



**ACME TOWNSHIP PLANNING COMMISSION
ACME TOWNSHIP HALL
6042 Acme Road Williamsburg, MI 49690
February 20, 2024 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. Unapproved Township Board Meeting Minutes 2.6.24
- F. APPROVAL OF MINUTES:**
 - a. Approve Draft Planning Commission Meeting Minutes 1.8.24
- G. CORRESPONDENCE:**
 - 1. Beckett & Raeder
 - 2. Kelley
- H. PUBLIC HEARINGS:**
 - 1. Zoning Ordinance Text Amendment 005 – Accessory Dwelling Units (ADUs)
- I. OLD BUSINESS:**
 - 1. Zoning Ordinance Text Amendment 005 – Accessory Dwelling Units (ADUs)5 year
- J. NEW BUSINESS:**
 - 1. Traverse City Horse Shows – Minor Amendment Request SUP 2006-12P (as amended)
 - 2. Master Plan Discussion: Review Timeline, Draft Survey, Education
- K. PUBLIC COMMENT & OTHER PC BUSINESS**
 - 1. Planning & Zoning Administrator Report – Lindsey Wolf
 - 2. Township Board Report – Jean Aukerman
 - 3. Parks & Trails Committee Report –

ADJOURN:



ACME TOWNSHIP REGULAR BOARD MEETING

**ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
Tuesday, February 6, 2024, 7:00 p.m.**

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

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

Members excused:

Staff present: Lindsey Wolf, Planning & Zoning Administrator, Jeff Jocks, Legal Counsel, Cristy Danca, Recording Secretary

A. LIMITED PUBLIC COMMENT:

Limited Public Comment was opened at 7:00 p.m.

Brian Kelley, Acme resident

Limited Public Comment closed at 7:03 p.m.

B. APPROVAL OF AGENDA:

Supervisor White added *Discussion on Ascom building* to K. 1. (New Business); and *Correspondence from Brian Kelley* was added to I. #2. Board discussion occurred. *Approval of Proposed Road Name* was moved from K. #3 to K. #2. *Closed Session regarding Al Schneider lawsuit Hampshire SAD* was moved from K. #1 to K. #3. *Approval of "All Traffic Solutions" Invoice for traffic suite/equip/reporting (Speed signs)* was moved from K. #2 to K. #4.

Motion by White, supported by Scott, to approve the agenda with changes discussed. No discussion. Voice vote. Motion carried unanimously.

C. APPROVAL OF BOARD MINUTES: 1/09/2024 and Special Board meeting 1/16/2024

Motion by Swanson, supported by Aukerman, to approve the minutes from 01/09/2024 and 1/16/2024 as presented. No discussion. Voice vote. Motion carried unanimously.

D. INQUIRY AS TO CONFLICTS OF INTEREST: None

E. REPORTS:

a. Clerk – Clerks are preparing for the February 27th election. Nearly 500 absentee ballots have been returned thus far. Acme’s early voting site location is East Bay Charter Township Hall beginning February 17th. Election inspector training is underway for those working election day and during the nine day early voting window. Acme’s Election Commission has approved those election inspectors.

b. Parks – None

c. Legal Counsel – Continued work regarding the Schneider lawsuit.

d. Sheriff – None

e. County – Rob Hentschel, Grand Traverse County Commission Chair, gave updates including: the anticipated receipt of an extensive facilities management plan report tomorrow; Grand Traverse Pavilions has a new CEO and a record census number of 155 residents allowing for coverage of operating costs without county funds – next week the county’s ad hoc committee meets with Pavilion board and leadership. Darryl Nelson, Grand Traverse County Commissioner, then provided the

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following information: Northern Lakes Community Mental Health underwent an audit and is facing allegations and a forensic audit; BATA is suing Grand Traverse County – he did not expect bus routes to be affected; the Cherry Festival Air Show and Cherry Capital Airport are working on a plan to decrease the amount of time air space is closed during the annual Cherry Festival air show (8,000 passengers arrive daily during each of the air show days); and he complimented all the area clerks on their hard work this election season. Board discussion occurred.

Jason Gillman, Grand Traverse County Road Commission board member, spoke to the Board about administrative changes that have occurred (Dan Watkins, former Superintendent is now Manager, Larry LaCross is now Superintendent); the Hammond to Hartman crossing being on hold for financial reasons; a culvert issue in Acme; efforts to resurface more roads; and he spoke about the Bluff Road closure. Nelson spoke favorably about response time when he has used the Road Commission website to report issues. Board discussion occurred.

f. Supervisor – Supervisor White stated a new Metro Fire Chief has been selected and details are being negotiated; he has been working with East Bay on the forced main and a preliminary design is being created; time has been spent on the pending lawsuit; and he has been working on the ASCOM building acquisition.

g. MMR Acme Township 2024 (report included in packet)

h. Planning and Zoning – 2023 Planning & Zoning report (included in packet)

Wolf highlighted 2023 Milestones. There will be a public hearing regarding Accessory Dwelling Units at the February Planning Commission meeting – if favorable, it would then come before the Board in March. The Waterfront Overlay Sub Committee will meet in spring. Wolf discussed priorities for 2024 including a timeline for the 2024 Master Plan 5-year update. She also stated she has received a noise and smell complaint regarding the medical marijuana facility. The department will be working on improving the user friendliness of the website Zoning Ordinance – allowing users to click certain words in the text and be taken to that location in the ordinance. Board discussion occurred.

i. Road Commission Quarterly update (Jason Gillman spoke to the Board in lieu of the quarterly update – see above)

F. SPECIAL PRESENTATIONS: None

G. CONSENT CALENDAR:

1. RECEIVE AND FILE:

- a. Treasurer’s Report
- b. Clerk’s Revenue/Expenditure Report & Balance Sheet
- c. 01/08/2024 Draft Planning Commission minutes

2. APPROVAL:

1. Accounts Payable Prepaid of \$25,066.25 and NO current to be paid
(Recommend approval: Clerk, L. Swanson)

H. ITEMS REMOVED FROM THE CONSENT CALENDAR: None

Motion by Jenema, supported by Hoxsie, to approve the Consent Calendar as presented. No discussion. Roll call vote. Motion carried unanimously.

I. CORRESPONDENCE:

1. Traverse City Trail Running Festival May 10-11, 2024
2. Correspondence from Brian Kelley

J. PUBLIC HEARING: Purchase of Building and Neighboring Property (former Ascom building)
For Township Hall & Parking

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Public hearing opened at 7:51 p.m.

Brian Kelley, Acme resident questioned the following: funds allocated for architects and engineers, availability of inspection reports, overall cost projections, appraisal amount of current township hall, the overall financial plan moving forward, Metro's plan and associated costs, availability of staff, and the overall need for a new township hall.

Public hearing closed at 7:56 p.m.

K. NEW BUSINESS: 1. Ascom Discussion

Board discussion occurred with each member sharing their thoughts as follows: the Ascom building can provide updated, ample space for offices, secure storage, election day operations, and public/private meetings; the availability of existing county construction code records on the Ascom building showing inspections and approvals; the reasoning for recommending appointments be made with staff ahead of time (staff working with deadlines, staff having out of office commitments, for greater efficiency in service when staff can prepare, etc.); potential opportunities for residents regarding the Ascom building in the form of community events held by the township or other entities (examples given included TADL, NMC, and the Commission on Aging); there is no need for the township to have tenants sharing costs associated with the Ascom building; the Ascom building creates less debt load for the township than Bertha Vos would have; necessary inspections have been completed during the due diligence process; the overall fit both financially and with regard to physical space suits the township's needs; the current budget allows for the purchase and renovations needed for the Ascom building without a tax increase; with regard to the current township building, discussions with Metro have occurred and will continue with the incoming Chief – Metro would be expected to pay for renovations they need; the auditors have reviewed township financials with regard to a new building purchase, and there is currently a fund balance of \$1.6 million in unrestricted funds; using township ARPA funds (\$497,000) toward purchase of the Ascom building was discussed but not decided on; and the township will be responsible to pay taxes on the property from the date of purchase through the end of this year – it will not become a tax exempt entity until after December 31, 2024.

Motion by Jenema, supported by Stevens, to approve *Resolution 2024-02 Authorizing the Purchase of the Ascom Building for the New Township Hall for the purchase price of \$695,000.* No discussion. Roll call vote. Motion carried unanimously.

2. Approval of Proposed Road Name

Wolf noted that technically it is a shared driveway not a road. The Grand Traverse County Equalization Department has requested the developer name it for the purpose of emergency services (information included in packet).

Motion by Jenema, supported by Scott, to approve the proposed name *North Railway Commons.* No discussion. Voice vote. Motion carried unanimously. Board discussion occurred.

3. CLOSED SESSION regarding Al Schneider lawsuit Hampshire SAD

Motion by Jenema, supported by Scott, to go into closed session pursuant to MCL 15.2681E to consult with our attorney regarding a trial and settlement strategy for Schneider vs. Acme Township. No discussion. Roll call vote. Motion carried unanimously.

Closed session began at 8:40 p.m.

Motion by Jenema, supported by Scott, to come out of closed session at 9:12 p.m. No discussion.

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Roll call vote. Motion carried unanimously.

Closed session ended at 9:12 p.m.

Brief Board discussion occurred regarding the mediation settlement agreement.

Motion by Stevens, supported by Scott, to support the settlement agreement. No discussion. Roll call vote. Motion carried unanimously.

4. Approval of “All Traffic Solutions” Invoice for traffic suite/equip/reporting (Speed signs)

Board discussion occurred regarding the speed sign software.

Motion by Jenema, supported by Swanson, to approve the invoice for updating the traffic speed sign. Board discussion occurred. Jenema amended her motion to approve a 24-month renewal for the “All Traffic Solutions” discounted rate. Supported by Swanson. Roll call vote. Motion carried unanimously.

L. OLD BUSINESS:

1. Discussion on Sanitary Sewer

Board discussion occurred regarding the resolution (included in packet) committing \$1 million from Acme’s sewer fund toward sewer improvements. Per White, the money is in the account. Acme and East Bay have entered an agreement to complete this project together. Grand Traverse County has committed \$2 million and there is another \$1 million in federal dollars (with potential to increase that amount). Additional money from the State of Michigan is also a possibility. Once grant funding from those sources are secured, Acme and East Bay will make payments on the remainder with Acme paying 38% and East Bay paying 62%. Preliminary plans for the project are underway. Wade Trim will bring that information before East Bay’s Board next week.

Motion by Scott, supported by Hoxsie, to approve *Resolution 2024-03 committing \$1 million out of the sewer fund to the project forced main.* No discussion. Roll call vote. Motion carried unanimously.

PUBLIC COMMENT and OTHER BUSINESS:

Public Comment opened at 9:23 p.m.

Brian Kelley, Acme resident

Jeff Jocks spoke to the Board about refraining from using any township resources or advocating in any way for or against any campaign efforts. Strictly facts can be provided. Board discussion occurred. The Board agreed to add discussion regarding renewal of the Farmland millage to the next meeting’s Agenda.

Public Comment closed at 9:35 p.m.

Motion by Scott, supported by Stevens, to adjourn the meeting. No discussion. Voice vote. Motion carried unanimously.

The meeting was adjourned at 9:35 p.m.

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ACME TOWNSHIP PLANNING COMMISSION
ACME TOWNSHIP HALL
6042 Acme Road Williamsburg, MI 49690
January 8, 2024 7:00 p.m.

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE 7:01

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

Staff Present: Lindsey Wolf, Acme Planning and zoning; Sarah Kopriva, Planner, Beckett and 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

Closed at 7:02

B. APPROVAL OF AGENDA: Motion by Feringa, support by Timmins, to approve the agenda with the addition of G.2, Kelley.

Motion carries

C. INQUIRY AS TO CONFLICTS OF INTEREST:

D. SPECIAL PRESENTATIONS:

E. RECEIVE AND FILE:

1. RECEIVE AND FILE

a. Unapproved Township Board Meeting Minutes 12.5.23

Motion by Timmins, support by Challender to receive and file the unapproved township board meeting minutes 12/5/23.

Motion carries unanimously

F. APPROVAL OF MINUTES:

a. Approve Draft Planning Commission Meeting Minutes 12.11.23

Motion by Feringa, support by Challender to approve the draft planning commission meeting minutes from 12/11/23 with the correction on page 2 of impact to Aircraft.

Motion carries unanimously.

G. CORRESPONDENCE:

1. Lawrence- received too late to be included last month. It was in support of Acme Skyport's rezoning.

2. Kelley- PC discussion of possibly allowing ADU's throughout the backyards of residences in the township has raised the problem of their likely being used as short term rentals, in violation of our ordinance and zoning. He also says there is no Acme strategy for preventing STR's in abuse of the ADU's. He would like to know who is pushing for the ADU's. The ADU definition that we borrowed from Elk Rapids, by Sarah Kopriva, was adopted as part of the draft ordinance with no discussion. Should refocus our time and energy, and focus on the short term rental issue. Rather than allowing ADU's and creating a further problem.

H. PUBLIC HEARINGS:

1. None

I. OLD BUSINESS:

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

1. Housing Discussion – Accessory Dwelling (ADU) Text

Kopriva- went over the changes. The biggest change being, 5.34.1 Intent & Purpose. This was what the planning commission talked about in December, so Kopriva added the language in. Also reorganized and grouped things together in the standards, trying to make it make more sense with things that are next to each other. After discussion on if the ADU's should could be attached or detached, it was settled that it could be in any form that works for the homeowner.

Wentzloff- listed changes she remembered.

Size- maximum size was previously 900sq ft it is now 600sq. ft.

Meters- changed from requiring separate meters to allow for shared meters.

Now requires a land use permit.

Required the Health Department approval.

Only allow one ADU per parcel.

Rosa-Since we talked about the difference between manufactured vs. mobile home, and it was agreed that manufactured homes couldn't be used for ADU's. He wondered if language should be added to disclude the possibility of someone finding a small enough manufactured home and wanted to use it for an ADU in the future.

Kopriva- we left it in number 12.

Discussion followed as to where to find the definitions for modular and manufactured homes.

Wentzloff- brought the discussion back to limiting the number of ADU's a year.

Discussion followed and it was decided to start with twelve allowed in a calendar year.

Kopriva will put that language down by the land use section.

Wolf commented that in 2023 realtors asking if Acme allowed ADU's was one of the top questions asked.

Feringa- Suggested that keeping track of who was asking about ADU's and what zones they were asking about may lead the township to limiting the number of ADU's, per zone, in the future.

Motion by Timmins, support by VanHouten to set a public hearing for the February planning commission meeting.

Motion carries unanimously

2. 5 year Master Plan Update Discussion

Wolf-wants to have a conversation about how the PC wants to approach this masterplan.

Whether it is an update or overhaul. Wanted to discuss opening up another survey, there hasn't been one done in five years.

The PC agreed with doing a survey. There is money in the budget to do outreach. Wolf would like to open the survey in March or April when the snowbirds are more likely to be back. It can be extended through May if we are not getting the number of responses the township is hoping for. Wolf would also like to have some individual sections that we can discuss things like future land use. From doing the parks plan, almost 100 email addresses were gathered from township residents that wanted to be notified. Wolf would like to do the survey and gather more email address and then send an email blast to all of those people with future dates for community engagement. As well as having flyers and

posting it on the township website.

Wentzloff-suggested that on the website there is also an opt-in option, for people who haven't yet signed up for email updates.

Wolf agreed a sign up on the township website is a good idea.

Wolf- thinks the PC will know if the master plan update is just an update or if it will be more of a full overhaul. She thinks we will know by summer. Wolf is most interested in the discussions on the future land use map, the township priorities and if they have shifted. As well as what goals the township has accomplished. Wolf went parcel by parcel through the existing landuse map and showed the changes that were made.

Wentzloff-wants to make sure moving forward that property owners are notified if there are changes to their properties zoning.

The PC members agreed that a new survey was a good idea. Wolf and Kopriva will be working on coming up with questions for the survey.

J. NEW BUSINESS:

1. 2023 Annual Planning Report - Wentzloff- would like to see the PC work on the stormwater ordinance in 2024.

Motion by Timmins, support by Feringa to approve the 2023 annual planning report and submit it to the board with the changes of, Timmins attendance in November and the addition of language “ the approval of the adaptive reuse of the Tom’s and Kmart properties.”

Motion carries unanimously

Wentzloff went over the planning commission 2024 schedule.

Changed the February 12th. PC meeting to Tuesday, February 20th. and changed the November 11th meeting is Veterans day, so the November PC meeting will be November 18th.

Motion by Timmins, support by Aukerman to amend the Planning Commission calendar of 2024 to change the February date from Feb. 12th, to Feb. 20th. and November 11th. to November 18th.

Motion carries unanimously

K. PUBLIC COMMENT & OTHER PC BUSINESS

1. Planning & Zoning Administrator Report – Lindsey Wolf -
2. Township Board Report – Jean Aukerman- Ascom building due diligence is going well. Next Board meeting will be at the Grand Traverse Resort in ballroom A/B.
3. Parks & Trails Committee Report – Wolf- Parks plan was submitted to the DNR and she is just waiting for the official ok from the DNR.

ADJOURN: Motion by Feringa, support by Challenger to adjourn.

Motion carries unanimously.

Planning Report

Serving & Planning Communities Throughout Michigan

February 2024

Top
Story

10,000 New Houses

"For many Michiganders, access to quality, affordable housing is an immediate concern — and we need immediate solutions." State Rep. Kristian Grant, D-Grand Rapids, chair of the House Economic Development and Small Business subcommittee on Housing

Governor Gretchen Whitmer announced at the 2024 State of the State that Michigan will allocate nearly \$1.4 billion in funding to build or rehabilitate housing throughout the state. The mix of federal funds and earmarked funds from state legislation would be enough to make nearly 10,000 housing units available. In 2022, the state released a statewide housing plan with a goal of making 75,000 additional units available over the next five years. In January 2024, the Michigan State Housing Development Authority (MSHDA) estimated the state is short about 190,000 units, which highlights the severity of the housing crisis. Michigan, and the nation, have been experiencing a housing shortage, particularly affordable housing, for over a decade. The lack of variety and availability of housing units is often regarded as a key barrier to population growth.

[mlive.com](https://www.mlive.com/politics/2024/01/gov-gretchen-whitmer-to-ask-lawmakers-to-fund-10000-new-homes-in-michigan.html&subscribed=google-oauth2%7C101506311006975279122) <https://www.mlive.com/politics/2024/01/gov-gretchen-whitmer-to-ask-lawmakers-to-fund-10000-new-homes-in-michigan.html&subscribed=google-oauth2%7C101506311006975279122>

News

Petition to Repeal Renewable Energy Siting Law

"Our local communities are best situated to take care of the health, safety and welfare of our communities, because we are in touch with them," Nancy Laskowski, planning commissioner in Tuscola County.

The Michigan Board of State Canvassers approved summary language for a proposed ballot initiative that would repeal a law passed in November that allows the state to override local rejections of large wind and solar projects. The ballot proposal would amend the Clean and Renewable Waste Reduction Act, removing language that authorizes the state to certify the construction of large wind, solar and energy storage facilities. The bipartisan board's unanimous vote enables the group Citizens for Local Choice to gather signatures to reverse Public Act 233. The law established statewide permitting standards for large-scale renewable energy projects that pre-empt local control. Supporters of the law argue that revoking state control would allow a vocal minority to delay Michigan's transition to renewable energy and violate private property rights to host such projects. Renewable energy also reduces pollution which improves public health. Opponents from rural areas note solar farms would use farmland in their communities and take away their ability to rely on locally elected officials to make the best decisions for their constituents.

[bridge magazine](https://www.bridgemi.com/michigan-environment-watch/state-board-oks-petition-repeal-michigan-renewable-energy-siting-law) <https://www.bridgemi.com/michigan-environment-watch/state-board-oks-petition-repeal-michigan-renewable-energy-siting-law>

News

Michigan Infrastructure Report Card, 2023

Michigan's infrastructure has long suffered the impacts of underinvestment. Fortunately, due to investments from the state and federal lawmakers, close to \$20 billion will be spent over the next five years to address the Army Society of Civil Engineers' (ASCE) overall grade of a C- for Michigan's infrastructure. The report covers aviation, bridges, broadband, dams, drinking water, energy, inland waterways/navigation, public parks, rail, roads, schools, solid waste, stormwater, transit, and wastewater. Michigan roads received one of the lowest grade, a D and no category received higher than a C.

Traffic volumes have returned from pandemic-era lows. Fortunately, the condition of roads Michiganders is improving, thanks in part to a 2017 funding package. To erase decades of underinvestment and meet future needs, recommendations are for decision-makers to increase dedicated funding for roads, re-tool fee models, prioritize traffic safety, and improve resilience to worsening environmental threats.

ASCE. <https://infrastructurereportcard.org/wp-content/uploads/2016/10/Report-2023-MI-IRC-Final-WEB.pdf>

Events & Training

Kick off the New Year

Plan ahead! The new year is an opportune time to set up your trainings for 2024 and attend planning events. Take a look at the events and training opportunities below and get them on your calendar!

SMAP

February 10, Student conference

More information: <https://www.planningmi.org/aws/MAP/pt/sp/student-conference>

Michigan Municipal League

February 10 & April 6 Virtual Newly Elected Official Training

More information: <https://mml.org/education-events/league-calendar/>

MAP, Safe Routes to School, and MDOT

February 15: Transportation Bonanza, in person

More information: <https://www.planningmi.org/transportation-bonanza>

MAP - Virtual Trainings

March 6, Zoning Administration Part 1

March 7, Zoning Administration Part 2

March 14, Nonconformities Workshop

March 26, Planning and Zoning Essential Workshop, Part 1

March 27, Planning and Zoning Essential Workshop, Part 2

More information: <https://www.planningmi.org/aws/MAP/pt/sp/events>

CEDAM

April 29-May 1 Small Town & Rural Development Conference

More information: <https://cedamichigan.org/rpm/conference-rpm/>

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

February 20, 2024

Re: Community Survey, Master Plan, Public Engagement

Good evening,

Master Plan

For months we heard that the January meeting was going to be the time to discuss whether the master plan was going to be a minor update or a major. PC members were asked to read it, and provide feedback. I listened to the recording and I heard zero feedback on the topic from PC members. None. In fact, the entire discussion of the Master Plan and Survey lasted only 12 minutes. And that was after months of build-up on the MP topic.

I wonder, why is the Master Plan not on the front page of the township website? The PC has been discussing it for months. Is there some reason for this delay? Why is public engagement not being more actively discussed? Why have we not seen any documents that outline best practices for public engagement, and methods used in other communities?

The 2019 update to the master plan was a just a limited update. The shortcuts that were taken were justified because in five years there would be the regular 10 year update to the MP. One of those shortcuts was the online survey. At that time it was emphatically stated that the 2024 plan would be a full 10 year update. And that a statistically valid survey would be performed in 2024.

Community Survey

A surprise addition to the meeting was a plan from Lindsey Wolf to do an online community survey. I say surprise because it was not on the agenda. Why? It was a new topic of discussion, and a very important one. Ms. Wolf asked the PC to make a decision and support the approach she proposed. How was the public engaged? How would the public comment on that approach, with it not even on the agenda or in the packet? Why was there not a written proposal in the packet?

That was a failure of public engagement.

The community survey is an incredibly important tool to measure community sentiment and how it has changed over time. It is also a method to measure sentiment about new concerns that have arisen since the last valid survey. It is one of the only ways to reach all corners of the community in a statistically valid way. But that is only true if the methodology is valid.

2013 Community Survey

The 2013 survey by NMC Research Services was conducted by a professional, Dr. Cathlyn Sommerfield. It was conducted with an

appropriate methodology to obtain a statistically valid result. The responses were analyzed to verify whether that was the case, and the margin for error. The questionnaire was mailed and respondents were required to return it by a specified date.

Confusion over Survey

On the recording of the January meeting, I heard confusion. Some even expressed that they thought the 2019 online survey was the NMC 2013 survey. It was not. It was not surprising that there was confusion. The 2013 survey has been removed from the Acme township website (along with past versions of the Master Plan). Why? That history should always be available on the website. I am including the 2013 survey with this correspondence.

The 2019 online survey received only 125 responses, even after the survey was kept open for weeks longer than planned. Worse, in a desperate move to obtain more responses, the survey was promoted in other online forums outside of Acme. That leads to sample error, and responses from non-residents, further diminishing any validity.

At the January meeting we heard that the email addresses collected during the Parks master plan process would be used to promote the new online survey. However, those email addresses contain non-residents and there was no distinction made at the time of collection. People were asked to provide an email to get updates. Some of those people were surely non-residents.

Parks survey results flawed

Beyond being non-statistically valid, the Parks survey data needed to be filtered on residency. For example, it was pointed out that respondent support for a parks tax millage was meaningless if you don't distinguish between residents and non-residents. When that was pointed out, it was acknowledged, and we were told that the data would be filtered. That apparently was never done, or never shared. We were told that this problem would be corrected, but it never was.

Some of the Parks survey cards that were mailed were smeared and completely illegible. An example was brought to the Parks meeting. The card I received was smeared but legible. How was that resolved? How many cards were illegible? Did the township get a refund? Did I actually hear at the Trustee meeting that we intend to use the same vendor? Did they explain why their product quality was so poor? Do we not learn from mistakes of the past?

Those mistakes must not be repeated on this community survey, and our master plan.

Other community concerns about Acme surveys

Community member Kimberly Challender expressed similar concerns about the flawed methodology of the Parks survey, and online surveys, in a November 13, 2023 correspondence. I am including it.

Budget for survey

At the January meeting we heard there was budget for the survey. I would certainly hope so, given the money that was saved in 2019 and the assurances that the ten year Master Plan update would utilize a proper survey. Real surveys are not inexpensive, but they are essential. The township recently proposed a \$10 million dollar community center project (that was the cost of the project, as proposed by Acme township to Grand Traverse County in their ARPA grant request. Oddly, that application has not been shared with the community). Wouldn't you think that any township that would propose a \$10 million dollar community center project surely has sufficient funds to survey community sentiment in a statistically valid way, at least every 10 years?

Community Engagement

It seems that more CE needs to be done before the study questions are formulated. Thus far there has been zero community engagement. Why?

The process for developing the questions needs to engage and involve the public. It also needs to involve an experienced survey professional, with an emphasis on avoiding bias. It is easy to bias a survey when you control the questions, whether intentional or inadvertent. I saw just such an example recently in Elk Rapids. I also saw bias in the 2019 Acme survey, with arbitrary decisions on questions to remove (some good questions that were in the 2013 survey were removed, apparently because someone didn't like them, or the potential answers. The old saying seemed to be in full force, "Don't ask any question you don't really want to hear the answer to."

I am including a useful planning document on Community Engagement utilized in Grand Rapids. It is just one example that the PC should be reviewing to formulate a CE strategy and plan. Surely there are others.

I think the CE should have begun months ago. The Survey process advanced in forward in January was based on unknowns, assumptions, and incorrect information.

A start for CE would be to put topics on the agenda, not reveal them in a surprise at the meeting. They should also be in writing. That is especially important since Acme is the only township among its GT county peers that does not stream video meetings to residents.

The critical topic of survey questions and methodology may be best addressed at a sub-committee. The regular PC meeting format, where the Chair refuses to entertain public questions - or even provide information that the PC is lacking, or to correct obvious errors of fact - is not viable. A few years ago the door of the township hall had a slogan, "Citizen Driven". It is no longer present.

Thank you,
Brian Kelley

November 13, 2023

Kimberly Challender
4836 Bunker Hill Rd
Williamsburg, MI 49690

RE: Parks and Recreation Master Plan draft concerns

To whom it may concern,
I have gone over the news proposed plan and have some concerns.

We have a population of 4,200+ residents in Acme Township but your survey results are only for 236 residents. You used that number to put this plan together. 236 responses should have raised a flag for you to make another attempt to reach more residents. I do not go to your website to see events that are happening. I think it is wonderful that you went to Simaritas to get input. I am sure that the residents enjoyed the company but how many of the parks do these residents use? The second event stated that the survey was available and other message boards (what ones?).

For a survey to be valid, there needs to be at least 20% of a response. I checked the numbers, and this report is based upon 5.6% of the residents. Before any time was spent on this draft report, there should have been a time when you stated that we need more input, more than 5%. Why were no postcards sent out to go to the website to take the survey? When the college did their survey years ago, it was mailed and the responses were a lot higher, a true representation of the county.

My concerns for the public areas are below and I am wondering if we are getting estimates to get these item that are below Good to bring up to standards? Are we getting more than one and will it be available to the public to review?

I have gone through the draft report and have concerns based upon the info provided.

1) Bayside Park - Net Climber - how can this be in good condition when it has soft / sinking spots?

1) Shelter - you have as fair, but it just needs paint and lattice removal, why not good?

2) Deepwater Point Natural Area

1) Signage - you have marked as Poor - Good but the signs are in bad shape and on the ground.

2) Are you going to make a management plan for this park as none exists now?

3) Yuba Creek Natural Area

1) There seems to be quite a bit of upkeep required at this park, are we getting estimates or will the township employee be taking care of this?

2) What is the Management Plan in okay from 2002? What is the \$\$ amount? Will it cover the maintenance required to make improvements.

3) Is the GTRLC going to cover the whole cost of getting rid of the Autumn Olive or are we sharing the cost? How much per year is slated to be done and when done, are we going to mow it yearly to keep it from coming back or is there another plan to keep it in check?

4) Saylor Park, items marked as good but are in disrepair, what is the criteria for these conditions

1) What is the budget to take care of all of these items that have issues as I seen one of the large items is the 3rdf pump that does not work. The sign into the park I believe is in worse shape than noted, it dies not just need paint, boards should be replaced. The wood swing set needed replacing but having been a part of the playground committee when the play area was redone, the new swings will need to have ADA swings on it and that is quite expensive, is this included in the budget for this park to be replaced?

I think that we are very fortunate to have so many areas in our community to enjoy with friends and families but I think that before we decide to purchase more areas to enjoy, we need to invest in what we have. There is a lot of maintenance to be done on all these areas and there also needs to be a plan in place to continue to be able to care for them. We must be good stewards of our assets.

I am concerned that there are so many issues that have been piling up, was there no money allocated to maintain these properties to date and if not, what are we going to do moving forward so that these repairs are not, as it appears, ignored until now.

Thank you so much,
Kimberly Challender
4836 Bunker Hill Rd
Williamsburg, MI 49690

Current Public Engagement Tools

Increasing Level of Public Participation



PURPOSE ¹	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
	<i>To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.</i>	<i>To obtain public feedback on analysis, alternatives and/or decisions.</i>	<i>To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.</i>	<i>To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.</i>	<i>To place final decision making in the hands of the public.</i>
CITY TOOLS BY PROCESS					
General Information and Long Range Planning	Master Plan* Zoning Ordinance / Maps* Development Dashboard Presentations Web Portal / Website Resources	Community / Public Meetings Surveys	City Master Plan* Area Specific Plans Focus Groups / Steering Committees Community/ Public Meetings	Area Specific Plans	
Rezoning, Use Approvals, Variances, etc.	Master Plan* Newspaper Publication* Post Card Notice* Public Hearing* Zoning Ordinance / Maps* Notice of Filing Pre-Hearing Conference Pre-Planning Design Team Meeting Web Portal / Website Resources	Public Hearing* Neighborhood Meeting Pre-Hearing Conference Written Correspondence	Neighborhood Meetings	Design Charrettes	
Development Incentives		Public Hearing* Neighborhood Meeting Written Correspondence	Improvement Districts Neighborhood Meetings		
City Construction Projects (e.g. Road Improvements, Park Improvements)	E-Mail Updates Events Post Card Notice / Mailers Social & Traditional Media Street / Project Location Signs Web Portal / Website Resources	Community / Public Meetings Neighborhood Meetings Surveys	Focus Groups		
By-Right Development	Building Permit* Zoning Ordinance / Maps* BuildingEye Pre-Planning Design Team Meeting	Neighborhood Meetings			

* - Denotes Items Required by Statute or Ordinance

¹ Based on the International Association for Public Participation IAP2's Public Participation Spectrum

Current Public Engagement Tools

The Planning Department conducts a variety of functions that include some level of public engagement. The type and level of engagement varies substantially based on the nature of the request and type of approval required. For example, by-right development generally has the lowest level of engagement, as these are the uses or scale of development that have collectively been identified as permitted uses for the district in which they are located. There is little discretion in approval behind compliance or non-compliance with the applicable Zoning Ordinance or Building Code standards. For these types of approvals, no specific notice or hearing occurs. However, tools are available to help the public locate information regarding these applications. In certain circumstances, staff may recommend coordination with the neighborhood or other stakeholders even though it is not required.

