Name – Groulx

Board discussion occurred.

**Motion by Hoxsie, supported by Stevens, to accept Saddlebrook Lane the way it is written. Voice vote. Motion carried unanimously.**

### 2. Resolution to Amend the Acme Township Employee Handbook

Board discussed amendment language from J. Jocks and agreed to seek more input/clarification from him.

### 3. Approval of Ordinance regarding Floodplain management provisions

Board discussion occurred.

**Motion by Scott, supported by Stevens, to approve Resolution 2023-01 as presented. Voice vote. Motion carried unanimously.**

### 4. Approval of the SPARK grant

Wolf gave overview of conceptual site plan that reflected changes from the original Phase 2 site plan of the current Parks Master Plan. She is awaiting a quote from Gosling Czubak regarding costs of this updated version as this version is intended to be submitted with the grant application. Discussion occurred. Wolf asked the board to approve the resolution enabling submission of the Michigan DNR SPARK grant application. When the quote is received, provided it falls within the dollar amount specified in the resolution, the application can be submitted in a timely manner. Though a public hearing is not required, Wolf requested comment from members of the public be allowed in order to include those with the application. Supervisor White agreed. Further discussion occurred.

**Public Comment was opened at 8:46 p.m.**

Brian Kelley, Acme resident spoke in support of the application.

**Public Comment was closed at 8:47 p.m.**

**Motion by Jenema, supported by Scott, to approve Resolution 2023-02 to submit for the Michigan DNR SPARK grant for Bayside Park improvements for Phase 2 and 3 with the amount between \$100,000 and \$1,000,000 where no match is required. Roll call vote. Motion carried unanimously.**

## L. OLD BUSINESS:

### 1. Private Road Names – Matt Morrissey/Traverse City Horse Shows, LLC

**Motion by Scott, supported by Swanson, to recommend approval of road names presented by Horse Shows by the Bay. Board discussion occurred. Voice vote. Motion carried unanimously.**

Wolf requested an Other Business item, and provided an update regarding US31 road closure due to an accident that occurred during the meeting.

### 2. Beckett & Raider Payment Application #8

Discussion occurred about making the payment when funds are received.

## **APPROVED**

**Motion by Stevens, supported by Swanson, to approve the payment of Application No. 8 once the funds are available. Roll call vote. Motion carried unanimously.**

### **PUBLIC COMMENT and OTHER BUSINESS:**

Public comment opened at 8:55 p.m.

Kris Mikowski, Acme resident. Board discussion occurred regarding lighting at Acme Green Works. Wolf will report back findings from the building code office and project manager in the next Planner's report at the February meeting.

Brian Kelley, Acme resident.

Public comment closed at 9:04 p.m.

Jenema initiated board discussion regarding creation of a formal policy or ordinance for the Farmland program. She recommended the topic be added to the agenda in the near future or a work session take place for further discussion.

White stated ARPA funding in the amount of \$2,000,000 was awarded to Acme Township and East Bay Township toward the new joint sewer line. Supervisor White and Supervisor Friend of East Bay Township have been researching other grant opportunities as well.

**Motion by Scott, supported by Hoxsie, to adjourn the meeting.**

The meeting was adjourned at 9:29 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 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.**

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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 throughout 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**



**DRAFT UNAPPROVED MINUTES**  
**ACME TOWNSHIP PLANNING COMMISSION**  
**ACME TOWNSHIP HALL**  
**6042 Acme Road Williamsburg, MI 49690**  
**January 9, 2023 7:00 p.m.**

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

**ROLL CALL: Dan Rosa, Jack Challender, Dan VanHouten, Steve Feringa, Karly Wentzloff**

**Excused- Jean Aukerman, Marcie Timmins**

**Staff present: Sara Kopriva; Planner, Beckett & Raeder; John Iacoangeli; Planner, Beckett & Raeder; Lindsey Wolf, Acme Township Planning and Zoning Administrator; Mark, Gosling and Zubeck**

**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 7:03

Brian Kelley- Discussed the wetlands on the west side of the Kmart project as being recognized on the national wetland inventory. Discussed the Acme stormwater ordinance and how it classifies industrial as a risk to waterways. Talked about retention basins not having the mandatory treatment forebays. The area needs to be delineated. Tom's basin seems to empty into another wetland that has not yet been inventoried. Discussed the Palustrine system and what it all includes. Talked about the missing trees from the tree islands in the parking area. And lack of stormwater gardens in the tree islands as promised by Jacob Chappelle during the concept phase.

Theresa Bah- Comments about the marijuana plant that is next door to her. The lighting is extremely bright and goes through the woods every night. Her neighbor ( Chris) has lights shining in her home all the time. Also don't like hearing the beeping of trucks. Concerned if the property gets changed to agricultural behind her then they will want to put another marijuana grow there too.

Chris Grobbel- Environmental Planning Associates, Lake Leelanau- commented on PD 202201 site plan review. Tom's/Kmart mixed use planned development. Provided written comments on Oct.15th. Going over highlights. Overall the site plan doesn't provide for pedestrian oriented development. No one is opposed to the reuse of the development it is all about how it is re-done, and it should adequately meet the goals of the master plan vision and meets the goals and requirements of Acmes zoning ordinance. Read Acmes zoning. This site plan needs some life breathed into it, thinks we can get there. Referenced the master plan page 59 about great design principles. There are no transfer of development rights proposed. Inadequate and disconnected open space. Encourages the committee to look at the open space on this plan, 6 acres are in the stormwater system. The transition between this development and the R3 parcels to the north should be further improved and those property owners protected.

Kris Hendrickson- Bates Rd. - Sent a letter to Doug White about the lighting at 6980 Bates Rd. the Marijuana processing plant. Wanted to add a couple of other problems. The lights shine directly onto and into her house. It impacts her ability to see from her porch into her yard at night. Referenced the ordinance requirements about candlefoot and lumens on the lights. If you do a calculation to watts you are talking about a 60 watt incandescent light or a 50 watt LED. Believes the lights are much brighter than that. Received a message that it was being looked into, wanted to add the details about lumens and wattage and thank the township for looking into this situation. It is truly a problem for her, if they develop the property on the southside of her parcel the same problem will exist not just on the east side but on all sides of her property and home.

Steve Ezell- CEO of Trulyfreehome.com. After this week we should have a certificate of occupancy. Wanted to say thank you. In the final stages the developer has fulfilled every obligation. Would like to offer a tour of the building this spring. Has taken a building that was atrophying and made it beautiful.

Public comment closed at 7:16pm

- B. APPROVAL OF AGENDA: Motion by Feringa support by Challenger to approve the agenda with the addition of correspondence items G.3, G.4, G.5, G.6 and G.7.  
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 12.19.22- Changes from the 12/19/22 Spelling of Thelawder to Thelander, Formatting on #3 is overly indented. Approval of the minutes will be moved to February PC meeting.**
- G. CORRESPONDENCE:**
- 1. Goran- included in the packet**
  - 2. Haggards- included in the packet**
  - 3. Whitewater Township- Notified the township of their intent to do a masterplan.**
  - 4. Morrissey- Managing partner of the Horseshows. Supports the amendment 00-1 petition for zoning change for tax parcel 28-01-002-001-00 changing from AG. to light industrial. And supports amendment 002 the change of parcel 28-01-015-004-00 from light industrial to AG. Net result is 8 additional acres of light industrial warehousing**
  - 5. Grobbel- Public comment regarding the zoning amendment 001 and 002 for the parcels on public hearing tonight. Sighting article 13 of the Acme Township zoning ordinance. Asked that the committee consider: consistency with the master plans goals, sights the future land use map identifies the Arnold Rd. M-72 parcel as residential and rural in future uses. Compatibility of all the potential uses allowed at the proposed zoning districts which cites environment features. And he cites that the Acme township master plan identifies that M-72, Arnold Rd parcel as prime farmland and farmland of local importance according to the masterplan. Another of Acmes resources is its fertile soil. The proposed rezoning of the M-72, Arnold Rd. parcel rezoning is not supported by the masterplan. Compatibility of all the uses allowed within the proposed districts with surrounding uses and zoning in terms of suitability, intensity, traffic impacts, aesthetics, infrastructure and potential influence. As required for review and action the proposed rezoning application submitted for the parcel is not supported by adequate information regarding sustainability, intensity, traffic impact, aesthetic, utility infrastructure or potential influence on nearby and surrounding property values. Impacts of light industrial/warehousing, traffic, land use intensity, utility infrastructure and impact of neighboring parcels from the proposed rezoning of the M-72 Arnold Rd. parcel have not demonstrated to be compatible with the surrounding area. Therefor the planning commission should not recommend rezoning of the parcel for the capacity of utilities and capital improvement the rezoning would open the parcel to any permitted uses in the light industrial warehousing and should be considered by the planning commission. Recommends a traffic study. The planning commission should not recommend the rezoning of the parcel but should consider the reasoning of the N. Arnold Rd. parcel from light industrial to AG. The townships planning consultant has characterized both rezoning requests as standard rezoning for which there can not be any conditions of approval. It is noted that the Michigan zoning and enabling act allows an applicant to voluntarily propose conditions for rezoning. Consequently for the above stated reasons we urge the planning commission to recommend denying the M-72/ Arnold Rd parcel for rezoning application.**
  - 6. Kelley - at the October 10th planning commission meeting township attorney Jeff Jocks shared his opinion that all materials for a public hearing must be available to the public in writing fifteen days prior to the public hearing, He attached a transcript of that. Public hearing materials were posted to the township website on December 28th., twelve days prior to the hearing. That does not appear to comply with the fifteen day deadline that Mr. Jocks**

shared. Additionally the packet had a staff report from Sarah Kopriva dated January 5th. He recommends postponing any further decisions.

7. Kelley- attached please find the executive summary from the Flint fields traffic study. It describes substantial traffic challenges in the area that will not easily be solved. This is an important consideration as the PC evaluated the change of the light industrial zoning district to allow for the expansion of the equestrian festival. Traffic and sprawl considerations should be taken into account.

## H. PUBLIC HEARINGS:

1. Zoning Ordinance Amendment 001 – 5555 Arnold, LLC Rezone Request -

Wolf Note that there is an affidavit from the publication that stated that the notice went to the paper and met the fifteen day deadline as well as three hundred mailers. Application materials were available at the township hall. Sarah's latest update for this packet was not included; all previous materials were located on our website. Her report did not really change other than the recommendation after conversations with the planning commission. Wolf updated the packet on the twelfth because that is when she received the notice from the Record Eagle. The fifteen day requirement was met.

