



· **ACME TOWNSHIP PLANNING COMMISSION MEETING**
· **ACME TOWNSHIP HALL**
· **6042 Acme Road Williamsburg, MI 49690**
· **April 11, 2022 7:00 p.m.**

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE

ROLL CALL: Present: Karly Wentzloff, Jean Aukerman, Dan Rosa, Dan VanHouten, Marcie Timmins
Excused: Steve Feringa, Jack Challender
Staff present: Lindsey Wolf, John Iacoangeli

- 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

Open at 7:01

Jim Novak- President of Grand Traverse Men's Shed, Thanked Strathmore Real estate for believing in the Grand Traverse Men's shed concept. They are being offered a 2500 sq.ft space for \$1.00 per month. Went on to describe the men's shed, a 501c3 non-profit that enhances the lives of senior men by providing a place to work on community projects, learn new skills and provide a space to share stories with other men.

Dave Sexton- Strathmore Real Estate has offered to rent 12,400 sq.ft. of space in pursuit of a pickleball court. Growing popularity in the Grand Traverse region, close to 3500 players looking for places to play in the winter time and sometimes summer time. Would also be a physical fitness place, those that come can use both facilities.

Stephen Ezell- CEO of trulyfreehome.com and trueselforganics.com, we are an eco, non-toxic chemical manufacturer and fulfillment center, e commerce business in Grand Traverse county. They are now the fastest growing eco chemical manufacturing company in the United States. They have outgrown their capacity, they have five different buildings in Grand Traverse. They have sixty employees in Grand Traverse. Hoping to take over a little over 30,000 sq.ft. in the old Tom's building, and putting a tremendous amount in capital and resources to make that building first class and bring jobs to Acme. Want to consolidate their multiple spaces into one. Have a huge demand locally with people showing up at the fulfillment center for orders. Intend to build a nice little retail outlet in the front where people can come and see our wares plus order online and pick up. Business doesn't make a lot of noise, they just put stuff in boxes. Everything is safe and nontoxic.

Jim and Chris Goran- Sent a letter last night (copies were on the table and in email).

Surprised to see the self-storage is back, they are supportive of all of the conforming items they have heard. Shows how viable and marketable that real estate is. Wants to know why we would consider so much non-conforming self storage, it is even more square footage than was proposed in the last application. Admit it that the residential component looks a lot better then in the last application. The other big thing that Beckett and Raeder called out in their report is there is no phasing plan. Opposite of what we want as a township. Starts with the non-conforming element being right a way and the less profitable elements will be developed later.

The other thing is this is a large amount of light industrial that we are looking at adding to a residential and commercial district. You never know what people will be bringing to self storage.

Doesn't think Acme should be addressing the economic or financial issues for a for profit investment group. See wording that says it is economically impossible to reuse the former Kmart and Tom's buildings. He doesn't think that is a prerequisite of the property.

James Stevens- Acme storage, the non conforming issues are major. He thinks it is a disservice to the master plan to do this. It doubles the self-storage in this area. He thinks it is a disservice to people who have already built and maintained.

public comment closed at 7:14

- B. APPROVAL OF AGENDA: Motion Aukerman, support by Timmins to approve the agenda with the addition of G.1) Goran 2) Sands 3) Christian
Motion carries unanimously**
- C. INQUIRY AS TO CONFLICTS OF INTEREST:**
- D. SPECIAL PRESENTATIONS:**
- E. RECEIVE AND FILE:**
- 1. RECEIVE AND FILE**
- a. Draft Board Minutes from 3.1.22
Motion to receive and File the Draft board minutes from 3-1-22. Timmins Support by VanHouten motion Carries unanimously.**
- F. APPROVAL OF MINUTES:**
- a. Approve Draft Planning Commission Meeting Minutes 2.7.22
Motion to approve the draft planning commission minutes from 2-7-22. Rosa, support by Timmins motion carries unanimously.**
- b. Approve Draft Planning Commission Meeting Minutes 3.14.22
Motion to approve the draft planning commission meeting minutes from 3-14-22 with the edit of Warren to Ron. Timmins support by Rosa motion carries unanimously.**
- G. CORRESPONDENCE:**
- 1. Goran -** To start, I am surprised that a PD application as large and non-conforming as this has progressed so far with the township paid planning firm prior to being placed on the New Business agenda with any potential motion for approval April 11. I understand we may not be requiring Public Hearings for items this large and non-conforming, but in the spirit of any public transparency on such a large PD with such a non-conforming element, I request that any motion to Approve or Deny to not be taken today. I also would insist that no additional items be allowed to be walked in, post filing, by the applicant.
Questions for Planning Commission of Application:
- Why would Acme consider approving PD 2202-01 when it contains an even larger square footage of non-conforming Light industrial than the last Lormax-Stern proposal?
How can Acme consider the current proposal as presented, which shows the NON-conforming element built up front, and lacks a phase-in plan for the conforming element?
How will Acme ensure the "safety" of large amounts of Light Industrial elements that are now being introduced into this Residential/ Commercial area?
Should Acme Officials be considering the economic or financial issues of a for-profit investment group when deciding on this proposal?
How can Acme see that this meets the standard expected by taxpayers and residents who have supported the Master Plan.
Why would Acme feel we need more Light Industrial zoning?
How does Acme know the storage won't be painted Public Storage or Uhaul Storage Orange?
- 2. Sands-** President of Tom's. I am writing to you to express support for the TMMJ proposed development plans encompassing the former Tom's food Market and K-Mart properties. Attached letter outlines the rest of the comments of support.
- 3. Christian-** I am respectfully writing to the Acme Township Planning Commission to express my support for the Strathmore Real Estate Group's proposed planned development of the former K-Mart and Tom's big box store sites along US-31 North and Shore Road. I have been both an active Realtor and resident in Acme Township for over 40 years. I believe this is a good utilization of Acme Township's Flex Zoning classification allowing for multiple uses on larger sites.
Attached is the rest of the letter with additional items of support.

H. PUBLIC HEARINGS:

1. None

I. OLD BUSINESS:

1. None

J. NEW BUSINESS:

1. Amendment to Grand Traverse Resort & Spa PUD 2000-1P- Mr. Cox presented on behalf of the Grand Traverse Resort and Spa.

Ryan Cox- With Grand Traverse engineering and construction. Requesting an approval of a minor amendment for the existing Grand Traverse Resort and Spa PUD. Over twelve hundred acres in the PUD parcel. Original PUD from the 80's, an amendment in 1997 and another amendment in 2000.

This particular piece of property sits just north of the third hole on the bear golf course. This has been slated for employee housing for sometime. Original concept or master plan for the employee housing portion of the property, which is approximately twelve acres, showed a total of nine, eight unit apartment buildings specifically located for employee housing. Lautner Rd. and North Village Dr.

The original plan showed most of the parking on the North side of the site. Showed where the three buildings were constructed and are in place right now. There are a total of eight apartment units in each one of these buildings. To date there are twenty four apartment units on the property.

Went over the configuration of what was originally proposed. Cox has proposed to split them for a few reasons. Primarily for one of them is the grading on the site drops off quite immensely, also for emergency vehicle access as well as pedestrian access to all the existing sidewalk on North Village Dr.

Proposed to line the new driveway entrance directly across from North Village Dr. and connect some sidewalk to the existing infrastructure that is here and bring it down to the new entrance. Bringing the sidewalk through the site and having them be able to cross at a well marked pedestrian crossing.

They have approval from the road commission for the new driveway and sidewalk. Have permits from the Grand Traverse Metro fire department. Very happy about the change because if this master plan continues, which allows for 9 of these buildings or 72 units, the original plan only had one point of ingress and egress and this would give us another point of ingress and egress in and out of the site. Once you jump over a certain number of apartment units you are going to need two points to meet the international fire code. This new alignment will allow us to do that.

Have been working on the zoning to finalize and finish up the site plan. Made a few different changes. Added landscaping islands in the parking lot, updated our landscaping to meet the requirements of the ordinance. They will have 25ft. landscaping buffer (minimum is 10 ft.). Another one of the key elements of the landscaping requirements is to screen the dumpster, which we have done.

Stormwater, a few different things. A stone drain around the building, a few different retention basins, there is a culvert that crosses Lautner Rd. going to install a small retention basin there to help reduce some of the runoff that comes off from the road and some off North Village Dr.

Been approved for the sewer connection and approval from County soil erosion. Landscaping will meet the township requirements as well as irrigation.

Essentially just moving forward with the old master plan for the property. Same use proposed, employee housing which is in huge demand right now. Generally continuing in the same areas that the original PD showed .

They're here to hopefully get a minor amendment to the PUD.

Wentzloff clarified for the planning commission that this was just to determine if it was a major or minor amendment. Then we would go to a site plan review. The site plan review is not on the agenda as an action item tonight. Bob Versheve wasn't able to complete the stormwater review so Wentzloff asked that we not have that on the agenda tonight. So we are not looking at an application that is not complete.

Rosa- does that street continue on in the existing parking lot or does it dead end?

Cox- this is a modified fire department turn around that is why they extended it out as far as it is. One of the comments that they (the fire department) wanted was they required a new fire hydrant on the site. The buildings will be sprinklered too for the safety of the residents. Any dead end road over a 150ft needs to have a turn around.

Rosa- asked about bike racks on the plans, wondered if there was a consideration for bike racks?

Cox- They would be happy to put bike racks in, you are right we don't show them at this point. And truly that is probably one of the biggest modes of transportation here.

Wolf- asked about having a special meeting.

Cox- If they could they would like to request a special meeting.

Wentzloff- Thinks that would be subject to if Bob Versheve has his review done, everything else has been reviewed. I Don't see a problem with doing that.

Discussion followed on timeframe for the stormwater review and meeting.

April 25th at 7pm is the tentative meeting date if Versheve can get the stormwater review done by then. That would be the only agenda item for that meeting.

Everyone agreed.

Wolf - I would need the additional items I sent you in email and the fee prior to scheduling that meeting.