On the opposite end of the spectrum are processes such as the Master Plan and Area Specific Plan amendments. These requests are often neighborhood-led and include substantial public engagement and interaction over a period of months in developing the plan and multiple rounds of public hearings prior to adoption. These processes contain elements that are the best example of collaborative planning, where the public is critical in identifying both issues and the solutions brought forward within the Plan. The City Commission generally adopts these recommendations unless there is substantial conflict with existing regulation or policy or larger citywide implications.

Some forms of notice are directly influenced by statutory requirements. Michigan Statutes, specifically the Zoning Enabling Acts and Planning Enabling Acts, provide laws which cities must follow in their exercise of Planning and Zoning powers. These acts establish minimum standards which must be followed in terms of duties and function of the Planning Commission, public hearings and notice of such hearings. An example would be the required notice mailed for a Special Land Use, with minimum timeframes prior to hearing and the minimum notice distance included within the statute. The procedures established by the City of Grand Rapids's Zoning Ordinance meet or exceed these statutory requirements. (Reference: Michigan Planning Enabling Act 33 of 2008; Michigan Zoning Enabling Act 110 of 2006)

Area Specific Plan Process – Area Specific Plans were identified in the 2002 Master Plan as a tool to manage land use change and take a more detailed approach to ensure that appropriate consideration is given to character, design, and detailed issues. Area Specific Planning provides the opportunity to more closely examine a particular geographic area of the city and tailor appropriate recommendations that best suit the needs of area residents, businesses, and property owners. An Area Specific Plan can be initiated by the Planning Commission, property owners, developers, community-based organizations and/or the Planning Department. The planning process generally takes place over several months (or longer) and includes a variety of active public participation and stakeholder involvement methods. The Area Specific Plan adoption process includes preliminary public hearings, a review and comment period, and final adoption hearings. The Area Specific Plan, when adopted, becomes an amendment to the City Master Plan. The Area Specific Plan process is guided by the Michigan Planning Enabling Act. (*Reference: City of Grand Rapids 2002 Master Plan; Michigan Planning Enabling Act 33 of 2008*)

Building Permit – The Building Permit process is comprised of two components, the Land Use Development Services (LUDS) Plan Review and the Building Permit Application. A LUDS permit is required prior to any site work (e.g., excavating, grading, paving, landscaping). A LUDS permit may

Current Public Engagement Tools

include up to four components: Soil Erosion & Sedimentation Control, Stormwater Drainage, Development Compliance, and Temporary Occupancy of the Public Right-of-Way. A Building Permit is required prior to any building-related construction activity, such as footings, foundation, or framing. The City of Grand Rapids has an online Building Permit system. In addition to permit application, the system allows citizens to search the permit database by site address, permit number, or other qualifiers. This allows interested parties to obtain information regarding permits independently, with City Staff available to answer further inquiries. *(Reference: <http://grcity.us/design-and-development-services/Development-Center/Pages/default.aspx>)*

Building Eye – Building Eye provides citizens an interactive mapping tool to illustrate both Planning and Building projects within the City. The map is searchable by address or through zoom tools. Each data entry includes address, application information, application date and status. *(Reference: <http://grcity.us/design-and-development-services/Development-Center/Pages/default.aspx>)*

City Master Plan – The 2002 Master Plan is a policy document that establishes the vision of the City and serves as a guide for the City’s future. This is an infrequent process, as it is intended to create a long-range guiding policy. Development of the City’s Master Plan included a broad and comprehensive public engagement process. It is not directly regulatory but serves as the foundation of regulatory documents such as the Zoning Ordinance. The term “Master Plan” includes any unit or part of the plan and any amendments to the plan such as individual Area Specific Plans. The based City Master Plan was adopted in 2002, but Area Specific Plans have provided updates as recently as 2017. The City Master Plan process is guided by the Michigan Planning Enabling Act. *(Reference: City of Grand Rapids 2002 Master Plan; Michigan Planning Enabling Act 33 of 2008)*

Community / Public Meetings –Community / Public Meetings are generally topic-driven events versus development project-driven. Community Meetings may occasionally be a stand-alone event, but are generally used as part of a comprehensive planning and engagement process, for example as a part of the Area Specific Plan process. The target may also vary, from location specific events (such as neighborhood or regional) to topics of citywide interest. These meetings can range from sessions that are more informative to full participatory events depending on the structure and activities involved. For example, meetings may include visioning exercises, break-out discussions, preference surveys, and other ways in which participants can both learn and provide feedback and direction.

Design Charrettes – Design Charrettes are a voluntary component of the development process. A design charrette is an intense public involvement and design process intended to take community vision and input and create a preliminary development plan or series of guidelines from that vision. They can be an extremely useful tool for public engagement, particularly for large-scale projects or other high-impact developments. They are included as a recommended tool of the Area Specific Plan process under the 2002 City Master Plan. A good source of general information regarding Charrettes is the National Charrette Institute (www.charretteinstitute.org). An example of a charrette incorporated into the local planning process is the one held May 11, 2013 as a part of the Michigan Street Corridor Plan. *(<https://www.google.com/url?q=http://grcity.us/design-and-development-services/Economic-Development/Documents>)*

Development Dashboard – The City’s Development Dashboard provides an overall summary, by year, of construction projects that have been issued including number of housing units and value of construction

Current Public Engagement Tools

cost. This information can be further refined by neighborhood. (*Reference: <http://grcity.us/design-and-development-services/Development-Center/Pages/default.aspx>*)

E-Mail Updates – E-mail updates are used to inform people and organizations that have subscribed to specific topic-driven mailing lists, for example road construction updates.

Events – City staff may participate in certain community events where they can share useful information with the general public. For example, Development Center staff may staff a booth at a local home show to answer questions about the type of work requiring a permit and process involved.

Focus Groups / Steering Committees – Focus Groups and Steering Committees are collective meetings of stakeholders generally utilized as a part of the Area Specific Plan Process, although they can be formed for other specific planning tasks. Participants may include residents, business owners, property owners, workers, institutions, elected officials, city officials, neighborhood and business associations, non-profit organizations, and other groups or individuals who are interested in the area or topic of consideration. These participants should remain engaged throughout the planning process to ensure ownership of what is proposed in the plan recommendations, to assist with implementation, and ultimately, to realize the goals of the planning effort.

Improvement Districts – The City of Grand Rapids Economic Development Department supports a variety of programs to retain and foster employment opportunities by improving our business environment and encouraging sustainable business development. Specifically, their Corridor Improvement Districts and Business Improvement Districts provide opportunity for public participation from formation of the district through participation on the governing boards. Although governed by their own rules and statutes, they follow many of the same steps of public engagement as any concurrent planning processes such as an Area Specific Plan. (*Reference: <http://grcity.us/design-and-development-services/Economic-Development/Pages/Default.aspx>*)

Neighborhood Meeting – The purpose of a neighborhood meeting is for an applicant or developer to educate occupants and owners of nearby properties about the proposed development application, receive comments, and address concerns about the development proposal; and resolve conflicts and outstanding issues, where possible. The meeting is intended to result in a project that is responsive to neighborhood concerns and to expedite and lessen the expense of the review process by avoiding needless delays, appeals, remands or denials. A neighborhood meeting is strongly recommended for any project that may have an impact on neighboring properties such as a Special Land Use, Variance or Zone Change request and where a public hearing is required. They are not utilized for by-right development, except under special circumstances. A formal neighborhood meeting is not expected for small, individual requests (e.g. a variance for a porch), however neighbor-to-neighbor discussion is encouraged. Notices are not required to follow the notification area and timeframe as other Post Card Notices (see below), however the same standard is encouraged. City staff may or may not attend the meeting. The applicant prepares summary minutes of the meeting and submits them to the City as a part of the application materials. If substantial changes are made because of the Neighborhood Meeting or if changes occur after the meeting, a second follow-up meeting is advised. (*Reference Zoning Code Section 5.12.04*)

Newspaper Publication – Development applications subject to public hearing are advertised by a public notice in a newspaper of general circulation serving the City. The notice must be made at least 15 days prior to the date of the public hearing. The notice must include a description of the request, the location

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of the request by street address (if available, or other means if not), and state when and where the request shall be considered. It must also indicate when and where written comments can be addressed regarding the request. *(Reference: Michigan Zoning Enabling Act 110 of 2006; Zoning Code Section 5.12.06)*

Notice of Filing – The Notice of Filing notification system is a component of BuildingEye, the mapping tool for building and planning projects. In order to receive notices, the user must create an account and elect to receive notifications. The system provides blanket information within the target area, which may result a large number of notices for relatively insignificant applications. *(Reference: <http://grcity.us/design-and-development-services/Development-Center/Pages/default.aspx>)*

Post Card Notice – Notices regarding development applications subject to public hearing are mailed property owners within 300 feet of property prior to the date of the public hearing. Staff uses a 350-foot radius in every day application, exceeding the minimum standard. The notice must be mailed at least 15 days prior to the date of the public hearing. The notice must include a description of the request, the location of the request by street address (if available, or other means if not), and state when and where the request shall be considered. It must also indicate when and where written comments can be addressed regarding the request. Notification applies only to the initial hearing regarding the proposed development, unless expressly requested by the reviewing Board or Planning Director. *(Reference: Michigan Zoning Enabling Act 110 of 2006; Zoning Code Section 5.12.06)*

Pre-Hearing Conference – A pre-hearing conference with the Planning Commission is available for persons or companies who have proposed or pending applications that will require public hearing and that may have a complex or potentially controversial aspects of the project. The meeting allows the applicant to receive early feedback by Planning Commission members. The meeting is a non-binding and informal review of the proposal, is intended to provide information to the applicant on the procedures and policies of the City, and does not give the applicant any development approvals or other rights. These meetings are open to the public, although public testimony is not generally taken on the specific item at this meeting. *(Reference Section 5.12.05)*

Pre-Planning Design Team Meeting – An applicant may request a pre-planning meeting with the Design Team (comprised of City Staff from the various review departments). The Design Team is intended to provide site-related staff feedback for conceptual or design-stage development proposals. The meeting is optional, scheduled at the request of the developer or design professional. Design Team agendas are made available, although the meetings are not open to the general public. This is often the time when staff will recommend engagement with the community on any concerns.

Presentations – City staff receives regular requests to present topics to various groups. Examples include monthly Lunch and Learn Meetings hosted by the Development Center, presentations on the development process to neighborhood groups, speaking to students at local colleges and universities, and similar sessions. All are intended to inform the public and help them identify the necessary resources to meet their needs.

Public Hearing – Public Hearings are the formal process under which a recommendation or final decision is made regarding the development application, incentive, or other proposal. Public hearings can take place in front of the Board of Zoning Appeals, Planning Commission, or City Commission, with the decision-making capacity of each determined by state Enabling Legislation as well as adopted

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procedures and standards under the Zoning Ordinance. Public testimony can be provided at the public hearing for the body to consider in their decision-making. Notice of the public hearing is provided to property owners within 350 feet (see Post Card Notice, above) and is advertised in the newspaper (see Newspaper Publication, above).

Social & Traditional Media – The City of Grand Rapids maintains social media pages such as Facebook and Twitter to communicate general information and topics of interest related to the City. Traditional media contact generally occurs through the City’s Public Information Officer. Both formats are generally communicative only and not utilized as tools for collecting public input. They can however be used to promote upcoming engagement events.

Street / Project Location Signs – These signs are most commonly used for road construction projects to warn of upcoming work. The City does not currently require posting of properties that are the subject of development application and public hearing, although this tool is sometimes used in other jurisdictions.

Surveys – Surveys are occasionally used to gather topic-specific input, generally as part of a larger planning project. An example would be use of a visual preference survey related to design elements of a park or streetscape plan.

Web Portal / Website Resources - The City’s website is currently under re-design, with the intent to make much of the useful information contained on the site today easier to locate and utilize. Additional content is also under regular development. The Web Portal is a specific tool on the Planning Department’s page that provides access to all public hearing agendas and backup materials for Board of Zoning Appeals, Historic Preservation, and Planning Commission. *(Reference: <http://grcity.us/design-and-development-services/Planning-Department/Pages/default.aspx>)*

Written Correspondence – Written correspondence, including e-mails, are encouraged related to projects. These can be generally directed to the department (planning@grcity.us) or may be addressed to the specific staff person when known. This contact information is identified on post card notices sent for the public hearing. Any written correspondence received by a specified date prior to the public hearing is included as a part of the public record for consideration.

Zoning Ordinance / Maps – The Zoning Ordinance and Maps set the specific regulations and govern the use and development of properties within the City. The Zoning Map includes both base zone districts as well as applicable overlay districts. The Zoning Code provides standards specific to each of these districts, such as allowable uses, building heights, setbacks, etc. Different uses may be allowed, allowed with a specific approval such as a Special Land Use, or may not be permitted. In addition to the district standards, there are general standards that also apply such as use regulations, parking requirements, landscape standards, and others. The Zoning Ordinance also establishes the function and procedures for the Planning Commission and Board of Zoning appeals. The Zoning Ordinance, Zoning Maps, and guidance on using these documents can be found on the Planning Department website. *(Reference: <http://grcity.us/design-and-development-services/Planning-Department/Pages/Zoning-Ordinance-Text-and-Maps.aspx>)*

Report to

ACME TOWNSHIP

for

RESIDENT AND BUSINESS SURVEY

Prepared by:

Cathlyn Sommerfield, Ph.D.
Research Services

June 2013

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EXECUTIVE SUMMARY

Demographic Profile

- Thirty-seven percent of respondents reported living in Acme Township for more than 20 years, with an additional 25% indicating they had lived in the township 11-20 years. Six percent of respondents reported living in the township for less than two years.
- Twenty-one percent of survey respondents are located in the Cranberry Woods/Springbrook Hills/Wellington Farms area, 20% in the Holiday North & Pines/ Sherwood Farms/Stockfisch area, and 19% in the Shoreline North of M-72 and West of US-31 area.
- The majority of respondents (80%) indicated they are a Year Round Resident – Homeowner.
- Thirteen percent of respondents indicated they are a business owner in Acme Township.
- Thirty-eight percent of respondents indicated they are currently retired, with the second largest group (15%) reporting they are employed in Educational/Health/Social Services occupations.
- Thirty percent of respondents reported they are between the ages of 60 and 69, while 26% reported being between 50 and 59 years of age.

Survey Results

- Issues most frequently identified as Very Important include Property Tax Rate, Availability of Emergency Services, and Quality of Roads (58%, 56%, and 55%, respectively).
- Acme Township received the highest ratings regarding Proximity to Traverse City, Access to Water and East Bay, and Availability of Emergency Services (31%, 29%, and 25%, respectively).
- With regard to the issues assessed, the largest gap between importance and rating of Acme Township is found with Quality of Roads.
- Eighty-eight percent of survey respondents indicated they are Somewhat or Very Satisfied, overall, with the quality of life in Acme Township.
- Concerning satisfaction with current services, respondents expressed the highest levels of satisfaction with Recycling Center and Emergency Medical Services/Fire Protection, while the lowest levels of satisfaction were assigned to Road Condition/Maintenance, Zoning/Blight Enforcement, and Public Transit Service.
- Regarding a variety of issues which could be pursued within Acme Township in the next 10 years, the majority of respondents indicated they believe Road Maintenance/Reconstruction should be pursued “Even if it raises my taxes,” while the majority also indicated they believe Recycling Center and Senior Services should be pursued “Only if it does not raise my taxes.” In addition, the majority of respondents indicated they do not believe Web/Televised Township Meetings, Community Newsletter (mailed), or New Township Hall should be pursued.
- When presented with a list of statements regarding options for growth and development in the township, approximately 50% indicated they would prefer.... “Encourage new growth and development,” while 32% expressed preference for “Maintain current rate of growth and development.”

- Approximately 39% of survey respondents indicated they are Likely to vote to continue the township's current special property tax millage for Farmland Preservation when it is up for renewal in 2013-2014; approximately 31% of respondents indicated they are not likely to vote in support of renewal.
- Respondents most frequently identified Recreation/Tourism, Retail (locally owned), Restaurants/Entertainment, and Residential (single family) as high priority for development in Acme Township (55%, 53%, 49%, and 41%, respectively).
- Similarly, respondents were asked to rate each of several characteristics based upon priority for protection. While five out of six characteristics were rated High Priority by the majority of respondents, Water Quality for Streams/Watersheds/East Bay and East Bay Shoreline received the strongest support, with 83% and 75%, respectively, assigning High Priority ratings.
- Concerning desirability when planning for US-31 in Acme Township between M-72 and 5 Mile Road, the majority of respondents rated "Promote safe, fast and efficient traffic flow" and "Meet the needs of vehicular traffic" as Very Desirable (60% each); approximately one-third of respondents rated "Should remain the same" Very Undesirable.
- Concerning desirability when planning for M-72 in Acme Township between Lautner Road east to Arnold Road, the majority of respondents (62%) rated "Promote safe, fast and efficient traffic flow" as Very Desirable, while 47% rated "Retain opportunities for agriculture" as Very Desirable; 48% and 46% of respondents rated "Strip commercial development" and "Industrial/Warehousing," respectively, Very Undesirable.
- When considering the current amount of several types of housing in the Township (Senior Citizen, Low/Moderate Income, Work Force Housing, Assisted Living), the majority of respondents, in each instance, indicated there is "The Right Amount;" however, 46% of respondents indicated there is currently "Too Little" Senior Citizen Housing and 42% indicated there is "Too Little" Assisted Living.
- With regard to a series of zoning issues, the majority of respondents rated "Junk/Trash Quantity Restrictions," "Noise Regulations," and "Signs-Size Regulations" High Priority (61%, 58%, and 51%, respectively). In addition, the majority of respondents (64%) rated "Guest House on same lot as Primary House" a Low Priority.
- Respondents most frequently cited Grand Traverse Resort, Bayside Park, and TART Trail as public/private outdoor parks, trails and/or indoor recreation facilities used "Several Times a Year" (51%, 38%, and 32%, respectively).
- With regard to recreational facilities/services initiatives, the majority of respondents indicated they "Strongly Agree" *Acme Township should support the development of trails that connect with other adjacent parks and the TART Trail, Acme Township should have an adequate public boat launch, and Parks and recreation facilities/services are important to our community and worthy of taxpayer support* (62%, 56%, and 54%, respectively).
- When asked to indicate which of several recreation facilities/activities Acme Township should plan for and develop, top three cited as "First Choice" include Fishing Access Areas, Non-Motorized Trails, and Swimming Beach (49%, 47%, and 46%, respectively).

ACME TOWNSHIP

2013 RESIDENT AND BUSINESS SURVEY

1.0 OVERVIEW

1.1 Objective

The purpose of the research was to determine the views and opinions of Acme Township residents and business owners on a variety of township planning issues. Through a mail survey, residents and Acme Township business owners were asked to respond to questions addressing long range planning, potential township initiatives, development patterns, potential land uses, and other relevant issues. Demographic data (e.g., age, length of residency, location of residence/business) was gathered for use in determining views by various subsections. The results of the research identify resident and business owner views on township strengths and weaknesses, providing Acme Township representatives with information that can be used to prioritize opportunities or areas needing improvement, and for use in the Master Plan update.

1.2 Methodology

A mail survey was conducted with a total of 2,400 Acme Township households and business. Surveys were mailed on April 9, 2013, with returns accepted and processed during a four week period. A total of 584 completed surveys was included for analyses, for an approximate 24% response rate; the overall sample consisted of 499 resident/non-business owners and 77 business owners (eight respondents did not designate a status). Based upon a sampling table for 95% confidence level, and an approximate population of 2,740 households and 182 businesses, this provides a +/-3.97% household margin of error and a +/-8.51% business owner margin of error. Overall margin of error, based upon a contact data base of 2,922 households and businesses combined, is +/-3.63%.

The survey instrument was developed using Cardiff's Teleform scanning software. Survey data was analyzed using SPSS for Windows. Analyses included frequencies, cross-tabulations, and significance testing, as appropriate. The final report includes: Section 2.0: SURVEY RESULTS, including SPSS frequency tables* and Section 3.0: CROSS-TABULATIONS.

*SPSS Tables include the following column headers:

Frequency – the actual count/number of respondents choosing the response category

Percent – the percent of respondents choosing the response category, based on all cases (i.e., 584)

Valid Percent – the percent of respondents choosing the response category, based only on those answering the question (omits missing data). Recommended for use when interpreting results.

Cumulative Percent – sum of valid percents.

2.0 SURVEY RESULTS

2.1 Demographics

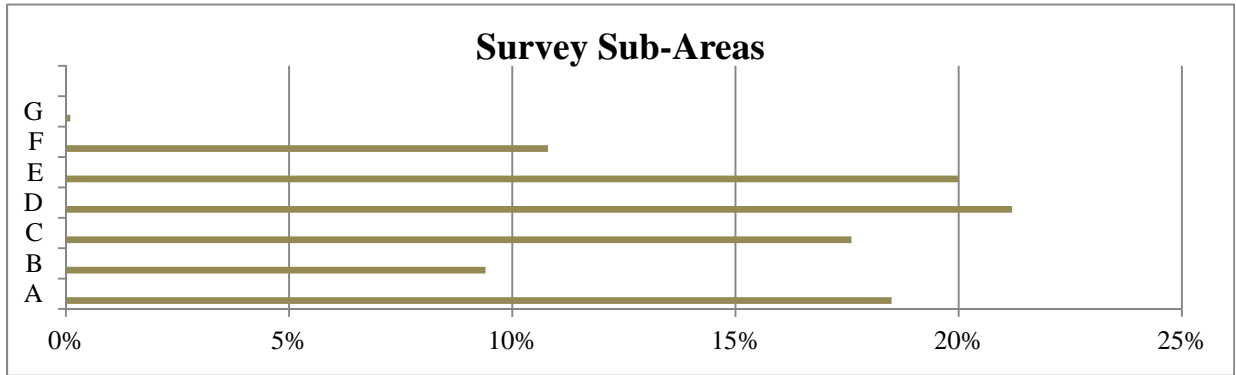
Respondents were asked to indicate how long they have lived in Acme Township. Table 1 displays results.

Table 1. How long have you lived in Acme Township?				
	Frequency	Percent	Valid Percent	Cumulative Percent
	10	1.7	1.7	1.7
Less than 2 Years	35	6.0	6.0	100.0
2 - 5 Years	60	10.3	10.3	36.8
6 - 10 Years	121	20.7	20.7	57.5
11 - 20 Years	145	24.8	24.8	26.5
More than 20 Years	213	36.5	36.5	94.0
Total	584	100.0	100.0	

The single largest group of respondents (37%) indicated they have lived in Acme Township for more than 20 years. The second and third largest groups indicated they have lived in Acme Township for 11 – 20 years (25%) and 6 – 10 years (21%).

Respondents next indicated in which area of the township they are located by referencing an enclosed Survey Sub-Areas map. The following table and the chart display results.

Table 2. Please indicate in which area of the township you are located by referencing the enclosed Survey Sub-Areas map.				
	Frequency	Percent	Valid Percent	Cumulative Percent
	8	1.4		1.4
A - Shoreline North of M-72 and west of US-31	108	18.5	18.5	19.9
B – East of US-31 and north of Brackett Road	55	9.4	9.4	29.3
C – East of US-31, south of Brackett Road and north of Bunker Hill	103	17.6	17.6	46.9
D – Cranberry Woods, Springbrook Hills, and Wellington Farms subdivisions	124	21.2	21.2	68.2
E – Holiday North & Pines Subdivision, Sherwood Farms and Stockfisch subdivisions	117	20.0	20.0	88.2
F – Bay Villa condos, Crestridge Hills, Scenic Hills and Village of Acme	63	10.8	10.8	99.0
G – Business Community	6	1.0	1.0	100.0
Total	584	100.0	100.0	



The single largest group of respondents (21%) indicated they are located in the Cranberry Woods/ Springbrook Hills/Wellington Farms area, with the next largest group (20%) indicating they are located in the Holiday North & Pines/Sherwood Farms/Stockfish area.

Respondents were also asked how they would classify their residency and whether or not they are a business owner in Acme Township. Tables 3 and 4 display results

	Frequency	Percent	Valid Percent	Cumulative Percent
	7	1.2	1.2	1.2
Non-resident property owner (Own property only but do not live or conduct a business in Acme Township)	33	5.7	5.7	6.8
Seasonal Resident - Primary Residence is located in another community	63	10.8	10.8	17.6
Year Round Resident - Homeowner	464	79.5	79.5	97.1
Year Round Resident - Renter	17	2.9	2.9	100.0
Total	584	100.0	100.0	

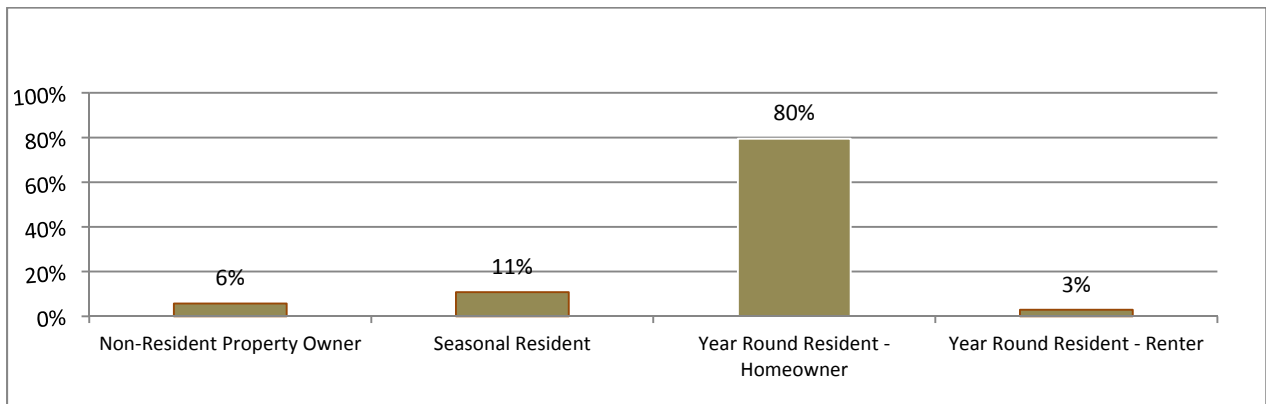


Table 4. Are you a business owner in Acme Township?

	Frequency	Percent	Valid Percent	Cumulative Percent
	8	1.4	1.4	1.4
No	499	85.4	85.4	86.8
Yes	77	13.2	13.2	100.0
Total	584	100.0	100.0	

The majority of respondents (80%) classified themselves as a Year Round Resident-Homeowner and 13% indicated they are business owners in Acme Township.

Respondents were asked to indicate which of several categories best described their occupation. Table 5 displays results.

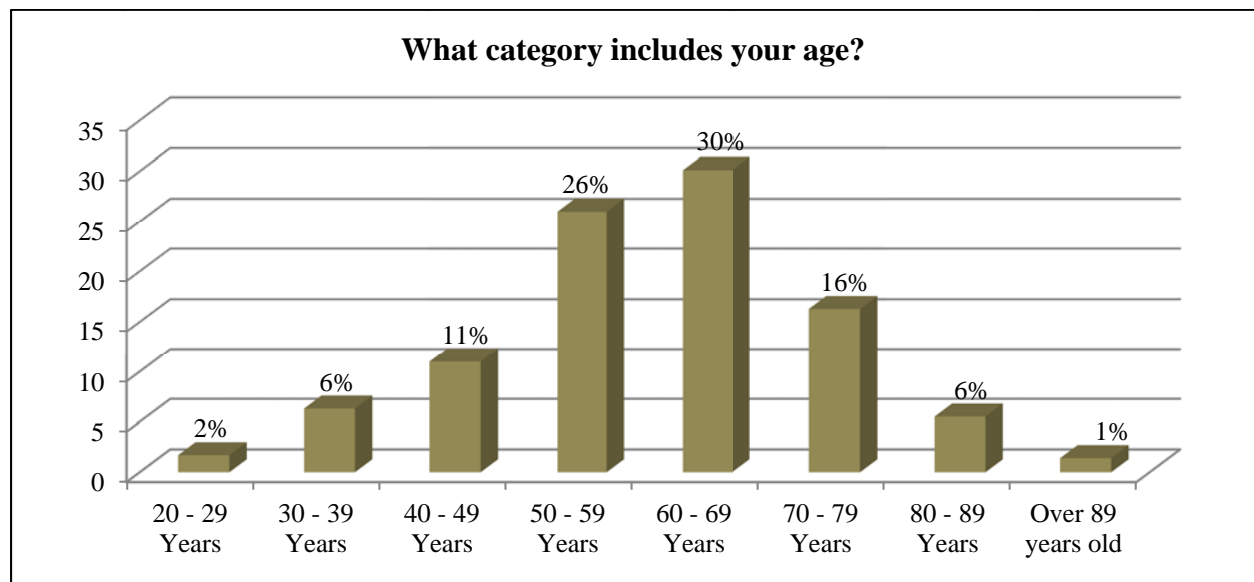
Table 5. Which of the following best describes your occupation?

	Frequency	Percent	Valid Percent	Cumulative Percent
	16	2.7	2.7	2.7
Agriculture	14	2.4	2.4	5.1
Arts, Entertainment, and Recreation	7	1.2	1.2	6.3
Construction	18	3.1	3.1	9.4
Currently Unemployed	7	1.2	1.2	10.6
Educational, Health, and Social Services	87	14.9	14.9	25.5
Finance, Insurance and Real Estate	31	5.3	5.3	30.8
Government	11	1.9	1.9	32.7
Information / Technology	14	2.4	2.4	35.1
Manufacturing	22	3.8	3.8	38.9
Other	34	5.8	5.8	44.7
Professional, Scientific, Management	69	11.8	11.8	56.5
Retail Trade	27	4.6	4.6	61.1
Retired	219	37.5	37.5	98.6
Transportation and Warehousing	4	.7	.7	99.3
Wholesale Trade	4	.7	.7	100.0
Total	584	100.0	100.0	

The single largest group of respondents (38%) indicated they are Retired, with the next largest groups citing Education/Health/Social Services (15%) and Professional/Scientific/Management (12%).

Respondents were also asked to indicate their age range. Table 6 and the chart below display results.

Table 6. What category below includes your age?				
	Frequency	Percent	Valid Percent	Cumulative Percent
	10	1.7	1.7	1.7
20 - 29 years	10	1.7	1.7	3.4
30 - 39 years	37	6.3	6.3	9.8
40 - 49 years	64	11.0	11.0	20.7
50 - 59 years	152	26.0	26.0	46.7
60 - 69 years	176	30.1	30.1	76.9
70 - 79 years	95	16.3	16.3	93.2
80 - 89 years	32	5.5	5.5	98.6
Over 89 years old	8	1.4	1.4	100.0
Total	584	100.0	100.0	



The single largest group of respondents (30%) indicated they are in the 60 – 69 years range, with the second largest group (26%) between 50 and 59 years of age.