Wentzloff- Asked to clarify what had to be completed fifteen days before the public hearing?

Wolf- We had the complete application, a copy of the survey, copy of the deeds, everything was there minus Sarah's report.

Wentzloff- and the fifteen day requirement is the notice requirement? And that was met.

Wolf- Yes, met and available at the township hall prior to the holiday season. Three people came in and talked with her about it.

Wentzloff- clarified that there are two public hearings tonight on two separate, but similarly sized parcels owned by the same gentleman.

zoning amendment 001 is for parcel 28-01-002-001-00 which is the parcel at M-72 and Arnold Rd.

Public hearing opened at 7:31pm

Brian Kelley- This is currently an AG. parcel and is farmed as AG. Referenced the community survey and their desire to see AG in this corridor. They do not want to see industrial here. Industrial is an important part of our community but we have a space for it and he doesn't believe it should sprawl out of that space. This is an actively farmed parcel if we switch it to industrial he doesn't think it will produce agricultural products any more. Thinks a traffic study at that location is needed. The traffic study from Flint fields talks about the intersection at Bates Rd. needing a roundabout. Questions the traffic coming off from Arnold Rd due to equestrian related activities. He thinks if the switch happens it would be sprawl of industrial and he does not support it. Talked about setting a precedent on the south side of Arnold Rd that would make it hard to say no in the future to other zoning request changes.

Chris Grobbel- Discussed rezoning within a community being a rare thing and how it is times like this communities have to stand up for their master plan. He feels that both of the proposals tonight violate the Acme masterplan vision in several ways. Went over highlights from his memo that was included in the packet. Discussed the Arnold Rd site and how it is identified on the future land use map and within the masterplan. Believes you have to say no when the rezoning doesn't meet the standards the township has set and these requests don't meet those standards. If you rezone something from AG it is never coming back to AG. We would have an eight acre net loss of agricultural land. Encourages the township and the landowner to go into talks about voluntary conditions if the land is rezoned. Reminds the committee the cornerstone in our master plan revolves around healthy farmland.

**Motion by Feringa support by VanHouten to close the public hearing at 7:40 pm.**

**Motion carries unanimously**

2. Zoning Ordinance Amendment 002 – Walter36, LLC Rezone Request  
Public hearing opened at 7:41pm

Robert Parker- Here on behalf of Traverse City Horse Shows. Ironically this property is actively farmed now even though it is zoned light industrial and if it was rezoned it would resolve any non-conforming use. Thinks the proposal, coupled with 001 makes a lot of sense. Supportive of this as a neighbor and property owner. Hopes the township approves this.

Brian Kelley- going back to the prior project. There is a very large wetland on the parcel that wants to become light industrial and it feeds the headwaters of Yuba creek. He would have liked to see that on the staff report.

The parcel being talked about now is actively farmed AG. It is allowed in our light industrial zoning. What he sees growing around it he does not necessarily see as agricultural activity. He sees seasonal horses not farming or industrial. Concerned that we would lose active farming there as well as limited industrial space. He would rather have the horse stuff there than industrial but doesn't want to lose the industrial there. Looking ten or twenty years down the road we would have to sprawl industrial somewhere else and it is counter to our masterplan and the community sediment. If we keep chopping up industrial along 72, a ZBA or judge is going to let somebody else sprawl more; they won't be able to say no.

Traffic study, talked about using Arnold Rd. for the new farmettes to take some pressure off Bates Rd. But it may create a bad traffic situation for the industrial users on Arnold Rd. He believes that it deserves a traffic study. Believes this needs a lot more consideration as well as some traffic planning. Sprawl of the Horse Show as an event needs to be better planned. And sprawl of industrial is a great risk. Looks forward to more discussion on the master plan.

Kris Hendrickson- it is already behind what is already light industrial businesses with a good access road. Across the highway she thinks it would cause more of an issue because now (light industrial) would be on two sides of the highway. Arnold and Bates Rds are not very far apart, she thinks about half a mile. Now there will be two places that are causing traffic issues with big horse trailers and extra summer traffic. She would like to see the two parcels remain the same so Acme doesn't have industrial sprawl across 72.

Mark Johnson- There are no wetlands on the 40 acre parcel on 72 and Arnold Rd. He currently farms that area with trellis hops.

**Motion by Challenger, support by Feringa to close the public hearing at 7:48  
motion carries unanimously**

**I. OLD BUSINESS:**

**1. Zoning Ordinance Amendment 001 – 5555 Arnold, LLC Rezone Request**

Kopriva-Even though the two properties need to be talked about and considered separately the the two reviews would have been the same, so combined them into one. Following discussion after last months PC meeting and further discussion with Lindsey, Jeff and John. They all feel that the planning commission should postpone a decision on both the rezoning requests and have the discussion about the industrial district and where that industrial district is on the future land use

map. Important to have that discussion and decide if you want to increase the industrial district or hold on to agriculture. If we go against our future land use map it could come back to haunt us when we want to use our future land use map. Included a spreadsheet showing which areas of light industrial are developed and which ones are not, so you can get a total acreage account. Proposed a tight schedule in the memo for future land use discussion. It would be related just to the industrial area and what that looks like. The applications would still be pending while we go through this process. She is hoping to have something to the township board by April if possible.

Feringa- asked what Kopriva was looking for from the planning commission at this time. Kopriva is looking for a recommendation to postpone both rezoning applications and begin the process to review and potentially amend the masterplan, specific to the industrial zone.

Wentzloff- Would we have to re notice and have another public hearing if we are postponing the zoning requests?

Kopriva- Yes, especially if the land use map is changed

Wentzloff- Concerning voluntary deed restrictions. It is not voluntary if we suggest it, so it's not something that we will be entering into talks to try to facilitate.

For the light industrial warehousing vs. Ag. There was a question about marijuana grow facilities. Of all the uses that are allowed in light industrial warehousing. Several of the uses are allowed.

Wolf- Provisioning centers, grow facilities,

Wentzloff- Grow facilities are allowed so although she recognizes the concern it is a use that would be allowed.

The argument that the ZBA or a judge using a rezoning as precedent, if we are doing it based on our guiding documents then we are not going into a slippery slope situation that will take us into sprawl.

Addressed the survey question and how it was worded.

Iacoangeli- the survey was statistically valid, it was done by a statistician at the college to get rid of any bias. He believes the question is legitimate.

Discussed what an industrial zone needed as far as infrastructure.

Wentzloff- Regarding the analysis that Lindsey did. Roughly seventeen undeveloped parcels and 52 developed parcels. From a planning standpoint when is a capacity reached when you think the township needs more light industrial? Is there a metric we could use?

Wolf- The amount of requests to develop in the industrial zone has been small. Believes it is a combination of the amount of interest in light industrial as well as the lack of water and sewer the resources are very limited.

Iacoangeli - there is no ratio in planning that says for every 1000 acres you need X number of acres of light industrial. Industrial development is driven by the regional economy and then by the physical features of the site; access to utilities, part of the power grid, rail traffic and exposure to a major thoroughfare. Those are the locational criteria that a planner would look at to determine if the highest and best use for a property is industrial.

Challendar- we let the survey guide everything else in the township, why would we not use it here?

Wentzloff- Even if we as the zoning body decide we need more light industrial, I don't think anyone is going to want it anywhere. Doesn't believe we have the answer to the question of if we need more.



**Motion by Feringa, support by Challenger on zoning amendment 001 to postpone the decision on rezoning application 28-01-002-001-00 until the planning commission has reviewed the master plan and future land use plan and bring it back at the April 10th planning commission meeting for consideration.**

**Motion carries unanimously**

**Motion by Feringa , support by Challenger on zoning amendment 002 to postpone the decision on rezoning application 28-01-015-004-00 until the planning commission has reviewed the master plan and future land use map and bring it back at the April 10th. planning commission meeting for consideration.**

**Motion carries unanimously**

**2. Zoning Ordinance Amendment 002 – Walter36, LLC Rezone Request**

**J. NEW BUSINESS:**

**1. SPR 2023-01 Tom’s/Kmart (PD 2022-01)-**

Keever- They have gone through considerable review to make sure all the boxes were checked. Uses stayed the same, amount of parking stayed the same. Minor changes, went through a stormwater review. One of the items to change was a bioswale in the upper left hand corner was thought to have a possible future impact on the wetlands. So that was removed. In general the plan is as you see it. It remains the same amount of apartment buildings, apartment units within those, as well as the same amount of parking spaces. Going into further detail they provided signage, wayfinding plan, a plan to touch on storm water, a plan and details for the playground equipment, and for fencing. They have received the approval of all applicable agencies and they are ready to go to start construction. They include; EDLE for sanitary/sewer, Grand Traverse metro, for fire. Grand Traverse County for soil erosion, approval, signed agreement and completed document from the Grand Traverse Band department of public works for a water system. Grand Traverse County road commission they verified they didn’t need any type of permit. Working with Bata to make sure a Bata stop will be included. They have the Gosling and Zubeck stormwater review and a permit to construct through MDOT, that was needed because are removing an entrance, and Grand Traverse County sheriff department they had a review from them as well. The stormwater was done by their engineer and reviewed by Gosling and Zubeck. There is a green space in an area between the Kmart and Tom’s building and there is the area that remains green space and that is where the raised gardens will be provided.

Fore bays are on the plans and noted in the stormwater review. They are there and not missing from the plan as mentioned in the comments.

Asked about discussing a couple of conditions John I. had in the review.

Iacoangeli- reviewed the site plan based on site plan application requirements in section 8.4.

Over the course of the last 6 weeks of back and forth, in his opinion they have satisfied all of the criteria in terms of what is expected within the ordinance.

Minor comments of recommendations for the PC.

- 1) Their plan calls for the use of U channel steel poles which are typically used by MDOT. Based on the quality of the development we are trying to achieve we are recommending that the interior, traffic control signage use decorative poles which would be a steel pole with a finial painted black to match the lighting.
- 2) They have proposed EV charging stations as part of the parking, I didn’t see where the charging stations were noted. Recommend the EV charging stations be identified on the project site.
- 3) They did a good job of evenly distributing light within the project but noticed there was no wall lighting over the various retail entrances along the Kmart building.

Feels these three things are minor and that they have satisfied all the requirements and procured all of the necessary permits in advance of the site plan review application. In his opinion this is a very complete site plan package. They have done a good job of addressing all of the issues in the ordinance. We relied on Gosling Zubeck, Mark and Bob Versheve to work with Aaron on a fairly complex stormwater review. That went back and forth several times to work out the kinks. It has been well vetted. Our recommendation is to approve the site plan with the three conditions John had stipulated.