Motion by Timmins support by Aukerman

to approve the minor amendment request to the Grand Traverse Resort Planned Development for "The Orchards" employee housing (PD 2000-1P) submitted by Ryan Cox of GTEC, dated March 30,2022 with the revised drawings of the same date:

Sheet C1.0 Cover

Sheet C2.0 Existing Conditions & Demolition

Sheet C2.1 Notes & Quantities

Sheet C2.2 Site Plan

Sheet C2.3 Soil Erosion & Sedimentation Controls

Sheet C2.4 Landscape Plan

Sheet C2.5 Details

Sheet C2.6 Details

**A site plan review and land use permit shall be required prior to construction.
motion carries unanimously**

2. PD 2022-01 Tom's/Kmart -

Wentzloff - Clarified that this is a pre PD meeting and explained what the planning commission would be looking at tonight.

Any vote to move the project forward is not a vote to approve the entire project. It is just an initial step.

Jake Chappelle representative for the development group.

Ron Calhoun- Senior director of development

Sarah Kever- with Northview 22, environmental land use and permitting consultant.

Aaron Norgman- of Performance engineering

Both Aaron and Ron are both professional engineers so they will be able to take any questions and answer any technical questions you have.

Chappelle will be able to answer any questions you have about the development group

Joey Walker just joined Strathmore, just graduated Michigan State with a public policy degree.

Sarah Kever- 22 acres of existing development in the area. They know there have been attempts at other types of development on this property that have been unsuccessful. This group has been cognizant of those past attempts. They have paid very close attention to what was proposed and what was ultimately denied or fell apart.

Went over the plan that was passed out at the meeting.

Consist of 19 residential buildings, for a total of 228 residential apartments. Mostly 1 and 2 bedroom units. Located throughout the development. They are three story buildings, each one does have at least 1 parking space of each unit of development.

Starting with K-mart the building to the North.

Proposed to contain several mixed uses within the building.

A flex suite business center, individual work office spaces for rent by multiple entities with shared communal spaces, conference room, reception area, restrooms. Also provides a place for a business to have an address for receiving and the ability to rent conference spaces.

Pickleball- year around opportunity

in conjunction with the pickleball is a fitness center next to the pickleball between the business suites and the pickleball.

Space set aside for public self storage. Areas that are contained in the center of the big box buildings.

Other areas in the back- yes we have heard, light industrial, they are mainly warehouse spaces. They would be case by case and areas that would be leased to groups that would fit in this community. The developer recognizes that when you introduce a mixed use concept you have to make it cohesive. For them themselves, for their product to speak for themselves they have to be very cognizant of who they are renting out these spaces to. They are looking at achieving a cohesiveness between all uses on that property.

Former Tom's building

Truly free

and a terra lawn snow and landscaping place.

and in addition, again the interior space, leftover space would be dedicated for public self storage.

This is a developing plan as far as what these interior spaces could be. They encourage any use that would come to fit the community.

Mix use needs a walkable way through the community. Reached out to Tart Trails they gave two options they are looking at. One of those is to take the future extension of the trail and wrap it around the back. Their (Tart trails) primary focus was to continue the Tart Trail along US 31 which is shown on the plan.

MDOT is looking at the removal of one of the entrances. A traffic impact study has been

ordered. One comment they(MDOT) made was that they most likely require an entrance to be closed.

Provided more green space and parking space.

Traffic flow, 2 entrances of US 31 and an entrance off Shore Rd., anticipating that light truck traffic, traffic that is going to come in a utilize anything that would be in Tom's food market or the Kmart building with their existing Truck docks, would come in off this county road (Shore Rd) and circle back out through the development that way.

The developers recognize that to keep the truck flow away from children, families and people using the parking lot.

Included additional areas for small playgrounds, grilling spaces and outdoor green spaces. The goal is to keep any existing mature trees along US 31. Some of those are not in good condition and will have to be removed. Landscaping is a focus and pine and coniferous trees are proposed to be added back to supplement those that have to be removed.

The developers will be working with the outside building facades to make them more of what the Acme ordinance asks for.

They didn't present a phasing plan because there is no phasing. However there is a construction sequence. When one building is finished and out of the ground the crews move on to the next building and start that and continue to move in that manner.

Went over the construction sequencing plan.

Chappelle- goal for this project and stormwater management is to utilize the existing stormwater ponds. And break the site up into little green pockets that they can implement some of the green infrastructure stormwater control measures that are in the ordinance. Net reduction in hard surface.

Proposing an extension of the tribal water system. Serving the entire development with drinking and potable water. Retaining the onsite wells for fire suppression water on the two big buildings that are being supplied with that water.

Sewer currently runs down the highway, they would tie back into that system.

In both the water and the sewer they have sent demand calculations waiting back to hear.

Sarah went over grading on the site.

Iacoangeli - Went over the current zoning of the area, Corridor Flex, and explained how by asking for a PD on this site they have the ability to ask the township planning commission to insert other uses into the district that may not be permitted if it was just being developed as a commercial flex zone. Those uses are the indoor storage and the warehousing

Explained the four parts of the PD application. The first part we are considering this evening is called Pre-PD application. Does that application that is submitted meet at least five of the nine requirements. To be classified as a PD. It does not guarantee that the project will be approved. Discussed the differences between the PD that the planning commission had last viewed for this property and the one before the planning commission tonight.

Beckett and Raeders analysis indicated that when you take a look at the ordinance, relative to does it comply with the master plan. The master plan calls for a development of a mixed use facility on these properties. This is a mixed use facility. Also has

requirements relative to, is the projecting dedicating open space, it is. There is open space within the project and dedicating an easement for the Tart Trail.

Iacoangeli- bottom line in our (Beckett and Raeder staff) opinion they met five of the nine criteria. Emphasized that the planning commission really has to look at what we are working with, 2 vacant big boxes. According to any assessor they will tell you that they are functionally obsolete because that's what vacant big boxes are. There are very few uses that go into a vacant big box. Unless there is some creativity that is applied. Both the Tom's and the Kmart are in very good structural shape. From a planning point of view, to Iacoangeli, it would be a waste of resources to have those buildings torn down and put into a landfill. Want to look at projects or PD that can utilize those facilities that would benefit the community.

Iacoangeli then went over his report as to what met the PD requirements and what did not. In his opinion it satisfies the requirements of the ordinance in section: F2, F3, F4, F5 and F7. It does not satisfy F6 or F8 and F9 is not applicable because it is not an agricultural site.

Iacoangeli has a series of recommendations and considerations if the PC allows this to move into an application, he thought would be appropriate and enhance the project.

- 1) Phasing plan- they are calling it project sequencing.
- 2) Access the Tart Trail with the minimum width.
- 3) Preservation of mature trees along US 31
- 4) New buildings as well as the facade of Toms and the Kmart building need to be in compliance with architectural ideas and intent that's in the CF district.
- 5) Low impact design on the stormwater
- 6) Large gathering open spaces, playground equipment.
- 7) Wanted the multi family units organized in a manor that creates more of a neighborhood atmosphere.
- 8) Traffic assessment relative to the amount of traffic and what the routing internally would be for delivery trucks serving the e-commerce and warehousing facilities behind the Kmart.

Rosa- asked about what the definition of warehouse was for the back of the Kmart building?

Calhoun- Small amounts of individual warehousing, office warehouse. There will probably be three users back there. Clarified it will be individual warehouse spaces.

VanHouten- the ground level residences will any be handicap accessible?

Keever- As a requirement, any development has to have a dedicated amount of ADA units.

Calhoun- under fair housing all the first floor units have to be accessible and be convertible.

Aukerman- So I can do further research, will you please give me one or two of your best development sites to date, in your mind. And also, of anything you have done, what are the one, two and three best.

What is the one that is in place today that is most similar to the one you are proposing here?

Calhoun- Let us think about that. The one project that comes to mind that we just finished is probably Red Cedar Manor, you can find that online. Most of the interior finishes would be very similar. Granite countertops, stainless steel appliances.

Aukerman- I am speaking as a whole, including the big boxes involved in it. Calhoun will get a combination of those things.

Aukerman- Wants to understand more of your business model. Is self storage always a part of your business model in every development you do.

Calhoun- No

Aukerman- Does that mean that if another company wanted to come into this you would be open to take away from the self-storage space and consider another company?

Calhoun- We would love to have the Truly guys take over all of Tom's. They think they can absorb it all in two years, but we don't know and they don't know.

Aukerman- so in other words you would be open to that, it's not like you would want to have a certain amount of self-storage.

Calhoun- that is correct.

Keever- In addition to the comment I made earlier about other vendors, that is where it would come out of is the public storage space.

Aukerman- Strategic retail sites, could you give everybody a brief description of what that is?

Chappelle- We work with national retailers, so we have to be sensitive to their identity. We can provide that after but we do want to be sensitive to our retailers.

Calhoun- We have a group of retailers that we work with. They have specific requirements when looking at locations for their use and application.

Aukerman- I really like what I'm hearing from the people in the audience. I am personally not so keen on self-storage in such a major location that is so valuable to our township. Frankly I would like to see that number go down. I'm thinking you have a major store front location and there are other ways to make it shine more. Wanted to ask you about the retail connections you may have? My last question I have for you. What is your proactive strategy to find retailers that are a potential fit with the target market that not only lives here but the market that goes up and down 31?

Calhoun- Most of them want to see density in place first to support the cause. If you live up north, you're not stopping on your way home to make a left hand turn to a Starbucks.

Aukerman- You are probably stopping on the way into work.

Calhoun- You might be, but Starbucks wants you both ways. We think that we could, at some point end up with more retail there, but we need to have the density to prove it works first.

Aukerman- have you looked at the net worth, income of this area?

Calhoun- I think we have looked at it. I don't have the numbers off the top of my head.

Iacoangeli - I had mentioned to the developer that there is a real need on this side of the Grand Traverse Region to have some eating and drinking establishments. Which would serve this immediate population.

Calhoun- it is always a chicken and egg scenario you have to increase the density, there is demand for the housing, we would like to have more potential retail. Have to convince the national guys or even the Mom and Pops to invest.