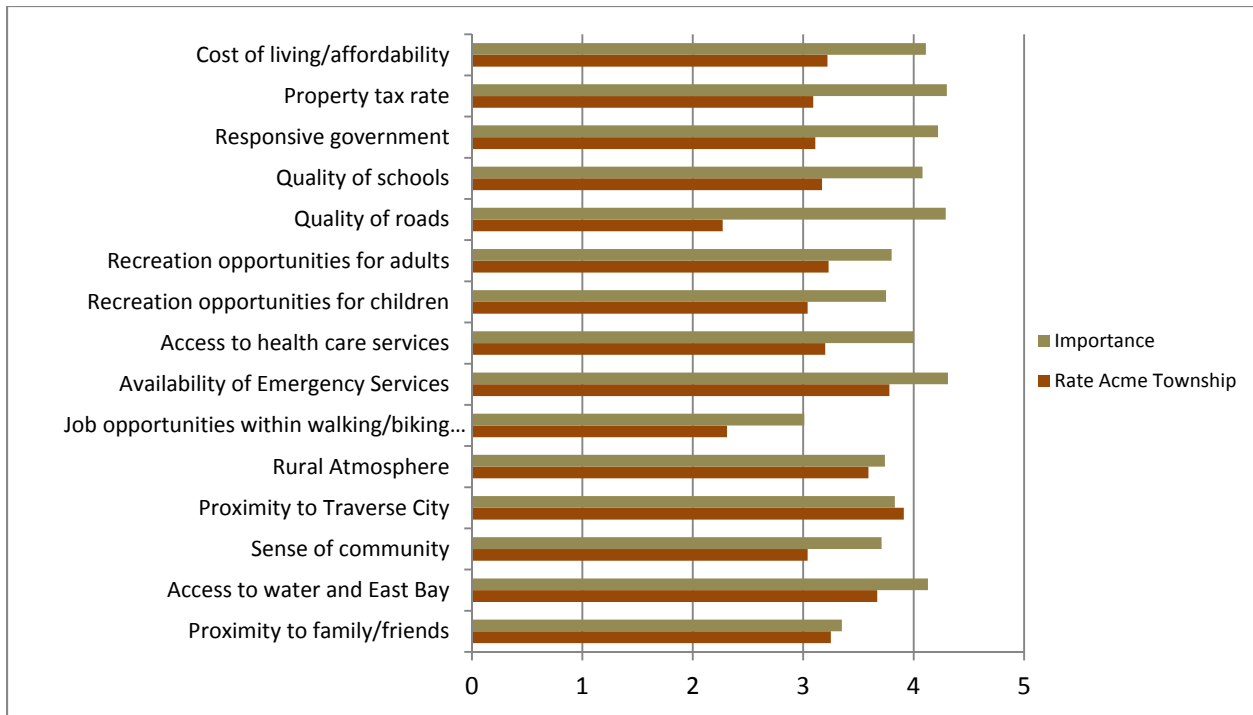
Respondents, if employed, were asked to indicate the zip code where they WORK. Of those who responded (n=320), most frequently cited zip codes included 49684 (29%), 49686 (22%), and 49690 (22%). A complete list of respondent Zip Codes is included in Appendix C.

Finally, with regard to demographic items, respondents indicated how many children age 17 or younger live in their household. The majority of respondents (60%) reported there are no children in their household, with the second largest group (8%) reporting there are two children in their household.

2.2

The initial series of survey questions asked respondents to first rate the importance of, and then rate Acme Township's efforts with regard to, items addressing various issues relevant to the township. Table 7 highlights results. The first column of Table 7 identifies the issue to be evaluated. The next five columns display percentages associated with each level of importance. The following six columns display percentages associated with Acme Township's efforts with regard to the issues.

Table 7. Acme Township will be faced with many issues in the next decade for which long-range planning is critical. Following is a series of items addressing various issues relevant to the township. First, please indicate the importance of each item when considering the future of Acme Township, and then rate Acme Township's efforts with regard to the item.											
	How important is this issue to you?					How would you rate Acme Township with regard to this issue?					
	Very Imp.	Somewhat Important	Und.	Somewhat Unimp.	Very Unimp.	Exc.	Above Avg.	Average	Below Avg.	Poor	Don't Know
	% count	% count	% count	% count	% count	% count	% count	% count	% count	% count	count
Cost of Living / Affordability	49.9% 284	25.5% 145	15.3% 87	4.6% 26	4.7% 27	7.3% 37	23.8% 120	55.8% 281	9.7% 49	3.4% 17	53
Property tax rate	57.5% 332	26.2% 151	9.7% 56	2.3% 13	4.3% 25	6.2% 33	26.4% 140	45.7% 242	13.4% 71	8.3% 44	28
Responsive Government	50.9% 289	29.6% 168	13.6% 77	2.3% 13	3.7% 21	8.7% 44	26.2% 133	40.0% 203	17.9% 91	7.3% 37	49
Quality of schools	50.2% 283	22.0% 124	18.3% 103	4.6% 26	5.0% 28	10.4% 44	27.8% 118	39.2% 166	13.2% 56	9.4% 40	119
Quality of roads	54.7% 315	31.8% 183	6.4% 37	2.1% 12	5.0% 29	3.5% 19	11.5% 62	26.3% 142	25.7% 139	33.0% 178	18
Recreation Opportunities for Adults	28.6% 164	36.0% 206	25.8% 148	6.1% 35	3.5% 20	11.2% 57	27.0% 138	40.1% 205	17.0% 87	4.7% 24	50
Recreation Opportunities for Children	28.7% 162	35.8% 202	22.8% 129	7.6% 43	5.1% 29	9.1% 44	20.5% 99	42.3% 204	21.6% 104	6.4% 31	75
Access to Health Care services	40.6% 232	31.5% 180	19.4% 111	4.4% 25	4.2% 24	9.8% 46	22.4% 105	49.5% 232	14.3% 67	4.1% 19	88
Availability of Emergency Services	55.9% 320	28.5% 163	9.3% 53	3.1% 18	3.1% 18	25.2% 119	35.3% 167	33.0% 156	5.5% 26	1.1% 5	86
Job Opportunities within Walking and Biking Distance of Acme Township	15.5% 88	18.6% 106	32.5% 185	18.1% 103	15.3% 87	2.5% 11	7.0% 31	32.0% 141	36.1% 159	22.4% 99	116
Rural atmosphere	32.0% 184	32.0% 184	19.8% 114	10.4% 60	5.7% 33	16.1% 85	38.4% 203	36.3% 192	6.6% 35	2.6% 14	30
Proximity to Traverse City	31.8% 181	33.6% 191	23.7% 135	6.3% 36	4.4% 25	30.6% 152	32.6% 162	34.6% 172	1.6% 8	0.6% 3	56
Sense of community	24.7% 140	35.1% 199	30.0% 170	7.1% 40	3.2% 18	7.9% 40	23.0% 117	41.1% 209	21.0% 107	7.1% 36	45
Access to water and East Bay	50.5% 291	27.1% 156	12.7% 73	4.7% 27	5.0% 29	29.3% 157	30.1% 161	23.9% 128	11.8% 63	4.9% 26	23
Proximity to family and friends	17.7% 100	25.3% 143	39.8% 225	8.5% 48	8.7% 49	9.1% 38	20.1% 84	60.8% 254	6.5% 27	3.6% 15	126
Other, please specify:	76.1% 51	6.0% 4	9.0% 6	1.5% 1	7.5% 5	10.5% 6	5.3% 3	12.3% 7	15.8% 9	56.1% 32	18



Percent of respondents rating each issue "Very Important," in descending order:

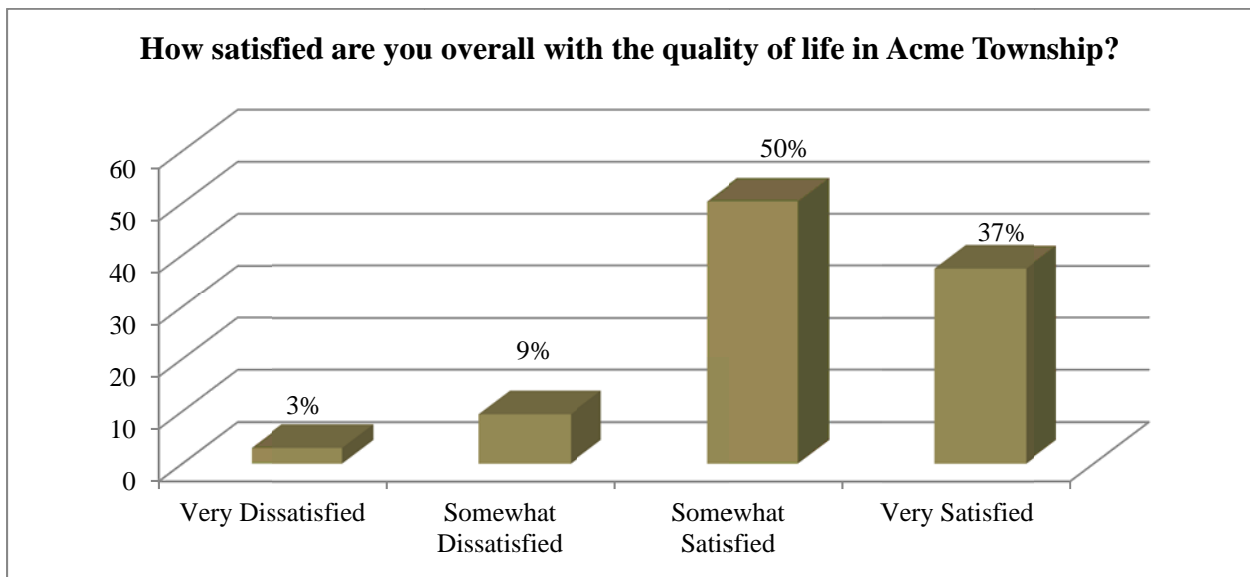
- Property Tax Rate (58%)
- Availability of Emergency Services (56%)
- Quality of Roads (55%)
- Responsive Government (51%)
- Access to water and East Bay (51%)
- Quality of Schools (50%)
- Cost of Living / Affordability (50%)
- Access to Health Care services (41%)
- Rural Atmosphere (32%)
- Proximity to Traverse City (32%)
- Recreation Opportunities for Children (29%)
- Recreation Opportunities for Adults (29%)
- Sense of Community (25%)
- Proximity to Family and Friends (18%)
- Job Opportunities within Walking and Biking (16%)
- Distance of Acme Township (16%)

Percent of respondents rating Acme Township "Excellent" with regard to each issue, in descending order:

- Proximity to Traverse City (31%)
- Access to water and East Bay (29%)
- Availability of Emergency Services (25%)
- Rural Atmosphere (16%)
- Recreation Opportunities for Adults (11%)
- Quality of Schools (10%)
- Access to Health Care services (10%)
- Recreation Opportunities for Children (9%)
- Proximity to Family and Friends (9%)
- Responsive Government (9%)
- Sense of Community (8%)
- Cost of Living / Affordability (7%)
- Property Tax Rate (6%)
- Quality of Roads (4%)
- Job Opportunities within Walking and Biking (3%)
- Distance of Acme Township (3%)

Question 2 asked respondents to indicate how satisfied they are, overall, with the quality of life in Acme Township. Table 8 and the chart below display results.

Table 8: How satisfied are you overall with the quality of life in Acme Township?				
	Frequency	Percent	Valid Percent	Cumulative Percent
Very Dissatisfied	16	2.7	3.0	3.0
Somewhat Dissatisfied	50	8.6	9.4	12.4
Somewhat Satisfied	268	45.9	50.3	62.7
Very Satisfied	199	34.1	37.3	100.0
Total	533	91.3	100.0	
Missing System	51	8.7		
Total	584	100.0		



The majority of respondents (88%) indicated they are “Very Satisfied” or “Somewhat Satisfied,” while 9% indicated they are “Somewhat Dissatisfied” and 3% are “Very Dissatisfied.”

Question 3 asked respondents to rate their level of satisfaction with a series of services provided within Acme Township. Table 9 displays results.

Table 9. How would you rate your satisfaction with the following services provided within Acme Township?					
	Very Dissatisfied	Somewhat Dissatisfied	Somewhat Satisfied	Very Satisfied	No Opinion DK
Emergency Medical Services & Fire Protection	1.1% 5	3.3% 15	36.6% 165	59.0% 266	122
Park Maintenance	2.7% 13	9.2% 44	50.4% 241	37.7% 180	91
Public Transit (BATA) Service	11.2% 29	23.2% 60	42.5% 110	23.2% 60	311
Recycling Center	1.4% 7	3.5% 17	31.2% 153	64.0% 314	72
Road Condition and Maintenance	39.7% 223	27.9% 157	26.5% 149	5.9% 33	10
Sheriff Services	2.0% 8	5.5% 22	50.3% 200	42.2% 168	167
Township Electronic Newsletter	3.9% 14	11.2% 40	45.4% 162	39.5% 141	209
Township Web Site	8.0% 27	11.6% 39	48.5% 163	31.8% 107	227
Zoning and Blight Enforcement	5.6% 20	29.9% 106	47.6% 169	16.9% 60	214

	N	Mean	Std. Deviation
Emergency Medical Services & Fire Protection	451	1.47	.619
Park Maintenance	478	1.77	.725
Public Transit (BATA) Service	259	2.22	.930
Recycling Center	491	1.42	.632
Road Condition and Maintenance	562	3.01	.948
Sheriff Services	398	1.67	.672
Township Electronic Newsletter	357	1.80	.790
Township Web Site	336	1.96	.870
Zoning and Blight Enforcement	355	2.24	.798

Note: Mean based upon 4-point Satisfaction Scale 1=Very Satisfied and 4=Very Dissatisfied

Respondents expressed the highest levels of satisfaction with the Recycling Center and Emergency Medical Services/Fire Protection, while the lowest levels of satisfaction were assigned to Road Condition/Maintenance, Zoning/Blight Enforcement, and Public Transit Service.

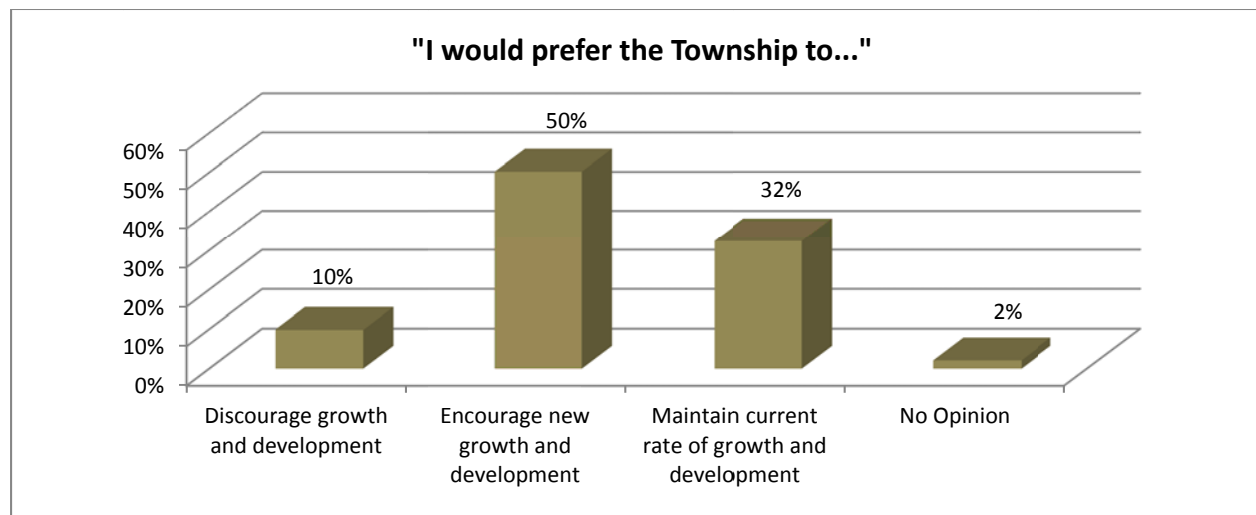
Question 4 asked respondents, with regard to funding, if they believe each of a series of initiatives should be pursued in Acme Township over the next 10 years. Table 10 displays results.

Table 10. With regard to funding, do you believe the following initiatives should be pursued in Acme Township over the next 10 years? (Please choose <u>one response</u> for each item)				
	Yes, even if it raises my taxes	Yes, only if it does not raise my taxes	No	Uncertain
Community Center	15.0% 73	45.1% 220	40.0% 195	78
Community Newsletter (Mailed)	6.1% 32	37.7% 197	56.1% 293	50
District Branch Library	17.2% 89	34.7% 179	48.1% 248	57
New Fire Station	19.7% 93	33.5% 158	46.7% 220	103
New Township Hall	11.2% 56	35.3% 177	53.6% 269	76
Expansion of Sewer System	16.5% 72	40.6% 177	42.9% 187	139
Public Transit (BATA Station(s))	15.3% 69	46.5% 210	38.3% 173	123
Public Water Services	18.3% 83	33.1% 150	48.6% 220	118
Recycling Service	18.6% 96	58.3% 301	23.1% 119	54
Road Maintenance and Reconstruction	54.9% 307	41.9% 234	3.2% 18	12
Senior Services	17.9% 84	55.7% 262	26.4% 124	104
Shoreline and Water Quality Protection	43.1% 233	48.6% 263	8.3% 45	36
Township-wide Pathway System including Sidewalks	35.7% 193	41.5% 224	22.8% 123	33
Improvements to the US-31 Shoreline Parks	35.4% 193	50.3% 274	14.3% 78	30
Web/Televised Township Meetings	5.3% 26	35.6% 173	59.1% 287	88

The majority of respondents (55%) indicated they believe Road Maintenance/Reconstruction should be pursued “even if it raises my taxes,” while the majority also indicated they believe Recycling Center and Senior Services should be pursued “only if it does not raise my taxes” (58% and 56%, respectively). In addition, the majority of respondents indicated they do not believe Web/Televised Township Meetings, Community Newsletter (mailed), or New Township Hall should be pursued (59%, 56%, and 54%, respectively).

Question 5 asked respondents to please select the one statement that most closely matches their views on growth and development in the Township. Table 11 and the chart below display results.

Table 11. Please select the one statement below that most closely matches your views on growth and development in the township. "I would prefer the township to..."				
	Frequency	Percent	Valid Percent	Cumulative Percent
	33	5.7	5.7	5.7
Discourage growth and development	57	9.8	9.8	15.4
Encourage new growth and development	293	50.2	50.2	65.6
Maintain current rate of growth and development	189	32.4	32.4	97.9
No Opinion	12	2.1	2.1	100.0
Total	584	100.0	100.0	

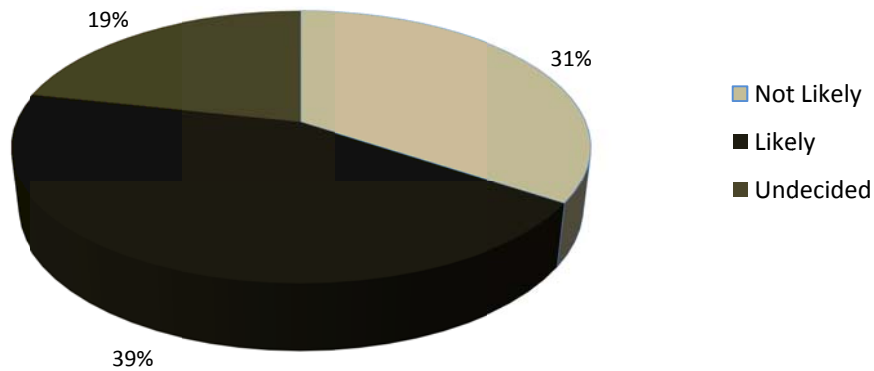


Fifty percent of respondents indicated they would prefer the township to “Encourage new growth and development,” with the second largest percentage (32%) indicating they would prefer the township “Maintain current rate of growth and development.”

Respondents were next asked how likely they are to vote to continue a special property tax millage for “Farmland Preservation” when it is up for renewal in 2013-2014. Table 12 and the chart below display results.

Table 12. The township currently levies a special property tax millage for Farmland Preservation. How likely are you to vote to continue this millage when it is up for renewal in 2013-2014?				
	Frequency	Percent	Valid Percent	Cumulative Percent
	61	10.4	10.4	10.4
Not Likely	180	30.8	30.8	41.3
Likely	230	39.4	39.4	80.7
Undecided	113	19.3	19.3	100.0
Total	584	100.0	100.0	

How likely are you to vote to continue a special property tax millage for Farmland Preservation when it is up for renewal in 2013-2014?



Approximately 39% of respondents indicated they are “Likely” to vote to continue the millage, while 31% indicated they are “Not Likely,” and 19% are “Undecided.”

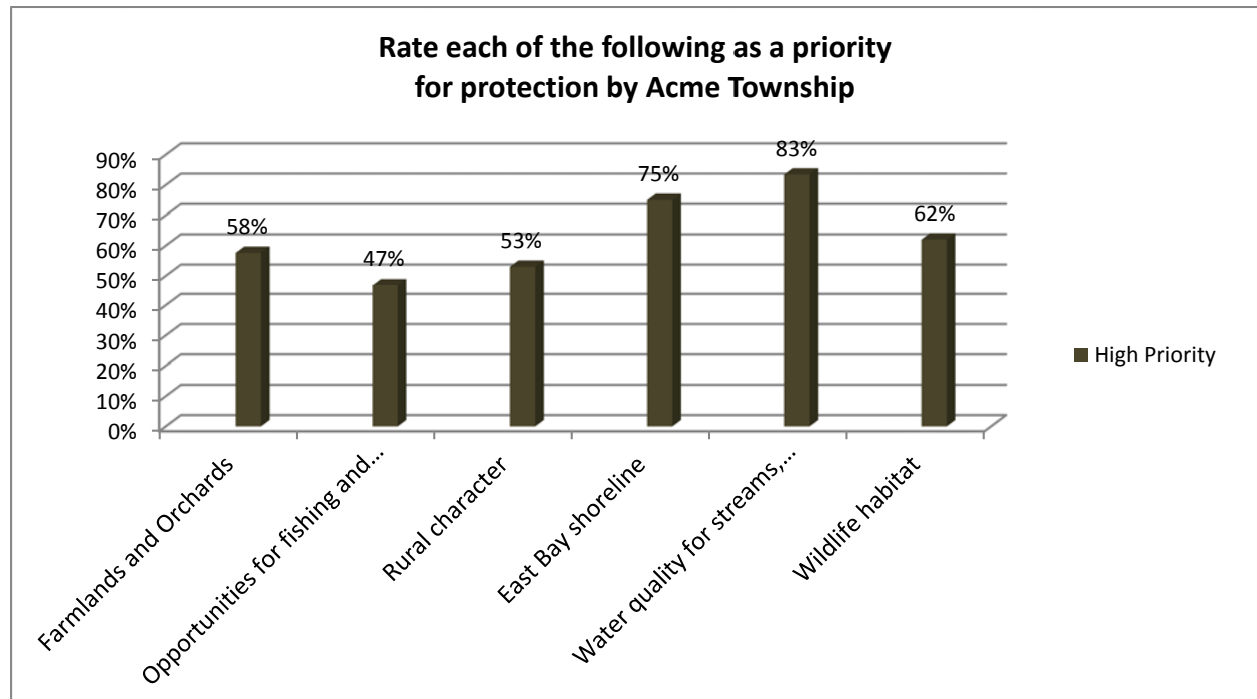
Question 7 asked respondents to rate each of several economic growth opportunities as a priority for development in Acme Township. The table below displays results.

	Low Priority	Medium Priority	High Priority	Not a Priority
Agricultural Operations and Processing	20.3% 115	40.9% 232	29.5% 167	9.3% 53
Agricultural Tourism	25.7% 146	38.0% 216	25.0% 142	11.3% 64
Residential (Single-Family)	12.7% 72	42.1% 239	40.7% 231	4.6% 26
Residential (Multiple Family i.e. Apartments)	44.0% 248	25.9% 146	10.5% 59	19.5% 110
Retail (Locally-Owned)	10.3% 59	33.1% 190	52.6% 302	4.0% 23
Large Scale Retail (Regional and National Chains)	30.6% 176	23.0% 132	27.0% 155	19.5% 112
Restaurants and Entertainment	9.5% 55	37.4% 216	49.1% 284	4.0% 23
Professional Offices and Technology-Related Business	18.5% 106	42.3% 243	32.8% 188	6.4% 37
Mixed Use (combination of retail/professional/industrial in one building)	25.6% 147	38.0% 218	23.2% 133	13.2% 76
Recreation / Tourism	8.0% 46	34.3% 197	55.1% 316	2.6% 15
Warehousing and Distribution Facilities	44.3% 256	21.6% 125	6.4% 37	27.7% 160
Industrial	46.0% 265	17.7% 102	7.1% 41	29.2% 168

The majority of respondents rated Recreation/Tourism and Retail (locally owned) as High Priority for development in Acme Township (55% and 53%, respectively). Conversely, over one-quarter of respondents identified “Industrial” and “Warehousing /Distribution Facilities,” independently, as Not a Priority for development (29% and 28%, respectively).

Similarly, Question 8 asked respondents to rate each of several areas as a *priority for protection* by Acme Township. Table 14 and the chart below display results.

Table 14. Rate each of the following as a priority for protection by Acme Township.				
	Low Priority	Medium Priority	High Priority	Not a Priority
Farmlands and orchards	8.6% 50	31.0% 180	57.6% 334	2.8% 16
Opportunities for fishing and hunting	13.3% 77	34.0% 197	46.8% 271	5.9% 34
Rural character	12.8% 74	30.3% 175	53.0% 306	3.8% 22
East Bay shoreline	5.7% 33	17.4% 101	75.0% 436	1.9% 11
Water quality for streams, watersheds and East Bay	3.1% 18	12.7% 74	83.4% 486	0.9% 5
Wildlife habitat	7.7% 45	28.4% 165	62.0% 360	1.9% 11



While five out of six characteristics were rated High Priority by the majority of respondents, Water Quality for Streams/Watersheds/East Bay and East Bay Shoreline received the strongest support, with 83% and 75%, respectively, assigning High Priority ratings.

The next series of items asked respondents to rate each of several initiatives in terms of desirability when planning for specified areas, along with visual scenarios for development. The following tables and charts display results. Visual scenarios are included in Appendix B.

Table 15. Please rate each of the following in terms of desirability when planning for US-31 in Acme Township between M-72 and 5 Mile Road.					
	Very Undesirable	Somewhat Undesirable	Somewhat Desirable	Very Desirable	No Opinion DK
Promote safe, fast and efficient traffic flow	9.5% 53	8.5% 47	22.1% 123	59.9% 333	14
Take steps to slow traffic to a safe yet efficient flow	12.4% 69	13.5% 75	29.4% 163	44.7% 248	20
Meet the needs of local vehicular traffic	2.2% 12	5.0% 28	33.3% 185	59.5% 330	21
Meet the needs of local pedestrian traffic	4.9% 27	11.0% 61	35.5% 197	48.6% 270	23
Attract new business / commercial growth	10.9% 62	13.9% 79	33.0% 187	42.2% 239	9
Attract new residents	8.0% 44	15.1% 83	42.5% 233	34.3% 188	26
Attract tourism	6.4% 36	11.4% 64	36.9% 208	45.3% 255	12
Should remain the same	32.3% 149	24.7% 114	29.2% 135	13.9% 64	85
Other, please specify:	9.8% 4	0.0% 0	0.0% 0	90.2% 37	48

Table 16. Using the enclosed VISUAL PREFERENCE GUIDE, select what you would like US-31 to look like in the future.				
	Frequency	Percent	Valid Percent	Cumulative Percent
	84	14.4	14.4	14.4
OPTION A	130	22.3	22.3	36.6
OPTION B	248	42.5	42.5	79.1
OPTION C	122	20.9	20.9	100.0
Total	584	100.0	100.0	

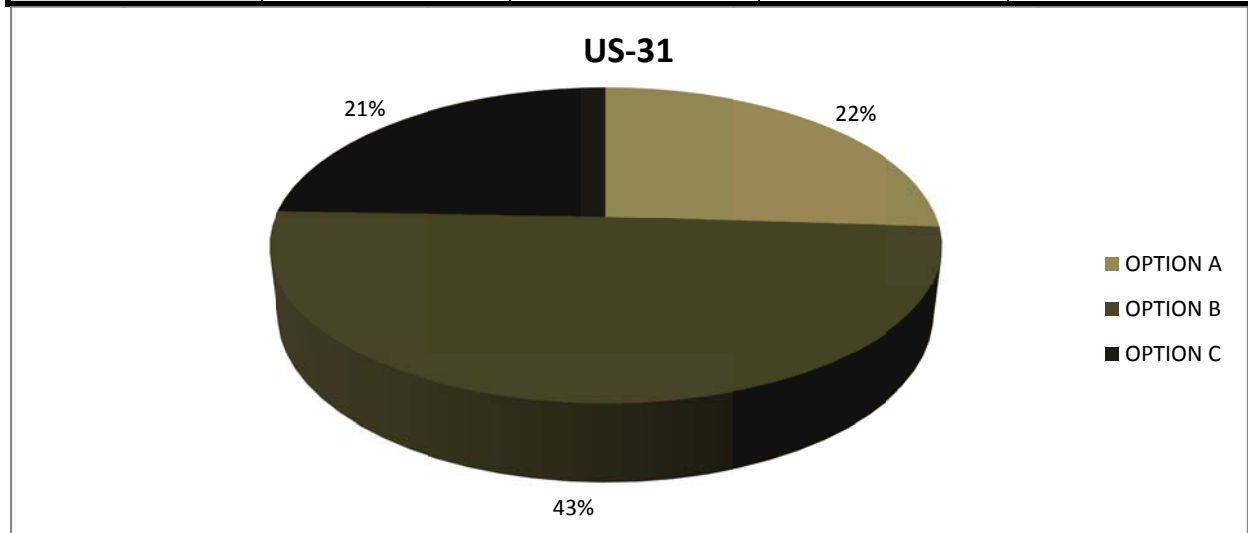
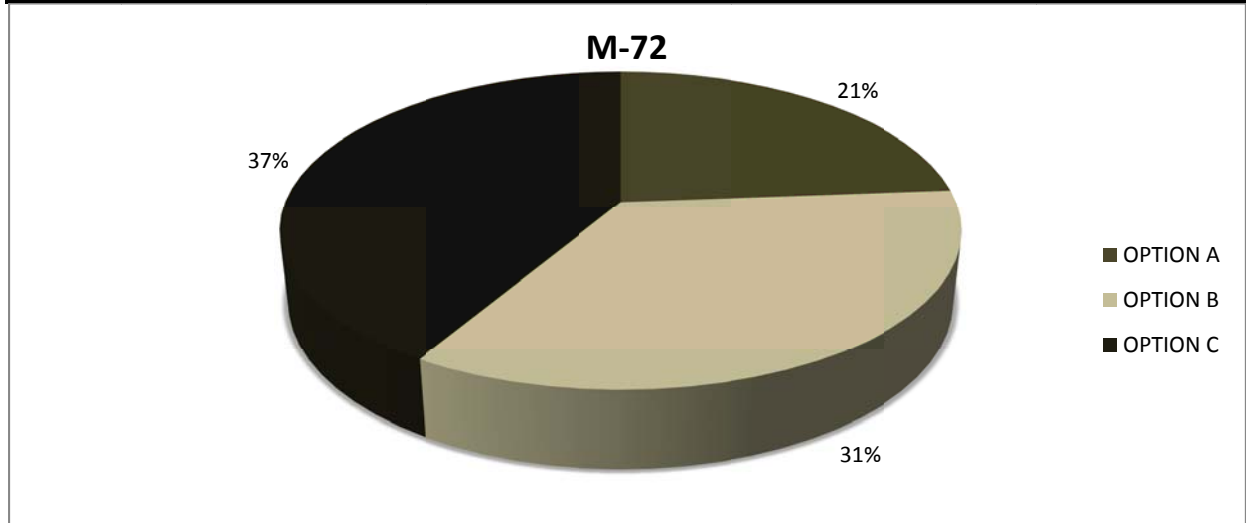