Keever- All agreements have been reviewed by the council. We agree with all the minor changes. Wanted to talk about the first condition of the sign poles. To prevent running into supply issues as they order in the future she would like to not get locked in and would like to propose, instead of getting locked into a certain style that they will commit to wording that will guarantee they do not use the raw galvanized steel U channel but instead use something that is decorative. Leaving the wording more open ended.

Number two signage- absolutely no problem at all

Number three-provide exterior wall lighting to the various tenant entrances in the former Kmart- they completely agree. It was left out to allow the tenants to allow them to pull a light and signage permit that meets code when each space is designed.

Iacoangeli- Everything they are talking about relative to the decorative poles, EV and wall lighting can all be done administratively without coming back to the planning commission.

Feringa- Stormwater management plan says pending

Iacoangeli- that was at the time of review, it is not. It is satisfied.

Feringa- Stormwater design meets ordinance requirements.

Iacoangeli- Yes it meets it

Wentzloff -asked about the use of the area impacting stormwater

**Mark, Gosling Zubeck?** There will be less impervious area then there currently is, so there will be less stormwater to store and treat then the previous use and they are four bays and overflows that weren't there. All the requests and performance we asked them to improve they did.

Wentzloff- with it being industrial vs. residential vs. retail, there is no difference in how the stormwater ordinance would be applied?

Iacoangeli- Mark is correct there will be less impervious surface then is on the site now, because the developer is putting in more open space and a lawn in lieu of asphalt.

Discussed the buffer zone between the Tom's building and the house owned by the church. The agreement dated back to the original home owner and Tom's. That has been addressed with the church and a new agreement has been put in place.

**Motion by Feringa , support by Challenger to approve site plan #136 for 6261 and 6455 US-31 N comprised of parcels 28-01-234-035-02, 28-01-234-035-02, 28-01-234-036-01, and**

**28-01-234-036-02 for adaptive reuse for the former Kmart property and Tom's Market property for a mixed-use development as referenced on plan sheets CO-C8, C100-C113, D101-D103, L1-L9, E1 and E2, with the following conditions subject to administrative review:**

- 1) Decorative poles for traffic control and interior signage be used in lieu of the proposed steel U channel poles.**
- 2) Signage be placed to identify the EV charging parking stations, and**
- 3) Provide exterior wall lighting to illuminate the entrances to the various tenant entrances in the former Kmart building.**

**Feringa made an amendment to change the sheets from L1-L7 to L1-L-9.  
Motion carries unanimously**

## **2.2022 Annual Planning Commission Report -**

Wolf- went over the staff report. Noted the 2024, five year update. Carried over from last year, refine the ----- process, rewrite the stormwater control ordinance, waterfront overlay district discussion, missing middle housing- hoping to bring this back in March or April.

Rosa- asked when we start the masterplan project?

Wolf- meeting with Sara(Kopriva) on Wednesday to come up with a proposed timeline and budget to propose to the board. Will have a better answer at the February meeting. Clarified that that it would be adopted in 2024.

Rosa- Thinks we need to make sure that we have better community participation.

Wolf- will add that to the discussion with Sara on Wednesday.

Discussion followed about how to alert citizens to the master plan process ahead of time.

**Motion by Feringa, support by Rosa to approve the 2022 planning commission annual report.**

**Motion carries**

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

**Public comment opened at 8:48pm**

Brian Kelley- Asked about a wetland delineation on the Tom's/Kmart property. Unless he is mistaken the inlets into the basins don't have fore bays and do not meet the ordinance. Discussed snow storage needing to be on the parking lot, per the ordinance, not plowed into a wetland. Confused over the rezoning tonight, if it didn't meet the master plan it shouldn't be approved. Doesn't agree with speeding up the master plan. Did he hear right that the whole master plan will be looked at a year early due to this rezone?

Would like to see the history of our light industrial, back twenty or thirty years and see how many parcels were done per year.

Still don't have a shoreline protection overly one and a half years later. He wants to see that soon, he thought it was supposed to be a high priority.

Theresa Bah- Question about the property rezoning on M-72 and Arnold Rd. Is that close to where the solar plant will be on M-72. What is the longer area marked?

Wolf- It is about 4 parcels away.

Wentzloff- Explained that, that is the whole parcel that is owned by Mr. Johnson and then explained what area he was proposing to change from AG. to light industrial, and how if the rezoning went through he could split that 40 acres off.

Theresa Bah- Asked about if he could change the rest of the piece of land to light industrial.

Wentzloff- He has not applied for that, that is a larger deviation from the future land use map.

Kris Mikowski- Wanted to clarify that the committee was looking at the future land use map and decide if we are going to make a change now in those two areas before the master plan review next year. Doesn't want to see the light industrial brought out to 72 would like to see it kept back on Arnold Rd.

Wentzloff- Decided to review the light industrial portion of the future land use map specifically in an accelerated timeline and give the applicant an answer by April. It will be a narrow look at the document instead of a more full look that will happen next year. Clarified what the process is for any changes would take place to the masterplan.

Close public comment at 8:56

1. Planning & Zoning Administrator Report – Lindsey Wolf- Meeting with folks for the PD amendment we just had regarding site plan review. Addressed light at the Marijuana facility. Heard back from one of the project managers. Hoping there will be some shielding put up to help cut down on disruptions to the neighbors.
2. Township Board Report – Jean Aukerman
3. Parks & Trails Committee Report –

**ADJOURN: Motion by VanHouten , support by Challenger to adjourn the Planning commission to adjourn .  
Motion carries unanimously**



PO Box 1807  
TRAVERSE CITY, MI 49685-1807

[cherrycapitalcyclingclub.org](http://cherrycapitalcyclingclub.org)

Date: January 9, 2023

Acme Township  
6042 Acme Road  
Williamsburg, MI 49690  
Attn: Lindsey Wolf  
Re: **Cherry Capital Cycling Club  
2023 Grant Program**

Dear Lindsey,

The Cherry Capital Cycling Club is pleased to announce we will be offering a grant program in 2023 for area communities and organizations who support cycling. Our club is a volunteer supported non-profit organization with the money raised each year coming from our two major fundraising rides: Ride Around Torch and the Leelanau Harvest Tour. Our Grant Program supports our mission, which is to “promote a cycling community as part of a healthy lifestyle”.

We encourage you to consider applying for a grant to attract more cyclists to your community. Studies have shown that communities investing and promoting cycling have seen tangible economic impacts. If you want to participate but need some help with project ideas, a few project examples we have helped to support through our grant program in the past include Dero Bike Fix-it Stations, bike racks, biking focused infrastructure improvements and trail improvement projects. We can provide additional details regarding Fix-it stations and bike racks, upon request. You can download the new grant application form by visiting our website at [cherrycapitalcyclingclub.org/grants](http://cherrycapitalcyclingclub.org/grants) or by simply using the attached QR code to access our Grant Page.

Please note that we will be accepting grant applications beginning February 1<sup>st</sup> through March 31<sup>st</sup>, 2023, with award decisions being made in the first full week in May. If you have any questions, please feel free to contact me.

Regards,

**Cherry Capital Cycling Club**

Al Bonney  
Club Treasurer  
(231) 392-6538



Date: 02.08.2023  
From: Sara Kopriva, AICP  
To: Acme Township Planning Commission  
Project: Light Industrial District & Future Land Use Map

i  
initiative

At the January meeting, the Planning Commission agreed to take a deeper look into the industrial area (LIW on the zoning map, Light Industrial & Warehousing on Future Land Use map) to determine if the current number of acres that is zoned LIW is appropriate or if the area should be expanded. This discussion stems from the recent rezoning requests that the Planning Commission has received in this area.

The current zoning map contains all the area that is planned for LIW with the exception of some parcels along 72 West of Bates Road. In addition, the Planning Commission recently recommended a portion of Bates Rd be rezoned to LIW that is future land used for residential.

2% of the land in the Township is currently zoned LIW and of that property 70% is developed, leaving less than 100 acres for light industrial development in the Township. See attached chart.

Included in the packet is a map that zooms in on the area along M72 in the LIW area. This map contains slopes over 10%, prime and significant farmland, and wetlands as well as the current zoning. Also included are larger maps of the current future land use map, the farmland map, and current land use calculations for the LIW district.

At this time, due to the limited amount of acreage available for LIW development, I would not recommend removing any properties from the LIW district.

If the Planning Commission wishes to expand the area, it is important to consider what typical light industrial uses need. Transportation, utilities, and acreage.

- Transportation- easy access to major thoroughfares or rail
- Utilities- electric, internet, water, sewer
- Acreage- Not all light industrial uses require large acreage, but typically industrial uses require larger buildings to store equipment, goods, or production

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

734.663.2622 ph  
734.663.6759 fx

Petoskey Office  
113 Howard Street  
Petoskey, MI 49770

231.347.2523 ph  
231.347.2524 fx

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

231.933.8400 ph  
231.944.1709 fx

Grand Rapids Office  
5211 Cascade Road SE  
Suite 300  
Grand Rapids, MI 49546

616.585.1295 ph



Areas to consider for expansion of LIW area South of M 72, between Bates Rd and Arnold and North of M72, West of Bates Rd. Aerial photos included. (Map 1) These are properties that have easy access to M72 and electrical/internet utilities.

**North of M72, West of Bates Rd,** area if fairly undeveloped and contains an electrical substation. This property is owned by Consumers Energy, the other large property is owned by GT Band. (Map 6)

This could be a good area to expand the LIW district due to existing development and the opportunity to use Bates Rd as access instead of additional curb cuts on M72. It is located in a wetland so additional requirements may be needed to ensure protection of the wetland area. Since a majority of the property is owned by Consumers and the GT Band, it is unlikely that this property will be developed as LIW in the near future.

**North of M72, between Bates Rd and Arnold Rd,** this is currently future land use and zoned for LIW. (Map 4 & 5)

**South of M72, West of Bates Rd,** this property is all future land use for LIW and most of the property is already zoned LIW. The zoning map can be updated to add in 4 smaller parcels along M72 that are currently zoned agricultural. These properties do contain residential dwellings at this time and would become nonconforming if rezoned. (Map 2)

**South of M72, between Bates Rd and Arnold Rd,** this area is currently future land use for residential. The area closest to Bates is zoned LIW and the larger parcel is zoned agricultural. Most of the area that is zoned agricultural is vacant and actively being used for agricultural purposes. Continuing East along M72 (East of Arnold) there are large vacant properties. (Map 3)

This area should be considered if the Planning Commission wishes to expand the LIW area. It is located on a major thoroughfare, although the Township should limit curb cuts/driveways to M72, for easy access for truck traffic and does not have too much change in topography. It does not currently have water and sewer so the lot sizes will need to be larger to accommodate well and septic.