Wentzloff- If this was an application under the new ordinance, under township review at the board level right now, is it true that some of these uses would then become allowed in this district?

Iacoangeli- The ground floor housing

Wentzloff- The e-commerce is still not addressed in the ordinance with a definition.

Iacoangeli- E-commerce is not addressed in any ordinance I am familiar with. It is just one of those new uses communities haven't been able to classify.
Not necessarily convinced that you classify e-commerce as warehousing.

Wentzloff- Wanted to bring it up because I struggle with that and I know this has come up before. Where do those things go, as those types of retailers have trouble finding space.

Wentzloff- You guys have kind of eluded to self-storage, that you could just remove it later. To me once one of these uses gets put in place it seems like you wouldn't be making that investment and tearing it out later. That is nonsensical.

I'm not a huge fan of having a ton of these buildings be self-storage. My impression on the former Kmart building, you have it tucked back behind the other uses. That makes sense. You have got this oversized building, you need something to compliment with retail getting smaller.

In the Tom's building my concern is you placed that(self-storage) up in front, in our packet at least. It is so prominent in the Tom's building but if you are trying to attract or more intensely develop this site, putting self-storage prominently in the front, to me would be like you're just giving up what the real game is which is getting self-storage in there. I would prefer to see it in the back where it isn't using up the space that you can hit with that retail office space you would typically see in the front of the building.

Calhoun-I think the issue became, with e-commerce and access to the truck docks they migrated towards the rear because that is where the dockings are, vs. migrating into the front. See if they can migrate right to left a little because the docks are all on the North side of the building. It morphed that way by their uses and demands and access through that.

Wentzloff- The phasing, or as you call it the construction schedule, I really don't as a township see us get burned on. I don't want to see you get through phase one and construction is halted because material costs have gone up. How would we structure this?

Iacoangeli- Jeff (Jocks) and I would structure it.

Calhoun- I think the other piece you need to somewhat understand. The redevelopment of the Tom's and Kmart will have completely different crews. They will be working back

there as the front gets started. The idea is to develop one end of the project, get it cleaned up and make it look pretty and move to the next.

Wentzloff- I Understands the limitations of construction schedules, things move in a sequence. What I am saying as a township, once you get what you want, I want it structured so we know that if you redevelop that Kmart and Tom's and get all the self-storage in there and then don't build everything. I want to make sure we are protected and what is happening in the event that, that is the outcome.

Iacoangeli- We would create a development agreement that has metrics for development.

Wentzloff- On the front end that (development agreement) has to be there for me to be comfortable with this. And I would not recommend changing your non-conforming uses as the project moves along.

Calhoun- This is not an overnight project. It is a 24-30 month project.

Chappelle- We're residential builders. What we see here is an opportunity to redevelop two sites as a means to deliver housing. We want housing just as much as Acme township. We absolutely don't want to represent something that we are not going to do.

Calhoun- The financing is going to be a package not piecemeal. The lender won't allow us to do that. This will be financed as a complete project. If one piece of it doesn't move forward for whatever reason, economically it becomes a disaster.

Wolf- amenities added, I would like to see how pedestrians are going to access the areas.

Calhoun- Pathways are shown on the plan

Iacoangeli- Haven't had this vetted by our designers yet, as part of the site plan review. So don't get too worried about it. This is just a concept. I don't want you making your decision on the conceptual plan, make your decision based on the application of the uses they have on site and the fact that they have met, in my opinion, five of the nine criteria as a gateway into the process. It doesn't guarantee approval.

Rosa- Would not like the non-conforming aspects to get larger over time, would like to see them shrink over time.

Iacoangeli- If you want to approve it with conditions one of your conditions would be that you will not accept phasing.

Iacoangeli explained the difference between phasing and construction sequencing. Construction sequencing is how they are going to mobilize the site and proceed through the construction of it.

Wentzloff- Clarified that we would be looking at this package as a whole.

Iacoangeli- Based on what the gentleman just said they are going to have this financed as one complete project. Which you would be reviewing in its entirety. So as part of the public record, if you want a condition, and you decide it goes to the next step. My condition would be that the planning commission does not accept phasing.

Motion by Timmins Support by Aukerman to approve the pre-application for PD 2022-01 submitted by Northview 22LLC on behalf of SH East Bay Holdings South LLC for a mixed use planned development at 6455 US-31 N. The findings of the fact submitted in this report support the pre-application dated March 3, 2022, meets the minimum standards under Section 19.3 of the Acme Township Zoning Ordinance to qualify for the formal planned development application submission with the following conditions:

The planning commission will not accept a phasing plan.

Motion carries unanimously

Public comment open at 8:41

Jim Goran- Over all it looks pretty good, but as John I. and trustie Aukerman pointed out at the last review, I would like to see them push out the non-conforming uses. I Think the public would like to see store fronts. This is CF district not industrial flex district, it was designed to be a mix of stores and residential not of industrial warehousing. It Makes sense to get the residential in there.

Stephen Ezell- Ceo Truly fit home, speaking to my company. If approved we can start construction and I can move employees to the facility in weeks. We are busting at the seams, we have grown from three to one hundred and fifty employees. Sixty just here in TC, and we have less than a 4% turn rate on our employees.

Public comment closed at 8:45

K. PUBLIC COMMENT & OTHER PC BUSINESS

- 1. Planning & Zoning Administrator Report – Lindsey Wolf - As discussed we will have the special meeting on the 25th. based on Bob’s review. Horse shows went before the board was approved with several conditions including some additional conditions.**
- 2. Township Board Report – Jean Aukerman- The horse show did come on the April 5th agenda, it did surprise us, because looking at the staff review of those top 4 items; landscaping, stormwater, scarification, and the parking lot issues. Those were the four we(the planning commission) wanted completely done and then it would go on a board agenda. Three of those were finished, the stormwater one was partially completed. Bottom line the horse shows people didn’t get everything to us ten days before our meeting. The board did review it. Thanked John Iacoangeli for his help in coming up with the additional conditions.**

Extra conditions;

 - 1) Township engineer to perform site stormwater maintenance three times a year for the first three years, paid by the property owner**
 - 2) Township engineer to review the northwest basin #5 to ensure modifications that have been made are in compliance with the townships stormwater ordinance**
 - 3) Irrigation will be provided for all areas planted with evergreens**
 - 4) Township wants to ensure, optional and optimal dust control techniques are used inorder to help minimize dust and track out to the road. Technique to be presented to the township, by the applicant within 90 days from date of approval. Goal is to ensure best practices are continuously used going forward.**
 - 5) Manure storage area will be paved in concrete**
- 3. Parks & Trails Committee Report – Marcie Timmins - the first Park and Trails meeting of the season is next Monday April 18th at 4pm**

ADJOURN: Motion by VanHouten, support by Rosa to adjourn

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.

Motion carries unanimously



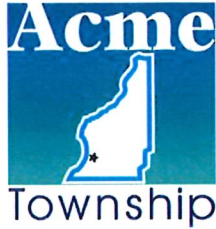
ACME TOWNSHIP PLANNING COMMISSION MEETING
ACME TOWNSHIP HALL
6042 Acme Road Williamsburg, MI 49690
April 11, 2022 7:00 p.m.

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- B. APPROVAL OF AGENDA:**
- C. INQUIRY AS TO CONFLICTS OF INTEREST:**
- D. SPECIAL PRESENTATIONS:**
- E. RECEIVE AND FILE:**
 - 1. RECEIVE AND FILE**
 - a.** Draft Board Minutes from 3.1.22
- F. APPROVAL OF MINUTES:**
 - a.** Approve Draft Planning Commission Meeting Minutes 2.7.22
 - b.** Approve Draft Planning Commission Meeting Minutes 3.14.22
- G. CORRESPONDENCE:**
 - 1. None as of 4.6.22**
- H. PUBLIC HEARINGS:**
 - 1. None**
- I. OLD BUSINESS:**
 - 1. None**
- J. NEW BUSINESS:**
 - 1.** Amendment to Grand Traverse Resort & Spa PUD 2000-1P
 - 2.** PD 2022-01 Tom's/Kmart
- K. PUBLIC COMMENT & OTHER PC BUSINESS**
 - 1.** Planning & Zoning Administrator Report – Lindsey Wolf
 - 2.** Township Board Report – Jean Aukerman
 - 3.** Parks & Trails Committee Report – Marcie Timmins

ADJOURN:



ACME TOWNSHIP REGULAR BOARD MEETING

**ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
Tuesday, March 1, 2022, 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, D. Stevens, L. Swanson, D. White

Members excused: P. Scott

Staff present: Lindsey Wolf, Planning & Zoning Administrator; John Iacoangeli, Planner, Beckett & Raeder Inc.; Susan Kase, Recording Secretary

A. LIMITED PUBLIC COMMENT:

Limited Public Comment was opened at 7:02 p.m.

Brian Kelley, Acme resident, commented that he would like to see a summary document of the zoning ordinance changes and encouraged the Board to source public engagement in other ways than public hearings.

Limited Public Comment closed at 7:04 p.m.

B. APPROVAL OF AGENDA:

Supervisor White requested that "Nomad Cidery permit discussion" be added to the agenda under K. New Business, #4.

Motion made by Aukerman, supported by Stevens to approve the agenda as presented with "Nomad Cidery permit discussion" added under K. New Business, #4. Voice vote. No discussion. Motion carried unanimously.

C. APPROVAL OF BOARD MINUTES: Regular meeting 2/1/2022

Motion made by Aukerman, supported by Swanson to approve the minutes of the February 1, 2022 Regular Board Meeting as presented. Voice vote. No discussion. Motion carried unanimously.

APPROVAL OF BOARD MINUTES: Special meeting 2/15/2022

Aukerman submitted a public comment that was omitted from the original Minutes to include:
Fred Thelander, 7111 Tobeco Creek Drive, Williamsburg MI 49690, supports the re-do of the township's website. Thelander finds it outdated and confusing. Thelander suggested having a store where people can pay taxes and permits online.