Table 17. Please rate each of the following in terms of desirability when planning for M-72 in Acme Township between Lautner Road east to Arnold Road

	Very Undesirable	Somewhat Undesirable	Somewhat Desirable	Very Desirable	No Opinion DK
Promote safe, fast and efficient traffic flow	7.8% 43	5.5% 30	24.8% 136	61.9% 339	14
Take steps to slow traffic to a safe yet efficient flow	14.4% 77	20.1% 107	28.7% 153	36.8% 196	26
Attract new business / commercial growth	14.5% 80	17.8% 96	31.3% 172	36.4% 200	21
Retain opportunities for agriculture	5.3% 29	10.3% 56	37.4% 203	47.0% 255	27
Compact commercial centers	16.5% 87	18.2% 96	40.7% 215	24.6% 130	36
Strip commercial development	47.8% 253	25.3% 134	21.6% 114	5.3% 28	36
Industrial / Warehousing	46.4% 245	30.1% 159	18.6% 98	4.9% 26	40
Should remain the same	31.0% 139	25.4% 114	21.9% 98	21.7% 97	83
Other, please specify:	19.2% 5	0.0% 0	3.8% 1	76.9% 20	49

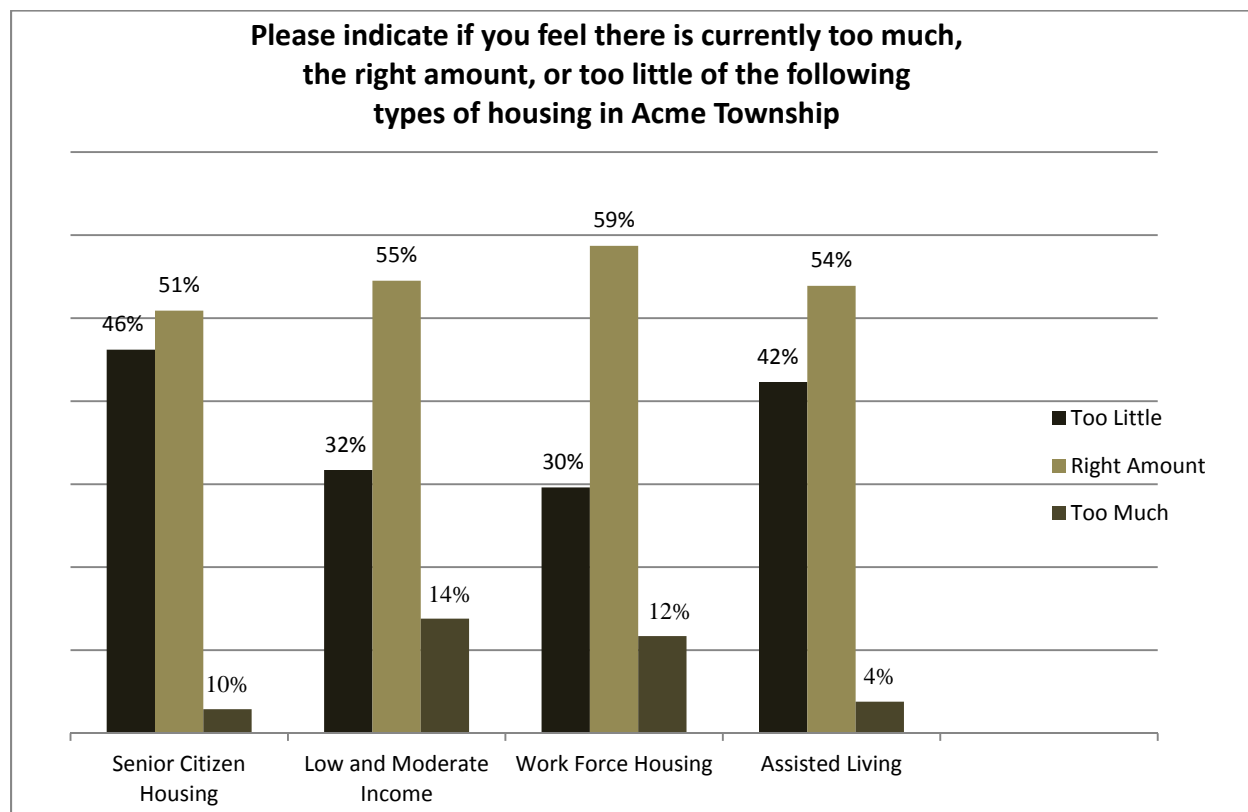
Table 18. Using the enclosed VISUAL PREFERENCE GUIDE, select what you would like M-72 to look like in the future.

	Frequency	Percent	Valid Percent	Cumulative Percent
	71	12.2	12.2	12.2
OPTION A	122	20.9	20.9	33.0
OPTION B	178	30.5	30.5	63.5
OPTION C	213	36.5	36.5	100.0
Total	584	100.0	100.0	



Question 13 asked respondents to rate the current amount of several types of housing in Acme Township. The following table and chart display results.

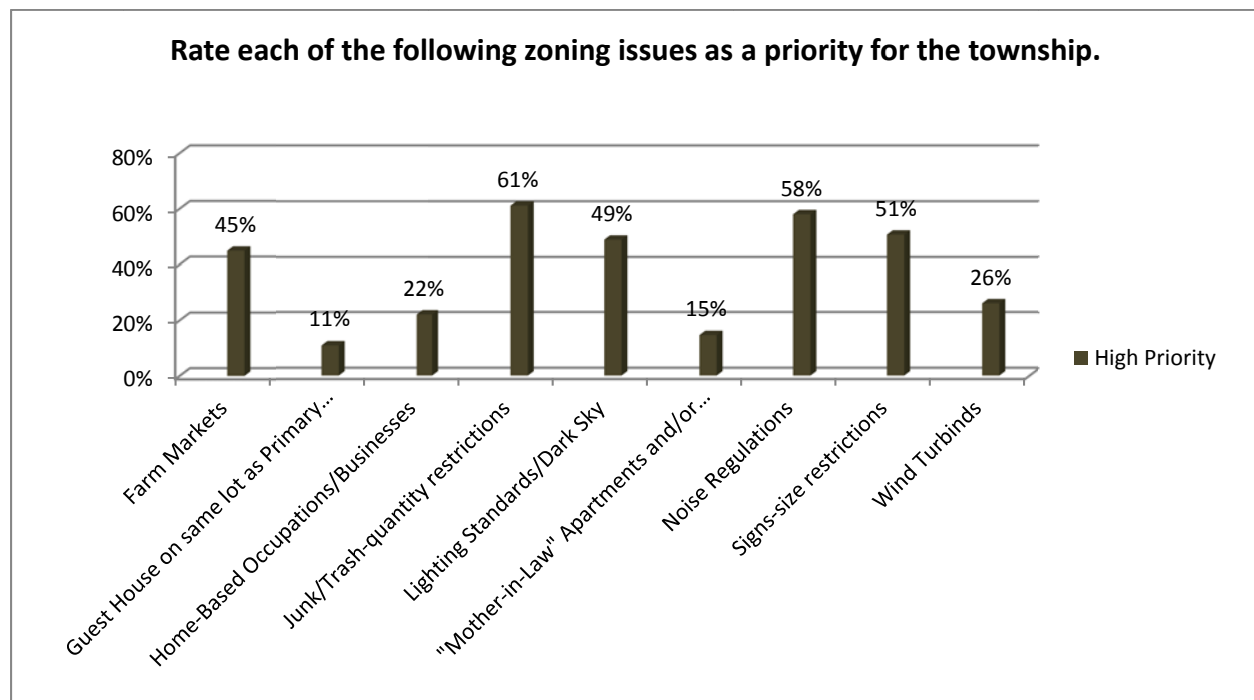
Table 19. Please indicate if you feel there is currently too much, the right amount, or too little of the following types of housing in Acme Township.				
	Too Little	Right Amount	Too Much	Don't Know
Senior Citizen Housing	46.2% 178	50.9% 196	2.9% 11	194
Low and Moderate Income, individuals and families	31.7% 136	54.5% 234	13.8% 59	149
Work Force Housing (Home values less than \$145,000)	29.6% 127	58.7% 252	11.7% 50	145
Assisted Living	42.3% 145	53.9% 185	3.8% 13	235



The majority of respondents, in each instance, indicated there is “The Right Amount;” however, 46% of respondents indicated there is currently “Too Little” Senior Citizen Housing and 42% indicated there is “Too Little” Assisted Living.

Question 14 asked respondents to rate each of several zoning issues as a priority for the township. The table and chart below display results.

Table 20. Rate each of the following zoning issues as a priority for the township.				
	Low Priority	Medium Priority	High Priority	No Opinion
Farm Markets	14.1% 78	41.1% 228	44.9% 249	18
Guest House on same lot as Primary Home	63.5% 319	25.7% 129	10.8% 54	70
Home-Based Occupations/Businesses	34.7% 176	43.4% 220	21.9% 111	63
Junk / Trash-quantity restrictions	10.1% 55	28.7% 157	61.2% 335	25
Lighting Standards / Dark Sky	16.3% 87	34.8% 186	49.0% 262	35
“Mother-in-Law” Apartments and/or Accessory Dwelling Units	45.2% 221	40.3% 197	14.5% 71	85
Noise Regulations	10.6% 59	31.3% 175	58.1% 325	16
Signs – size restrictions	15.8% 88	33.4% 186	50.8% 283	20
Wind Turbines	48.3% 248	25.7% 132	25.9% 133	58



Percent of respondents rating each zoning issue “High Priority,” in descending order:

- Junk/Trash-quantity restrictions (61%)
- Noise Regulations (58%)
- Signs – size restrictions (51%)
- Lighting Standards / Dark Sky (49%)
- Farm Markets (45%)
- Wind Turbines (26%)
- Home-Based Occupations/Businesses (22%)
- “Mother-in-Law” Apartments and/or Accessory Dwelling Units (15%)
- Guest House on same lot as Primary Home (11%)

Question 15 presented a series of public/private outdoor parks, trails and/or indoor recreation facilities located in Acme Township and asked that respondents indicate how often they visit. Table 21 displays results.

Table 21. How often do you or a member of your household visit the following public/private outdoor parks, trails and/or indoor recreation facilities located in Acme Township?					
	At least Once a Week	Several Times a Month	Once a Month	Several Times a Year	Do not Visit
Bayside Park	3.5% 20	8.6% 49	8.2% 47	38.4% 219	41.2% 235
Bunker Hill Boat Launch	3.5% 20	1.7% 10	3.3% 19	14.1% 81	77.4% 445
Deepwater Point Natural Area	3.5% 20	3.9% 22	5.6% 32	27.8% 159	59.2% 338
Dock Road Boat Launch	5.4% 31	4.9% 28	3.7% 21	18.7% 107	67.3% 385
East Bay Harbor Marina	1.9% 11	2.1% 12	3.5% 20	13.6% 77	78.9% 448
Grand Traverse Resort	10.8% 62	6.6% 38	7.0% 40	51.0% 293	24.7% 142
Lochenheath Golf Course	1.2% 7	2.3% 13	3.5% 20	15.7% 90	77.4% 444
Maple Bay County Farm Park	1.9% 11	4.7% 27	4.0% 23	16.3% 93	73.0% 416
MDOT / Gilroy Roadside Park	0.7% 4	2.8% 16	1.9% 11	14.4% 82	80.2% 458
Petobego State Game Area	1.2% 7	3.0% 17	1.4% 8	18.2% 104	76.2% 436
Sayler Park	2.6% 15	3.7% 21	4.2% 24	28.8% 165	60.7% 348
Shores Beach Boat Launch	0.5% 3	0.7% 4	2.0% 11	8.5% 48	88.3% 496
TART Trail	19.7% 113	16.6% 95	5.6% 32	31.9% 183	26.2% 150
VASA Trail / Bartlett Park	14.8% 85	10.5% 60	6.6% 38	25.8% 148	42.3% 243
Yuba Creek Natural Area	1.9% 11	5.4% 31	4.2% 24	25.2% 145	63.4% 365
Yuba Park Road Boat Launch	1.4% 8	3.5% 20	2.8% 16	15.1% 87	77.3% 446

Respondents most frequently cited Grand Traverse Resort, Bayside Park, and TART Trail as public/private outdoor parks, trails and/or indoor recreation facilities used “Several Times a Year” (51%, 38%, and 32%, respectively).

The final survey items asked respondents to indicate their level of agreement with each of several statements addressing recreation facilities/services and then rate a series of recreation facilities/activities in terms of first, second and third choice for planning and development in Acme Township. The following tables display results.

Table 22. Please indicate your level of agreement with each of the following statements.					
	Strongly Disagree	Somewhat Disagree	Somewhat Agree	Strongly Agree	No Opinion
Parks and recreation facilities/services are important to our community and worthy of taxpayer support	3.9% 22	5.1% 29	37.1% 211	54.0% 307	10
Acme Township should continue additional land acquisition to provide greater access to Grand Traverse Bay	15.4% 86	12.9% 72	26.0% 145	45.7% 255	23
Acme Township should support the development of trails that connect with other adjacent parks and the Tart Trail	3.4% 19	6.0% 33	28.2% 156	62.4% 345	25
Acme Township needs a designated swimming beach	7.8% 42	10.7% 58	35.1% 190	46.4% 251	40
Acme Township should have a public marina	18.2% 92	13.4% 68	34.2% 173	34.2% 173	74
Acme Township should have an adequate public boat launch facility	6.4% 34	6.8% 36	30.5% 162	56.4% 300	48
Acme Township should actively plan for and support arts and cultural activities	11.3% 60	13.9% 74	43.8% 233	31.0% 165	49

The majority of respondents indicated they “Strongly Agree” *Acme Township should support the development of trails that connect with other adjacent parks and the TART Trail, Acme Township should have an adequate public boat launch, and Parks and recreation facilities/services are important to our community and worthy of taxpayer support* (62%, 56%, and 54%, respectively).

Table 23. Please indicate which of the following recreation facilities and activities Acme Township should plan for and develop. Indicate your *top three* choices by placing a 1, 2, and 3 next to your first, second, and third choice activities / facilities.

Recreation Activities	First Choice	Second Choice	Third Choice
Ball Fields	26.6% 29	25.7% 28	47.7% 52
Basketball Courts	17.9% 12	34.3% 23	47.8% 32
Bird Watching	24.7% 18	31.5% 23	43.8% 32
Canoe / Kayak Launches	30.3% 36	36.1% 43	33.6% 40
Children Play Structures	31.6% 30	33.7% 32	34.7% 33
Climbing Wall	6.3% 3	22.9% 11	70.8% 34
Community Gardens	27.9% 29	38.5% 40	33.7% 35
Cultural Events/Public Art	31.1% 33	33.0% 35	35.8% 38
Fishing Access Areas	48.6% 69	33.8% 48	17.6% 25
Frisbee Golf	11.5% 6	30.8% 16	57.7% 30
Non-Motorized Trails	46.9% 99	28.4% 60	24.6% 52
Outdoor Movies-in-the Park	18.1% 15	28.9% 24	53.0% 44
Outdoor Performance Amphitheater	20.9% 24	33.9% 39	45.2% 52
Parks with wireless capabilities	22.8% 13	24.6% 14	52.6% 30
Passive (Leisure) Parks	39.4% 56	27.5% 39	33.1% 47
Public boat docks	43.1% 84	34.4% 67	22.6% 44
Skateboard Park	4.3% 2	15.2% 7	80.4% 37
Snowshoeing	15.6% 10	51.6% 33	32.8% 21
Swimming Beach	46.0% 132	36.9% 106	17.1% 49
Tennis Courts	25.3% 22	31.0% 27	43.7% 38
Volleyball (Beach) Courts	18.6% 13	38.6% 27	42.9% 30
Volleyball (Indoor) Courts	2.2% 1	22.2% 10	75.6% 34
Walking Trails	42.1% 114	35.8% 97	22.1% 60
Water Sports (i.e. Kite boarding)	17.5% 11	33.3% 21	49.2% 31
Wind Sports	14.9% 7	36.2% 17	48.9% 23
Winter Skating Rink	27.8% 27	24.7% 24	47.4% 46

3.0 CROSS-TABULATIONS

A series of cross-tabulation analyses was conducted for the purpose of further exploring the data. Chi-square analyses, which compare obtained frequencies with expected frequencies, identify significant findings. It should be noted that all references to “more likely” reference *statistical* likelihood in terms of what would be expected, not direct comparisons with other respondent groups. The following are the significant results of these analyses.

Business Owner/Residents

Business owners, more likely to:

- Indicate “Cost of living/affordability” *Very Unimportant* or *Neutral*
- Rate Acme Township *Below Average* or *Above Average* with regard to “Property tax rate”
- Rate Acme Township *Poor* with regard to “Quality of schools”
- Indicate *Neutral* with regard to importance of “Access to health care services”
- Rate Acme Township *Average* with regard to “Proximity to family and friends”
- Indicate *Somewhat Dissatisfied* with “Park Maintenance”
- Indicate *Somewhat Satisfied* or *Very Dissatisfied* with “Public Transit (BATA) Services”
- Indicate *Very Dissatisfied* with “Township Web Site”
- Indicate *No* to funding over the next 10 years for “New Fire Station”
- Indicate *No* to funding over the next 10 years for “Expansion of Sewer System”
- Indicate preference for township to *Encourage new growth and development*
- Rate “Residential (Multiple Family i.e. Apartments),” “Retail (Locally-Owned),” “Large Scale Retail (Regional and National Chains),” “Restaurants and Entertainment” “Recreation/Tourism,” and “Industrial” *High Priority*
- Rate “Attract new business/commercial growth” and “Attract tourism” *Very Desirable*
- Rate “Should remain the same” *Somewhat Undesirable* or *Very Undesirable*
- Selected *Option C* for “What would you like US-31 to look like in the future?”
- Rate “Retain opportunities for agriculture” *Somewhat Undesirable* or *Very Undesirable*

Residents, more likely to:

- Indicate “Cost of living/affordability” *Somewhat Important* or *Very Important*
- Rate Acme Township *Average* with regard to “Property tax rate”
- Rate Acme Township *Below Average, Average* or *Excellent* with regard to “Quality of schools”
- Indicate “Access to health care services” *Somewhat Important*
- Rate Acme Township *Above Average* with regard to “Proximity to family and friends”
- Indicate *Very Satisfied* with “Park Maintenance,” “Public Transit (BATA) Services,” and “Township Web Site”
- Indicate *Yes, only if does not raise my taxes* and *Yes, even if it raises my taxes* to funding over the next 10 years for “New Fire Station”
- Indicate *Yes, only if does not raise my taxes* to funding over the next 10 years for “Expansion of Sewer System”
- Indicate preference for township to *Discourage growth and development* or *Maintain current rate of growth and development*
- Rate “Residential (Multiple Family i.e. Apartments)” *Not a Priority* or *Medium Priority*
- Rate “Retail (Locally-Owned)” and “Large Scale Retail (Regional and National Chains)” *Not a Priority, Medium Priority* or *Low Priority*
- Rate “Restaurants and Entertainment” *Medium Priority* or *Low Priority*
- Rate “Recreation/Tourism” *Not a Priority, Medium Priority* or *Low Priority*
- Rate “Industrial” *Not a Priority* or *Low Priority*

Business owners, more likely to:

- Indicate *Too Little* “Low and Moderate Income, individuals and families housing”
- Indicate *Too Little* “Work Force Housing (Home values less than \$145,000)”
- Rate “Guest House on same lot as Primary Home” zoning issue *High Priority* or *Medium Priority*
- Rate “Home-Based Occupations/ Businesses” zoning issue *High Priority*
- Rate “Mother-in-Law Apartments and/or Accessory Dwelling Units” zoning issue *Medium Priority*
- Report East of US-31 and north of Brackett Road (B) or Business Community (G) with regard to “Which area of the township are you located?”

Residents, more likely to:

- Rate “Attract new business/commercial growth” *Somewhat Desirable, Somewhat Undesirable* or *Very Undesirable*
- Rate “Attract tourism” *Somewhat Desirable, Somewhat Undesirable* or *Very Undesirable*
- Rate “Should remain the same” *Very Desirable* or *Somewhat Desirable*
- Selected *Option A* or *Option B* for “What would you like US-31 to look like in the future?”
- Rate “Attract new business/commercial growth” *Somewhat Desirable* or *Somewhat Undesirable*
- Rate “Retain opportunities for agriculture” *Somewhat Desirable*
- Indicate *Right Amount* “Low and Moderate Income, individuals and families housing”
- Indicate *Right Amount* “Work Force Housing (Home values less than \$145,000)”
- Rate “Guest House on same lot as Primary Home” zoning issue *Low Priority*
- Rate “Home-Based Occupations/ Businesses” zoning issue *Low Priority*
- Rate “Mother-in-Law Apartments and/or Accessory Dwelling Units” zoning issue *Low Priority*
- Report Shoreline North of M-72 and west of US-31, D-Cranberry Woods, Springbrook Hills and Wellington Farms subdivisions (A) or Holiday North & Pines Subdivision, Sherwood Farms and Stockfish subdivisions (E) with regard to “Which area of the township are you located?”

Sub-Areas

Residents in Sub-Area A, more likely to:

- Rate Acme Township *Below Average* or *Average* with regard to “Quality of Roads”
- Rate Acme Township *Above Average* with “Availability of Emergency Services”
- Indicate “Sense of Community” *Very Important*
- Indicate *Somewhat Dissatisfied* with “Recycling Center”
- Indicate *Somewhat Satisfied* or *Somewhat Dissatisfied* with “Road Condition and Maintenance”

Residents in Sub-Area B, more likely to:

- Rate Acme Township *Average* with regard to “Quality of Roads”
- Rate Acme Township *Above Average* with “Availability of Emergency Services”
- Indicate “Sense of Community” *Very Important*
- Indicate *Very Satisfied* with “Recycling Center”
- Indicate *Somewhat Dissatisfied* with “Road Condition and Maintenance”

Residents in Sub-Area C, more likely to:

- Rate Acme Township *Average* or *Above Average* with regard to “Quality of Roads”
- Rate Acme Township *Below Average* or *Average* with “Availability of Emergency Services”
- Indicate “Sense of Community” *Somewhat Unimportant* or *Neutral*
- Indicate *Somewhat Satisfied* with “Recycling Center”
- Indicate *Somewhat Satisfied* with “Road Condition and Maintenance”

Residents in Sub-Area D, more likely to:

- Rate Acme Township *Below Average* with regard to “Quality of Roads”
- Rate Acme Township *Average* with “Availability of Emergency Services”
- Indicate “Sense of Community” *Very Unimportant, Somewhat Unimportant, Neutral* or *Somewhat Important*
- Indicate *Very Satisfied* with “Recycling Center”

Residents in Sub-Area E, more likely to:

- Rate Acme Township *Poor* with regard to “Quality of Roads”
- Rate Acme Township *Above Average* with “Availability of Emergency Services”
- Indicate “Sense of Community” *Somewhat Important*
- Indicate *Very Dissatisfied* with “Road Condition and Maintenance”

Residents in Sub-Area F, more likely to:

- Rate Acme Township *Above Average* or *Excellent* with regard to “Quality of Roads”
- Rate Acme Township *Excellent* with “Availability of Emergency Services”
- Indicate “Sense of Community” *Very Important*
- Indicate *Very Satisfied* with “Recycling Center”
- Indicate *Very Satisfied* or *Somewhat Dissatisfied* with “Road Condition and Maintenance”

Sub-Areas

Residents in Sub-Area A, more likely to:

- Indicate *Somewhat Satisfied* with “Zoning and Blight Enforcement”
- Respond *Yes, even if it raises my taxes* with regard to funding “Public Water Services”
- Indicate “Residential (Multiple Family i.e. Apartments)” *Medium Priority*
- Indicate “Professional Offices and Technology-Related Business” *High Priority or Medium Priority*

Residents in Sub-Area B, more likely to:

- Indicate *Somewhat Dissatisfied* with “Zoning and Blight Enforcement”
- Respond *No* with regard to funding “Public Water Services”
- Indicate “Residential (Multiple Family i.e. Apartments)” *Low Priority*
- Indicate “Professional Offices and Technology-Related Business” *Not a Priority or Low Priority*

Residents in Sub-Area C, more likely to:

- Indicate *Somewhat Dissatisfied* with “Zoning and Blight Enforcement”
- Responded *Yes, only if it does not raise my taxes* with regard to funding “Public Water Services”
- Indicate “Residential (Multiple Family i.e. Apartments)” *Medium Priority*

Residents in Sub-Area D, more likely to:

- Responded *No* with regard to funding “Public Water Services”
- Indicate “Residential (Multiple Family i.e. Apartments)” *Not a Priority*
- Indicate “Professional Offices and Technology-Related Business” *Not a Priority or Medium Priority*

Residents in Sub-Area E, more likely to:

- Indicate *Somewhat Dissatisfied* or *Very Dissatisfied* with “Zoning and Blight Enforcement”
- Responded *No* with regard to funding “Public Water Services”
- Indicate “Residential (Multiple Family i.e. Apartments)” *Medium Priority or Low Priority*
- Indicate “Professional Offices and Technology-Related Business” *High Priority*

Residents in Sub-Area F, more likely to:

- Indicate *Somewhat Satisfied* with “Zoning and Blight Enforcement”
- Responded *Yes, only if it does not raise my taxes* and *Yes, even if it raises my taxes* with regard to funding “Public Water Services”
- Indicate “Residential (Multiple Family i.e. Apartments)” *High Priority*
- Indicate “Professional Offices and Technology-Related Business” *Low Priority*

Sub-Areas

Residents in Sub-Area A, more likely to:

- Indicate “Opportunities for fishing and hunting” *Medium Priority*
- Indicate *Too Little* “Work Force Housing (Home values less than \$145,000)”
- Indicate *Somewhat Agree* or *Somewhat Disagree* with “Acme Township should have a public marina.”
- Report have lived in Acme Township “More than 20 Years” or “Less than 2 Years”

Residents in Sub-Area B, more likely to:

- Indicate “Opportunities for fishing and hunting” *High Priority*
- Indicate *Too Little* “Work Force Housing (Home values less than \$145,000)”
- Indicate *Strongly Agree*, *Somewhat Disagree* or *Strongly Disagree* with “Acme Township should have a public marina”
- Report have lived in Acme Township “More than 20 Years”

Residents in Sub-Area C, more likely to:

- Indicate “Opportunities for fishing and hunting” *High Priority* or *Low Priority*
- Indicate “Rural character” *High Priority*
- Indicate *Right Amount* or *Too Much* “Work Force Housing (Home values less than \$145,000)”
- Indicate *Strongly Agree*, *Somewhat Disagree* or *Strongly Disagree* with “Acme Township should have a public marina”
- Report have lived in Acme Township “2 – 5 Years,” “6 – 10 Years,” or “Less than 2 Years”

Residents in Sub-Area D, were more likely to:

- Indicate “Opportunities for fishing and hunting” *Not a Priority* or *High Priority*
- Indicate “Rural character” *High Priority*
- Indicate *Too Little* “Work Force Housing (Home values less than \$145,000)”
- Indicate *Somewhat Agree* or *Strongly Disagree* with “Acme Township should have a public marina”
- Report have lived in Acme Township “More than 20 Years”

Residents in Sub-Area E, more likely to:

- Indicate “Opportunities for fishing and hunting” *Not a Priority*, *Medium Priority* or *Low Priority*
- Indicate “Rural character” *Medium Priority* or *Low Priority*
- Indicate *Right Amount* “Work Force Housing (Home values less than \$145,000)”
- Indicate *Somewhat Agree* or *Somewhat Disagree* with “Acme Township should have a public marina”

Residents in Sub-Area F, more likely to:

- Indicate “Opportunities for fishing and hunting” *High Priority*
- Indicate *High Priority* for protection of “Rural character”
- Indicate *Right Amount* “Work Force Housing (Home values less than \$145,000)”
- Indicate *Strongly Agree* with “Acme Township should have a public marina”
- Report have lived in Acme Township “11 - 20 Years”

Sub-Areas

Residents in Sub-Area A, more likely to:

- Report “Year Round Resident-Homeowner”

Residents in Sub-Area B, more likely to:

- Report “Non-resident property owner” or “Year Round Resident-Homeowner”
- Indicate business owner in Acme Township

Residents in Sub-Area C, more likely to:

- Report “Non-resident property owner,” “Seasonal Resident,” or “Year Round Resident-Renter”

Residents in Sub-Area D, more likely to:

- Report “Year Round Resident-Homeowner”
- Indicate not a business owner in Acme Township

Residents in Sub-Area E, more likely to:

- Report “Year Round Resident-Homeowner”
- Indicate not a business owner in Acme Township

Residents in Sub-Area F, more likely to:

- Report “Seasonal Resident”

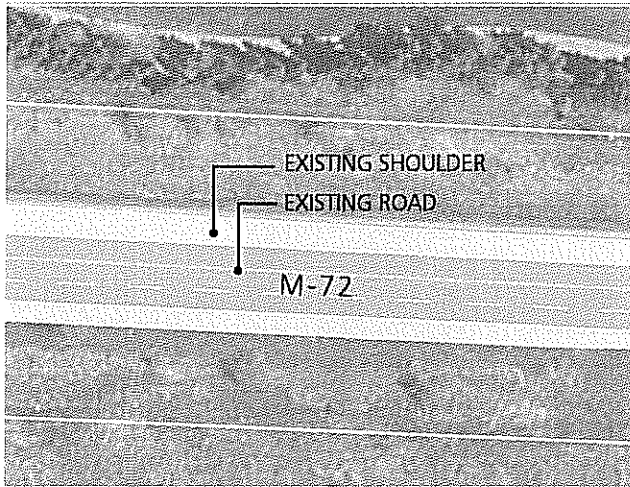
APPENDIX B

Zip Codes

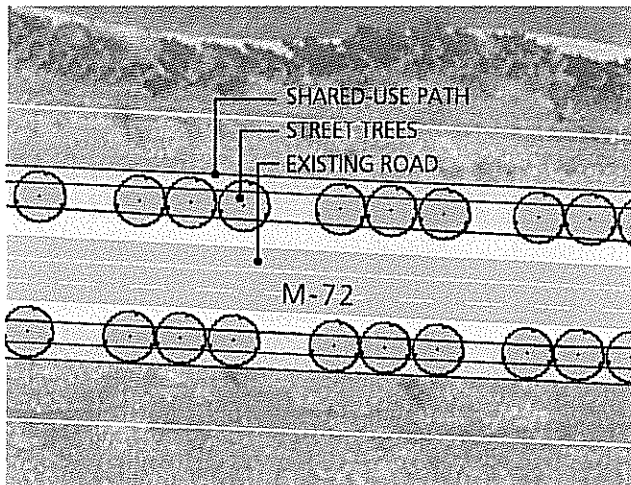
	Frequency	Percent	Valid Percent	Cumulative Percent
6339	1	.2	.3	.3
47304	1	.2	.3	.6
48009	1	.2	.3	.9
48085	1	.2	.3	1.3
48094	1	.2	.3	1.6
48098	1	.2	.3	1.9
48118	1	.2	.3	2.2
48123	1	.2	.3	2.5
48161	1	.2	.3	2.8
48168	1	.2	.3	3.1
48170	1	.2	.3	3.4
48197	1	.2	.3	3.8
48201	1	.2	.3	4.1
48226	1	.2	.3	4.4
48310	1	.2	.3	4.7
48326	1	.2	.3	5.0
48335	1	.2	.3	5.3
48381	2	.3	.6	5.9
48439	1	.2	.3	6.3
48503	1	.2	.3	6.6
48603	1	.2	.3	6.9
48609	1	.2	.3	7.2
48640	1	.2	.3	7.5
48642	1	.2	.3	7.8
48653	1	.2	.3	8.1
48808	1	.2	.3	8.4
48823	1	.2	.3	8.8
48824	1	.2	.3	9.1
48917	2	.3	.6	9.7
48933	1	.2	.3	10.0
49085	1	.2	.3	10.3
49546	1	.2	.3	10.6

	Frequency	Percent	Valid Percent	Cumulative Percent
49601	1	.2	.3	10.9
49610	13	2.2	4.1	15.0
49612	1	.2	.3	15.3
49629	9	1.5	2.8	18.1
49638	1	.2	.3	18.4
49646	3	.5	.9	19.4
49654	1	.2	.3	19.7
49659	1	.2	.3	20.0
49682	1	.2	.3	20.3
49684	93	15.9	29.1	49.4
49685	7	1.2	2.2	51.6
49686	70	12.0	21.9	73.4
49688	1	.2	.3	73.8
49690	69	11.8	21.6	95.3
49696	7	1.2	2.2	97.5
49735	1	.2	.3	97.8
49738	2	.3	.6	98.4
49740	1	.2	.3	98.8
49770	2	.3	.6	99.4
60467	1	.2	.3	99.7
79686	1	.2	.3	100.0
Total	320	54.8	100.0	
Missing System	264	45.2		
Total	584	100.0		

QUESTION 12: Visual Preference Survey for M-72

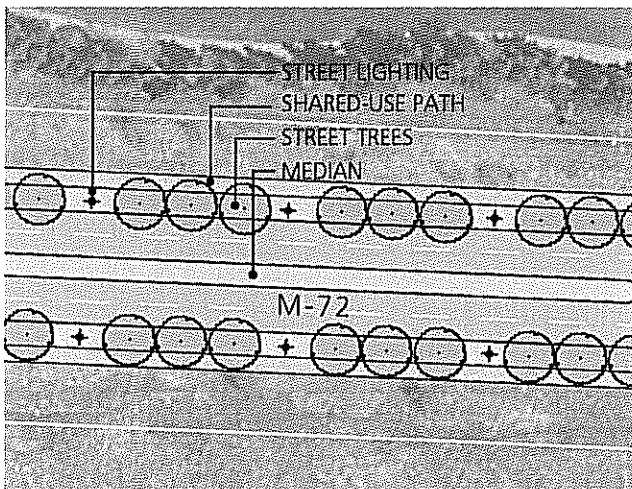


OPTION A - EXISTING CONDITION



OPTION B – SHARED PATH and TREES

Road remains the same but a shared pathway and street trees are added.