While this area does is designated as prime farmland, it is limited in area. Looking at the map that contains farmland for the whole township, a majority of farmland is included in the agricultural area and within the PDR eligible areas.

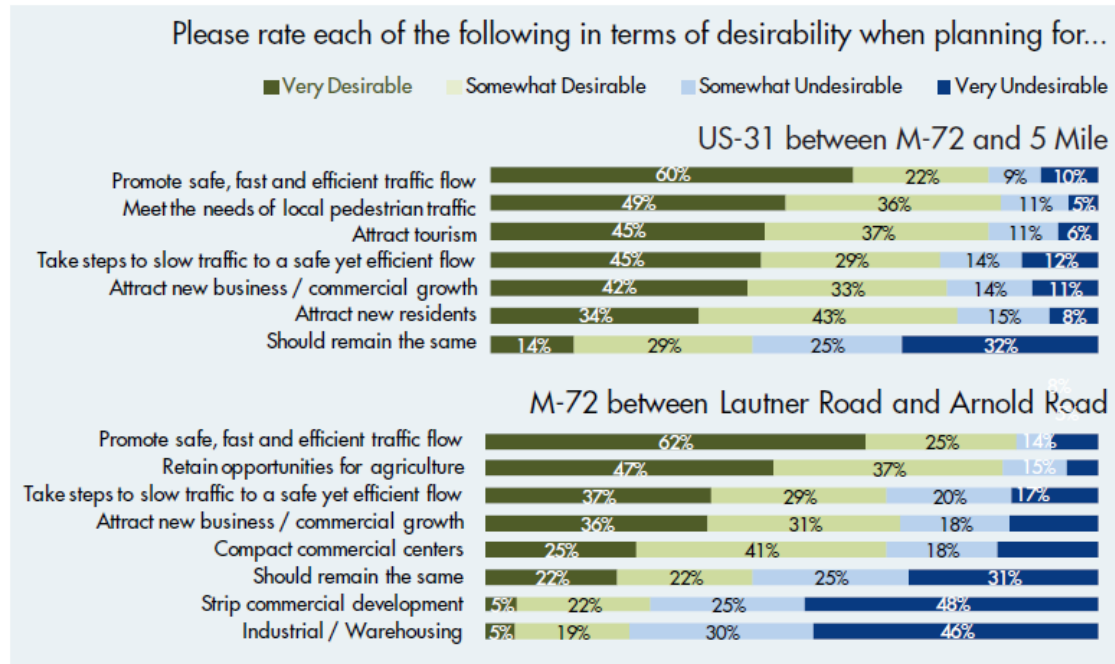


**Survey Responses:**

During the master plan process, an online survey was available in 2018 for the public to provide input on future development of the community. Results from a 2013 visual preference survey were also included in the Master Plan. A few questions are included below. Respondents to the survey wanted to see local retail, recreation, and restaurants as high priority economic growth opportunities. Low in priority were industrial and warehousing.

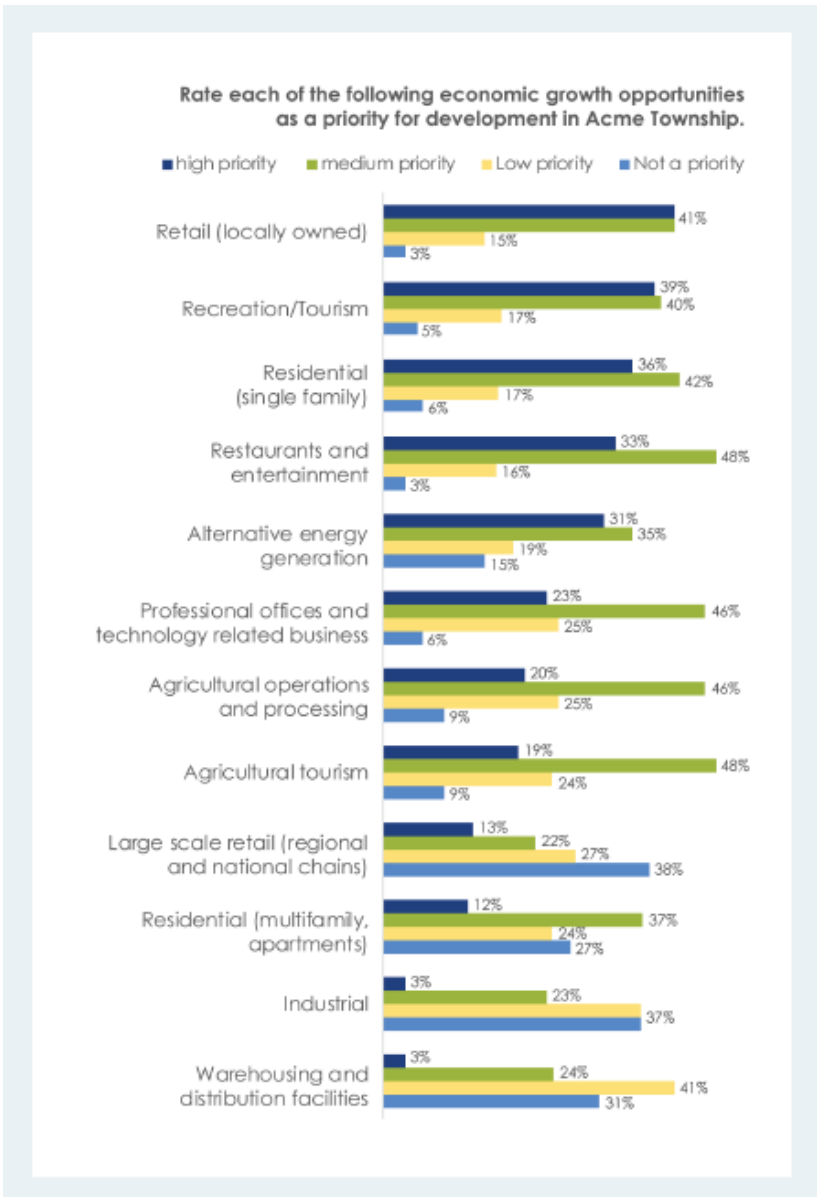
Between Lautner and Arnold Rd along M 72, respondents from the 2013 survey stated that promoting safe, fast and efficient traffic flow was most desirable, with retain opportunities for agriculture closely behind. Strip commercial development and industrial/warehousing were desirable by less than 30% of the respondents.

Figure 16. Findings from the 2013 Visual Preference Survey



(Pg. 42)





(Pg. 40)

**Uses Allowed:**

When looking in the use table (Section 3.2) of the current zoning ordinance, there are many types of commercial uses allowed in the LIW district and AG district. Uses with a (\*) are also allowed in one or more of the commercial districts.

Uses in **Grey** are allowed in the LIW and not allowed in the AG.

Uses in **orange** are allowed in the LIW and not allowed in a commercial district.

Use	AG District	LIW District
Agricultural Assembly Space	Special Use	--
Agricultural Processing Facility	Permitted	Permitted
Agricultural Tourism	Permitted/Special Use	--
Airports or Airfields	Special Use	--
Amusement Parks	--	Special Use*
Assembly Facilities-Accessory	Permitted	Permitted*
Automobile Repair	--	Permitted/Special Use*
Automobile Service Station	--	Special Use*
Breweries	Special Use	Special Use
Business Services	--	Permitted*
Campground	Special Use	--
Catering Services	--	Permitted*
Cemeteries	Permitted	--
Central Cleaning Facilities	--	Special Use
Computing & Data Processing	--	Permitted*
Community Kitchen	Permitted	--*
Contractor Retail Establishments	--	Permitted
Contractor Storage Yard	--	Permitted
Cultural Institutions	Permitted	--*
Customary Agricultural Operations	Permitted	Permitted*
Distilleries	Special Use	Special Use
Domestic Pet Services	Permitted	Permitted*
Educational Institutions	Permitted	--*
Equestrian Arena, Commercial	Special Use	--
Equipment Rental	--	Permitted
Extractive Industries	Special Use	Special Use*
Farm Markets	Special Use	--
Food Production	--	Permitted
For-Profit Educational Institutions	--	Permitted*
Freight Terminals	--	Permitted
Golf Course	Special Use	--
Greenhouses & Nurseries	--	Permitted

Home Occupations	Permitted	--*
Industrial Parks as PUD	--	Special Use
Kennels	Special Use	Special Use
Livestock Auction Yard	Special Use	--
Live/Work Units	--	Permitted*
Manufacturing, Light	--	Permitted
Medical Marihuana		
-Grower	Permitted	Permitted
-Processor	Permitted	Permitted
-Provisioning Center	--	Permitted*
-Safety Compliance Facility	--	Permitted
-Secure Transporter	--	Permitted
Micro Breweries	Permitted	--*
Open Space Developments	Permitted	--
Personal Wireless Service Facilities	Special Use	Special Use*
Professional Services	--	Permitted*
Public Transit Stops	Permitted	Permitted*
Public Uses	Permitted	Permitted*
Recreational Facilities	--	Permitted*
Recycling Collection Stations	Permitted	Permitted*
Religious Institutions	Special Use	--*
Research & Development Center	--	Permitted*
Retail Establishments- Products Produced On-Site	--	Permitted*
Riding Stable	Special Use	--
Self-Storage Facilities	--	Permitted
Sexually Oriented Businesses	--	Special Use*
Solar Energy Farms	Special Use	Special Use
Small Distilleries	Permitted	--*
Small Wineries	Permitted	--*
Support Laboratories	--	Permitted*
Tasting Rooms	Permitted	--*
Bed & Breakfast	Special Use	--
Tourist Homes	Permitted	Permitted*
Transportation Equipment Storage	--	Permitted
Veterinary Services	Special Use	Permitted*
Warehousing & Distribution	--	Permitted
Wineries	Special Use	Special Use
Personal Wind Energy	Permitted/Special Use	Permitted/Special Use*
Utility Grid Wind Energy	Special Use	--

In reviewing the list of uses for the LIW district, there are a few uses that are typical industrial uses that are not allowed anywhere else in the Township and could potentially have some nuisances (noise, smoke, odor) associated with them.

Central Cleaning Facilities  
Freight Terminal  
Industrial Parks  
Light Manufacturing  
Self Storage Facilities



*initiative*

If the Township wishes to allow more LIW in the Township, the Zoning Ordinance could be amended to require larger setbacks for the less desirable commercial uses, requiring them to be behind other uses, or require desirable building materials.