Motion made by Aukerman, supported by Swanson to approve the minutes of the February 15, 2022 Regular Board Meeting with the addition above. Voice vote. No discussion. Motion carried unanimously.

DRAFT UNAPPROVED

D. INQUIRY AS TO CONFLICTS OF INTEREST:

None stated.

E. REPORTS

- a. Clerk** – Lisa Swanson reported that steady progress is being made in her new position
- b. Parks** – no meeting, no report
- c. Legal Counsel** – Jeff Jocks reported that February was a quiet month for the Township in terms of legal matters
- d. Sheriff** – Sheriff Abbring did not have call statistics for the past period; Abbring reported that Saturday, April 30, 2022 from 10am to 2pm is DEA Drug Takeback Day where prescription drugs can be dropped off in the Township.
- e. County** – Darryl Nelson, Grand Traverse County Commissioner was absent, no report
- f. Supervisor** – Supervisor White stated that progress is slow on the water agreement with the Tribe; White had a lengthy conversation with the Acme Township website host, Brick House and the current issues with the website related to meeting minutes and meeting schedules posted has been resolved. After Board discussion, it was determined the patches are acceptable for the short term.
- g. Planning and Zoning** – Lindsey Wolf, Planning and Zoning Administrator, reported that the solar farm development has obtained the soil erosion permit and the silt fence is in place; there is potential movement on a project for the Tom's Market and KMart property however the prospective applicants are waiting on the final version of the new zoning ordinance.
- h. MMR January 23 – February 19 Report:** White stated that the response times report is in the Board meeting packet; White is scheduled to meet with MMR March 2, 2022.

- F. SPECIAL PRESENTATIONS** – Jacob Snover, Eagle Scout candidate, Traverse City Boy Scout Troop # 34, presented several designs for his Eagle Scout project, a United States Flag Recycle Box to be placed in Acme Township whereby flags can be disposed of properly. Snover indicated that the box would be placed near the bath house in Bayside Park and scheduled pickups by the VFW would ensure the flags are disposed of properly. Board discussion included suggested alternative locations for the box to avoid vandalism or misuse as a trash receptacle, the possession of the key(s) to open the box, and the best design to signify the box for flag recycling only.

Motion by Jenema, supported by Aukerman to allow the Eagle Scout project to be done based on Acme Township Board of Trustees' feedback and placed at a location approved by the Supervisor. Voice vote. No discussion. Motion carried unanimously.

G. CONSENT CALENDAR:

1. RECEIVE AND FILE:

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

2. APPROVAL

- 1. Accounts Payable prepaid of \$128,471.11 and NO Current to be approved of (Recommend approval: Clerk, L. Swanson)

Motion by Swanson, supported by White to approve the Consent Calendar as read. Voice vote. No discussion. Motion carried unanimously.

H. ITEMS REMOVED FROM THE CONSENT CALENDAR:

None

I. CORRESPONDENCE:

1. February 7, 2022 – Reports from 2021 Monitoring visits to PDR properties in Acme Township from Grand Traverse Regional Land Conservancy.

The 2021 monitoring report was included in the Board meeting packet.

Board discussion included:

- the need to clarify the role of Acme Township in interpreting the information in the monitoring reports
- the duty of Acme Township to enforce the conservation easements on PDR properties
- the subsequent enforcement process to include litigation for easement violations
- Jeff Jocks confirmed that the GTRLC monitoring reports do not disclose if there is a violation
- more information is needed by Acme Township than is provided by the annual monitoring reports

J. PUBLIC HEARING: None

K. NEW BUSINESS:

1. Supervisor's appointment to Board of Review

Supervisor White appointed Radu Danca to be the third person on the Board of Review for Acme Township.

Motion by Jenema, supported by Aukerman to approve the appointment of Radu Danca to the Board of Review. Voice vote. No discussion. Motion carried unanimously.

2. Resolution 2022-05 to amend Burial Fees

Clerk Swanson summarized the fee increases to both cremation and full body burial, and that Memorial Day weekend burial will now be offered.

Motion by Jenema, supported by Swanson to approve Resolution #R 2022- 05 as presented to amend Burial Fees as of March 1, 2022. Voice vote. No discussion. Motion carried unanimously.

3. Resolution 2022-06 on Budget Amendment for Contracted Employee Services

Supervisor White stated that this amendment is necessary to cover the cemetery employee expense in the budget which increased from \$4,000 to \$7,000.

Motion by Jenema, supported by Swanson to approve Resolution #R 2022- 06 to amend the budget for the increase in Contracted Employee Services related to Cemetery services from \$4,000 to \$7,000. Voice vote. No discussion. Motion carried unanimously.

4. Nomad's Cidery Permit discussion

Supervisor White stated that the applicant, Nomad's Cidery, is asking to bring their separate parcels at 6578 and 6620 M-72 E, Williamsburg MI 49690 together and to operate a Tasting Room under the original permit granted in 2019.

Motion by Hoxsie, supported by White to approve the properties at 6578 and 6620 M-72 E for a Tasting Room permit. Voice vote. No discussion. Motion carried unanimously.

L. OLD BUSINESS:

1. Continued Discussion on Zoning Ordinance rewrite

- Supervisor White asked the Board members for the questions they were to prepare for the meeting after review of the Zoning Ordinance document
- Stevens expressed his concern with the potential issue of a property classification zoning change with no notice to the property owner. White emphasized that there must be trust placed in the judgment of the Planning Commission after their two year plus review of the Zoning Ordinance document, and added that Lindsey Wolf, Planning and Zoning, also worked on the document rewrite.
- John Iacoangeli, Planner, was asked for his comments. Iacoangeli acknowledged the questions presented and explained that the current zoning ordinance is cumbersome for a Site Plan/Special Use applicant. The rewrite has reorganized the code sections to make it more user friendly. Iacoangeli stated that the red-lined version isn't easily followed because entire code sections were moved around, not simply red-lined in their original content. Iacoangeli also explained that therefore trying to put together a synopsis of the changes would be too confusing.
- Iacoangeli suggested two approaches to reviewing the zoning ordinance: 1) the Board could go through the sections in chunks, then ask questions on these chunks of the code sections, or 2) the Board could create a sub-committee that would review the document page by page and present their findings to the Board.
- Board discussion included that changes made by Shawn Winter, previous Planning & Zoning administrator, from the original Zoning Ordinance circa 2008 to Version 1 were not documented except for those amendments recorded in Meeting Minutes.
- Supervisor White asked the Board how it would like to proceed in the Zoning Ordinance review.
- After Board discussion it was decided that Sections 1 through 4 will be reviewed at the April Board meeting; Sections 5 & 6 will be reviewed at the May Board meeting; and Section 7, and the supplemental sections 8 and 9 will be reviewed at a future meeting with a goal of wrapping up the full review in June.

PUBLIC COMMENT and OTHER BUSINESS:

PUBLIC COMMENT:

Brian Kelley, Acme Township resident, expressed his thanks to the Board for digging into the Zoning Ordinance review and looks forward to future meetings' review of the code sections.

Amy Jenema informed the Board that the Cherries R Da Berries LLC closing date has been extended from the original closing date of March 12, 2022 as the closing documents will not be ready. The closing should take place by August 2022 with the funds committed.

**Motion by White, supported by Swanson to adjourn the meeting. Voice vote. No discussion.
Motion carried unanimously.**

The meeting was adjourned at 9:10 p.m.



UNAPPROVED DRAFT

**ACME TOWNSHIP PLANNING COMMISSION MEETING
MINUTES ACME TOWNSHIP HALL
6042 Acme Road Williamsburg, MI 49690
February 7, 2022 7:00 p.m.**

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE 7:00

ROLL CALL: Members present: Karly Wentzloff, Steve Feringa, Dan VanHouten, Challender, Aukerman, Rosa

Excused: Timmins

Staff, Lindsey Wolf, Sara Kopriva, Bob Verschaeve, Jeff Jocks

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

Opened at 7:01

Rob Evina- 6075 Arabian Lane – Pointed out that they (horse shows) operated illegally last summer and are still doing so and have shown they are willing to pay the fines instead of solving the problems that the expansion has caused. Submitted videos of horses trespassing on private property last summer and how it occurred everyday during the summer. As well as pointing out close calls between horses and cars. Has concerns about less experienced drivers being able to react to the horses running loose. Worried about the safety of his family. Discussed Mrs. Morrissey using their private home to teach commercial riding lessons. The building of a tent city right along the Evina's property line and the disturbances that it causes. Encourages the commissioners to deny the applicants request for an amendment to the SUP.

Brian Kelly – talked about the horse festival site. Large stormwater basin on the Northwest corner of the site, cited a letter for Mansfield August 27th 2021, that stormwater basin was expanded to store additional runoff from new development to the north. Un-permitted expansion of the basin.

Test results on infiltration of the basin, discussed the Acme ordinance and the need to do two borings greater than 5ft. Below the floor of the basin and ground water must be 4ft. Below the floor of the basin. The infiltration testing done by the company hired doesn't come close to meeting the townships ordinance. Borings were only 30inches below the basin. Talked about his personal observations of the basin when visiting the horse show. Discussed the water table depth from the well drilling and the ground water depth. Says the floor of the basin is too close to the water table.

Closed public comment at: 7:12

- B. APPROVAL OF AGENDA: Motion: Motion by Feringa, support by VanHouten** To approve the agenda with the addition of item G 6.Fox added. Motion carries unanimously.

C. INQUIRY AS TO CONFLICTS OF INTEREST:

- D. SPECIAL PRESENTATIONS:** Trevor Tkach – Traverse City Tourism- Wentzloff gave background of why Trevor was at the Planning Commission meeting.

Trevor- explained what Traverse City Tourism does and the areas they operate in.

Gave a handout of the presentation

Key findings of the economic impact of the Horse Show. SMRI did the survey, they do them all across the globe and they did the Horse show back in 2017 also. So there is consistency in measuring the impact of the event to try to get an apples to apples comparison as to what has changed since 2017.