OPTION C – MEDIAN

A median is installed with shared pathway, landscaping and corridor lighting.

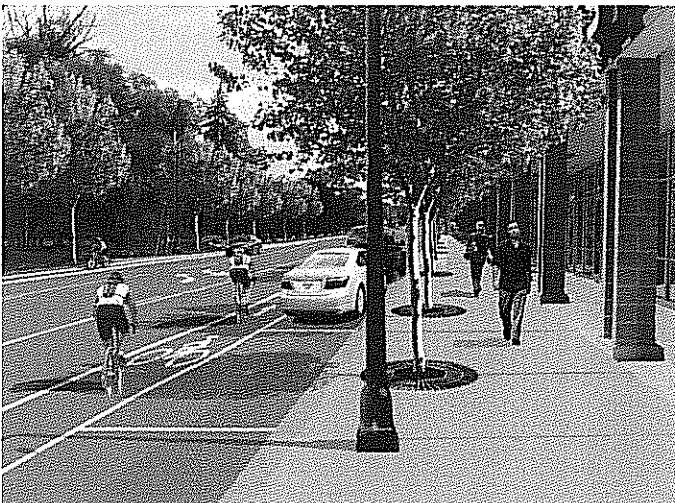
QUESTION 10: US-31 CORRIDOR VISUAL APPEARANCE PREFERENCE



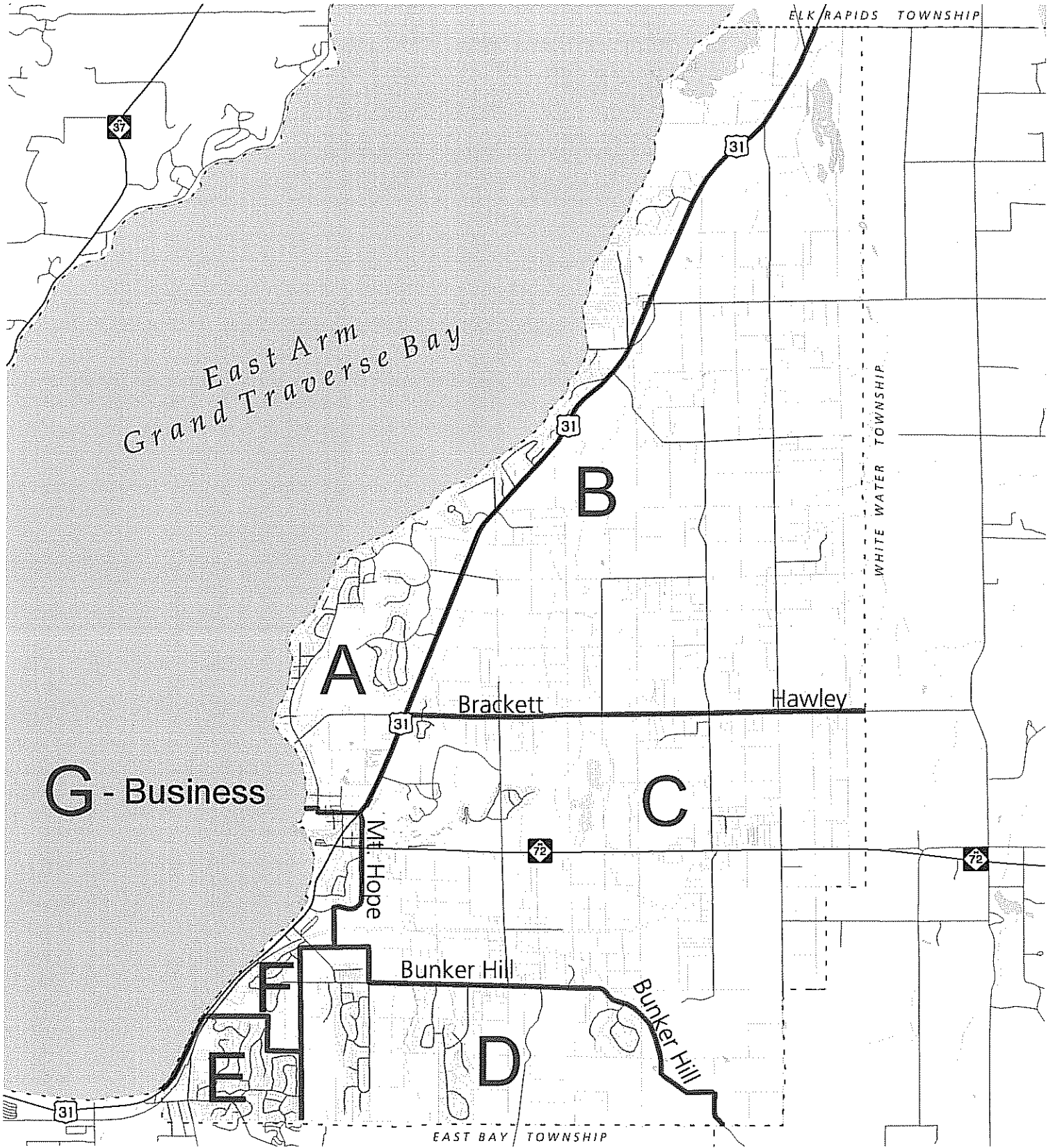
OPTION A – Existing Condition



OPTION B – Reduction from 5 to 3 lanes with on-street parking, bike lanes, and sidewalks







OPTION C – Reduced lanes, sidewalks, lights and new retail/office buildings placed closer to US-31



Acme Township

Survey Sub-Areas

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

-  Parcel Boundary
-  Township Boundary
-  Survey Boundary
-  Road

For assistance in locating your condo or subdivision, flip the page over to find a list of properties and corresponding sub-area.



SUBDIVISION / CONDO NAME	SUB-AREA
Bayridge Condo	A
Beechwood Cliffs	A
Birchview Shores	A
Cottages at Windward Ridge	A
Deepwater Point II Condo	A
Deepwater Point III Condo	A
Deepwater Point Sub	A
Dock Harbor Estates	A
First Addition to Sunset Park	A
Juniper Woods	A
LochenHeath site Condo	A
Orchard Shores	A
Peaceful Valley	A
Ridge Top Condo	A
Sunset Park	A
Supervisors Plat Peninsula View	A
Valley Estates	A
Woodland Acres	A
Woodridge Estates	A
Wolverine Heights	Half A Half B
Yuba Creek	B
Arrowhead Estates	C
Cottage Glens Condos	C
Deepwater Point Condo	C
Golfcrest Condos	C
Grandview Sub	C
GT Bayview Condos	C
GT Golfview Condos	C
GT Hilltop Condo	C
GT Valleyview Condo	C
M-72 E Storage Condos	C
Railway Industrial Park	C
Signature Ridge condos	C
Singletree Condo	C
Singletree II Condos	C
Traverse Bay RV Park	C
Your Storage Condo	C

SUBDIVISION / CONDO NAME	SUB-AREA
Cranberry Woods	D
Crows Nest Sub	D
Hampshire Hills	D
Pleasant Ridge	D
Rondo Heights	D
Springbrook Hills	D
Springbrook Hills No 2	D
Springbrook Hills West	D
Sugar Bush	D
Village Point	D
Wellington Farms	D
Wellington Farms No 2	D
Wellington Farms No 3 & 4	D
Williamston Estates	D
Bay Pines	E
Blackwood Hills	E
Holiday North	E
Holiday Pines	E
Holiday Pines No 2	E
Huntington Woods No 1	E
Huntington Woods No 2	E
Mount View	E
Northpointe Subs 1 through 5	E
Sherwood Estates	E
Sherwood Estates No 2	E
Sherwood Estates No 3	E
Sherwood Estates No 5	E
Stockfish Sub No 1	E
Stockfish Sub No 2	E
Weathering Heights	E
Bay Villa Condo	F
Crest Haven Hills	F
Crestridge Hills	F
Crestridge Hills No 2	F
Grand Traverse Condo	F
Kirkridge Hills	F
Leonard Hoxsie's First Addition to the Village of Acme	F
Scenic Hills	F
Surfside Condominiums	F
The Shores Condo	F
Village of Acme	F

ADDITIONAL COMMENTS

Question 1 – Issues relevant to the township

- Quality of East Bay Water #1
- Roads
- Clean, regulated overhaul of regulations of property and what is accepted, e.g. cars, trash, RV's, boats. Need to clean up properties! Need to reestablish what is Acme Twp.
- Roads are embarrassing and a Meijer here would start the decline of the rural atmosphere.
- Fairness
- By pass if 31/37 is blocked
- Boat launches, 3 terrible launches
- Boat launch with docking and deep enough for larger boats
- Availability of airport, local arts and culture, local independent restaurants.
- Property tax too high
- Completion of TART Trail to M72 from BHR as far away from traffic as possible.
- Local amenities
- Balance of uses
- Come on, it's about time for a boat ramp!
- Senior services, i.e. senior center, recreation center
- Public transit and economic development
- Close integration of rural and commercial.
- Raise the class of our community by showing off our best asset; views of the bay.
- Limit commercial development.
- Hunting and fishing
- Get a Meijer built ASAP!
- Acme needs the 4 lanes with turn lane
- Job opportunities
- Access to state land
- Business friendly/development
- Open waterfront like T.C. open space. Prevent Acme from becoming another Chum's Corners.
- Don't need to move the township; you got "help" from NMC?
- Job opportunities
- Slower, quieter traffic
- Boat access (launching) in East Bay, Acme Township in poor condition.
- Meijer issue that used too much taxpayer money in legal battles!
- No more Growth!
- Development of shoreline parks and marina and boat launch.
- Tim Horton's (coffee) and better shopping. More good restaurants, not fast food chains. Plaza with a T.J. Maxx or other similar affordable shopping (not downtown T.C. prices)
- Biodiversity, natural resource protection, clean water and air, biodiversity-maintain
- Trees-blocking views
- Abandoned/vacant retail on M 31, no plan to regulate development
- Would love to see a lovely town center with walkways, community bulletin boards for pot luck get together. Could even be large, nice gazebo; fun all year. Can decorate for different holidays, caroling at Christmas, etc. Would strengthen sense of community!
- Meijer project
- Fill empty commercial buildings.
- Holiday Rd. Greenwood
- Need to provide a boat launch nearby.
- Necessary needs: bank, groceries, vets, Kmart, pet store (M72), hardware, etc.
- Tearing down bay motels.
- Please make available road and public access ramps.
- Do not allow Meijer in Acme Township.

- Subdivision roads
- Sewer rate
- Bike paths. Jay is doing a great job now. The old board stood by and watched us lose our school (Bertha-Vos), now my children go to E.R. I will be very satisfied with the township as soon as Meijer opens.
- I have a rural area and wish it to remain the same.
- Proximity to state forest
- Roads, and conditions pot holes, very poor lane markings, never painted, narrow lanes such as Bunker Hill, can't see at night.
- Wind mill placement and power for or against.
- Business friendly
- Government communications is website.

Question 9 – Terms of desirability when planning for US-31 in Acme Township between M-72 and 5 Mile Road.

- Keep it an attractive corridor.
- Clean up area
- By pass if 31/37 is blocked
- Fill existing commercial buildings. It's a ghost town.
- Careful zoning of commercial area with a unified theme, not a mish-mash appearance.
- Balance of uses
- Boat launch
- Reduce speed limit on Bunker Hill Rd! US31 to Lautner.
- Room for trees
- Link- tourism-economic development into traffic flow and utilize public transit to move people in the commercial/retail area with less congestion. Link transit to TART Trail infrastructure.
- Bay, park, road, business
- Beautify
- Keep traffic moving
- Turn lane heading south M 31 signal at M 72 E
- Reducing lanes
- Use existing facilities rather than build new.
- Marina with local retail on bay side, reroute 31 along railroad.
- Promote safe and efficient traffic flow.
- Can't emphasize need for slow traffic and quaint stores (Elk Rapids feel).
- Single-family housing, but little if any commercial development. Keep it somewhat rural!
- Bridge access from east to Shoreline.
- Traffic light at 5 Mile Rd. & 31
- Safe overhead or tunnel crossing near parks.
- Attract locally owned shops and restaurants.
- Take advantage of beauty of water (slow traffic, add pull offs).
- As for attract tourism, it depends on type.
- Mixed use, keep shoreline open, simple
- Find an alternate route (by-pass)
- Nothing new built on the bay side of road
- Narrow US 31 to 3 lanes
- Strip malls
- Sounds as if we should decide between rural atmospheres or a desire to grow, i.e. professional office, tech business, can't have both!
- Walkability, being able to walk into coffee shops, restaurants by water comfortable without traffic coming by. Maybe a tunnel(s) under roads to fit bikes, walkers, strollers.
- Create jobs and affordable housing so residents can keep their homes. Prices keep going down on home real estate, back to what I paid for it 11 years ago. Very sad.
- No Meijer!
- Bike trail desirable
- Inbound traffic should be diverted to Elk Lake Rd/Williamsburg S. to Hammond away from waterfront.

- No bike paths
- Do not allow Meijer in Acme Township.
- Roads are an embarrassment and hazardous.
- Why would we attract tourist with no local business to spend their money? Never understood why Acme wanted to attract tourist and not promote business.
- I would like to see an access road starting at Crest Haven and extending behind the retail along 31. Too many curb cuts for a busy highway (by McDonalds).
- Trade places with TART. People closer to lake than motor vehicles.
- Left turn arrow on 31 to 72 south bound US 31
- No new builds, occupy and clean up existing properties.
- Multi-mode transportation to and from T.C. and neighborhoods
- Fix the roads.

Question 11 – Terms of desirability when planning for M-72 in Acme Township between Lautner Road east to Arnold Road.

- Improve appearance, not density
- No box stores.
- No Meijer's
- Need 5 lanes
- Curb cuts - shelters for public transit options.
- Lifestyle center
- Reduced lanes
- Encourage local businesses along Bay Shore
- Maintain natural view, encourage local business south of 31/72.
- No growth!
- Caution
- Rural setting
- YMCA needed closer to Acme.
- Keep agriculture from Lautner to Bates on M 72. Then, compact commercial from Bates to Turtle Creek parking lot.
- New business for jobs
- Landscaped median when M 72 is widened
- For the most part, keep it small/rural.
- No Meijer!
- Turning lane
- Use roundabouts.
- No bike paths
- Do not allow Meijer in Acme Township.
- Subdivision road improvement
- Protect headwaters of Yuba Creek from pollution.
- No roundabout
- No new builds, occupy and clean up existing properties.
- Inviting to younger generations

Additional Comments

- No wind turbines (2)
- Please invest money in rehab Dock Road boat launch!
- Welcome to Acme, the township with empty stores and a dumb council. The results of this survey will make no difference; the council will do what they want to. Five years ago residents voted for a Meijer's we still don't have it.
- At my age I seldom use the trails or parks. I do think they are important but keep in mind it will cost to maintain them forever. We need business for tax base. If you want the Bay Front for a park, you have to slow traffic.
- The zoning question, #14, was confusing. If we indicate a high priority, it only means it needs to be addressed, not that we agree with it.
- As far as wind turbines in Acme Township, I do not want them used in this area. We also use the Tart/Vasa trails very frequently in the summer and fall months. I am a homeowner in Acme Township, but we rent the house to our child. We currently live downstate but will be moving here in 2 years.
- I would promote small business development. I'm totally in favor of bike paths along 31 but not if it means going from 5 to 3 lanes. It's a terrible idea. Losing 2 lanes of auto traffic would really restrict traffic. Also, you can't launch a fishing boat at Dock Rd. or Bunker Hill. Saylor Park is ok for a small boat but ramp is terrible! This survey is a great idea.
- Our household really feels the need for a boat launch with a dock and parking with trailers. Similar to Elmwood Township launch and facilities. Being a part of the boating community, we see the need to bring launches for larger boats to the Acme area. We'd like to enjoy East Bay more often - facilities don't allow.
- Thank you for considering the opinions of the residents.
- Acme township needs a balance and be ourselves. Not try to be a Traverse City "want to be."
- So sorry to read in the Record Eagle that Sharon Vreeland was let go. She was a great asset for many years with a wealth of knowledge concerning our township - a great loss - find the money to rehire her. Since December, e mail and electronic newsletters have declined. We need to know more from our supervisor through electronic means for those who can't get out.
- I choose option C for M-72 for two reasons. 1. I live at GTR and often discover that traffic flow (very fast) makes entry difficult to either M72 or continued travel on Lautner. I welcome a flashing stop-go light or a round-a-bout as a safety measure. 2. - I would hope that traffic from all points east and south could be diverted to T.C. via Williamsburg Rd. or a more efficient route than traveling M72 all the way to US31. Option C would allow for the pace and flow of traffic to greatly diminish.
- Dear Jay, Thank you for making us feel like we are a part of this community!
- Sad to see our local businesses (Toms, Kmart, and Ace Hardware) possibly put out of business by Meijer. Also, sad to see the beautiful entry to the bay polluted by Meijer's round about etc. for the lack of money. Why do we have to pick that area? As a child, I remember coming over the hill on 72. How exciting it was to see the water and know we were starting vacation. Yes, we want growth but how sad the entry to up north will look like any other shopping mall. Just go across town.
- I still can't comprehend why we need Meijer when Tom's and K-Mart are already here.
- Keep in mind property taxes may increase more than Social Security and/or retirement funds.
- The primary focus of local government should be safety and infrastructure; taking most of the tax money to improve and maintain these two areas.
- Coming from the North (US31), there should be a left turn light on to M-72. Dock Rd. boat launch should be improved for launching a boat. There should be 4 lanes of traffic from Kalkaska county line on M72. A round-about would be a huge blunder!
- Support local food and Micro/Nano brew and small quaint local expansion on 72 beyond McDonalds. Not more fast food, firework stores or strip malls. This should generate local growth not boredom.
- Given the current infrastructure (water, sewer), it makes sense to further develop the areas surrounding the present commercial areas (where Tom's and Kmart are) instead of putting more big box business further out 72 and taking away that land. Thank you for the survey, great idea!
- With regard to questions about road quality and maintenance, the plowing is excellent by the GTRC. It's the pot holes that lowered the rating. There is a development in the Ft. Worth, TX area called "South Lake Town Square." The style of it is something that might be attractive for our area. It doesn't scream "Big Box."
- Acme Twp. Needs to encourage businesses to move into the existing buildings along US-31, as it currently resembles a ghost town. The township board needs to move on from the anti-business sentiment displayed during the Meijer fiasco and encourage reasonable growth in Acme Twp.

- Would appreciate a sound system for township meetings! 2. Copy of budget would be desirable. 3. Quarterly report on income/expenditure against budget. 4. Would like to see boards/commissions rely less on attorneys and make decisions themselves. By reading packets in advance they might be able to be more prepared to make the correct decisions. 5. Acme Twp. is a great place to live and raise a family!!
- Need good speed laws established for rural homeowners and new commercial buildings go up nearby. Maintaining better roads and truck usage for deliveries, etc. More safety needed for children and older seniors in heavy traffic areas with more buildings and commercial usage.
- It would be nice to have the existing TART Trail extended to the Grand Traverse Resort. Regarding the marina, if there is a need for one, it should be privately owned and operated; NEVER owned and operated by Acme Township or any governmental agency.
- I would love to be able to ride my bike more safely in Acme. As I age, I would prefer less hilly terrain. I am considering selling my home in Holiday Hills because it's too difficult to ride up Holiday Road. Also would love to ride along the water safely. No strip malls please!! Are there any plans for single story new homes or duplexes?
- It is extremely important that Acme retains its rural qualities. Allowing large box stores to over populate our beautiful township would be the cardinal mortal sin of the century. I believe our elected officials must remain ever mindful of our natural resources and the effects multiple dwellings, big box stores and traffic noises and congestion will have on the area. I believe we can attract business growth without sacrificing the Acme integrity we have held onto for so long. Look what greed did to Garfield Township!
- The township has a lot of potential. My top priorities: 1. Road/street improvements - include sidewalks. 2. "Smart growth", use planning - avoid sprawl. 3. Enforce trash/junk ordinances. 4. Expand recreation opportunities. 5. More arts/cultural events.
- Need retail shopping. Hate having to drive through T.C. to eat and shop. We need Meijer's, Home Depot, medical facilities. You should be looking at needs of residents versus tourists.
- M72 needs to be widened but no trees (no maintenance). We need nice restaurants and stores so we don't have to go to T.C. US31 doesn't need anything closer to the road and there is no reason for parking spaces.
- Would like to see the township enforce some plan that make home owners take care of their property; painting, yards mowed, trash picked up, etc.
- I think we are removing too much prime property from the tax rolls with the addition of bay front property. Not only are we removing the property from the tax rolls but we will now have to maintain the property. I think we need the Bay Side Park, but we are making it too large.
- No new taxes!
- No dogs at beach enforced. No dumping e-coli. The walk from Bunker Hill to Acme public beach needs pedestrian access. The walk from TART Trail to Gilroy's MDOT roadside park is dangerous. Access from Juniper Trail to 5 Mile should be insured and maintained by the township.
- Acme Village to the extent that it exists, is best described as a "strip mall". I would like to see a genuine village with a more compact, identifiable center. Not national chains!
- Do not want any wind turbines. Do not want businesses to run out of home if it means having eq. on property.
- I support local involvement in many issues without taxpayers required to support. I like the feel in Acme Twp. I support business growth. I don't believe that our access to East Bay is the best location and do not support tax dollars to try and experiment that project.
- Please look at community police. (constable?) 2. Lower speed limit on 5 mile, especially north of Holiday Hills Rd. 3. Determine a way to lower taxes for non-residents. 4. Hold an annual twp. Business owner expo.
- I believe our township needs to be more fiscally responsible and less politically responsible.
- If US 31 is closed between Bunker Hill and 5 Mile, where does the traffic go? We can sit for hours, why the round about?? Why the delay for Meijer's???
- Question 9 does not offer relevant answers. US 31 should not be relocated, but it must be made safe. "Desirability" is not the best criteria to apply there. Question 15 - We have way too many parks for a township our size. Questions 1 - "No Growth" does not work -- We have lost our local school and family populations with the closing of Bertha Vos. This damage needs to be reversed by focusing more on what families with children need--library, playfields, walking trails, civic functions and citizen camaraderie.
- Question 4 - We were unsure what the term Community Center meant. If a public gathering spot for events, we would support. Questions 22 and 23 - We are a dual income family whose professions are in different categories. We also both have second jobs. We work from home in the 49690 zip code. One job is in Traverse City and another is in East Bay Township but both of these are for TCAPS so we chose the administrative address for TCAPS. As far as professions go, we have educational, technical, professional and service industry.
- A beautiful bay with no township access for boats over 16 ft. Please dredge a little!
- Please keep Acme Township quiet, dark at night, and rural! Thank you for your efforts on behalf of all of us.

- Need a boat launch.
- Please do not adopt or accept any proposed planning involving "Agenda 21." Agenda 21 is the United Nations plan to collectivize private property.
- I've marked "3" on p. 6 (Question 17) for several activities that I believe that all could be grouped together in one place on East Bay. Families/people could come and do many things.
- When I grew up in the suburbs of Detroit, I could walk to the country in 10 minutes. By the time I turned 18, it took over 3 hours. I do not wish to relive that. I choose to live here because of the beauty the area offers. We don't need to beg for new business. Also, let people build homes 1,000 sq. ft. or less, we don't need any more 4,000 sq. ft. homes or view blocking buildings.
- Boat ramp, and ease off on the taxes.
- Thank you for developing this resident survey. I have lived in Acme for 70 years and I appreciate the need for an economic growth plan! Also, asking the residents is critical.
- Question 17 - Ball fields, basketball courts, volley ball courts and skating rink could be consolidated as one recreational project area. We have lots of open space, let's us it. Question 12 - Similar to Woodmere in T.C. Looks nice and seems to work. *Civic Auditorium/Community Center/Senior Center/Public Use Facility would be nice. Could be supported by public donation support to get started.
- We need a public indoor swimming pool and health and fitness center. The club at GT Resort is too expensive for residents! Need more bike lanes on rural roads. Need to connect TART Trail from Bunker Hill Rd. to Lautner Road.
- Acme is becoming a blighted community. Roads are in poor condition, businesses are closing and buildings stand vacant and crumbling along US 31. We have placed emphasis on preserving country views and rural atmosphere while the center of our township slowly degenerates into a slum.
- I will be very unhappy with the new township board if Acme Township's master plan includes large areas of strip malls and big box stores.
- Thank you for putting together this survey. My concern would be taking US 31 between 5 Mile and 72 from 5 lanes to 3 lanes would cause a lot of traffic congestion. As Traverse City and hopefully Acme grow, it would be beneficial to have roads that can handle the increased traffic. What about option C for the M 72 corridor applied between 5 Mile and M 72 (with sidewalks)? This would be aesthetically pleasing and allow for traffic flow. Thank you
- Moving a highway - US 31 is too much money!
- Concerning mainly Petobego Beach area, state game area and beach: As lake water levels keep getting lower, the township need to stop the increasing harassment from adjacent private land owners claiming new dry land as being private that recreational boaters and the public in general endures on a daily basis. Enforce water line laws and rules and stop this private encroachment on what is supposed to still be public, water or no water.
- I live in the Holiday Hills area. I feel Acme Township's first priority should be to fix our roads. I have spent hundreds of dollars on repairing of my 2 cars because of the poor maintenance of these roads. All I ever hear from people who would want to live and work in the Acme Township say, is they would not consider moving here because of these roads.
- A lifestyle center with opportunities for retail growth is important. Zoning regulations need to be less onerous.
- Liability issues for swimming areas, climbing areas (cost to taxpayers). Cost of maintaining newly created parks. Cost of maintaining and liability issues if township builds sidewalks. Property taxes are high enough! Not willing to fund "extras" in bad economy. Fixed income with little prospect of meaningful cost of living adjustments to Social Security.
- I have been involved in 3 other "master plans" over the 30 years I've live here. Time is spent, money is spent, and nothing happens. Whatever happened to the "Master Plan" that was approved 8 years ago? All these plans just like this comment will be read and tossed away. That's why Acme is dying. We have no planners, so let's spend a couple \$100,000 to do nothing. My biggest complaint is Acme has no architectural ordinance. We have a chance to be written up about, but we will no doubt end up looking like M37.
- I love the idea of a median on 72. Also endorse decreasing speed limits. Safety is a concern. Acme has a lot of potential; it could look far more inviting that it does now.
- We recently purchased property at the Bayridge development in Sept. 2012. We have visited and stayed in the area many times over the last 25 years and are very familiar with several of the recreational sites. We will be building a home for vacation purposes and look forward to utilizing the township's parks and recreational opportunities. We encourage the new master plan and are excited to see what transpires.
- US 31 needs to remain 5 lanes wide or Acme will need to change its name to "Terrible Traffic Junction."
- On Q14, marked high priority. Don't understand, does it mean in favor of?
- Funding should be a priority for road maintenance.
- Thank you for including me! Continue sensible, logical, rational development with no skyscrapers in cow pastures!!