**A few questions to consider:**

What additional uses are needed in the Township? Anywhere and LIW area of M72?

What concerns do you have with expanding commercial uses along M72?





1. M 72 Area





2. South Side of M 72, West of Bates





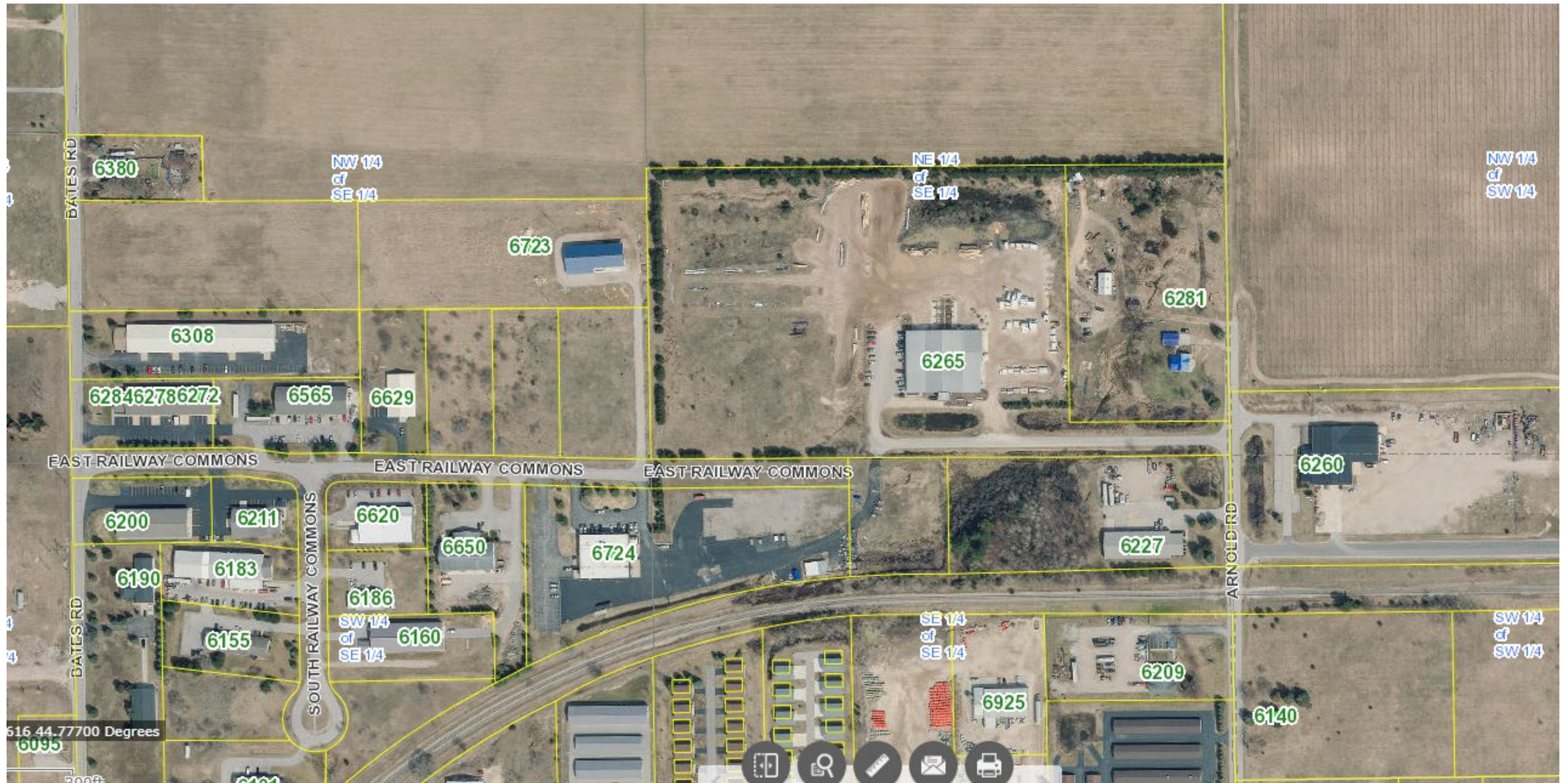
3. South side of M 72, Between Bates and Arnold





4. North side of M 72, Between Bates and Arnold





5. North of LIW area on North side of M 72, between Bates Rd and Arnold. (North of Picture 4)





6. North side of M 72, West of Bates Rd



Parcel ID	Area In Acres	Acreege Vacant	Acreege Developed	Notes
01-002-002-02	89.79		89.79	Solar Farm
01-002-029-00	0.45		0.45	Residential
01-002-022-00	0.376		0.376	Residential
01-002-020-00	0.376		0.376	Residential
01-002-024-00	0.361		0.361	Residential
01-002-025-00	0.207	0.207		
01-002-002-03	1.61	1.61		
01-002-003-00	4.55		4.55	Commercial Development
01-002-004-00	5.263		5.263	Commercial Development
01-002-005-10	5.62		5.62	Commercial Development
01-002-005-30	2.755	2.755		
01-002-005-40	11.287	11.287		
01-002-005-00	10	10		
01-002-005-21	2.75		2.75	Commercial Development
01-002-005-22	2.19		2.19	Commercial Development
01-002-005-23	2.12	2.12		
01-002-031-00	2.5	2.5		
01-002-001-25	5.58		5.58	Commercial Development
01-002-001-20	10	10		
01-014-029-00	1.7			Residential
01-014-028-01	3.83	3.83		
01-014-028-02	3.8		3.8	Commercial Development
01-014-028-31	2.377		2.377	Commercial Development
01-014-028-33	1.31		1.31	Commercial Development
01-014-028-32	1.14		1.14	Commercial Development
01-585-006-00	1.145		1.145	Commercial Development
01-585-007-00	1.145	1.145		
01-585-008-00	1.145	1.145		
01-585-009-00	1.543	1.543		
01-014-018-10	15.44		15.44	Commercial Development
01-014-018-15	4.99		4.99	Residential
01-015-004-00	36	36		
01-015-005-01	6.809		6.809	Commercial Development
01-015-005-06	4.73	4.73		
01-015-005-05	4.4		4.4	Commercial Development
01-015-005-07	3.63		3.63	Commercial Development
01-015-005-08	2.8	2.8		
01-015-005-03	5		5	Residential
01-014-028-22	1.1		1.1	Commercial Development
01-585-005-01	0.565		0.565	Commercial Development
01-014-028-10	2.755		2.755	Commercial Development
01-585-004-00	1.031		1.031	Commercial Development
01-585-003-00	1.108		1.108	Commercial Development
01-585-002-00	1.012	1.012		
01-585-001-00	1.042		1.042	Commercial Development
01-014-030-01	1.37		1.37	Residential