Looked at the direct effect of those participating in the horse show relating to the economic activity.

\$120.3 million is a significant increase from 2017. In 2017 the numbers was roughly \$8 million.

A \$112 million increase over that time. Possible because of more operations throughout the scheduled events. The schedule of events has also crept into June and September which is where they would like to see more growth. July and August are pretty busy and to see growth in what they call "need" times, is important to Traverse city tourism

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

membership. If it doesn't directly effect a business it will indirectly effect them through what they call "compression". Looking to make small business owners more whole and make sure people are fully employed year round.

An average of nine people come with each party that attends. A lot of the incoming money goes to lodging, restaurants, retail and other amenities in the area.

On average guests stay in the area 31 nights.

Discussed public and private air travel and how that income supports Cherry Capital airport. Discussed where they spend time when not with their horses; boat rentals, charter fisherman, golf courses, seeing the attractions.

Discussed demographics; they had a lot of first time participates in 2021. The average participant is female with a college education 50-59 or 40-59, when age group is expanded. A lot of professionals, students, home makers and executives. Came from 46 states and 28 countries.

Traverse City Tourism's interest in the horse show is to make sure the investments they made have a return. Making sure that their members and the visiting economy is made whole on a deal like this.

Pointed out that Jean(Aukerman) asked the question at the board meeting, "How do we know these are real numbers" Trevor said we don't, it is a survey and you hope they are pretty real, but even if it is 50% it is still big money and good activity for a lot of business' in the area.

Aukerman- asked which year the survey was conducted.

Tkach- answered that it was 2021 and apologized for the inconsistencies in the press release.

E. CONSENT CALENDAR: The purpose of the consent calendar is to expedite business by grouping non-controversial items together for one Commission motion without discussion. A request to remove any item for discussion later in the agenda from any member of the Commission, staff or public shall be granted.

1. RECEIVE AND FILE

a. Township Board Draft Meeting Minutes 1.4.22

2. ACTION:

a. Approve Draft Planning Commission Meeting Minutes 1.10.22

Motion: By Rosa Support by Challenger To approve the consent calendar. Motion carries unanimously

F. ITEMS REMOVED FROM THE CONSENT CALENDAR

1. _____
2. _____

G. CORRESPONDENCE:

1. Whitewater Township

2. Garvey

3. Evina #1

4. Evina #2

5. Brian Kelley #1

6. Steven Fox- dated February 4th – Wentzloff read into the record, below is a summery. Steven Fox is Mr. Evina's attorney. Asked that the townships keeps its own application standards when reviewing the horse show amendment. Noted the following disturbances

- **horses traveling along between the Morrissey residence and flint fields on a regular and continuing bases.**
- **Horses running on neighbors private property, including the Evina's.**
- **Increase in traffic on Bates Rd. and other surrounding roads.**
- **Loud noises from the workers campground area that according to the plan is set to increase in size.**
- **Dust problems during the show that the applicants have no plans to fix.**
- **Immediate areas surrounding the horse show property suffered from significant parking and traffic congestion**
- **Applicants assertion that participants will use golf carts and motor bikes. Does not see how this will alleviate congestion or noise. Pointed out the death that resulted for**

similar activities at the County Fair.

- The planning commission cannot ignore the township zoning ordinance. It cannot give the horse show a free pass. The planning commission should hold this applicant to no lesser standard than other SUP application. Arguably, an even higher level of scrutiny should be applied to the current applicant as it seeks forgiveness from the current zoning violations instead of seeking permission before it expanded last year.

Jeff Jocks – thought the PC should open the public hearing discuss the topic and decide what to do with the hearing later in the meeting.

H. PUBLIC HEARINGS: Opened at 7:34

1. Continuation Traverse City Horse Shows, LLC – SUP/SPR 2021-02

Brian Kelly- Has not meet the stormwater ordinance. Discussed clay soils in the Acme area, DEQ report showed a layer of clay 1 foot down and went for 37 feet. There are areas on the site that will be sand and others that will be clay just like the VGT site. You can see the clay flowing on the roads if you walk the site during rain. Would like an infiltration test on this site, discussed the 3 different infiltration tests used on the site, and said it is not a good way to characterize the stormwatersystem. Other problems on the site are the swales on the property don't meet the ordinance because they are mud not grass and they are carrying more erosive material into the stormwater system, a lot of the material being manure. Wonders if the sites stormwater system needs extra special set of controls to control all the manure and bare soil on the site.

Talked about dirt or grass parking lots adding to the problem. Talked about the inventoried wet land 130 feet from the south west corner of the site and it needs some special treatment to protect it. Wants to know what is being done to protect that area?

Talked about a new 156 gallon a day septic field that will be only 150 feet from the wet land. Discussed the mapping out of wells on the property. Discussed the State bike route 35 and how the manure impacts that, as does parking and mud along the route.

Chuck Walters – Bates Rd. - Discussed the property on the South east side of the plan that was sold by the Walters to the Morrisseys' with the idea that the property would be developed into five acre farmettes. Has a printout to show the five acre sites and how it was presented (by the Morrissey's) to them (The Walters) to purchase the property. Now on the plan that is in front of the planning commission shows that area as a parking lot, going against the verbal agreement the Walters had with the Morrissey's. He vehemently opposes any parking down by the Lakes house or by the Walters property.

Suggest that the township not approve the thirty eight camping sites in its entirety and put parking in that area until they can come up with further development for that property. Discussed the unauthorized service drive that was put in last summer as an alternative for parking. Only show 500 parking sites Chuck believes they need a few thousand for the traffic that is out there.

Discussed the manure basin, a manure basin that close to the road and with the odor coming across the road on a daily basis and the trucks hauling it out with improper covering the shavings and manure get thrown out on the side roads and along Bates Rd. It is a mess on the asphalt. He estimates the amount of manure they store is in excess of 100 cubic yards a day. Would like the planning commission to have extensive discussion on how to come up with a better horse show. He and his wife are 100% in support of the horse show but not the management at this stage of the game.

I. OLD BUSINESS:

1. Traverse City Horse Shows, LLC SUP/SPR 2021-02

Jocks and Wentzloff discussed if the public hearing should be closed and reopened because of the change in the property line with the addition of another parcel of land on the latest drawing.

Doug Mansfield- Discussed buffering of the property. Letters were sent to the Tribe about the

property on the south side, the owner to the West, whose property is up for sale, both of these were asked if they would like to see an eight foot fence as a buffer. The property to the Northwest has expressed that he would rather see trees than an eight foot fence. Mr. Evina has request to meet with Mr. Mansfield, the meeting will involve the two attorney's a meeting has not been set. The property east of the Evina's is Mr. Morrissey's, for that property they need to look at how horse crossings are going to happen. The Brewers East of the Morrissey's are fine with the blue spruce and screen trees that are there now. Closed the northern loop with the enclosed buffer zone of the 13 acres.

Aukerman- asked about the tree screening and if Mr. Mansfield was talking about the trees that are spaced five to ten feet apart and won't make a screen for ten years.

Mansfield- The screen they have are 2 or 3 blue spruce width trees and discreet trees 30 feet on center. The only place identified right now that needs an opaque screen is by Mr. Evina's residence.

Wentzloff -asked about containment vs. visual screening. The trees provide a screen but no containment of the activities going on.

Mansfield – only place they are looking to contain the horses and activities is in front of Mr. Evina's house.

Feringa- asked about an opening in the fence near Arabian Ln.

Mansfield-They are trying to come up with one appropriate crossing, like a cross walk.

Discussion continued about horses crossing Arabian Ln. The property northwest of the Morrissey's is requesting an easement along Arabian Ln.

Mansfield- talked about one of the governing agencies wanting more room between the stalls and any barns or tents, effectively taking about 15% of stalls in each tent which will affect the number of attendees and parking.

Wentzloff- asked about moving people from across Bates Rd from the alternative parking.

Mansfield- said a trolley will most likely be the answer.

Mansfield- addressed the comments about hard surfacing the lot, said there is no intent to do so. Said it is a seasonal use and quoted in the Acme ordinance where seasonal uses don't need hard surfacing.

Met with the Road commission, said they are happy with the state of the road as it is. Talked about the approach on 72 and widening it so there will be a left turn lane, MDOT would like them to make an acceleration and deceleration lane, probably 150 feet in each direction. Mdot would like to do a traffic study in the summer when horse shows is running, but pointed out not all the problems there at the 72 intersection relate to the horse show.

Discussed the parking in the front that was added and how the township doesn't want it there. Said Landscaping, Fire dept and other groups are taken care of. Mansfield claims he has never seen parking along Bates Rd. They offered another parking area across the street.

Wolf- wanted to discuss the parking lot surface. She explained to Mr. Mansfield that the only time the seasonal parking that he spoke of falls under is when the parking lot is tied to agricultural tourism, or single family or duplex properties, otherwise all off street areas shall be surfaced with seal coat black top or equivalent material that provide a durable, dustless surface. The PC may allow the installation of partially pervious areas such provided areas will provide a durable and dustless surface. In Wolfs opinion because the horse show is a commercial operation it would seem that the parking lot would not be allowed to stay grass, as the Garvey barn Mansfield brought up. But that the surface would have to be discussed by the planning commission.

Mansfield- expressed that this was the first time that he has heard the firm determination that the horse show is a commercial use. He says under agricultural tourism, agricultural festivals are allowed. Horses are deemed agricultural and an agricultural festival would be included in that. Also references the last fifteen years that gravel has been fine. The horse show is not looking at paving all the lots so he wants to come up with something that works.

Wolf- clarified that is can be a partially impervious surface, but it can't just remain grass.

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

Jocks -Clarified that agricultural tourism requires a functioning farm, so if they turn it into a functioning farm you can have agricultural tourism as part of the property. Aside from that they don't have agricultural tourism so that does not apply.

Mansfield- that was only Jeff's interpretation of the definition.

Jocks- said it applies and that if the applicant wants to challenge it he understands how to challenge interpretations. They can challenge it and have every right too, there is a procedure to do so, But as of right now that is his opinion.