- No new taxes. Build Meijer. Build trails to get to Meijer. Fix my road! (potholes) Don't care about beaches. Stop people from going through red lights at Bunker Hill. If I pay for BATA, drive by my house and take me to work. Why are you not filling the potholes?
- For wind turbines, I hope you encourage their use and put zoning in place to allow them, even if restricted to certain areas.
- Traffic safety on US 31, i.e. Five Mile Rd. and US 31! We need a traffic light at that intersection. The Five Mile Rd. turn radius on to US 31 should also be widened. The entire intersections are ridiculous.
- We truly enjoy having Saylor Park as a dog friendly beach. It is one of few quality areas to enjoy the water with pets!!
- Address the bad roads in Sherwood sub.!!! Finish TART Trail from Bunker Hill to Lautner. Need boat launch in Acme business district, which will bring needed business to Acme at least during summer tourist season. Option B & C are stupid. (Q10)
- Maintain township. Unimproved gravel roads better!!
- Having purchased my property within the past 2 years as a future home site for my retirement I did not feel qualified to answer some questions. My reason for picking Acme for this purpose was it was still close to services needed in Traverse but still had a small town atmosphere and in the rural. My hope is that it does not grow to just become an extension of Traverse. That's main reason people choose to leave down state and come north to leave the chaos behind. Thank you for considering our opinions.
- Questions regarding the quality of government were left unanswered because they did not acknowledge the change in the make-up and attitude of the newly elected officials. I was very pleased with the performance of the previous board and hope that the new leadership will reflect the needs of Acme's citizenry and not cater to outside influences such as developers and corporate interests. This new board has not yet established themselves and cannot be judged properly.
- I would not spend a bunch of money on the M 72 corridor between Lautner and Arnold Roads. Instead, concentrate on the US 31 corridors between 5 Mile and M 72. Create a nice swimming beach, not a marina. Make it accessible to the TART Trail. If done right, it could have multiple functions from summer beach use to hosting events like festivals, craft shows, etc. Thank you for asking for our input and for your commitment to our township.
- Invest in boat launch, marina and beach. Maintain rural farmland character. Protect/maintain Acme Creek Yarding area for wildlife as well as Yuba Creek and Petobelo. A moderate but well organized business district with walkable stores near beach area (i.e. Mt. Hope Rd.). Closing Bertha Vos School was a terrible blow to Acme economically; reopen school.
- Please build the Meijer store.
- Thanks for our opportunity to provide my input.
- There are so many buildings that are setting empty and are eye sores. Meijer should be a positive draw to expansion of retail and commercial business. Responsive, slow growth that will enhance our tax base. Regarding Q10: I do not like any of these options. Trees look much too close to the roadway. Don't want wind turbines.
- Why isn't Mt. Hope Rd. being considered for Township Center?
- Our country is in a recession. We may see some ups and downs but it is for sure that things are going to be difficult down the road. The jobless rate is going to rise and we should be wise not to over extend ourselves in government and personal. Please do not put our great Acme in a place that will hurt us. Thank you!
- Too bad that in the plans for Acme Shoreline, that there are no provisions for a nice restaurant. Dining near the water is always a pleasant experience for tourists and locals.
- While it is terrific to live in a rural area, there is a wonderful opportunity to invite large retail stores to the area on Lautner Rd. where Meijer is supposed to build. It would be wonderful to not have to drive into Traverse City to shop. It does not have to look ugly - park like settings in front of stores - parking behind. Traverse City's Wal-Mart, Home Depot complex almost got it right. Their garden and water features are lovely.
- May be too late, but would rather have traffic lights at new Meijer's entrances rather than the roundabouts planned. Should all be allowed to use Marina Park to swim rather than only boat owners. Have been asked to leave that beach because I don't have a boat there. Would like sidewalks at Bayside Park, hard to use a walker or wheelchair there.
- Keep traffic moving. More business for employment. Acme used to have only two lanes and it was a bottle neck.
- Our beaches need to be groomed. We need docks and ramps at boat landings. Old Mountain Jacks should be used as Town Center / Conference Center (especially basement).
- Need left turn signal going south on US 31 at M 72 E. Decrease speed between Acme and Holiday Rd. to 45 mph. Please strongly improve boat launches; we usually go to Elk Rapids because we get stuck at deep-water point too often.
- Waste of time and money.

- We need a traffic bypass so that the shoreline area can be developed as a low speed pedestrian and bicycle friendly "downtown" with small businesses, shops and restaurants much like downtown T.C. We do not need a big box store or an industrial park.
- We have parks already that are not taken care of. Saylor Park could be very nice. I don't know if we need such a large Bay front Park. Also, all of the crummy buildings coming thru Acme look terrible. And, a fireworks store? That looks awful.
- No Meijer or other big box stores. I moved up here to get away from them. If I wanted to live in the city, I would move back down state.
- I see an urgent need for sidewalks/bike path on US 31 through Acme. I never take this route considering it a risk to life, but see a surprising number of cyclists going through with panniers in summer and others. Bunker Hill Rd. is an existing cycle path wholly unmaintained or marked for this purpose. Road surface deplorable, forcing cars and bikes all over the roadway. Racing cars at the top of the hill, above Ace Hardware, cut across the shoulder while navigating this corner as fast as they can go. Limited sight distance and poor vehicle control at the speeds they travel bodes ill for pedestrian and cyclists.
- I love option C to be developed as far down 72 east and US 31 west to Five Mile as feasible. Connect TART Trail at Bunker Hill with spur and extend TART towards Elk Rapids.
- Fix area roads.
- While the Meijer store might be nice, I don't think we need all of the extra retail space. I also don't like the idea of a roundabout at M 72 and Lautner. It's a bad idea for a major highway.
- Meijer, ASAP, please!!
- We would like to see the Meijer store built soon!
- Please, more retail stores and more restaurants! Meijer's whole foods store would be great!
- Loved the E-Newsletters! Free, no cost to township for mailing. Develop public marina with parking, roadways, small/low shops spaced so to maintain Bay views from Hwy. 31, raised back along railroad from 5 Mile to Bunker Hill. Regarding Q10: We need 5 lanes! Already have a bike path. On Bay side, reroute 31 along railroad.
- I don't appreciate nonresidents making decisions, pushing for changes in our community to modernize it. Others have been drawn to Acme because of what they see/feel when they are here. Changes may be needed, but don't change it so much that 20 years from now it'll seem we are in ANY of the run of the mill metropolitan area!
- Acme Township government needs to support citizen's needs, like when there are road problems and in the past; Acme Township chose to stay out of it. The township did not take ownership of a road, which now is a cause of dispute. Acme Township seems to think Acme is a small town; it isn't. Trying to make it into a "Leland" will only benefit a like Leland few people.
- We need to care for and upgrade current launch sites in the township; Bunker Hill, Dock Road, Yuba Park Rd. Need serious road repair and upgrades with sidewalks or paths; no place for pedestrian traffic in Acme!
- M 72/US 31 corridor: M 72 should be routed near Mt. Hope Rd. to US 31. Reduced speed, center median on M 72 and US 31 to make an Acme Town Center.
- Way too much traffic going through Acme. Need to keep everything small and efficient. We don't need more tourists, let them go to T.C. and unclutter this area. They are a nuisance.
- Relocate US 31. Relocate gas stations to M 72. Demolish all buildings on now old US 31 and build new themed walkable downtown. Build new marina (they will come).
- For far too long, East Bay has been one of the most inaccessible bodies of water in Michigan. Acme Township needs a decent boat launch; one that could handle more than a canoe or kayak. My vote goes to Yuba/Saylor Park. Funding could be done through launch fees or season passes.
- We love to fish in East Bay, but cannot get boat off trailer as they are. Also enjoy community areas, Maple Bay. We take our dog there on a regular basis and would like it to stay dog friendly. TART Trail by Lautner Rd. - owner of adjoining property keeps cutting down the fence and has been hanging the nuts from the deer he shoots; very disturbing to myself and to my kids and dog. You need to address this property owner. He is also driving over the railroad tracks. Previous complaints to Sharon Vreeland were never addressed.
- Thank you for this opportunity, my wife and I love living in this community but we do want to see growth, improvement and an improved quality for the up north lifestyle. We look forward to the next meeting.
- Question 10: I don't like the bike lane on option B & C.
- Acme needs to grow with Traverse City.
- Meijer, please on M 72 and movie place on M 72.
- Develop a public marina, reroute US 31 from 5 Mile along railroad to M 72. Current 31 can become storefronts adjacent to marina. 2. Would like the Acme Township E-Newsletter back. 3. Not interested in large commercial box store development. 4. Especially, NO roundabout on 72! 5. Regarding Q10: Have thru traffic bypass this section of US 31. Turn this into local tourist destination. Regarding Q12: Prefer 5 lanes.

- Slow traffic to 30 mph. or lower. 2. Bridges to/from TART to beach trails.
- Do everything possible to avoid looking like Garfield Township!
- We live in Acme Twp. for its quiet rural lifestyle and proximity to recreational trails. We will move if Acme decides it wants to develop too much. Many of our neighbors think the same way. If we had wanted a bigger city to live in, we'd go into T.C. to live. We are happy to go into T.C. for restaurants, activities and for the cultural center/events at NMC's Denmos and the Old Towne Playhouse. Meijer was needed, but if we need stuff from big retailers, we go online or make a trip to T.C. Thank you for the survey and chance to give our opinion!
- We own a condo for vacation purposes. We would love Acme to be the best it can be. However, I do not want my taxes to go up. I pay as much taxes on a 750 sq. ft. condo (not on the water) as I do on my home. We cannot afford more and with housing down, cannot sell. We want to keep the condo and would love to be in a perfect vacation spot. Did not answer some questions as we don't live there and don't have an answer.
- As Shoreline develops, we would like to see an overpass allowing access across M 72 to Shoreline Park for pedestrians.
- There should be some control enforced about fireworks. A certain time window should be considered when fireworks can be used (like between 9 and 10 p.m., ONLY). The noise is too much and affects wildlife. Think of our beloved bald eagle in the park. Enforce some restrictions and protect it, instead of promoting more public parks!!
- We definitely do not want any more development along M 72, including the proposed Meijer store! We should save and promote the green rural atmosphere that we all enjoy. Please do not let M-72 turn into another US 31 South!
- We contributed a considerable amount to phase one of the Shoreline project only to have the township renege on the building removal after you had our money. We will not contribute further to those that practice these "bait and switch" techniques. I remain angry over the asbestos palace that remains today.
- Big box stores should be discouraged if not banned as they ruin local long established businesses. M 72 cut off is ok. Casino expansion is not recommended.
- We have lived in Acme Township almost 9 years. We are frustrated with the fact that there is still no Meijer's! We do not like seeing the township divided on this issue and wish there was less controversy. We are all for new businesses and jobs and tourism, but would like the ease of driving and speed limits to stay the same.
- We have concerns regarding the light at the corner of US 31 and M 72. Coming southbound on US 31 to eastbound M 72, there needs to be a left lane turn light. Very dangerous making a left hand turn there!
- The community of Acme has been severely damaged by the controversy tactics related to Meijer/V6T project. I am disappointed the current board has continued polarity by catering to the Acme Business Association. Development in the name of economic growth is unsustainable and does not build a sense of community!!
- We need small businesses; we've lost so very many. Acme is like a ghost town.
- Without balance between growth and development and the natural environment we face loss of life style. I hope they keep that in mind as they move forward.
- The character of our twp. is at stake. We've asked many of these same questions in previous Grand Vision, place making, etc. sessions. Now we expect an ambitious, visionary plan for the twp. Move US 31 to a by-pass. Develop a tourist, resident, environmentally friendly shoreline and "downtown" and don't be afraid to ask for and spend money on it.
- We were told prior to the 1999 master plan that the township offices, police, fire, etc. would be relocated to a new town center. We were told to think "Elk Rapids." The plan said no big box stores/large scale development. As a result of this master plan, we now have a Meijer's and a mall. Also, it's obvious that it was never going to be a "village" or a "town center", it's a mall. So, I guess that we don't have much faith that a new community master plan will be followed and our vision of what's to come can be summed up with a sign "welcome to the new Acme - Grawn, with water."
- Be great to have a combo walking/biking path from the casino on 72 to 31.
- Thanks for offering this thoughtful planning. We would like to see more locally owned shops/restaurants (coffee shop) that can be reached via walking or biking. A small, but vibrant area. Otherwise, very desirable to keep the farms and natural areas.
- Acme is a wonderful place to live. There is space, trails, and water and has a more relaxed feel than Traverse City. Putting up huge signage and catering to large businesses and corporations would be a tragedy for this gem of a township. I don't want to live in a place that feels like Grawn or Chum's Corners. Focusing on quality of life should be the top priority.
- Heading east from the M 72/31 intersection, the speed limit is way too fast, too soon, particularly if you are turning left leaving a business on the south side of M 72. Heading south on 31, need left hand green arrow at M 72/31 intersection.
- Question 17. I don't have a strong preference on second and third choices. I just want Acme Township to focus on recreational and cultural activities with the particular venture decided by maximum usage/financial considerations, while maintaining the rural character of the township. Thank you for doing this survey.

- No computer, need minutes of meetings mailed or on T.V. No roundabouts, signal lights calm traffic.
- We pay water front taxes (property). Because we're seasonal and retired, we do not have snow removal, mail delivered, trash pickup or children in school. Like to experience wise, smart growth. The culture should be maintained, not what has occurred in southern Michigan cities.
- Like Meijer's, don't like location! Should have been either closer to 31 or 72 or on 31. Want "dark sky" in Acme, want "NO" traffic on Bunker Hill and Lautner Rd.
- I am thankful that your survey includes resident opinion in the area of which we have invested in to live in and what we would like to see Acme become. Lights, trees, bike path and sidewalks do not belong on highways in my opinion. Thank you for caring.
- Our roads are HORRIBLE!!! Holiday Rd, Greenwood, part of Cedarwood and Holiday Pines in particular. It's an embarrassment to have anyone come to our home. I tell everyone we live in Holiday Hills where our roads look Vietnam just after the war; full of bomb craters. Fix our roads FIRST!
- I strongly support the addition of bike trails along 31 North of the TART Trail.
- Good idea to have this survey. Now we need city officials to follow the plan.
- Please build the Meijer store.
- I am an avid biker and walker. I was drawn to the rural feel of Acme Township last year and was pleased to learn that a Meijer was going to be built within a 2 mile ride from my house. I would really enjoy seeing further development within biking and walking distance for many individuals.
- Acme, along US 31, needs bicycle paths to make it a walker/bike rider friendly place. Currently it is dangerous and not a welcoming corridor.
- Fix the roads or there will be no growth or tourists. Stop wasting money on non-essential projects while the infrastructure self-destructs.
- We are well aware of the amount of traffic that travels north on 31 through Acme. There seems to be an orderly and consistent movement through the area along East Bay Shore now. If more driveways are put in that area or if it is turned into a boulevard/sidewalk arrangement, the speed limit along the bay will need to be reduced. I would sure hate to see a bike lane put in. We have the TART for folks to use. The traffic is too heavy for a bike lane!
- We need a safe alternate route from 72E to S & W T.C. This may help to slow traffic flow on 31. Traffic from the north and east could flow inland to allow for a safer Acme (a few blocks N of 72 to 5 Mile).
- Thanks for doing this.
- I do not like the proposed change to US 31 by-passing the existing commercial strip.
- I'm encouraged by the new regime in Acme Township. We need to address growth in our community and plan for making this a great community to live and play in with the necessary business resources at our door and not in Traverse City.
- I strongly urge the township to pursue the bypass option using Mt. Hope Rd. to connect to M 72. Also, continue to explore purchasing E.B. Harbor for use as a public facility.
- Would like more upscale retail shops in or near the main roads instead of other types of business that could be located somewhere else so Acme has a better visual (more like Traverse City's downtown area).
- I believe we should have a township planner with the institutional knowledge to look both forward and backward. I believe our board acted unwisely when they eliminated this important position, especially in light of all the potential changes we are considering.
- Regarding Q10: Is the M 31 bypass still a possibility? If yes, I would answer with option C, if no, B.
- I would like more restaurant and bar choices and more grocery shopping choices. Acme needs sidewalks.
- Make Acme a great place to visit, spend their money but not stay.
- The hotel "beach club" (?) across from Holiday shopper should be torn down as soon as possible. It is an eyesore for the area. My opinion on saving the Hoxie House is, don't save it.
- Although I am in my sixties, there are a lot of "baby boomers" and I think communities should include that age group in their plans. It would add to the family when there's somewhere for grandparents to play with their grandkids, but yet have some senior's interest too!! Thank you - a great survey.
- Acme Township is a quiet, rural orientated community that is very comfortable to live in. In spite of the continuing need for added tax revenue, I believe it is undesirable to promote or even allow large retail or commercial expansion/development. Send Doug Meijer somewhere else!
- Please repair the roads - live in Holiday Hills and the streets are terrible. What can we do to improve them?
- We need to be user friendly for businesses such as Meijer's and other local development. Would be nice to connect TART with Maple Bay Park and Elk Rapids.

- Allow and encourage farm markets. I would like zoning for hens to be like Traverse City for the local foods (eggs). I would like to enjoy with my family. We are definitely less populated out here and the current zoning is overly restrictive. I would like us to maintain our rural qualities with an agriculture/business/tourism focus and more walking paths and trails and natural areas with paths that would allow me and my family to walk to small businesses/shops without feeling like we are going to be run over. Please keep us a small town with more walkability and not a strip mall extension to Traverse City. No wind turbines. Thanks.
- I am retired and my main hobby is sport fishing. East Bay is a great fishery. Because of the low water level, I have to either drive to Elk Rapids or to Old Mission Peninsula to get my small boat launched. It would not cost the township very much to add some length to the Yuba Creek launch and the Dock Road launch. As it is now, they are about 25 to 30 foot too short to reach a depth of water even for a small boat. As it is now, our township does not have a usable boat launch.
- Fix our roads! Number 1 priority!
- Please get rid of the awful condo on 31. It is an absolute eyesore! I am referring to the one that is next to the road side park and across from Bayview. Acme needs to bring tourists to the area without compromising the small town charm.
- Meijer project was handled poorly. It will be blight in our community. Downstate friends hate T.C. and Acme. We are "the casino." They move through quickly to get to Leelanau. More development is not the answer.
- A public fish cleaning station would help keep fish heads and entrails out of the trash.
- Would like to see Acme Township retain its rural atmosphere. Most importantly, a left hand turn signal at the intersection of 31 and 72 heading South on 31 should be implemented expeditiously!
- Fix our roads!! Baywood, Greenwood, all of Sherwood Estates. Enforce zoning codes, no cars, boats, snowmobiles, campers parked on roads and residential streets.
- Please do something about the conditions of the streets in Sherwood Estates. I know Holiday Road is scheduled to be rebuilt, but there are so many other streets that are in worse shape (ex. Greenwood, Maplewood, etc.). Our property values are adversely affected by the miserable conditions of the roads. Auto repairs have also risen because of pot holes.
- Need better internet broadband options; we only have slow DSL. Road conditions and maintenance are not good; but isn't this a county versus township issue?
- We must improve roads; Main and subdivisions 1st priority. Central water system. Safe flow of traffic.
- Meijer is being located near one of the worst intersections in this part of the state. It needs a service road around it like the mall has. I sure hope, and really dread, that Tom's market and Kmart don't close. I hate shopping at Meijer.
- Important to connect to TART Trail from GT Resort area/deep-water point. Even sidewalks would help along 31 from 72. 2. Finish projects before starting new. Motels along bay should be done by now. Between empty strip malls and trash vacant buildings, Acme looks terrible.
- Roads suck! Holiday Hills sub. Roads are coming apart. Holiday Road is only being fixed because of outside money.
- Regarding Q9, 10, 11 & 12: Although slowing traffic and improving the aesthetics of US 31 and M 72 are very desirable, they are not realistic as long as those 2 highways are major thoroughfares. I encourage Acme Twp. To work with other local officials to construct a "Traverse City bypass" so that we can enjoy our waterfront and rural areas.
- The proposed roundabout on M 72 and Lautner Rd. is ridiculous. Meijer should be required to pay for any costs associated with traffic control and any widening of the road and adding lanes.
- I feel that any activities that the government undertakes should be self-supporting with a form of use permit/fee. When the government gets involved with activities/recreation, it costs way too much for the use of way too few.
- Any improvements made toward a public marina/waterfront should be concentrated in the Dock Rd. area. Any other area requires additional money for dredging. With road conditions declining, water transport could be the least expensive alternative in the near future.
- My greatest concern is the upkeep of roads, particularly in the Greenwood area. Honestly, I'm sure that the housing market suffers because of it. I personally would like to devote some tax dollars to fix that road.
- Limited bike trails.
- Please address the terrible road conditions in the Holiday Hills area.
- A Meijer in Acme Township will completely disrupt the flow of traffic on M 72. Bad decision!
- Thank you for asking our opinion. Roads are a major concern, but that is not unique to Acme! We are in favor of a commercial development at Lautner and M 72, but the use of a roundabout? Really? Not!
- Underscore the need to support growth of tax paying businesses, retail, which ultimately should bring a demand for housing. Acme needs to change its anti-business image.
- Get the Meijer deal done and going.

- Subdivision roads need desperate repair. Our last elected officials ignored the situation and "passed the buck" by running, and knowing full well, that a township wide road improvement millage would fail. They refused to have individual subdivisions vote on improving the roads, even refusing to actively trying to remedy the poor and dangerous road problems.
- This was a fun thing to fill out. Thank you. I'd love to see the rural character maintained while some employment/arts/entertainment/education opportunities are enriched. Best of luck, and I hope to see updates and upgrades in our future.
- Scrap your township hall, fire station, library and community center and fix the roads.
- Too many opinions, not happy with Meijer's outcome, would have been in by now. When do we start, will I be alive to see it? Also, I would like Greenwood Dr. fixed; it's horrible.
- I don't want the intersection of 31/72 to become like the intersection of South Airport and Division.
- Please, please, please fix Greenwood and Paper Birch Roads!
- I own 10 acres in Acme; bought in 1991. (someday plan to build) I have worked in Acme for 28 years since I moved from Birmingham area. I love Acme. Disappointed in boat launches, but love all else! Great community.
- Q10 - no on street parking. Q12 - no on street parking. Q14 - no wind turbines. Q16 - important to plan how to pay for upkeep of any acquisitions and beach or marina.
- The roads within subdivisions are awful! Fix them!
- Rather than slow bayside traffic at this time, please deal with a bypass first. A trip from downtown to 5 Mile Rd. can take up to 1 hour during high traffic times! A truck bypass (semi, construction equipment) would be my first priority. Q10 - Option B & C - bikers should use TART Trail. Laws for bikers need to be enforced! Q12 - Option C - corridor lighting ads to light pollution.
- Shoreline is great idea! We need large marina and swim area. This survey is crap, make it simple!
- It's about time you all got into the 21st Century! Get all the crooks out of Acme government. Bring in some young blood to our local government. Why would anybody want to do anything in Acme? We all go elsewhere, Traverse City, etc. Acme is an eye sore!
- Please do not allow a roundabout or any like intersection to be constructed at the M 72/Lautner Road juncture. Traffic in that area is already slowed down and hindered enough. Also, let's get the Meijer project build!
- Sidewalks! Sidewalks! Sidewalks! Marina! Designated kite boarding area (market that, they will come). Clean up the rocks, concrete, etc. along Bayside Park shore. Groom Beach! Crossway (pedestrian) over, under us 31 or traffic light. Keep of the great work Jay!
- Roads, folks. Roads, roads, roads. If you don't have reasonable transportation infrastructure in place, you will not attract business, commerce, industry or tourism. Nor will you keep current business, commerce and industry much longer, I suggest. What I can tell you is that you will lose this tax-paying citizen; Holiday Road isn't enough by any means. I'm fed up with potholes and will be leaving this community soon if roads aren't paved, the East Bay Park isn't made a reality, and the M 72 business complex isn't realized.
- Holiday Rd., the traffic is too fast! Sewage rate is unfair - it does not reflect the size of home or occupancy. How much Bayside Park can Acme afford? What happened to all the business in Acme, too high of tax rate? I think the owners of the rental properties should pay more to help fix our roads, because of them there is more traffic.
- I think current board is doing well, they seem to care a great deal about everybody's concerns, not just special interest groups (previous board), would like to see Meijer sooner. 1. Why attract tourist, with no business, need to promote business growth then promote tourism and maybe get tax dollars to help pay for everything. 3. Would love to hear what the holdup is with the Grand Traverse Town Center. 4. Soccer fields not a choice on Q17 - #1 future sport. 5. White Water Township has a dark sky rule and the casino can be seen from space, it looks like the only business open at night.
- Do not make it like Chums Corners. No to making it look like downstate. Do not need wall to wall business strips. Too much growth is not good, keep it green. Do not need Meijer's not good for local business.
- Ever since Grand Traverse Resort got started, the township has gone downhill. They have gone bankrupt three times. Where is my tax rebate just for being third generation property owners (it is all woods) and way over taxed. No not subdividing or ever will be in my life time, as a promise to grandfather. Coming from agriculture back ground, I really do not like what has been done in Acme Township the last thirty five years.
- Monitor Grand Traverse Resort expansion. Look into what is happening in upstate New York with Indian expansion. Example, selling gas much cheaper than local businesses; driving them out of business.
- Roads desperately need improvement. If this doesn't happen, we will not draw businesses or future residents, not to mention tourists. We need improvements to what we have before we can hope to add other amenities.
- I would like to see safer foot/bike traffic room along 5 Mile between Holiday Rd. & Hammond. There are a lot of active people on our road with kids too, and it can be a dangerous road to walk/exercise on. The speed limit is high here too, for a residential area, and very few police to monitor at corner of 5 Mile and Holiday.

- Great questionnaire.
- It is unrealistic to plan to slow traffic or choke traffic down on 72 or 31. Acme is a highway town and that is the reality. The best we can do is create service roads behind businesses to allow safe access, buy shoreline to attract residential home buyers, develop the state land access, limit sprawl and fix our roads. Bunker Hill is embarrassing.
- I am not pleased with the new township board. I regret my vote for certain officials and will not vote for them again.
- There is an old shipwreck off Saylor Park that needs to be protected and highlighted with mooring buoys. Saylor Park also has a premier stand of white and red pines that need to be protected. Yuba Creek NA needs some plantings of wild life food trees and shrubs. Also, this area has abundant Red Osier Dogwoods that could be transplanted to other parks, i.e. the Bay Park.
- I wish to emphasize the exceptional and unusual quality of life in Acme. We have clean air to breathe, potable water in our wells, clean water to swim in, and freedom to hike the land and swim and boat the lake. These are basic human rights that should be at least maintained and preferably expanded. I have lived by rivers (Shiawassee, Arkansas) so polluted we were advised against wading or eating the fish. (PCB's, etc.) Tourism and farming are what we do best. Keep the heavy industry and shopping malls out.
- Please continue opening up shoreline property by buying available property. Let's not lose our rural character. My greatest fear is we end up looking like US 31S between Meijer and Chums Corner. Let's keep this an area people want to live in and visit. I would also like to see a bypass up Mt. Hope Rd. so that 31 and the shoreline can be changed to a more small town feel.
- Would like to see better use of natural resources that make area so appealing, rather than commercial growth that you can find anywhere.
- Improve boat put ins for larger boats!
- Thank you for sending out this survey! It's important! Taxes are killing me! Would like to see another way to maintain Acme. Guess the only way is to attract small business and some tourism. Thank you for all you do!
- Lighting coming around the bay is not very bright for seniors. K-Mart sign is hard to spot, many people don't see it.
- Get rid of the planned roundabouts.
- Due to my travel work obligations, I didn't get to respond in a timely manner.
- Public beach needs to be groomed like beaches on West Bay. We need a boat launch with parking and public docks.
- Acme Township has long desired promoting land acquisition and the rural feel. It unfortunately has chased the commercial growth out of our area by the antics of its local government. I am for promoting all the local pleasures but to support a tax base to pay for that, we must allow and encourage commercial growth and the jobs it brings to provide the tax base.
- Improvements at Dock Rd. boat launch.
- We moved to this area because of its rural characteristics, natural beauty, wild life and charm. We love the open spaces and many opportunities to enjoy nature. We are not opposed to development, but think there is plenty of space for development and improvements available already without having to tap into more land. Develop and re-develop all the vacant buildings/businesses all around the US 31 and M 72 intersections should be the focus. Cleaning up existing properties and focusing on attractions for tourism would benefit just about everyone in the community, including existing business owners. Suggestions: Need public trails to ride horses on and let dogs run without leashes.
- Some questions did not pertain to us. We are a non-resident, conducting business in Acme Township.
- No real broadband available.
- We reside in Acme because of the rural atmosphere and small community. Turning Acme into another downstate type commercial area like US 31S in Garfield Township would be a tragedy. The township should promote smart growth principals to attract younger professionals and tech type business to the area.
- Thank you for the opportunity.
- Opposed to commercialization of Acme. Meijer's is a criminal organization. If growth were good for the tax base and property taxes, then the home owners in Garfield would have it made. Fact is the more growth, the more problems and expense to the residents.
- What is missing here is how many 10th of miles we are considering for corridor redevelopment (US 31 & M 72). We don't need 5 miles of redevelopment, but this questionnaire seems to request blanket approval for any other plan. What will we cut from the current budget? As we develop, will new business, new tax base and quality of living rise hand-in-hand? That seems to be an unspoken assumption here. Please save raw data surveys. Do not support Bunker Hill becoming a thruway to 72 future development areas. Would Hammond Rd. become the bypass to 72? What sections of 31 and 72 are being considered, this would affect answers on survey. What percentage of response to survey is needed to have range of participation, over 20%, 30% etc.?
- A roundabout? Really? On a 55+ highway! You people come up with some of the dumbest ideas!
- Your website needs work lots of work!

- Fix the roads! Great job acquiring the waterfront properties and making sure the Meijer development fits in with our master plan. We agree with the vision of Acme Township to look like Suttons Bay or Leland.
- Extend TART Trail. I am worried about increased traffic on Bunker Hill Rd. when Meijer, etc. open. Very hard as it is to pull out of Scenic Hills to go north as it is, due to limited visibility due to hill.
- Would love to see a safe, fenced-in dog park in Acme. It would be very much used and successful. (T.C. dog park is done very well)
- Fix the roads please! They are awful, unsafe and put wear and tear on vehicles. I don't want to live here because of the roads. Greenwood, Holiday, Paper Birch
- The Acme Village, Mt. Hope Rd. development plan has been forgotten in the flurry of Meijer manipulation. It provides the best options for an expandable, walkable, traffic calming Acme center and we are ignoring what has already been prepared for us. The Meijer locations in the worst weather hazard traffic route in the area and will be a blemish on the typically pleasing vista approaching Acme. Shame!
- The roundabout will cause much confusion and after returning from FL, many accidents!
- Acme Township should not invest resources and dollars to duplicate those facilities and services that are so close at hand (Senior Center, library, beaches, etc.) Time and resources should be spent thinking of things/services that will complement the area, not creating additional.
- The transparency of the township government is of concern. There are no minutes available anymore. My neighbor didn't even get a survey. But he was told anyone could pick one up. Does that mean I can fill out another one too? Seems unreliable. Good Luck.
- Detailed comments on line. Question 10 – not answered since our option is not represented. Questions 16 – trails that connect to TART not other parks. Question 17 – No dogs.

T. C. RECORD-EAGLE, INC.
120 WEST FRONT STREET
TRAVERSE CITY MI 49684
(231)946-2000
Fax (231)946-8273

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Acct #: 6

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Status: New WHOLD

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LISA SWANSON, CLERK
6042 ACME ROAD
WILLIAMSBURG MI 49690

Start: 02/04/2024 Stop: 02/04/2024
Times Ord: 1 Times Run: ***
STDAD 3.00 X 4.54 Words: 304
Total STDAD 13.62
Class: 147 LEGALS
Rate: LEGAL Cost: 164.10
Affidavits: 1

Contact: LISA SWANSON
Phone: (231)938-1350
Fax#: (231)938-1510
Email: dwhite@acmetownship.org
Agency:

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ORDER CONFIRMATION (CONTINUED)

Salesperson: MEGAN O'BRIEN

Printed at 02/02/24 13:00 by mobri

Acct #: 6

Ad #: 611609

Status: New WHOLD WHOI

**LEGAL NOTICE
TOWNSHIP OF ACME
NOTICE OF HEARING**

PLEASE TAKE NOTICE that the ACME TOWNSHIP PLANNING COMMISSION will hold a public hearing at its regular meeting on Tuesday, February 20, 2024 at 7:00 p.m. at the Acme Township Hall, 6042 Acme Road, Williamsburg, MI 49690, to consider the following amendment to the Acme Township Zoning Ordinance:

Zoning Ordinance Amendment 005 - Accessory Dwelling Units (ADUs)

The proposed amendment would modify the following Articles and Sections:
Article 14 Section 14.2 A to add the definition of an accessory dwelling unit.

Article 14 Section 14.14 to add the definition of a mobile home.

Article 3 Section 3.2 Regulated Use Table to include ADUs in these districts as a use by right: Agricultural, Single Family Rural, Single Family Neighborhood, Mixed Housing Neighborhood, Manufactured Housing Neighborhood, and Corridor Shoreline.