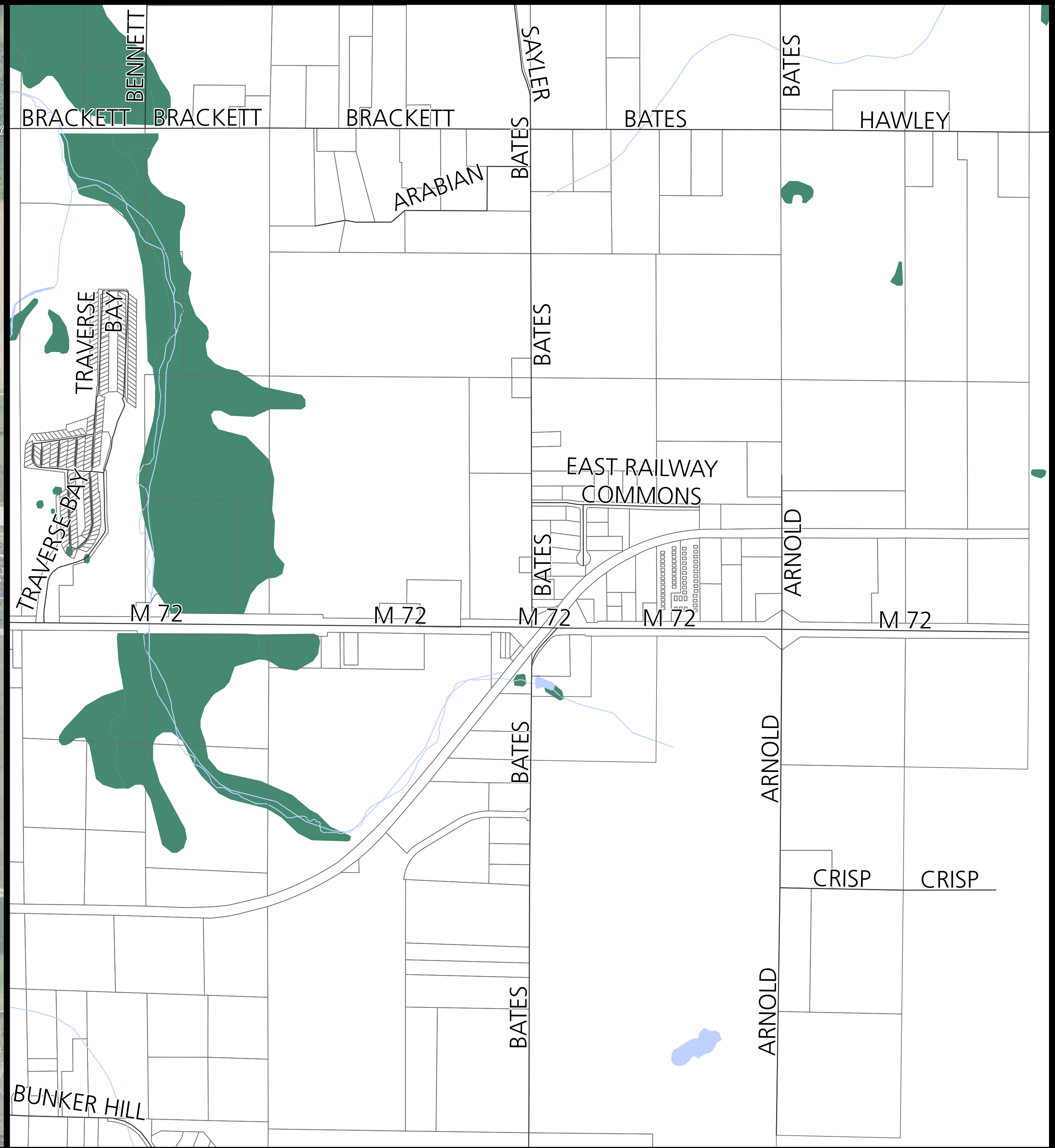
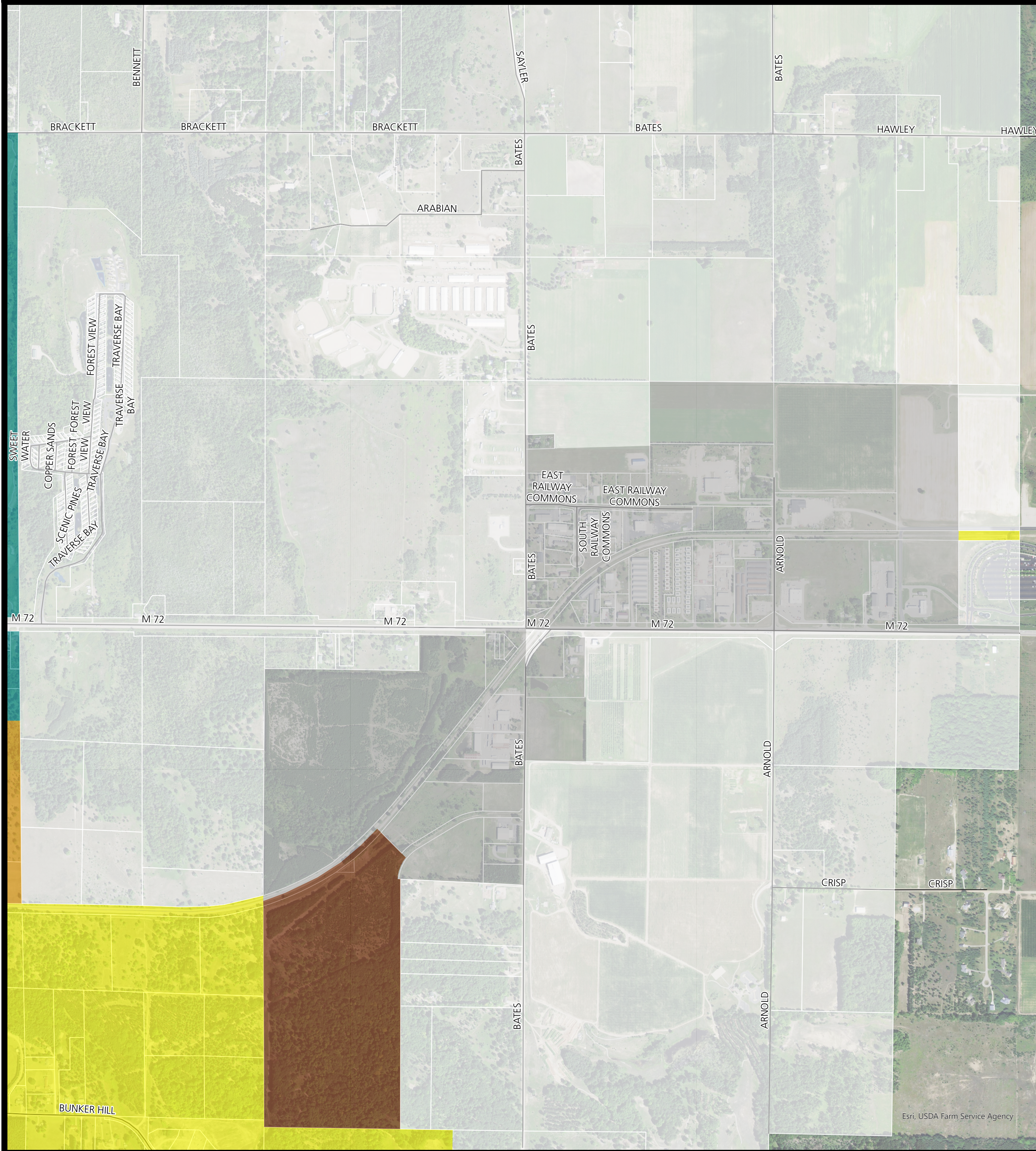
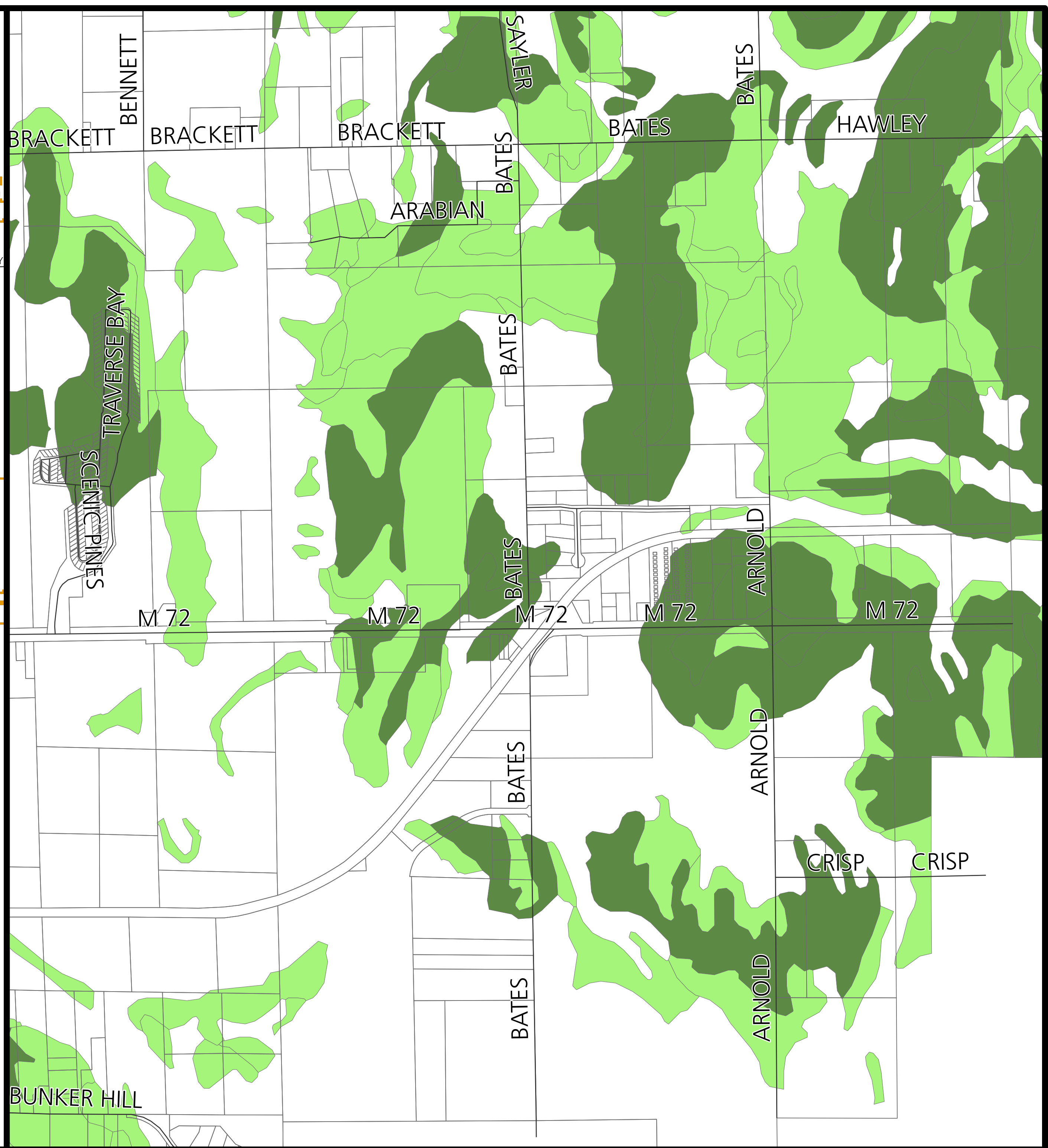
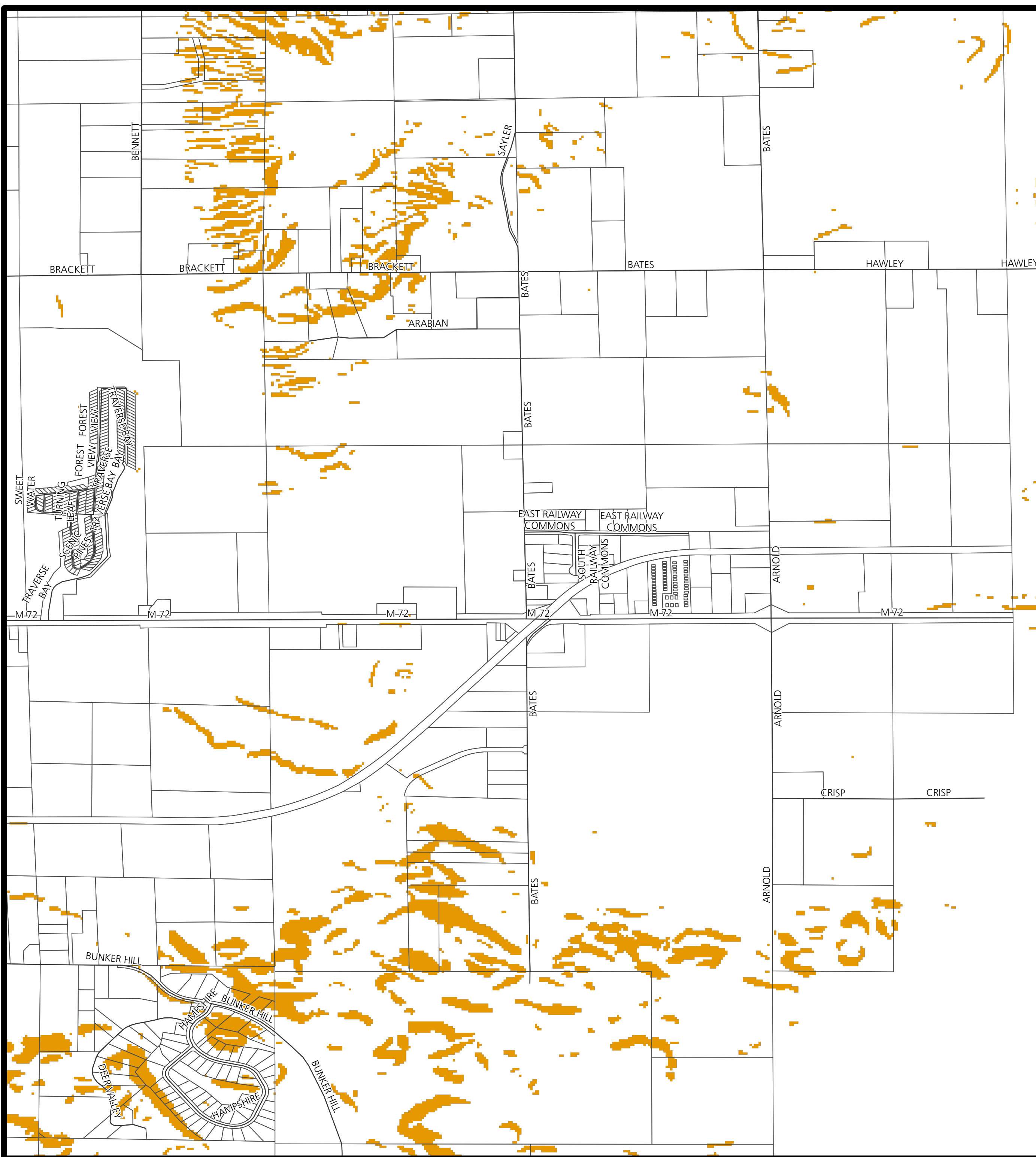
01-014-030-02	1.16		1.16	Residential
01-014-024-00	0.58		0.58	Residential
01-014-026-00	0.267		0.267	Residential
01-585-013-00	0.795		0.795	Commercial Development
01-585-012-00	1.663		1.663	Commercial Development
01-585-010-00	4.532		4.532	Commercial Development
01-014-019-42	1.257	1.257		
01-014-019-20	3.994		3.994	Commercial Development
01-585-015-00	1.311		1.311	Commercial Development
01-585-016-00	1.049	1.049		
01-014-036-10	0.741		0.741	Residential
01-014-038-00	1.819		1.819	Commercial Development
01-014-034-00	2.149		2.149	Commercial Development
01-014-034-30	0.551		0.551	Commercial Development
01-014-034-20	0.588		0.588	Commercial Development
01-014-034-10	1.067		1.067	Commercial Development
01-014-032-00	3.1		3.1	Commercial Development
01-014-032-10	0.69		0.69	Residential
01-535-000-00	4.2		4.2	Commercial Development
01-785-000-00	4.84		4.84	Commercial Development
01-014-019-44	2.55		2.55	Commercial Development
01-014-019-43	2.123		2.123	Commercial Development
01-014-019-34	1.54		1.54	Commercial Development
01-014-019-33	2.8		2.8	Commercial Development
01-014-019-50	1.924		1.924	Commercial Development
0-014-022-00	4.667		4.667	Commercial Development
<b>Totals</b>	<b>322.66</b>	<b>94.99</b>	<b>225.969</b>	
<b>Percentage</b>		<b>29.440%</b>	<b>70.033%</b>	