Wentzloff – it would be helpful to go back to the original application and see what it was developed under. Discussion followed about the parking lot surface.

Wolf- asked if it was a partially paved surface to meet the ordinance would Bob(Verschaeve) need calculations for a stormwater review.

Verschaeve- said yes, any impervious surface would need to be reviewed for stormwater.

Wentzloff- asked about gravel parking lots not considered impervious?

Verschaeve- gravel is considered impervious, it is a little less pervious then asphalt and still has run off.

Wentzloff- referenced the December meeting and they were going to be looking into surfacing options for dust management. Other options that are between asphalt or just dirt.

Discussion with Mansfield followed. Mansfield is not really familiar with dust from the existing roads, said it was more from the construction and would agree that the 13-20 acres that was under construction almost all summer long to some degree caused dust.

Mansfield- said they could do a test with limestone and other stuff and see if there is something that works for the parking lots.

Wentzloff- Addressed the letter concerning dust management, there is some conflict with what the Horse shows says they do to control dust and what others are saying about the dust control. Asked if there was a measurement.

Mansfield – said there was a dust test used out on the 80 acres on the peninsula that was under construction.

Audra Jackson (part of the horse show management team)- talked about dust management being a priority as they have very expensive horses that they don't want breathing the dust.

Kopriva- went over the items that were listed in December 2020.

- Tent and the set back- said they would remove it, it is not on the latest plans but a full set of plans was not resubmitted. Just received a color coded plan, she is requesting that the information be put back on to the plan set. This issue is resolved.
- Parking in the front yard. Kopriva and Jocks had a conversation about this when it was on the West side of Bates, there is a horse ring next to it, this one is a non-issue. The parking lot on the East side of Bates road is a new addition (this month) and that still has to be dealt with as there is no use or structure on that side. Allows for the zoning board of appeals to allow for front yard parking, they need to go get approval from the zoning board of appeals to keep it in the front, since it is not to the rear or the side of a structure.
- Parking surface materials-she feels the PC will have to talk about. Applicant was to provide a dust control plan and a letter was submitted, that is what Karly addressed earlier. The existing parking, there are no provisions for the grass. So there are two different parking conversation to have. One is dust control, and the other is to deal with grass parking. She does not believe that grass parking is a partially impervious surface.
- Parking lighting- provided information at the last meeting. PC wasn't to excited about additional lighting

as it is in the Ag district.

- Kopriva asked Mansfield if the light fixtures are pole lights that are there year around?

-Mansfield – those on the plan are year around, the temporary lights are in the tents.

- Buffering- Went over where the fencing on the plan is. Not much fencing on the plan, trees are the only other buffer for now.

Aukerman- If there is going to be an area for horses to cross, where are they crossing to?

Mansfield- Discussed what happens in other horse show communities. The owners that live in the area desire to go to their practices, shows and their training by guiding the horses off their own properties. So they are trying to get one or two crossings instead of it all being willy billy.

Aukerman- wanted to clarify the farmettes that were talked about in November, how many horses would be in each one,

Mansfield- gave an example. One ranch he is working on is 6 acres and will house 24 horses. Discussion continued. Mansfield said the idea is to have 300-400 horses that are around the area.

Aukerman-asked if they would be crossing Bates Rd.

Mansfield- said yes, gave examples of other crossings his company has worked on. Said it can be done but has to be managed.

Aukerman clarified one crossing on Bates Rd and one on Arabian Ln. So she wants to know where the horses are crossing to on Arabian Ln. She understands crossing Bates road is to get to the farmettes.

Mansfield- Right now they are crossing to the Morrissey property.

Aukerman- Does he have a business there or something?

Mansfield- No, he has horses and boards horses that will participate in the horse show.

Discussion continued on the crossing on Arabian Lane and how to keep the horses out of the road. Safety is the issue everyone is concerned with.

No clear outcome was reached.

Wentzloff – brought it back to Koprivas' staff report

Kopriva-

- Tree islands- have to put the two trees in, that is what the ordinance says.
- Landscape buffer along Arabian Ln. and the south property line, kind of the same conversation that was just had. Doesn't think anyone has taken issue with the additional plantings and fencing on the south line. It is just down to Arabian Ln.

Wentzloff- asked if there were correspondence in writing from the property owners along the south line that they are all OK with the shaded screening?

Mansfield- said the township would get a letter.

Kopriva-

- Right of way(ROW) landscaping the additional shrubs were provided
- completion bond- is usually a condition of approval that the planning commission puts on. They did provide a letter with cost estimates, the township needs to look it over and see if that will satisfy. That is usually an administrative task after the fact.
- The campground, they are supposed to write a campground policy and go into details on the dates.
- Structures on the campground provided a bathhouse drawing, but it is mislabeled and needs to be updated.

Wolf- asked if we could go over number eleven in more detail while Verschaeve was still at the meeting.

Asked for a list of items Verschaeve would need to review the campground and the preferred timeline of how soon before a meeting he would like to receive the materials for review. As well as the parking lot review.

Verschaeve- The (current) campground plan showed where retention would be but no quantification of surface areas or volume calculations. Looking for the basic engineering design as it relates to the ordinance. Timeline is two

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

weeks minimum needed for review time.

Wentzloff clarified that the timeline would be two weeks before the PC packets go out. Which is the Wednesday prior to the meeting.

Kopriva- asked about the campground and the color coding of the map as it relates to “future or proposed” the campground is the only one of a different color then everything else. Wanted to know if the campground is not proposed in this application? Or proposed some other time?

Mansfield- Yes, it is proposed on the SUP.

Kopriva- North part of the site is all color coded blue and the campground is color coded purple. What is the difference between the two? It is not clear to me why they are not all blue or all purple.

Mansfield- The purple is subject to final DEQ approval. Knows the township is asking for a lot of detail on that. Mansfield don’t usually go to a full design unless he knows it is approved through the SUP first. Wanted to talk about the expectations.

Wolf- Clarified that it needed to meet the criteria under 9.4 in the ordinance under campgrounds as well. An engineered site plan is needed to do that per ordinance requirements.

Kopriva- added that 9.4 had the language for the health department review. Under letter f. At the last meeting Mansfield had said there was an approval for the soils, that information wasn’t in the new packet.

Mansfield- Normally you wouldn’t design the field and all the intricacies without knowing it is an approved land use. They have approved the soil, told the application rates, knows number of sites, size of septic field, and if there is any kind of tertiary treatment, schematic systems. Went on to talk about what the township wanted to know about the size of the well.

Kopriva- noted that when counsel was consulted, it was made clear that approval from the health department was needed for the campground site for the septic. Also the plan needs to be updated to correctly label the bathhouse.

Wolf- a landscape plan is also needed for the campground site, Went over the ordinance to show what was needed.

Discussion followed about the campground Wentzloff expressed that a campground has never come as part of an SUP. Because the campground is being done as part of the whole SUP application the PC doesn’t have the ability to parse it out as she feels the Horse Shows is asking the township to do.

Mansfield discussed taking the campground off from this SUP. Wentzloff agreed it would be cleaner and that it has been recommend several times that the whole horse show site should be looked at as a Planned Development as oppose to one special use permit. Mansfield said it is the way it is and Wentzloff re-intimated that is why we are stuck here. Mansfield suggested it should be an overlay district, what was agreed to is this is the monster that was given to work with and the original application can’t be found.

Wentzloff – can clarify that, if we talk township approval and mistakes being made. The township is very aware that things were built out here that were not permitted so I would think that is some of the motivation of what they are doing. Wants them to stop coming in every year and begging for forgiveness. Wentzloff asked for the drawing to show what was built that was not permitted yet, it doesn’t. When she reads it she can’t tell what is already built, what is going to be built once it is approved it is still unclear. Mansfield said trying to visually communicate what someone wants is not the easiest. Wentzloff thought it was clear in December with the four categories that were asked for; What is there and permitted, What is there and not permitted, What are they asking for approval on.

Kopriva- miss spoke about the bathhouse, it is the check-in building she is referring to not the bathhouse.

Believes we have the correct documents just the title of the document needs to be corrected.

Health department review of the campground is still outstanding- asking for a permit from the health department related to the septic for the campground.

Mansfield- asked to review the verbiage of the ordinance.

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Jocks- 9.4.2 is the specific requirements for the campground, still remains subject to all the other special use permits for a campground. So anything that is required in the SUP. So they are only looking at a small part of the requirements.

Clarified that the township has reviewed other campgrounds before and as part of the review has had construction permits for DEQ, as part of the review they are considering to approve, with engineered drawing and everything. DEQ or EGLE won't issue a license until the township approves it, but they will issue a construction permit and you can build it to spec. But it shouldn't be built until you get township approval to construct it. But you can get your approval. It is not the township driving this.

Mansfield- the township asked us to show everything they were thinking about in the future, but they aren't ready to build it all.

Jocks- clarified that is not what the township said. They said if there are things you want to build put them on the plan. So the you can build them. The understanding was they are things they wanted to build not a speculative potential build out later. So if they don't want to build that campground, or are not certain they want to build it take it off the plan.

Wolf and Wentzloff brought the questions back to Bob Verschaeve. Asked him to clarify what his review process was to make sure the township is meeting our own ordinance.

Verschaeve- got the project to review in October, some things are lacking

December they submitted the subsequent plan, infiltration testing, updated calculations, included areas to the north that were not on Octobers plan. Perk test were not available in October. Went and toured the site with Eric and Mr. Morrissey in October, that allowed him to reconcile the plan with what was on the property. Answered the question about the basins being under sized. Based on the infiltration rates submitted in December and Based on the ordinance criteria for calculating volume, they are adequate. Verschaeve addressed the comment brought up about the type of test. They were done at 30 inches deep and the ordinance is 5 feet. There is a deficiency there, Looked at the well records, based on elevations Bob saw, thinks the records were from 2010, elevation was 20 feet below the bottom of the basin which is sufficient. Question were the extensive tent structures accounted for, in the review for the storm water calculations? Yes they were. That is part of the roof areas identified in the review. None of the offsite parking was included in any of the plans he reviewed.