Article 5 to add Section 5.34 including: 5.34.1 Intent & Purpose; 5.34.2 General Standards
(there is a proposed cap of 12 units to be allowed annually).

All interested persons are invited to attend and be heard at the public hearings before the Planning Commission. After the public hearings the Planning Commission may or may not deliberate and make its recommendation based on the Acme Township Zoning Ordinance to the Township Board, which will subsequently take appropriate action on the amendment.

The proposed amendment may be inspected at the Acme Township Hall between 7:30 a.m. and 5:00 p.m. Monday through Thursday. The application materials will also be available on the Acme Township website www.acmetownship.org under the current meeting minutes tab. If you are planning to attend and require any special assistance, please notify Lisa Swanson, Township Clerk, within 24 hours of the meeting at 938-1350. Written comments may be directed to:

Lindsey Wolf, Planning & Zoning Administrator
6042 Acme Rd, Williamsburg, MI 49690, (231)938-1350,
zoning@acmetownship.org

February 4, 2024- 1T

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ORDINANCE NO. ____

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

THE TOWNSHIP OF ACME ORDAINS:

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

ACCESSORY DWELLING UNIT - A residential dwelling unit, but not a mobile home, located on the same lot as a single-family dwelling, either within the same building as the single family dwelling unit or in a detached building.

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

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

3. Amend Article 3 Section 3.2 Regulated Uses Table to add the following:

Regulated Uses	AG	SFR	SFN	MHN	RMH	CS	C	CF	LIW
Accessory Dwelling Units	P	P	P	P	P	P			

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

5.34 Accessory Dwelling Unit (ADU)

5.34.1 Intent & Purpose

It is the intent of this section to permit ADUs in all single-family residential zoning districts to enable a new housing alternative that respects the look and scale of single-family neighborhoods while supporting more efficient use of existing housing stock and infrastructure; providing housing that responds to changing family needs; smaller households and increasing housing costs; providing accessible housing for seniors and persons with disabilities; and supporting affordable housing goals.

5.34.2 General Standards

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

1. ADU’s shall be an accessory use and subordinate to the conforming single-family dwelling unit.
 2. An ADU or primary dwelling shall not be used as a Short-Term Rental or a tourist home.
 3. The term for tenancy of the ADU shall be for a period of six (6) months or
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- more.
4. The owner of the property shall live on site, either in the principal dwelling unit or the accessory dwelling unit.
 5. Only one (1) ADU is allowed per parcel.
 6. ADU's shall comply with the setbacks of the zoning district.
 7. ADU's shall have their own separate entrance, kitchen, sleeping area, and full bathroom facilities.
 8. ADU's may be attached to a single-family dwelling unit and may occupy a basement, first floor or second floor of the principal dwelling or may occupy a separate, detached accessory building in the rear of the principal dwelling unit.
 9. Building materials and designs used on detached ADUs or additions to the principal dwelling for an attached ADU shall be of a similar architectural style as that of the principal dwelling.
 10. The minimum size of the ADU shall be three hundred and fifty (350) square feet.
 11. The maximum size shall not exceed six hundred (600) square feet, or the size of the principal dwelling unit, whichever is less.
 12. Manufactured homes or mobile homes shall not be used as an ADU.
 13. Parking for the ADU shall be provided on the same property as the principal use and include one (1) off-street parking space per ADU.
 14. A land use permit is required.
 15. A maximum of 12 new ADUs shall be allowed, with a land use permit, per year on a first come-first serve basis.
 16. Health Department approval is required when on well or septic before a land use permit can be issued.
 17. All ADU's shall meet applicable building and fire codes.

5. Severability

If any article, Section, subsection, sentence, clause, phrase, or portion of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, the Township intends said portion to be disregarded, reduced and/or revised so as to be recognized to the fullest extent possible by law.

97 The Township further states that it would have passed and adopted what remains of this Ordinance
98 following the removal, reduction or revision of any portion so found to be invalid or unconstitutional.
99

100 **6. Enactment and Effective Date.**

101
102 The Board of Trustees hereby determines this amendment to be immediately necessary for the interest
103 of the Township. Consistent with the Michigan Zoning Enabling Act, it becomes effective 8 days after
104 publication.

105
106 Adopted, enacted, and ordained by the Acme Township Board of Trustees this ___ day of _____, 2024.

107
108 _____
109 Doug White
110 Its Supervisor

111
112 _____
113 Lisa Swanson
114 Its Clerk

115

February 3, 2024

Lindsey Wolf
Planning & Zoning Administrator
Acme Township
6042 Acme Road
Williamsburg, MI 49690
(231)938-1350 ext. 106
zoning@acmetownship.org



Subject: Addition of 10 proposed Camp Sites adjacent to existing Camp Site at Grand Traverse Horse Show located at 6535 Bates Rd, Williamsburg, MI 49690

Dear Lindsey:

Per your correspondence with Matt, I've prepared this letter requesting a 'Minor Amendment' to the SUP for the addition of 10 new Camp Sites at the Grand Traverse Horse Show Grounds. These additional Camp Sites are adjacent to the existing Camp Sites and are needed to provide housing for staff working for the Horse Show and participants who care for their horses. Horses require monitoring and feeding during the day and at night. These camp sites are needed to help maintain the well-being of the horses at the show and are becoming more critical due to the lack of rental properties during the summer months in the area.

Please note, this has been submitted to EGLE for a Campground Construction permit and the permit has been issued (please see attached permit).

If you should have any additional questions regarding this matter, please do not hesitate to contact me at 614-793-4629.

Sincerely,

Ronald J. Gajoch, AIA

Ronald J. Gajoch
President
RJG & Assoc., Inc.
rjg/md

CC: File
Matt Morrissey, GTHS
Mike Wozinak, MDARD

RONALD J. GAJOCH & ASSOCIATES, INC.
ARCHITECTS & PLANNERS

5134 BLAZER PARKWAY * DUBLIN, OHIO 43017
614-793-4611



8.10 AMENDMENTS AND MODIFICATIONS

A previously approved site plan may be modified subject to the following procedures:

8.10.1 Insignificant Deviations

The Zoning Administrator may authorize insignificant deviations in an approved site plan if the resulting use will still meet all applicable standards and requirements of this Ordinance, and any conditions imposed. A deviation is insignificant if the Zoning Administrator determines it will result in no discernible changes to or impact on neighboring properties, the general public, or those intended to occupy or use the proposed development and will not noticeably change or relocate the proposed improvements to the property.

8.10.2 Minor Amendments

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

ARTICLE 8 Site Plan Review

properties, the general public, or those intended to occupy or use the proposed development, but exceed the extent to which can be approved as an insignificant deviation.

8.10.3 Major Amendments

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

FLINTFIELDS PERMITS AS OF OCT. 1, 2014
YEAR, PERMIT NUMBER & USES ALLOWED

Please see attached Special Use Permits for complete details

2006/12/05: SUP 2006-12P (SUP issued to Alex Rheinheimer)

To construct and occupy an equestrian competition facility on 83.68 acres property located at 6535 Bates.

2010/05/17: Minor Modification Amendment (Administrative?)

Replace 2 office trailers with a 21'x46' modular building.

2012/07/30: 2012-05P Minor Amendment to SUP 2006-12P

1. The facility, originally classified as a Temporary Campground, will be upgraded to a "Permanent" status which requires a Type II well, dump station and enlarged drainage field. These facilities are noted with the letter A on the attached drawing. The expansion of these facilities will accommodate the siting of portable bathroom trailer with flush toilets.
2. To provide more efficient food handling a Special Transitory Food Unit (STFU) will be used on the premises. The STFU will be housed in a retrofitted 12x36 trailer. The Applicant plans to park next to the STFU a Sysco trailer which will provide the needed refrigeration depending on attendance levels.
3. Utilization of a portable flush toilet trailer adjacent to the office. These facilities will be connected to a new set of septic tanks.
4. The Applicant has agreements with adjacent property owners to provide for overflow services such as parking and horse amenities. The agreement are with the Walter's (6584 Bates Road) and Herman family (6623 Bates Road). Both parties provide support parking for trailers, tractor-trailers, and horse pens.
5. The Applicant is proposing to construct, at a later time, a 34x64 food pavilion over the existing 30x60 concrete pad.

PC Minutes 07/30/2012: Motion by Feringa, support by Wentzloff to approve requests 1-5 and item 6D, (use of the site for the ABA Fall Festival for 2012 only), provided that copies of agreements for use of the Herman and Walter properties are provided to Acme Township.

2014/05 2014-03P: Minor Amendment to SUP 2006-12P

Allow for the following additional Open Space Uses; Equestrian related competition events, polo, outdoor recreation camp and the annual Acme Business Association Community Fall Festival, limited to one day between the hours of 7am-6pm.

2014/07/01 2014-07P: Minor Amendment to SUP 2006-12P

Organized meeting space for use by weddings, birthday parties, corporate picnics, and other similar events.

1. The signage shall meet all of the requirements of the sign provisions of the Acme Township Zoning Ordinance, without variance.

2. Applicant may hold not more than 12 events for which applicant receives any form of compensation per calendar year.
3. Any function will cease operation by 11:30 p.m. If music is involved during the event it will cease by 10:30 p.m. If amplifier is used with sound system, for music or voice, it must stop at 10:30 pm.
4. Food preparation will be done off-site or in Flint Field's commercial kitchen.
5. Tents, chairs, tables and portable toilets shall be removed no later than the following business day.
6. Power generators can be used but the site plan should note where generators cannot be located based on a radius of 750' from adjacent homes.
7. The Township Zoning Administrator shall be notified at least two weeks in advance when an event will take place. The Township Zoning Administrator shall confirm receipt of the notification back to Ms. Karin Flint.
8. Code related issues addressed by the Grand Traverse County Construction Code Department and MESA shall be satisfied prior to holding any event under this permit.
9. The Applicant must obtain all necessary permits, including Health Department, soil erosion, and Department of Natural Resource permits, and/or approvals.
10. The signage shall meet all of the requirements of the sign provisions of the Acme Township Zoning Ordinance, without variance.

SPECIAL EVENT LICENSE APPROVAL 06/23/2014 For Flintfields Festival to occur on August 8 and 9th 2014

2015/11/09: SUP 2015-05 Minor Amendment to SUP 2006-12P

Allow the extension of the annual equestrian festival from four weeks to eight weeks.

2019/05/21: SUP 2019-01 Minor Amendment to SUP 2006-12P

Shift two existing competition in rings in the southwest corner to the southwest, add a warm up ring adjacent to them, add a spectator pavilion between two existing competition rings to the north.

2020/05/11: SUP 2020-02 Minor Amendment to SUP 2006-12P

1. Updated Event Schedule:
 - Extend horse show events from 8 weeks to 10 weeks
 - Donating facility for two additional annual one-day horse show events
 - U of M, MSU, NMC Polo Fundraiser for scholarships
 - Stepping Stones Horse Show
2. 20' x 160' spectator pavilion
3. V.I.P pavilion
4. Future 24' x 24' beverage pavilion
5. Future 30' x 50' pavilion
6. Central plaza area and tot-lot and food truck parking areas
7. Pedestrian walk between parking lot and arena areas

8. Entry features, way-finding signage, arena scoreboards.

2022/04/05: SUP 2021-02 Major Amendment

1. Inclusion of additional parcels (28-01-014-007-04, 28-01-014-011-00, & 28-01-014-005-20) in SUP
2. Expansion of previously approved 10 weeks of horse show events to 13 weeks of horse show events.
3. Proposed overflow parking on Parcel 28-01-014-011-00
4. New riding arenas, tent locations, future 20' x 80' storage building, access drive, and parking spaces on Parcels 28-01-014-007-04 & 28-01-014-005-20
5. Modified fire access route
6. Future Pedestrian walks between approved central plaza and proposed north arenas
7. Future vendor areas adjacent to central pedestrian walk
8. Future riding arena to west of existing Grand Prix Arena
9. Four (4) future 60' x 230' horse barn buildings

2023/24/01: Insignificant Deviation


Replace two tents with permanent barns: 66' x 276', 76' x 325'. Internal paving of existing roads with sign off from Gosling Czubak. Addition of 14 camp sites approved by EGLE (Campers were previously placed at these locations, but township had no proof of sign off from EGLE).



CAMPGROUND CONSTRUCTION PERMIT

Issued under authority of Part 125 of 1978 PA 368, as amended.

This permit is issued for construction of, addition to, or alteration of a campground in accordance with the approved plans and specifications.

PERMIT NUMBER	DATE ISSUED	EXPIRATION DATE	TYPE OF CONSTRUCTION: Modification	
ACT-309034	1/26/2024	1/26/2027	CG REF NO: CG-1425	
THIS PERMIT IS ISSUED TO: MATT MORRISSEY 15355 DE HAVILLAND COURT WELLINGTON FL 33414			COUNTY: Grand Traverse	
			CITY, VILLAGE OR TOWNSHIP: Acme	
			SECTION: 31	TOWN RANGE: 28N 9W
			ISSUED BY:	
NAME AND ADDRESS OF CAMPGROUND:			Michigan Department of Environment, Great Lakes, and Energy DWEHD 1/26/2024 ACT-309034  Authorizing Campground Construction in Accordance with Part 125 of Act 368 P.A. 1978, as Amended	
TRAVERSE CITY HORSE SHOWS LLC 6535 BATES ROAD WILLIAMSBURG MI, 49690			Zach Wegner, Environmental Engineer EHS - Environmental Health Section – Public Swimming Pools and Campgrounds EHPU – Environmental Health Program Unit	

THE FOLLOWING CONSTRUCTION IS AUTHORIZED:	EXISTING	PROPOSED	TOTAL
Number of modern individual sites	47	10	57
Equivalent number of modern sites in group areas	0	0	0
Number of primitive individual sites	0	0	0
Equivalent number of primitive sites in group areas	0	0	0
Total number of sites	47	10	57
Number of unthreaded water (convenience) outlets	0	0	0
Number of sites with water connections	47	10	57
Number of sites with sewer connections	0	0	0
Number of sites with electrical service	47	10	57
Number of site seepage pits (no new /replacement pits allowed after year 2000)	0		0
Number of camping cabins (no plumbing/ under 400 sq ft)	0	0	0
Number of sanitary dump stations	1	0	1
Number of service buildings	1	0	1

FIXTURE TYPE:	MALE			FEMALE			ALL GENDER		
	EXISTING	PROPOSED	TOTAL	EXISTING	PROPOSED	TOTAL	EXISTING	PROPOSED	TOTAL
Number of toilets	12	0	12	16	0	16	0	0	0
Number of urinals	12	0	12				0	0	0
Number of lavatories (sinks)	8	0	8	8	0	8	0	0	0
Number of showers	0	0	0	0	0	0	0	0	0
Number of vault privies	1	0	1	1	0	1	0	0	0
Number of portable privies	0	0	0	0	0	0	0	0	0
Total number of privies	1	0	1	1	0	1	0	0	0

DESCRIPTION OF APPROVED CONSTRUCTION:

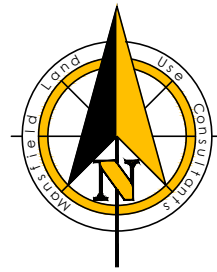
Add 10 modern individual campsites with site water connections and electrical service.

THE FOLLOWING CONDITIONS APPLY:

- Submit a construction affidavit signed by the project engineer, local electrical and plumbing final approvals, and two safe bacteriological water sample results taken from the drinking water supply post construction. E-mail documents to RottiersS@Michigan.gov.

IT IS UNLAWFUL TO ALLOW OCCUPANCY OF CAMPGROUND SITES THAT ARE NOT LICENSED BY EGLE. PERMIT ISSUANCE DOES NOT AUTHORIZE VIOLATION OF ANY FEDERAL, STATE, OR LOCAL LAWS OR REGULATIONS. PERMIT ISSUANCE DOES NOT OBIVIATE THE NECESSITY TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO ANY OTHER PERMITS REQUIRED BY EGLE. PERMIT ISSUANCE DOES NOT OBIVIATE THE REQUIREMENT TO OBTAIN APPROVALS FROM OTHER UNITS OF GOVERNMENT, INCLUDING BUT NOT LIMITED TO THE LOCAL ZONING AUTHORITY, AS MAY BE REQUIRED BY LAW. THE PERMITTEE SHALL COMPLY WITH THE REQUIREMENTS OF THE MISS DIG ACT, 1974 PA 53.

cc: Grand Traverse County Health Department
Acme Township Clerk



NOTE: Property boundaries, land contours, physical features and the like, illustrated on this plan are exhibited for planning purposes only. Mansfield Land Use Consultants makes no guarantee to the correctness nor the completeness of this information.

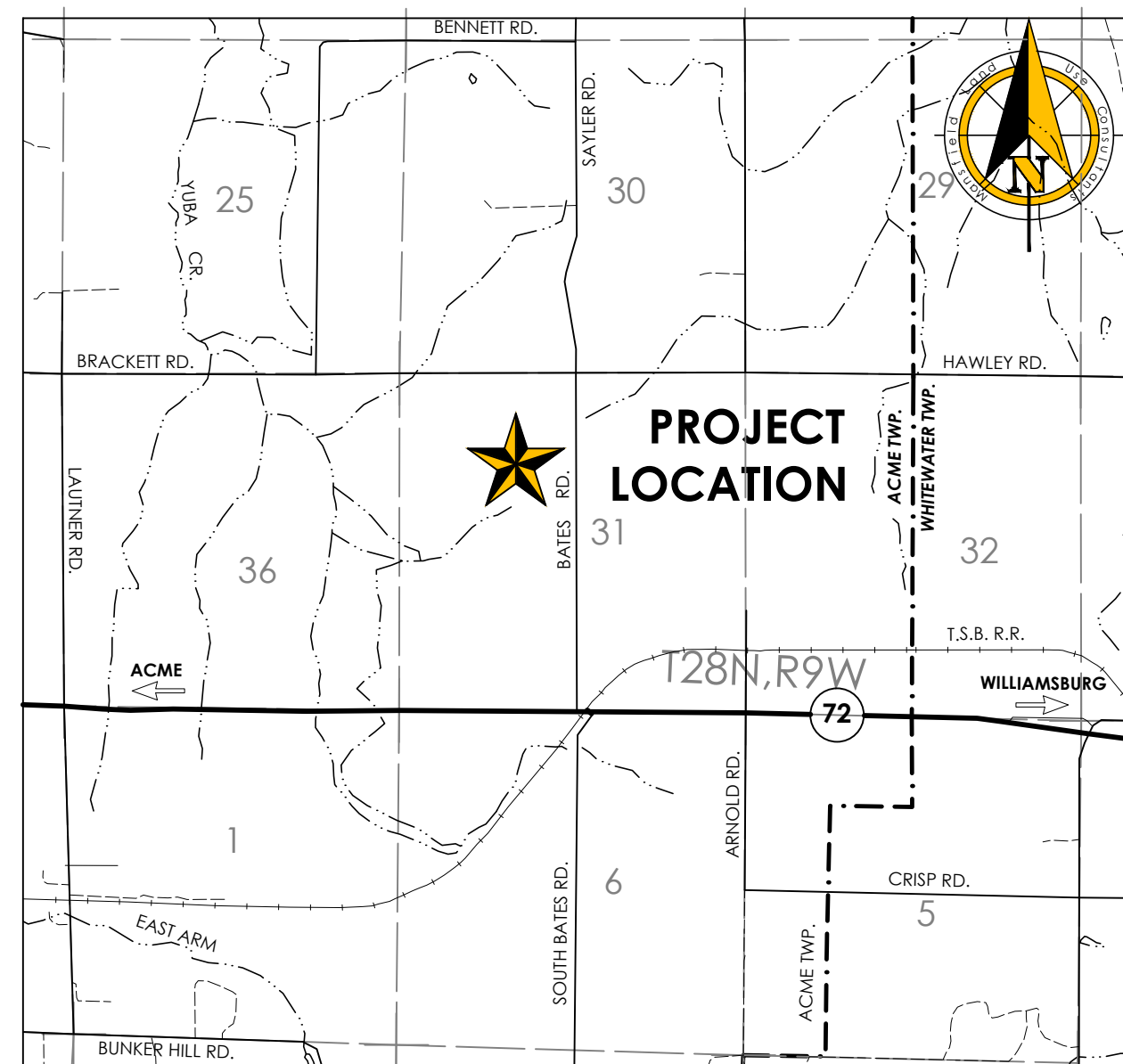
- LEGEND:**
- EXISTING CAMP SITE (47 SITES)
 - PROPOSED CAMP SITE (10 SITES)
 - AREAS OF ADDITIONAL ROAD GRAVEL



PROJECT DATA:
 Owner/Developer: Traverse City Horse Shows, LLC
 Address: 15355 DeHavilland Ct. Wellington, FL 33414
 Contact: Matt Morrissey
 Phone: 941-915-3457
 Email: matt@mmg.management

SITE DATA:
 Location: 6535 Bates Rd. Williamsburg, MI 49690
 6389 Bates Rd. Williamsburg, MI 49690
 Tax ID: 28-01-014-008-01
 28-01-014-011-00
 Zoning District: Agricultural

VICINITY MAP
 SCALE: 1" = 2,640' (1/2 MILE)



- NOTES:**
- ALL CAMP SITES SHOWN ARE AT A MINIMUM OF 1,200 S.F. WITH A 15' MINIMUM ROAD FRONTAGE.
 - WHERE NEEDED, EXISTING ROADS TO BE WIDENED TO 20' IN FRONT OF CAMP SITES.
 - ALL EXISTING AND PROPOSED CAMP SITES ARE TO BE MODERN SITES WITH WATER AND ELECTRIC SERVICE PROVIDED. SANITARY DUMP STATION LOCATED IN EXISTING CAMPGROUND AND PUMPING SERVICE AT INDIVIDUAL CAMPSITES PERIODICALLY PROVIDED BY A LICENSED HAULER.

PROPOSED CAMP SITE DATA:

CAMPSITE #	SITE SIZE	SITE FRONTAGE ON ROAD	UTIL. CONNECTIONS
45	1,260 S.F.	18.9'	WATER, ELEC.
46	1,260 S.F.	18.9'	WATER, ELEC.
47	1,418 S.F.	18.9'	WATER, ELEC.
48	1,418 S.F.	18.9'	WATER, ELEC.
49	1,418 S.F.	18.9'	WATER, ELEC.
50	1,512 S.F.	18.9'	WATER, ELEC.
51	1,512 S.F.	18.9'	WATER, ELEC.
52	1,512 S.F.	18.9'	WATER, ELEC.
53	1,512 S.F.	18.9'	WATER, ELEC.
54	1,512 S.F.	18.9'	WATER, ELEC.

Michigan Department of Environment, Great Lakes, and Energy
 DWEHD

1/26/2024
 ACT-309034

Authorizing Campground Construction in Accordance with Part 125 of Act 368
 P.A. 1978, as Amended

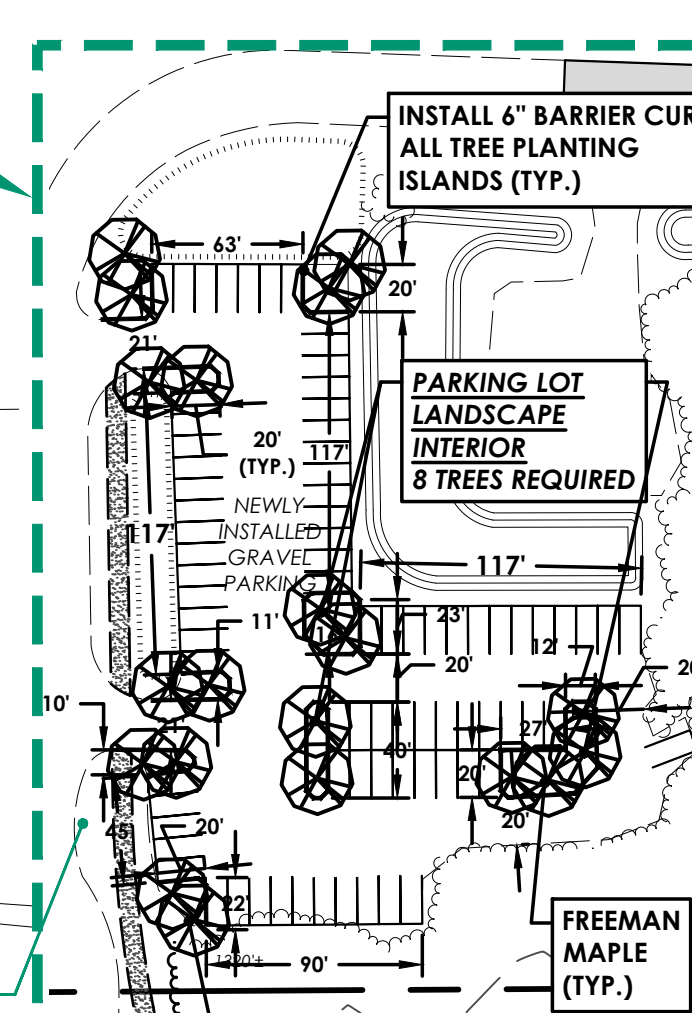
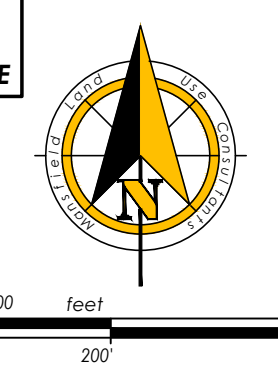
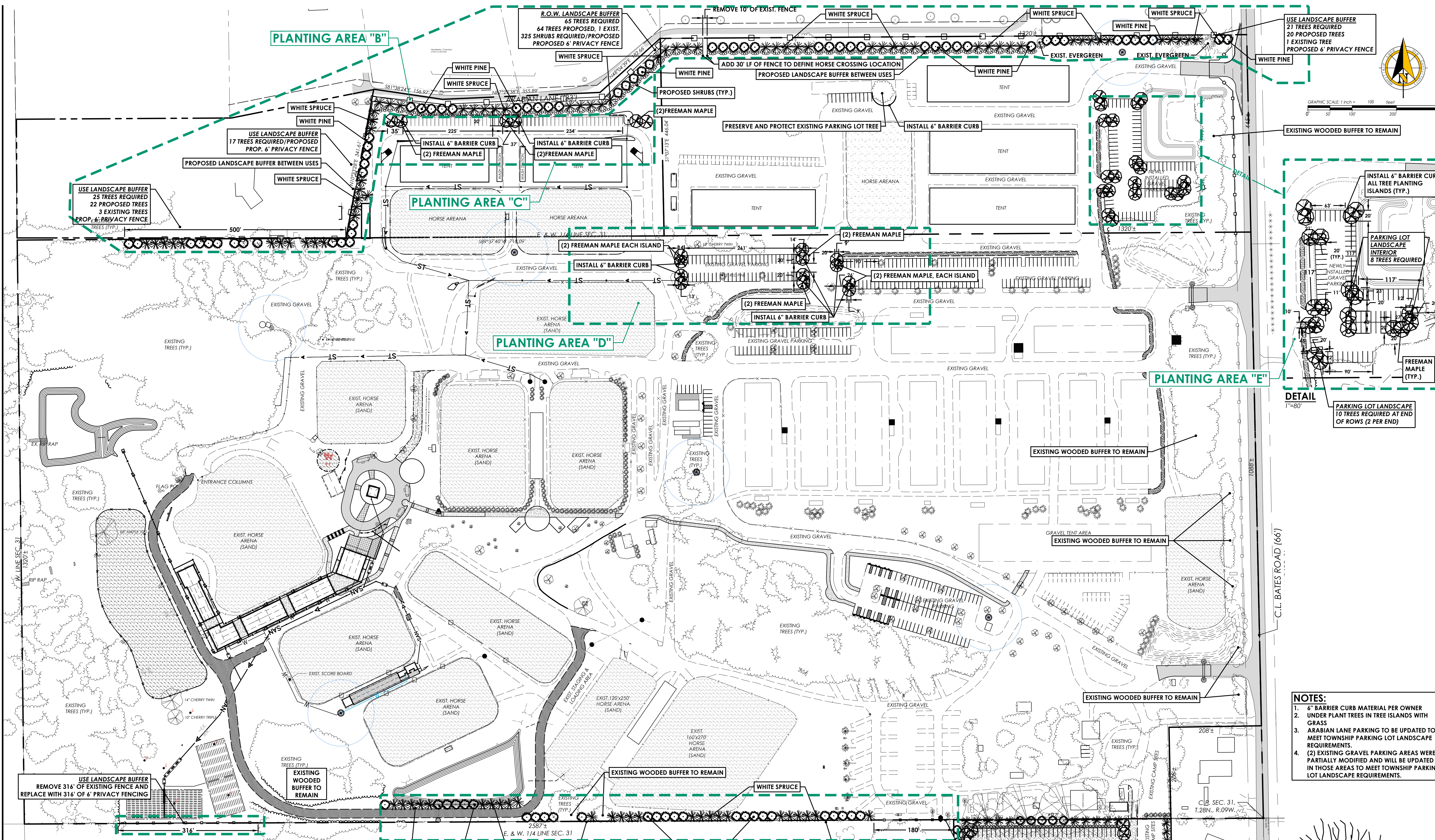
830 Cottageview Dr., Ste. 201
 Traverse City, MI 49685
 Phone: 231-946-9510
 www.mmaeps.com
 info@mmaeps.com

Mansfield
 Land Use Consultants

REV#	DATE	DESCRIPTION	BY	CHK
01	06.23.21	dmc	dmc	dmc
02	06.09.23	dmc	dmc	dmc
03	11.02.23	dmc	dmc	dmc

Traverse City Horse Shows, LLC
 Existing Campground Expansion
SITE AND DIMENSION PLAN
 Section 31, Town 28 North, Range 9 West
 Acme Township, Grand Traverse County, Michigan

PAC: dmc
 DR: mmm CUD: dmc CREATED: 06.23.21
 JOB NO: 19039
 SHT 1 OF 1



DETAIL
1"=80'

- NOTES:**
1. 6" BARRIER CURB MATERIAL PER OWNER UNDER PLANT TREES IN TREE ISLANDS WITH GRASS
 2. ARABIAN LANE PARKING TO BE UPDATED TO MEET TOWNSHIP PARKING LOT LANDSCAPE REQUIREMENTS.
 3. (2) EXISTING GRAVEL PARKING AREAS WERE PARTIALLY MODIFIED AND WILL BE UPDATED IN THOSE AREAS TO MEET TOWNSHIP PARKING LOT LANDSCAPE REQUIREMENTS.