Removed From Total Acreage

01-015-009-00	36.97	Tribal Trust
01-015-004-10	12	Tribal Trust
01-014-021-00	1.54	Wolverine Power

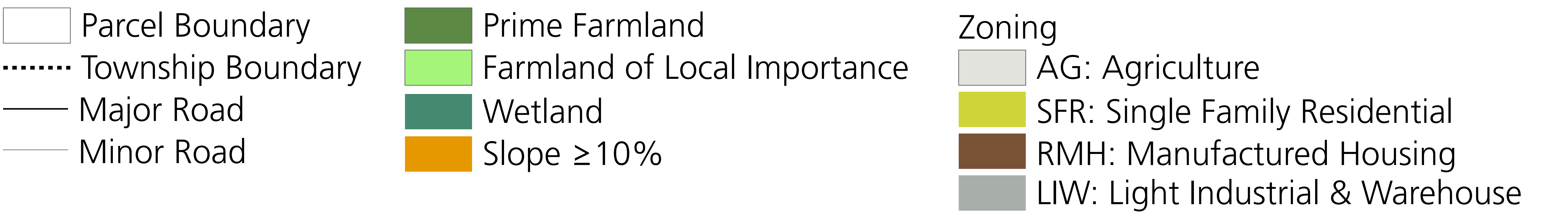
Total Acres in Acme Township                      16,192  
Percent of Total Acres zoned LIW                      2%



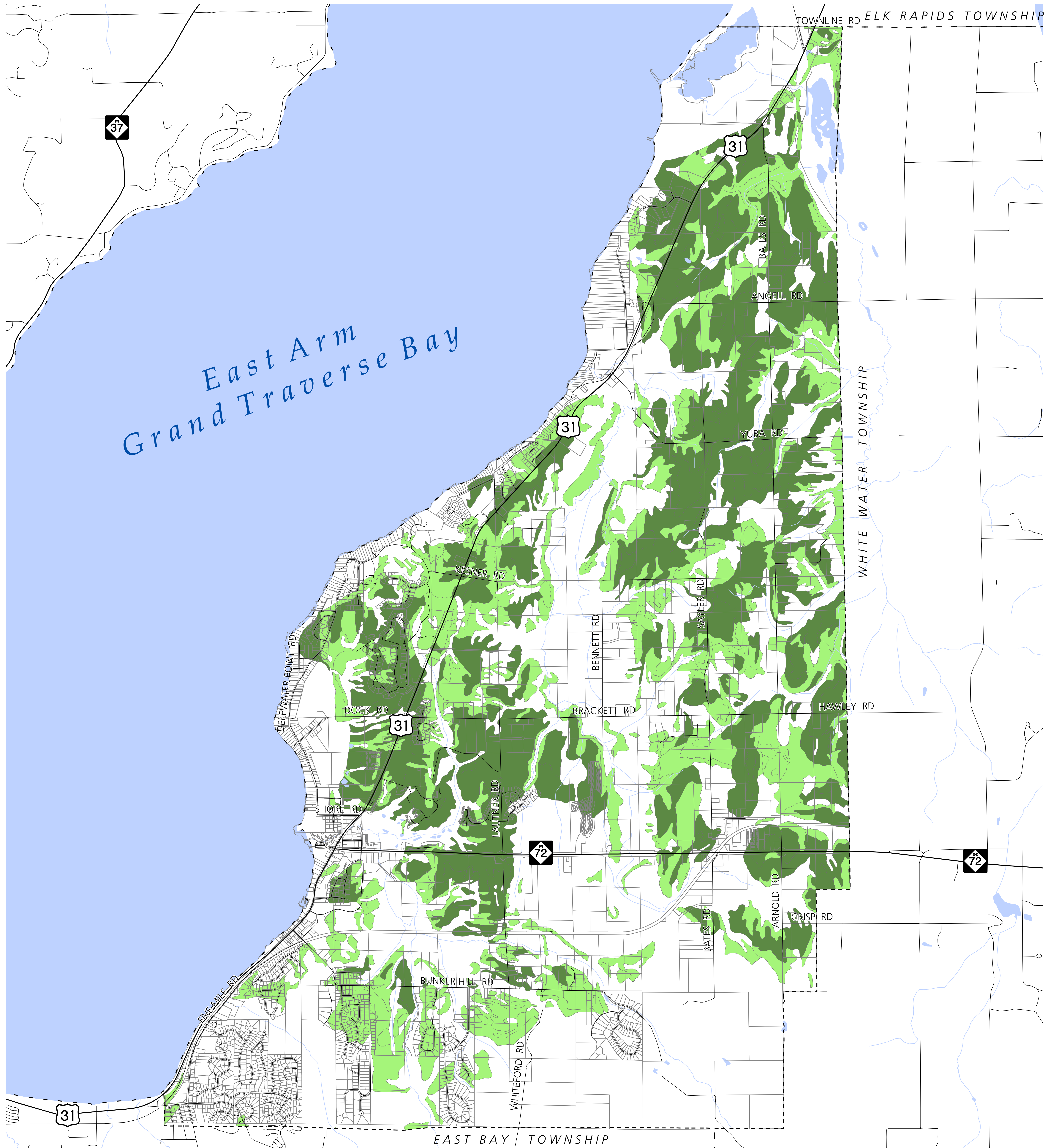


# Acme Township LIW Expansion

Data Sources: Michigan Geographic Data Library, Michigan Natural Features Inventory, Grand Traverse County Equalization, Grand Traverse County GIS, USDA







Acme Township

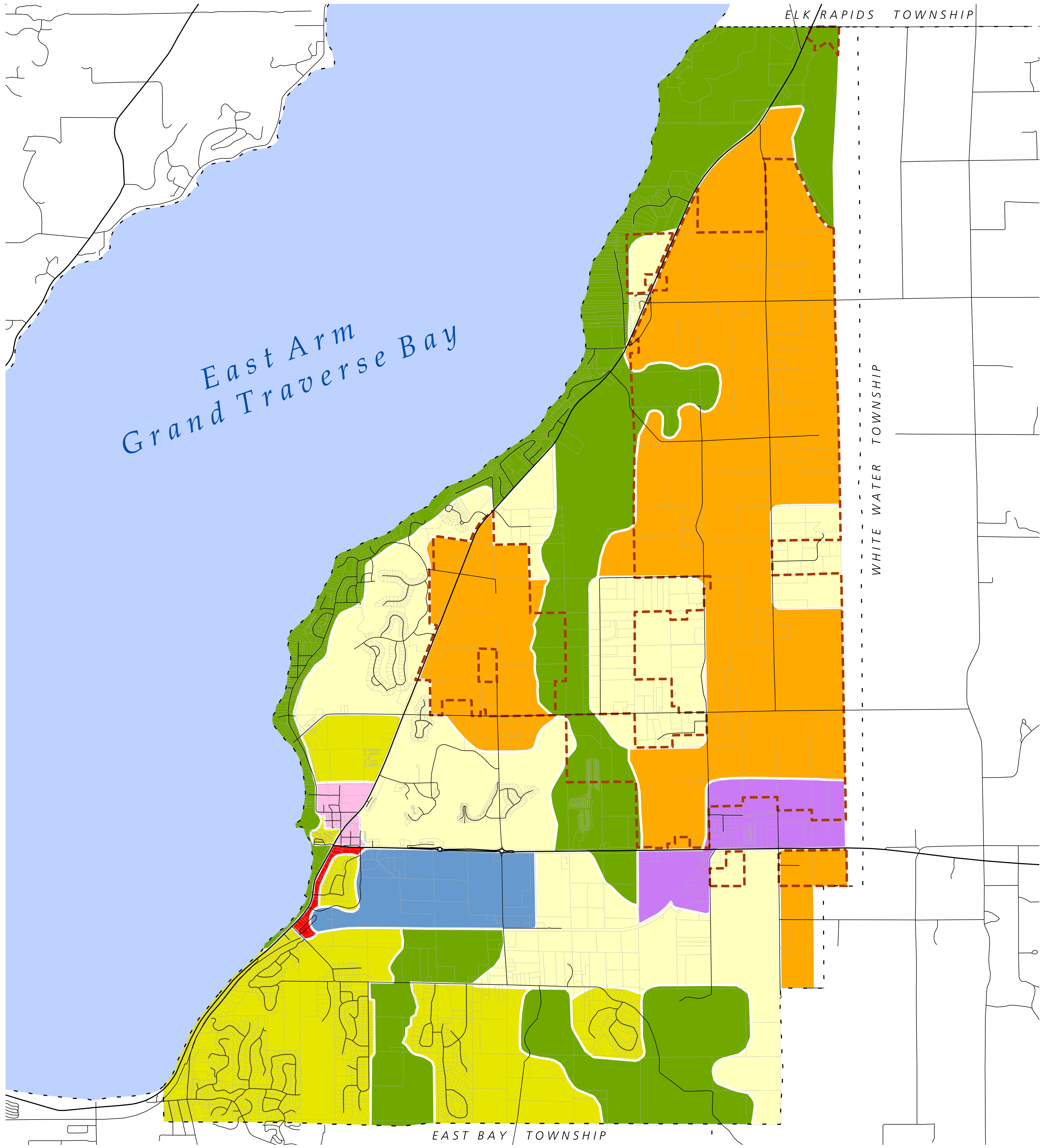
# Prime Farmland

Data Sources: Michigan Geographic Data Library, Michigan Natural Features Inventory, Grand Traverse County Equalization, Grand Traverse County GIS, USDA