Wentzloff- asked about the 30 inch vs. 5 foot discrepancy, is it acceptable to approve the stormwater even though you have that distance?

Verschaeve- the intent is to get the test below the most restrictive absorption layer, which would be the crud at the top. One of the recommendations is a maintenance plan, there is a lot of silt and sediment that flows in there. Recommending a submitted maintenance plan, requiring some kind of annual inspections or verification that it has been maintained and is functioning. Areas were identified by the property owners, of areas in the basins they would work on where there is silt build up, it will be cleaned out and taken away.

Kopriva- Talked at the last (January) meeting about putting on the plans where the port-a-potties and bathrooms will be. Dusty responded that they move around the site. Kopriva thinks it is important to have the areas they move around the site marked, to make sure they aren't having negative impacts on the neighbors.

There are a few pieces needed to add to the narrative document so it is all together in one document.

Lighting will need to decide if there is adequate lighting on the site for the use that they have.

Vehicular and pedestrian traffic- provided a document about golf carts, motorbikes and bicycles. They didn't really talk about hotel buses and how they function on the site, if there is a drop off for that. Nothing on how trailers function on the site.

They did show the over flow and trailer parking along the east side of the site.

Kopriva- more information is needed about the pedestrian and vehicular traffic, they did not answer all of the concerns Jean expressed(at the December meeting)

Parking still needs the whole round about of approvals and more information on parking.

Mansfield discussed township staff going with him to the road commission. They are working with Wayne and Ron.

Discussion followed.

Kopriva thinks it would be good to get everyone in the same room, as the township has also tried talking to them .

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There are still some concerns over the north entrance that was permitted as a service drive.

Kopriva- sound application and noise trespass, she didn't see anything in the documents dealing with that.

Mansfield- He (Morrissey) is dealing with the same brand at another show and the company is supposed to be getting them more specific issues on the decimal rating on that side. Thinks Acme has contracted with the county's noise ordinance which is eight to ten. There is no decimal levels at the property line, where do we go with that.

Koprivas' questions are there any sound applications being proposed on the North property.

Rob Evina asked if the commission would like him to tell us where the noise is coming from for context. Wentzloff affirmed.

Evina- Right off his property line where they (on the plans) show the parking and drive. There are diesel trucks, generators running and motorcycles down there. It all starts around 5-5:30 am, running all day and night. So it is not just the amplification of their show and the events they are having, yes that too, but all the diesel trucks and everything right off our property line.

Kopriva- asked what the trucks are for.

Evina- they are bringing horses in and out. The other concern is they show parking there but someone with a trailer will stop and block the paths. There is no way for emergency vehicles to get in and out of there, they walk away and leave and Rob has watched them sit there for an hour or two.

Jean – wanted clarification about Mansfield's earlier comment about there being no traffic issues inside the equestrian site.

Mansfield- clarified that the only problem is getting people to park where they should.

Discussion followed about this is an issue for (horse show) management to deal with.

Evina and Wolf have both witnessed people parked in the green zone, behind a split rail fence, where they should not be.

Wolf- asked about Mansfield's comment about the number of horses being reduced on the property due to the spacing in the stalls.

Mansfield- answered that they use to have 12 foot stalls with 12 foot isles in-between now they want 16 feet going down the corridor so they just lost, these things don't come in small segments they are kits, from what I understand they lost about fifteen percent. They will be giving the number of all tents.

Wolf- Shows are booked well in advance she imagines. If these horses are booked for this year will we be seeing additional tent structures, will they be coming from off site to accommodate or will the number of horses have to shrink at these horse shows?

Mansfield- Doesn't know if the PC remembers a day/year in the life thing was done with Morrissey. He doesn't find out what his licensure will be for the weeks, until March or April.

Wentzloff – What if it comes in bigger then what you are planning on? Will we be right back to where we were in 2021?

Mansfield-No that space is all they have got to work with.

Wentzloff- So it is possible to apply for more horse then you have space for?

Mansfield- No, that space is all he has got to work with.

Aukerman- Ron Gajoch stated very clearly that you could not have one more horse on that property.

Mansfield clarified not one more facility for a horse on the property.

Discussion followed about how the Morrissey's got permission from the USEF (United States equestrian

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Federation) last spring to have more horses last summer. The horse count for each weeks show isn't known until March or April of the show year.

Wentzloff- discussed being under the impression that they built everything last minute because of the increase in the number of horses and they didn't believe they could get it permitted in time.

Mansfield-he thinks what they(the Morrisseys) said was they got the opportunity to take advantage of more horses then they had before and they made it work in their mind, and it didn't work in your mind or your process.

Wentzloff -pointed out that it all has to do with our ordinance.

Wentzloff talked about some of the topics that still need to be discussed further, assumes it is more clear to the planning commissioners what those topics are, and for legal what are the things that have to get fleshed out.

Discussion about keeping the public hearing open or closing it and re-noticing a new public hearing.
Jocks -thinks we are better off scheduling a new one

Motion by Feringa, support by Challender – in light of discussion I move that we close the public hearing for Traverse City Horse Shows LLC SUP SPR-2021-02 and direct staff to notice a new public hearing for the Horse show application for the March 14th. Planning commission meeting. Motion carries unanimously.

J. NEW BUSINESS:

1. None

K. PUBLIC COMMENT & OTHER PC BUSINESS

Public comment opened at 9:32

Chuck Walters- Didn't hear anything that gave him any encouragement in regards to the horse park. Very disappointed. Wonders why we all don't have the questions printed out for everyone, get together and rectify it all and make a decision. He disagrees with the parking and doesn't see where there were any answers about it tonight, if there are no answers him and his wife will go another route as the don't like the parking at all. Doesn't want to look out the south end of his house and see 150-200 cars parked in what was once(his) hay field. When they sold that property it was to continue the beauty of the area not have a parking lot out there. Says there is room on the property of the campground area for additional parking.

Rob Evina- discussed the number of private horses that live along Arabian Ln. and participates in the horse show. And asked why there are so many horses on Arabian Ln. if it's not from the private houses? The horses are coming up Arabian Ln. for other reasons, some see grass to graze, some come for private lessons at the Morrissey's house and they leasing out stalls on the residential side. They are drawing commercial customers north across the road. They should not be there, and are not supposed to be there. The Horse Show is not telling the township that they are using the private property for commercial operations because they know what it will do to their application. They are talking about future horses getting across Arabian Ln. not the ones currently crossing and he thinks that should be a noted point.

Brian Kelly- stormwater changes are still not color coded on the plans. Talked about the lack of mention of the mud and manure that is tracked off site and on to the roads and bike route as it dries out and cars and trucks run over it, it becomes a dust cloud. Wants to know how they will handle this to keep it from tracking off site. Wants everyone to keep in mind that the alcohol license was expanded. Spoke about the size of the Lyle Lovette concert and how the township tightly controlled the size of that event and very concerned with traffic. Requiring that the event hire the sheriffs office for security and traffic and now there is the horse show with more people out there everyday for a prolonged festival and how will the PC keep this project safe for public health and welfare. No one is talking about restricting the size of this. Restricting parking and the number of cars would restrict the numbers at this event. Questions if this use is to intense for the site. Quoted Mr. Morrissey, out of articles sent with correspondence, when Mr. Morrissey was asked about the size of the event he said it was not him who controlled the size but the national sanctioning body. Why is the national sanctioning body sizing community impact in his township when he has a If you are planning to attend and are physically challenged, requiring any special assistance, please notify Cathy Dye, Clerk, within 24 hours of the meeting at 938-1350.

planning commission and a board? Said we need a traffic study and wonders where the written comments are from Mdot and GTRC are, what did they actually say in writing? Pointed out that temporary lighting is not normally dark sky compliant and violates the ordinance in most cases.

Public comment closed 9:40

1. Planning & Zoning Administrator Report – Lindsey Wolf submitted the annual review to the township board.
 2. Kopriva- working on a private road ordinance for the board to go with the zoning ordinance, because they took the private road standards out of the ordinance and will just reference a private road ordinance that is stand alone. Also working with the township board on some marijuana language.
 3. Township Board Report – Jean Aukerman- have a special meeting February 15th. To go over the zoning ordinance. She is working with Wolf and Kopriva on an executive summary document.
 4. Parks & Trails Committee Report – Marcie Timmins- committee hasn't been meeting.
- ADJOURN:** Motion to adjourn Aukerman support by VanHouten. Motion carries unanimously.



ACME TOWNSHIP PLANNING COMMISSION MEETING
ACME TOWNSHIP HALL
6042 Acme Road Williamsburg, MI 49690
March 14, 2022 7:00 p.m.

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE

ROLL CALL: Karly Wentzloff, Steve Feringa, Jean Aukerman, Dan Rosa, Dan Vanhouten, Jack Challenger

Excused Timmins

Staff present- Lindsey Wolf, Sarah Kopriva

- 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
Open 7:01 Closed 7:02
- B. APPROVAL OF AGENDA:** Motion to approve the agenda with the addition of G. 4) Rob Evina Feringa, support by VanHouten motion carried unanimously
- C. INQUIRY AS TO CONFLICTS OF INTEREST:** none
- D. SPECIAL PRESENTATIONS:** none
- E. RECEIVE AND FILE:**
- 1. RECEIVE AND FILE**
 - a.** None – (Board Minutes from 3.1.22 Not yet available)
- F. APPROVAL OF MINUTES:** Approve Draft Planning Commission Meeting Minutes 2.10.22- corrections to be made and minutes resubmitted for approval at the April PC meeting.
- G. CORRESPONDENCE:**
- 1. Brian Kelley**
 - 2. Dolson**
 - 3. Antrim County**
 - 4. Rob Evina- The Evina's have sold their home and no longer object to the Horse Shows major amendment.**
- H. PUBLIC HEARINGS:**
- 1. Traverse City Horse Shows, LLC – SUP/SPR 2021-02**

Dusty Christianson - with Mansfield land use consultants here on behalf of Traverse City Horseshows. With him tonight; Robert Parker, Matt Morrissey and Warren Gajoch.