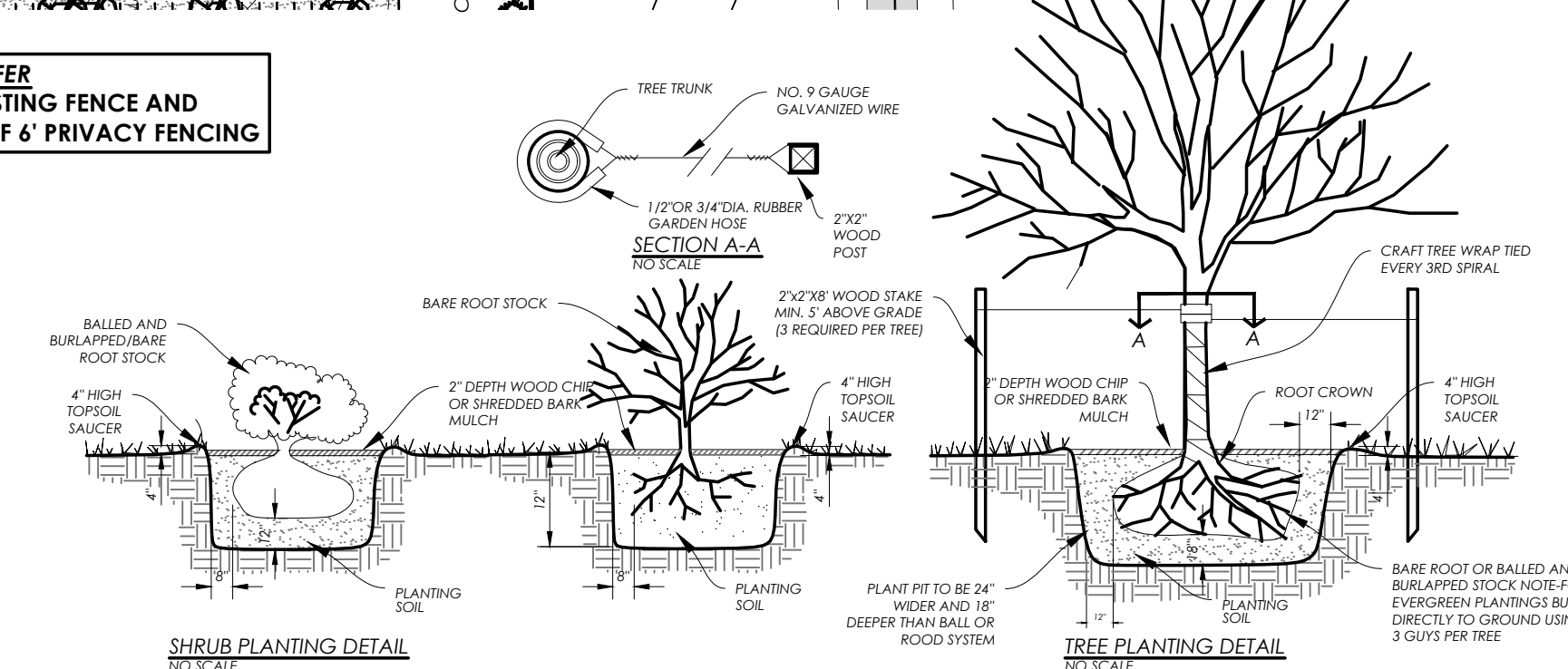
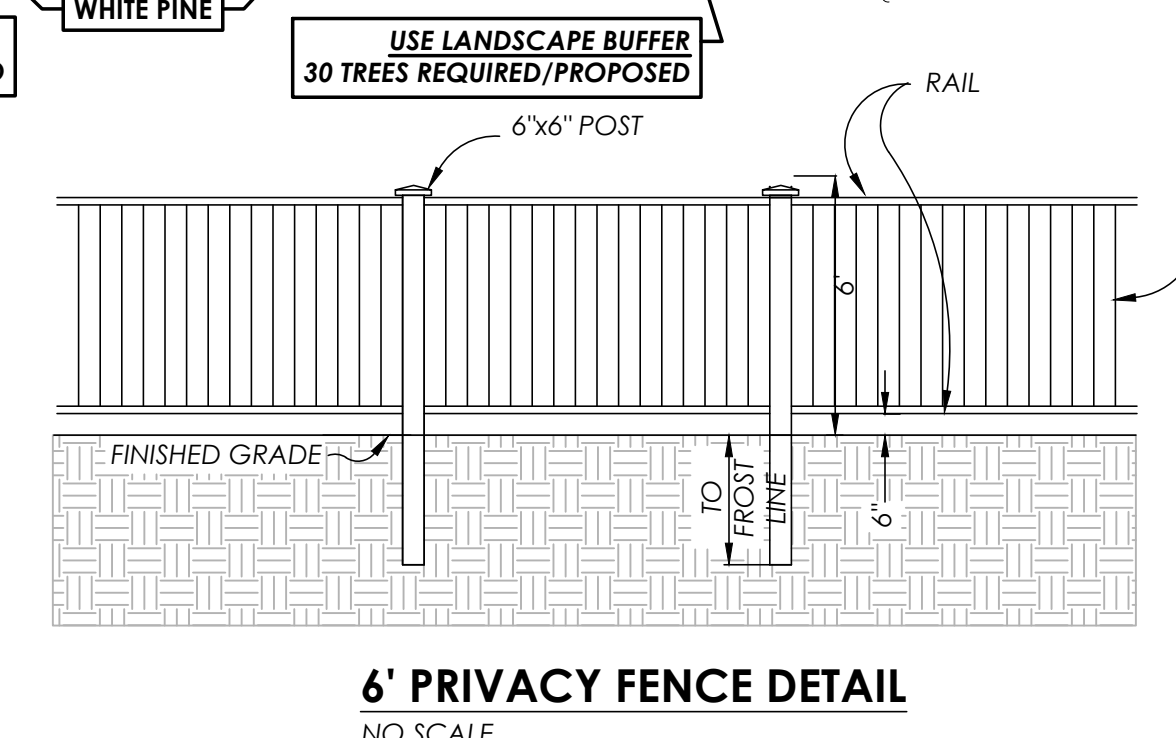
PLANT LIST

common name	botanical name	size	estimated quantity
PLANTING AREA "A" (SOUTH PROPERTY LINE MAIN PARCEL)			
Pine, White	Pinus strobus	8" B&B	26
Spruce, White	Picea glauca	8" B&B	28
PLANTING AREA "B" (NORTH PROPERTY LINE & ARABIAN LANE)			
Pine, White	Pinus strobus	8" B&B	60
Spruce, White	Picea glauca	8" B&B	63
Shrubs, various	see list below	5 gal.	325
*Proposed shrubs to be a mix of natives - highbush cranberry, arrowwood viburnum, oregon-grape holly, and red-twig dogwood			
PLANTING AREA "C" (PARKING LOT TREES)			
Maple, Freeman	Acer x freemanii	2-1/2" CAL.	6
PLANTING AREA "D" (PARKING LOT TREES)			
Maple, Freeman	Acer x freemanii	2-1/2" CAL.	12
PLANTING AREA "E" (PARKING LOT TREES)			
Maple, Freeman	Acer x freemanii	2-1/2" CAL.	20

LEGEND

- Maple, Freeman (Acer x freemanii)
- Pine, White (Pinus strobus)
- Spruce, White (Picea glauca)
- Shrubs, various (see page 99)

Note: Plant quantities shown are estimates and may be subject to change depending upon actual site layout/install.



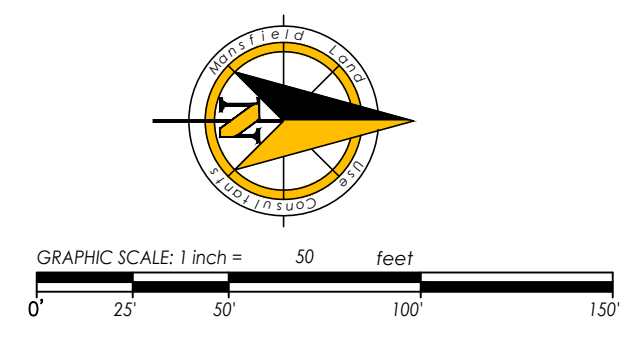
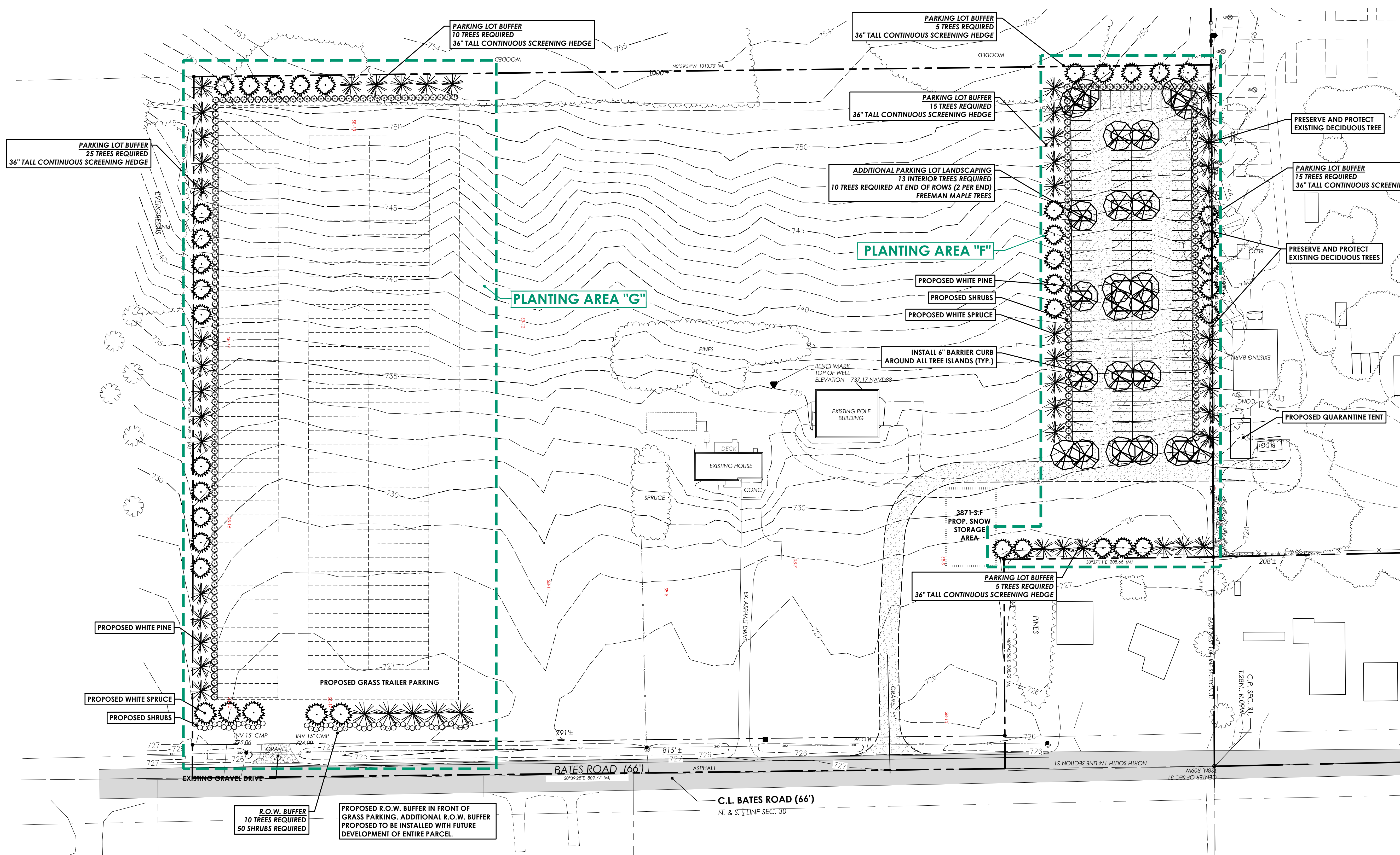
830 Cottageview Dr., Ste. 201
P.O. Box 4015
Traverse City, MI 49685
Phone: 231-946-9310
www.mansfield.com
info@mansfield.com

Mansfield

Land Use Consultants

REV#	DATE	DES.	CHK.	CHK.
01	08-01-20	dm	dm	dm
02	08-05-20	dm	dm	dm
03	11-02-20	dm	dm	dm
04	12-24-20	dm	dm	dm
05	05-19-21	dm	dm	dm
06	11-02-21	dm	dm	dm
07	02-22-22	dm	dm	dm

Traverse City Horse Shows, LLC
Horse Park Improvements
LANDSCAPE PLAN
Section 31, Town 28 North, Range 09 West
Acme Township, Grand Traverse County, Michigan



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

Mansfield

Land Use Consultants

REV#	DATE	DES.	CHK.	BY	DESC.
03	08-01-20	dmr	dmr	dmr	Proposed Rings - North Parcel
04	08-05-20	dmr	dmr	dmr	Proposed Grand Arena Ring and Buildings
05	11-12-20	dmr	dmr	dmr	Health Department Submittal
06	12-24-20	dmr	dmr	dmr	Revisions per Health Department
07	02-04-21	dmr	dmr	dmr	Revisions Building Department Plan Review #1
08	05-19-21	dmr	dmr	dmr	Township Submittal
09	11-09-21	dmr	dmr	dmr	Township Submittal
10	02-22-22	dmr	dmr	dmr	Township Submittal

NOTES:
 1. 6" BARRIER CURB MATERIAL PER OWNER
 2. UNDER PLANT TREES IN TREE ISLANDS WITH GRASS

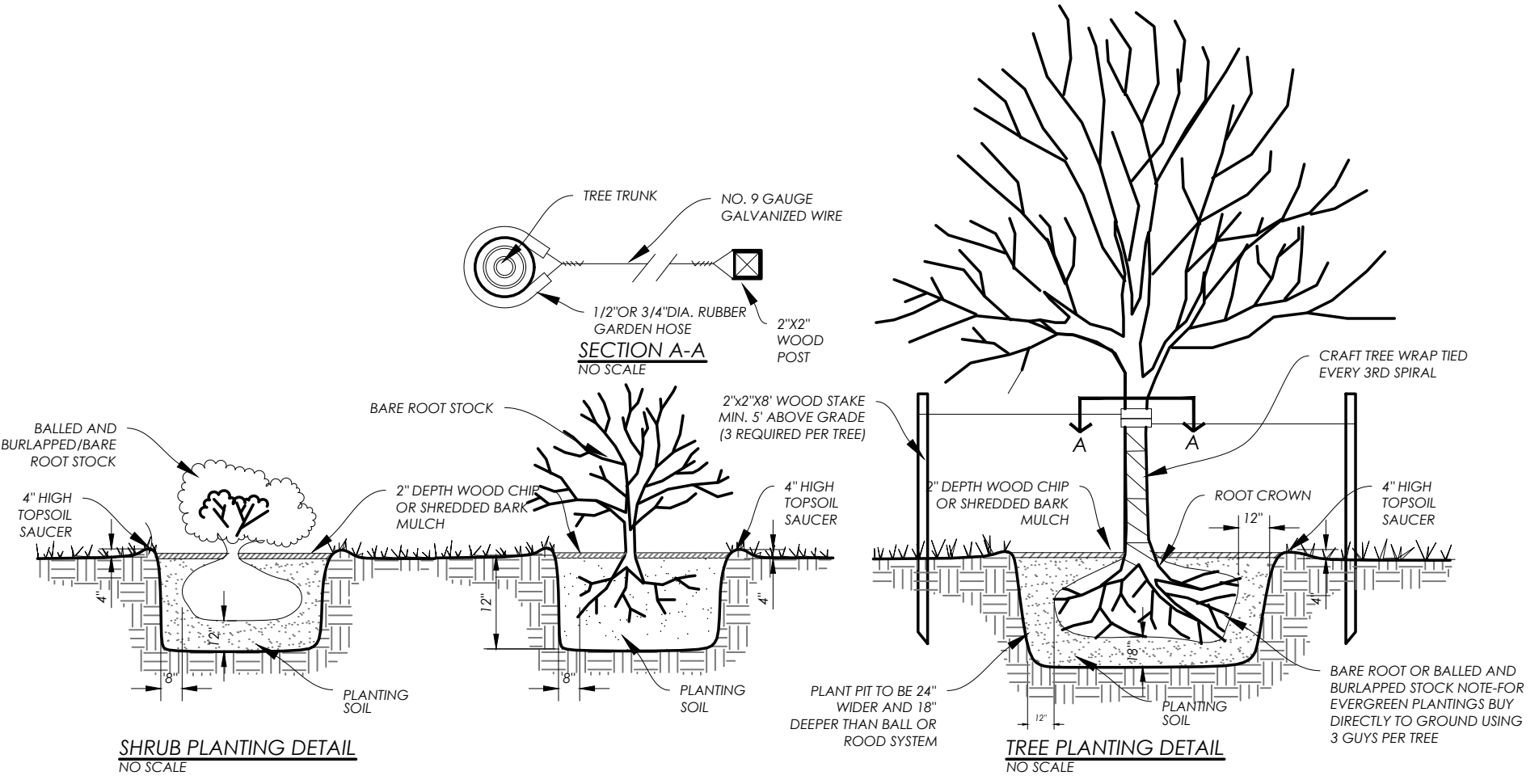
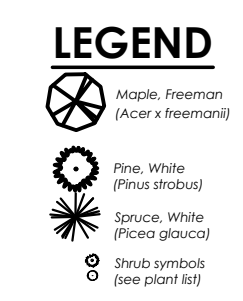
- PLANTING NOTES:**
- Clean up and remove from the planting areas weeds and grasses, including roots, and any minor accumulated debris and rubbish before commencing work.
 - Remove and dispose of all soil in planting areas that contains any deleterious substance such as oil, plaster, concrete, gasoline, paint, solvents, etc., removing the soil to a minimum depth of six (6) inches or to the level of dryness in the affected areas. The affected soil shall be replaced with native or imported soil as required.
 - Finish grading all planting areas to a smooth and even condition, making certain that no water pockets or irregularities remain. Remove and dispose of all foreign materials, clods and rocks over 1 inch in diameter within 3 inches of surface.
 - All Plant Materials shall be healthy, well developed representatives of their species or varieties, free from disfigurement with well-developed branch and root systems, and shall be free from all plant diseases and insect infestation.
 - All plant substitutions will be subject to the Owner's approval.
 - Each plant shall be planted with its proportionate amount of soil amendment and fertilizer. Hand smooth planting area after planting to provide an even, smooth, final finish grade. To avoid drying out, plantings shall be immediately watered after planting until the entire area is soaked to the full depth of each hole unless otherwise noted on the drawing.
 - Mulch all planting beds with 3 inches of shredded bark mulch.
 - Remove all tags, labels, nursery stakes and ties from all plant material only after the approval of the Owner.
 - All plants shall be guaranteed for a period of one year. The guarantee period commences from the time of final acceptance by the Owner. Replace as soon as weather permits, all dead plants not in vigorous condition as noted during the maintenance period. Said plants shall be maintained for a period of 90 calendar days from the replacement date. Plants used for replacements shall be same kind and size as originally planted. They shall be furnished, planted and fertilized as specified and guaranteed.
 - All disturbed areas shall be top soiled to a depth of 4"; seeded, fertilized and molded mulch blankets shall be used as needed in areas of potential erosion prior to establishment of lawn areas.
- IRRIGATION NOTES:**
- Landscape to be irrigated. Installation to be performed by a reputable irrigation contractor.

LANDSCAPING PREPARED BY:
 Dustin M. Christensen, LLA
 Landscape Architect
 No. 390100127

PLANT LIST

common name	botanical name	size	estimated quantity
PLANTING AREA "F" (PARKING LOT TREES & BUFFER, LAND USE BUFFER)			
Maple, Freeman	Acer x freemanii	2-1/2" CAL.	23
Pine, White	Pinus strobus	8' B&B	20
Spruce, White	Picea glauca	8' B&B	26
Shrubs, v. varius	see list below	5 gal.	119
*Proposed shrubs to be a mix of natives - highbush cranberry, arrowwood viburnum, oregon-grape holly, and red-twig dogwood			
PLANTING AREA "G" (GRASS TRAILER PARKING BUFFER & R.O.W. BUFFER)			
Maple, Freeman	Acer x freemanii	2-1/2" CAL.	23
Pine, White	Pinus strobus	8' B&B	20
Spruce, White	Picea glauca	8' B&B	25
Shrubs, v. varius	see list below	5 gal.	50
*Proposed shrubs to be a mix of natives - highbush cranberry, arrowwood viburnum, oregon-grape holly, and red-twig dogwood			

Note: Plant quantities shown are estimates and may be subject to change depending upon actual site layout/install.



Traverse City Horse Shows, LLC
 Horse Park Improvements
LANDSCAPE PLAN
 Section 31, Town 28 North, Range 09 West
 Acme Township, Grand Traverse County, Michigan

PRELIMINARY
 PLOT: dmc
 DES: dmc
 CDATE: 03.04.19
 PROJ NO: 19039
 L1.1

C:\Users\jmor\AppData\Local\Temp\AutoCAD_2012\19039\pset2.dwg (L1.LAND) - Feb 22, 2022 11:09am - dmr



Planning & Zoning

6042 Acme Road | Williamsburg, MI | 49690

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

Timeline for 2019 Master Plan – 2024 Update:

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

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

The current plan was adopted in 2019 which requires it to be reviewed in 2024. Below is the proposed review timeline for 2024.

January:

- Initial PC discussion of timeline and public engagement

February:

- PC approval of survey language and distribution flyer
- Discussion on potential educational sessions: Relationship of Master Plan & Zoning Ordinance; What is a Future Land Use Map (FLUM) /What it is not/Current Land Use Category meanings; Existing Land Use Map – what has changed in the last decade; History of Objective Overlap 1999 to 2019

March:

- Board approval of survey and flyer
- March 11th distribution of mailers (KCI) & Letters of Intent to Plan
- March 15th – May 15th open survey
- Educational session(s)
- PC review of Introduction, Community Profile, Natural Features, Community Facilities, Parks & Recreation sections

April:

- Carryover of PC text review from March
- Educational Session(s)
- Hold open house w/PC to promote survey and educate public FLUM; provide exercises for public engagement

May:

- Close survey May 15th and analyze results (decide if plan needs update or overhaul)
- Educational Session(s)
- PC review of Housing, Economic Development, Transportation sections

June:

- Present survey findings and proposed FLUM changes to PC (staff and Beckett & Raeder)
- Discuss Goals/Cornerstones with PC



Planning & Zoning

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July:

- Hold open house w/PC to educate public on survey results, FLUM changes, and Goals; provide boards/exercises for public engagement (history of MP objectives 1999 to 2019> present)
- PC review of Community Visioning and Goals/Cornerstones sections

August:

- PC review of Strategies and Land Use: FLUM, and Existing Land Use section
- Discussion on Action Plan & Implementation

September:

- Carry over of PC review from August, finalize draft to forward to Board for distribution

October:

- Board approves distribution to notice group, begins 63-day review period (October 2nd – December 3rd)

December:

- PC holds public hearing following 63-day review period, makes recommendation of approval to Township Board

January 2025:

- Township Board adopts Master Plan

Other Public Input forums:

Some Ideas to-date include:

Pop-up at Bayside Park

Pop-Up at Stone Hound

Open House @ the Township Hall

Input box at Township Hall

Draft Survey Questions: 2024 Master Plan Review

SERVICES

1. How would you rate your satisfaction with the following services provided within Acme Township?

	Very Satisfied	Satisfied	Neutral	Dissatisfied
Emergency medical services & fire protection				
Sheriff services				
Park maintenance				
Road conditions & maintenance				
Public transit (BATA) services				
Township communication				
Township website				
Zoning & blight enforcement				

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

	Yes, even if it raises my taxes	Yes, only if it doesn't raise my taxes	Uncertain	No
Road maintenance & construction				
Expansion of TART Trail system				
Sidewalks along US-31				
New fire station				
Community center				
Public transit (BATA stations)				
Expansion of sewer system				
Public water services				
Senior services				

COMMUNICATION

3. What is your satisfaction with various aspects of communication?

	Very Satisfied	Satisfied	Neutral	Dissatisfied
Availability of information about Township programs/services				
Township efforts to keep citizens informed				
Usefulness of the Township website				
Level of public involvement in decision-making				
How well the Township Board listens/responds to citizens				
How well the Township staff listens/responds to citizens				

4. What could Acme Township do to improve communication? Please rate each category individually 1-5 (1 being your top choice)

	1	2	3	4	5
Video production of Township meetings					
Redevelopment/design of Township website					
Utilize social media platforms					
Township newsletter (hard copy with tax bills)					
Township newsletter (via email)					
Print Ads					

Other (please specify)

5. How did you find out about this survey? (Select all that apply)

- Township website
- Township hall/public meeting
- Email alert
- Received a postcard in the mail
- Word of mouth
- Neighborhood association
- Other (please specify)

PLANNING & ECONOMIC DEVELOPMENT

6. Which of the following is the primary reason you decided to live in Acme Township?

- Rural character
- Proximity to Traverse City
- Close to work/school
- To live near family or friends
- To raise a family/family-friendly
- A good place to retire
- Access to the Grand Traverse Bay
- Access to a variety of recreational opportunities
- Low crime/safety
- Born and raised in Acme Township
- Sense of community
- I do not live in Acme Township

7. What do you think are the biggest issues Acme Township will face within the next 5-10 years? (Select all that apply)

- Traffic
- Too much development
- Providing enough shopping and dining establishments
- Adequate public transportation
- Too many people
- Road repair/maintenance
- Aging infrastructure (sewer lines, Township facilities)
- Loss of rural character/development of farmland
- Aging developments (neighborhoods, commercial properties)
- Lack of employment
- Cost of living/affordability/property tax rates
- Adequate parks/trail systems
- Crime/safety
- Public transportation

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

	High Priority	Medium Priority	Low Priority	Not a Priority
East Bay shoreline/Access to water and East Bay				
Water quality for streams, watersheds, and East Bay				
Invasive species management				
Wildlife habitat				
Farmlands and orchards				
Rural character				
Recreation/Tourism				
Residential (single-family)				
Opportunities for hunting & fishing				

9. Should there be more, about the same, or fewer of the following types of places in Acme Township?

	More	Same	Fewer	No Opinion
Retail (locally owned)				
Large-scale retail (regional & national chains)				
Recreational spaces (parks, plazas, open space)				
Restaurants, coffee shops, bakeries				
Entertainment establishments				
Professional offices & technology related businesses				
Agricultural operations & processing				
Agricultural tourism/special event facilities				
Industrial (alternative energy, self-storage facilities, warehousing & distribution centers, automotive repair)				
Variety of housing types/residential options				
Daycare or school				
Alcohol related establishments (bars, microbreweries, distilleries)				
Gas stations & automotive services				
Personal services				

10. How would you rate Acme Township in regard to this issue?

	Above Average	Average	Below Average	No Opinion
Access to healthcare services				
Sense of community				
Recreational opportunities for people of all ages and abilities				
Property tax rate				
Cost of living/affordability				
Quality of roads				
Job opportunities within walking & biking distance of Acme Township				
Quality of life				

**11. Please rate each of the following in terms of desirability when planning for:
*US-31 Along the Grand Traverse Bay to the former Tom's/Kmart***

	Very Desirable	Somewhat Desirable	Undesirable	Very Undesirable
Promote safe, fast and efficient traffic flow				
Meet the needs of local pedestrian traffic				
Attract tourism				
Take steps to slow traffic to a safe yet efficient flow				
Attract new business/commercial growth				
Attract new residents				
Improve aesthetics (facades and landscaping)				
Take steps to preserve the viewshed of the Grand Traverse Bay				
Should remain the same				

Intersection of US-31 & M-72 to Arnold Road

	Very Desirable	Somewhat Desirable	Undesirable	Very Undesirable
Promote safe, fast and efficient traffic flow				
Retain opportunities for agriculture				
Take steps to slow traffic to a safe yet efficient flow				
Attract new business/commercial growth				
Expand industrial/warehousing				
Encourage strip commercial development				
Should remain the same				

HOUSING

12. Which of the following housing options would you consider a priority in Acme Township?

	High Priority	Medium Priority	Low Priority	Not a Priority
Single-family houses with small lots				
Single-family houses with large lots				
Housing for workforce and/or young families				
Accessory dwelling units (also called mother-in-law apartments, ADUs, granny flats)				
Senior/Assisted living facilities				
Duplexes				
Multifamily, apartments				
Townhouses/ row houses				
Mixed-use developments (places to live, work, and play)				
Mobile or manufactured homes				

13. What type of housing do you live in now?

- Single-family detached home
- Apartment
- Duplex
- Townhouse/condominium
- Senior living facility
- Other
- I do not live in Acme Township

14. Acme Township has enough housing choices for me to be able to up-size or down-size throughout my life without having to leave.

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree
- I do not live in Acme Township

15. Regarding your neighborhood, what would you say are the top 3 most appealing qualities? (Select 3)

- Like the design of the neighborhood and the way the houses look
- Affordable housing
- Sense of community/good neighbors/family oriented
- Big trees/lots of trees
- Well-maintained landscaped
- Quiet/peaceful
- Close to everything/convenient
- Connectivity/ease of getting around
- Has a homeowner’s association (HOA)
- Not applicable, I do not live in Acme Township

What neighborhood do you live in currently? (If you do not live in a neighborhood, please list the zoning district):

16. How could your neighborhood be improved? (Select all that apply)

- I like my neighborhood the way it is now
- Appearance of buildings
- Better connectivity between neighborhoods/ease of getting around
- More code enforcement
- More/better landscaping
- Improved parks/open spaces
- Proximity to retail, recreation, and services
- Not applicable, I do not live in Acme Township

What neighborhood do you live in currently? (If you do not live in a neighborhood, please list the zoning district):

TRANSPORTATION

17. Do the existing bus service options within Acme Township meet your needs?

- I am able to use the bus service to meet my everyday needs
- I would use the bus if it ran at times that I needed to use it
- I would use the bus, but it does not go where I need it to go
- I do not use the bus

18. How important are alternative modes of transportation to increase travel options in Acme Township?

- Very important
- Important
- Neutral
- Unimportant
- No opinion

19. Which of the following transportation improvements would you be in favor of in Acme Township? (Select all that apply)

- Bike lanes throughout the Township
- Sidewalks along US 31
- Nonmotorized trails
- Expanded bus routes and increased services
- Sidewalks within new and existing developments
- Electric vehicle charging stations
- Accommodations for high-speed electric bikes

RECREATION

20. Please indicate your level of agreement with the following statements.

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Parks & recreation facilities/services are important to our community and worthy of taxpayer support					
Acme Township should support the development of trails that connect with other adjacent parks, points of interest, and the existing TART Trail network					
Acme Township should continue additional land acquisitions to provide greater access to the Grand Traverse Bay					
Acme Township should continue additional land acquisitions to provide access to more land for parks					

21. Please indicate which of the following recreation facilities and activities Acme Township should plan for and develop. Please rate each category individually 1-5 (1 being your top choice).

	1	2	3	4	5	No Opinion
Art - installations/Art Fairs						
Ball fields						
Basketball Courts						
Canoe/Kayak Launches						
Community gardens						
Dog Park						
Frisbee Golf						
Indoor recreation facilities						
Non-motorized trails (i.e. TART trails)						
Outdoor movies-in-the-park						
Outdoor performance theaters/cultural events						
Pickle ball courts						
Playground Equipment						
Public boat launches						
Skateboard park						
Snowshoeing & Ski Trails						
Swimming beaches						
Tennis Courts						
Volleyball courts						
Walking/Nature trails						
Winter skating rink						

DEMOGRAPHICS

22. Please describe your relationship with Acme Township (select all that apply):

- I recreate in Acme Township
- I am a full-time Acme Township resident
- I am a full-time resident – renter
- I am a seasonal resident
- I am a seasonal resident – renter
- I work in Acme Township
- I own a business in Acme Township
- I am a non-resident property owner in Acme Township
- None of these apply

23. Which category below includes your age?

- Under 18
- 19-29 years
- 30-39
- 40-49
- 50-59
- 60-69
- 70-79
- 80-89
- Over 89 years

24. How many members of your household are under the age of 18?

- 1
- 2-3
- 3+
- None

25. How many members of your household are over the age of 65?

- 1
- 2-3
- 3+
- None

26. In what ZIP code is your primary (homesteaded) place of residence?

27. How long have you lived in Acme Township?

- <2 years
- 2-5 years
- 6-10 years
- 11-20 years
- 20 + years
- Not applicable - I don't live in Acme Township

28. With the Township's best interest in mind, what is your vision for Acme Township over the next 20 years? Think about all aspects that make up this community including the transportation systems, land and water resources, parks, businesses, farmland, and neighborhoods.

29. If you are interested in receiving future updates from Acme Township via email, please leave your email address. Your contact information will not be shared and will not be tied to any of your survey responses.