- Parcel Boundary
- Township Boundary
- Major Road
- Minor Road
- Prime Farmland
- Farmland of Local Importance








Acme Township

# Future Land Use

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

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

Updated: 1-30-19

ARTICLE 3 Regulated Uses and Dimensions

3.2 REGULATED USES TABLE

REGULATED USES	ZONING DISTRICTS								
	AG	SFR	SFN	MHN	RMH	CS	C	CF	LIW
Adult Daycare Facilities							P	P	
Agricultural Assembly Space	S*								
Agricultural Processing Facility	P								P
Agricultural Tourism < 5 acres	S*								
Agricultural Tourism > 5 acres	P*								
Airports or Airfields	S								
Amusement Parks								S	S
Assembly Facilities:									
- Principal Use							P	P	S
- Accessory Use	P	P	P	P	P	P	P	P	P
Assisted Living Facilities				P			P	P	
Automobile Repairs, Major									S*
Automobile Repairs, Minor							P*		P*
Automobile Sales & Rentals									P
Automobile Service Stations							S*		S*
Bars, Taverns, Lounges							P	P	
Breweries	S								S
Business Services							P	P	P
Campgrounds	S*								
Catering Services							P	P	P
Cemeteries	P	P	P						
Central Cleaning Facilities									S
Childcare Centers							P	P	
Community Kitchen	P						P	P	
Computing & Data Processing Centers							P	P	P
Contractor Retail Establishments									P
Contractor Storage Yards									P*
Cultural Institutions	P			P			P	P	
Customary Agricultural Operations	P	P*	P*	P*	P*	P*	P*	P*	P*
Distilleries	S								S
Domestic Pet Services	P						P	P	P
Drive-In or Drive-Through Services							S	S	
Dwelling Units Above 1st Floor Commercial							P	P	
Educational Institutions	P	P	P	P		P	P	P	
Equestrian Arena, Commercial	S*								
Equipment Rental Establishments									P
Extractive Industries	S*	S*	S*	S*	S*	S*	S*	S*	S*
Farm Markets	S								
Financial Services							P	P	
Food Production									P
For-Profit Educational Institutions							P	P	P
Freight Terminals									P
Golf Facilities	S*	S*							
Greenhouses & Nurseries									P
Health Care Services & Clinics							P	P	
Home Occupations	P*	P*	P*	P*	P*	P*	P*	P*	
Hospitals									S
Hotels, Less Than 120 Rooms							P	P	
Hotels, More Than 120 Rooms							S	S	
Industrial Parks (as a planned development)									S**

P: Permitted Use S: Special Use \*: Use With Supplemental Standards \*\*: Land Development Options



**ARTICLE 3 Regulated Uses and Dimensions**

REGULATED USES	ZONING DISTRICTS								
	AG	SFR	SFN	MHN	RMH	CS	C	CF	LIW
Kennels	S*								S*
Livestock Auction Yards	S*								
Live/Work Units							P	P	P
Manufactured Homes					P				
Manufactured Home Parks					S**				
Manufacturing, Light									P
Marinas						S			
Medical Marihuana Establishments:									
- Grower	P*								P*
- Processor	P*								P*
- Provisioning Center							P*		P*
- Safety Compliance Facility									P*
- Secure Transporter									P*
Micro Breweries	P*						P*	P*	
Mixed Use Developments:									
-Under 2 Acres							P	P	
-Over 2 Acres							PD**	PD**	
Multiple Family Dwellings				P			P	P	
Open Space Preservation Developments	S**	S**	S**	S**	S**				
Outdoor Service (accessory to a principal use)							P*	P*	
Personal Services							P	P	
Personal Wireless Service Facilities	S*	S*	S*	S*	S*	S*	S*	S*	S*
Professional Services							P	P	P
Public or Private Off-Street Parking							S	S	
Public Transit Stops	P	P	P	P	P	P	P	P	P
Public Uses:									
- Critical	P	P	P	P	P	P	P	P	P
- Essential	P	P	P	P	P	P	P	P	P
- Supporting	P	P	P	P	P	P	P	P	P
Recreational Facilities							P*	P*	P*
Recycling Collection Stations	P	P	P	P	P	P	P	P	P
Recycling Facilities									P
Religious Institutions	S*	S*	S*	S*			P*	P*	
Research & Development Centers								P	P
Restaurants							P	P	
Retail Establishments:									
- Department								S	
- Food & Beverage							P	P	
- General							P	P	
- Products Produced On-Site							P	P	P
Riding Stables	S*								
Private Clubs & Fraternal Organizations						P	P	P	
Self-Storage Facilities									P*
Sexually Oriented Businesses								S*	S*
Single Family Detached Dwellings	P	P	P	P	P	P			
Solar Energy Farms	S*								S*

P: Permitted Use S: Special Use \*: Use With Supplemental Standards \*\*: Land Development Options

**ARTICLE 3 Regulated Uses and Dimensions**

REGULATED USES	ZONING DISTRICTS								
	AG	SFR	SFN	MHN	RMH	CS	C	CF	LIW
Small Distilleries	P*						P*	P*	
Small Wineries	P*						P*	P*	
State Licensed Residential Facilities:									
- Adult Daycare Home	P	P	P	P	P	P			
- Adult Foster Care Congregate Facility							P	P	
- Adult Foster Care Family Home	P	P	P	P	P	P			
- Adult Foster Care Small Group Home		S	S	S					
- Adult Foster Care Large Group Home			S	S					
- Family Childcare Home	P	P	P	P	P	P			
- Group Childcare Home	P	P	P	P	P	P			
- Foster Family Home	P	P	P	P	P	P			
- Foster Family Group Home	P	P	P	P	P	P			
- Nursing & Convalescent Home				P			P	P	
- Senior Living Facilities				P			P	P	
Support Laboratories							P	P	P
Tasting Rooms	P						P	P	
Temporary Lodging Establishments:									
- Bed & Breakfast Homes	S*	S*	S*	S*		S*			
- Bed & Breakfast Inns	S*	S*	S*	S*		S*			
- Tourist Homes	P*	P*	P*	P*	P*	P*	P*	P*	P*
- Vacation Homes	P*						P*	P*	
Theaters							P	P	
Transportation Equipment Storage									P
Transit Stations				S			P	P	
Veterinary Services	S						P	P	P
Warehousing & Distribution									P
Wineries	S								S
Wholesale Activities									P
Wind Energy Generation Systems									
- On-Site Use Systems < 66 Feet Tall	P*	P*	P*	P*	P*	P*	P*	P*	P*
- On-Site Use Systems > 66 Feet Tall	S*	S*	S*	S*	S*	S*	S*	S*	S*
- Utility Grid Systems	S*								

P: Permitted Use    S: Special Use    \*: Use With Supplemental Standards    \*\*: Land Development Options

**3.3 COMPLIANCE WITH DISTRICT REGULATIONS**

- A. No building or structure shall be erected, converted, enlarged, reconstructed, relocated or structurally altered, nor shall any building or land be used except in compliance with the applicable regulations of this Ordinance, including but not limited to conformity with:
  - 1. Uses and purposes permitted in the zoning district it occupies;
  - 2. Height and bulk limits established for such zoning district;
  - 3. Floor area regulations of the zoning district in which it is located;
  - 4. Yard and lot area regulations, and any required off-street parking and loading regulations;
- B. Any required opens space or lot area for any building shall not be used in consideration for satisfying the open space or lot area requirements for any other building.
- C. Every building or structure hereafter erected or structurally altered shall be located on a lot as defined, and in no case shall there be more than one (1) principal building on one



# Acme Township

6042 Acme Road | Williamsburg, MI | 49690

Phone: (231) 938-1350 Fax: (231) 938-1510 Web: [www.acmetownship.org](http://www.acmetownship.org)

January 23, 2023

## Regarding: Acme Township Master Plan Update

To whom it may concern:

This letter is to provide notification to your office that Acme Township will begin the process of updating its Community Master Plan pursuant to Public Act 33 of 2008, the Michigan Planning Enabling Act.

Once a draft plan is approved for distribution, you will be provided a link to an electronic copy for your organization's review and comment. Please feel free to contact me about any land use or community development issues pertinent to your organization, or to the participating community, which should be reviewed during the preparation of the plan.

Kind regards,

**Lindsey Wolf**

Planning & Zoning Administrator - Acme Township

(231)938-1350

[zoning@acmetownship.org](mailto:zoning@acmetownship.org)

Enclosure: List of Organizations receiving this notification



# Acme Township

6042 Acme Road | Williamsburg, MI | 49690

**Phone:** (231) 938-1350 **Fax:** (231) 938-1510 **Web:** [www.acmetownship.org](http://www.acmetownship.org)

*Organizations receiving this Notice:*

Whitewater Township Planning Commission  
East Bay Township Planning Commission  
Michigan Department of Transportation  
Grand Traverse County Road Commission  
Grand Traverse County Board of Commissioners  
DTE Gas  
Consumers Energy Company  
Cherryland Electric Cooperative  
Elk Rapids Township Planning Commission  
Grand Traverse Band of Ottawa and Chippewa Indians