Dusty went over what has happened since the February PC meeting. The project team had a productive meeting with Township staff, planning consultant, planning chair and counsel for the township. At that meeting they went over the entire submittal and where the shortcomings were in the February meeting and come up with a way to address those. List of outstanding items from the February meeting.

Interruption due to secretaries' calls being dropped.

Dusty- outstanding items he mentioned, are on page 22 of the current planning packet. They did their best to address all of those. The largest change that transpired since that February meeting was the removal of the future campground on the southern property that was included in the amendment request for SUP. Note on the drawing that you got in your packet that the entire campground was removed from that south parcel and replaced with an If you are planning to attend and are physically challenged, requiring any special assistance, please notify Cathy Dye, Clerk, within 24 hours of the meeting at 938-1350.

overflow parking lot that provides 121 gravel parking spaces and a trailer storage area on the southern portion of that lot to formalize the ongoing storage use of the southern portion of that lot for trailer storage. The other items on the list were rather minor having to do with landscape buffering and impacts on neighbors. You'll note that in the planning consultants comments related to those items that all have been satisfied or completed. The latest review also outlines five small outstanding items that they are hoping to address with conditions tonight. Asking that the PC follow the recommendation that was laid out in the staff report. To pass a motion recommending this SUP to the town(ship) board for approval with conditions. Needs a little clarification on number 8 before it is taken up. They think that the changes that were made to address the outstanding items satisfy a lot of the issues that came up at the February meeting.

Wentzloff- opened the public hearing for Traverse City Horseshows LLC SUP SPR 2021-02 at 7:20.

Anthony Lake 6380 Bates Rd. - Lives right across from the trailer parking. There are diesel trucks running almost 24hrs a day, people over there all night long going back and forth with their golf carts. Concerned about diesel leaks in the area going into the ground. The other thing that bothers him is that as soon as the horse show starts he can't ride a bike with his granddaughter in front of his house. Referenced Rob Evinas letter about selling his house, it seems to him everyone in the neighborhood will be put in that situation. Wondering about lighting in the parking lot, will there be any? What kind of trash patrol will there be, where will people be going to the bathroom over there? Buffers Concerned he will have to sell the house his Mom bought fifty-two years ago in order to not be around so much noise, with the increase of one hundred twenty-one cars right next to their house, or trailers. They are already across the road, their trucks running twenty-four hours a day and people all not long back and forth. It does affect your summer time sleep, you have to sleep with the windows closed, and if you have dogs every time someone goes over and opens those trailers up and is banging around your dogs are barking.

Brian Kelly- Traffic study and analysis, 2001 MDOT publication Reducing "Traffic Congestion and Improving Traffic Safety in Michigan Communities" access Michigan guide book. Gives guidance on when traffic studies are required. Quoted page 101- "more comprehensive impact analysis may be warranted where high traffic land uses are expected. Typically uses that generate over 750 trips per day or over 100 trips during the peak hours would warrant a traffic impact analysis. Traffic impact analysis allows a community to evaluate a project based on new traffic expected and allows for potential access problems to be addressed early on." Acme required a traffic study for the Koti development, the Koti project growth was restricted based on traffic estimates.

Engineers can model traffic using a variety of techniques.

The Acme planner recommended requiring a traffic study at the beginning of the public hearing for this project.

This road is Michigan bike Route 35, to not require a traffic study here before making your final decision, on the impact and compatibility with our community and the residents would be ignoring the health safety and welfare that you all have taken an oath to protect. Can't pass it on to the board unless you make that determination.

The suggested conditions of approval mention two additional borings on one basin; the borings are required on all basins, but are only part of the requirements; they are not a mere formality. The formal process to determine the infiltration rate and water table depth is critical. In addition to the EGLE well logs I cited at the last meeting (February) applicants own stormwater application materials, August 27th hydrocab report file shows that the northwest basin does not comply with the ordinance in a substantial way. The table on page 5 indicates that the bottom of the basin is at 680' and at the bottom of the page the report documents quote "conductivity to groundwater elevation equals 677' " That is a 3' margin. The ordinance requires 4'. Don't think you can approve this conditionally without resolving these substantial stormwater issues and there are other stormwater issues.

Darryl Nelson- Grand Traverse County commissioner- Put a different hat on, wants to talk as a homeowner, lives a half mile north of the horse show. Understands that it does have an impact on our area but wants to point out the good impacts it has on our area. Some of the same arguments we hear tonight happened when the Grand Traverse resort went in, when Kmart went in, when Tom's went in and growth like this is difficult. It is a lot of growth all at once but it is a benefit to the township in a lot of ways and a benefit to the county. Any type of activity that we can get out here that is good for the township and helps both the residents and businesses.

Putting on a third hat as a business owner in Acme township, the horse show provided an immediate bolster to our business in Acme township. The horse show has an amazing effect on our business. The benefits are measurable and it is of all different groups and socioeconomic strata that come in and starts in the morning and goes all day, so we employ extra people because of the horse show.

Chuck Walters- Bates Rd. I am concerned about the traffic on Bates Rd. especially when we are out there with hay wagons and farm equipment. I think it is an accident waiting to happen. Dust prevention as he understood they want to put speed bumps at the exit and entrance that will shake some of the dust and mud off the vehicles. He believes that is unacceptable. I would suggest we have some provision for washing down the road or a tractor with a broom on it, that would broom the road once a day or twice a day. The fork lifts and carts going up and down the road are definitely a safety problem. Rather than going in the horse park themselves they come out on the road and go from the south gate to the north gate. Doesn't know if their forklift operators have forklift safety or not. Thinks we need to get some slow moving signs on the back of that equipment. Anything in the ordinance about running golf carts or ATV's on Acme roads but that should be confined to the horse park when at all possible. We need our public safety officer out there more often and throwing out a few tickets and the people at the horse show will get the idea. He thinks the noise is out of order at 4am when they start moving heavy equipment up and down the road. We also can not have our windows or back porch open without being awakened. I would go with six to seven o'clock . Six o'clock in the morning to ten o'clock at night if you would consider that. The road needs to be seal coated and upgraded. If the township could help us with that, I would appreciate it, when it would not interfere directly with the horse show. Carol and I are happy with the horse show over all.
closed public comment at 7:35

Wolf - received Bob's correspondence after Sarah's review, that is important to note. Have had other correspondence with Bob since then. Copies are printed out and on your desks.

Wentzloff asked Wolf to summarize the print outs from Bob.

Wolf- Bob had concerns regarding the calculations for the additional parcel as well as the main parcel of horse shows.

Since then Eric and Dusty have sent updated plans and calculations. The way the hydro cab model is set up using the rational method, doubling the average intensity, one hundred year storm and only applying over 24 hours the infiltration rate doesn't seem to work. He ran a model and came up with some different volumes.

Wolf spoke with Bob again today about his main concerns about the primary parcel and parking lot. He received some revised calculations from Eric Friday afternoon regarding the two new gravel lots where the campground was going before. Bob believes they have issues with the stormwater calculations worked out for this area. The only changes ended up being slightly deeper basins. Eric is going to go back through the other areas of the site to, to make sure there aren't any of the same issues. Hadn't heard back from him(Eric) today about it. And the other press points that didn't meet the ordinance criteria, being the five foot depth are outstanding as well.

Kopriva- put together an updated report. They did address most of the planning commission's concerns related to last month's meeting (February). Removed the campground, moved the parking back onto the same side as horse shows.

There are items they are trying to resolve before it goes to the township board. In speaking with Jeff, he was comfortable saying that as long as some of these items were resolved prior to the township board meeting and their decision that the planning commission could impose those conditions , that is where you see the condition that this stormwater has to basically be approved before the board can act on it. The landscaping as well. the dirt removal for the entrance and exit at the new southern entrance. To be all dealt with and on the plans before the final approval from the township board. This is just a recommendation and is ultimately up to the Planning commission and if you are comfortable moving forward in that direction, or if you would prefer to see the site plan finalized. Landscaping is just around the trailer parking in the southern parking lot. The overflow.

Wolf- elaborated on the stormwater. Spoke with legal counsel on Thursday regarding stormwater. Wanted to make sure Bob was comfortable signing off on the stormwater and if the planning commission was comfortable signing off on the stormwater aspects or if the PC would like them to come back to them once it is fully resolved.

Rosa- concerned about the sand and gravel tracking out on Bates Rd. Sees a scarified stripe has been added to the plans and some gravel has been removed from the driveway. Asked if someone could explain what a scarified stripe is and how it works.

Dusty- simplest way to explain it is when you are driving down the freeway and drifting along a little to the right
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and you hit those rumble stripes, they have a machine that can gauge out those stripes in the asphalt. The plan is to do that across the surface of the asphalt drives on site so that as people exit the horse show with gravel and dust on their tires they hit some of those ripples in the asphalt and it knocks the dust off and they can clean off the drive surface from there.

Rosa- thinks that works better for 60 mph than at 10 mph, thinks he has high hopes, thinks it still needs to be addressed somehow. He would hold them responsible for keeping the road clean. Whatever you have to do or however you have to do it, that is your responsibility.

Challender- Shares Lakes (Anthony) concerns of the noise in the morning.

Wolf- the township does have a noise ordinance that is in place. Believes it is effective from 7am- 11pm that the county adopted. At any point in time it is bothering you, you may call the sheriff's department and file a complaint.

Wentzloff- on the golf carts and forklifts and stuff out on the road. There is a letter in our packet that is basically a statement from the property owner addressing the use of them, primarily by adults. Is there a way to revise that so they are not out on the road?

Dusty said yes.

Wentzloff - If you have it in writing that they say they will do that, it is something we have in writing so it is enforceable if it is an issue.

Aukerman- comment on that letter too. Question for you, this is the December 21st letter. It says the stewards at events police this rule and participants can lose competing rights through the USCF if they are caught driving by the stewards or show management without a license. What I didn't see and wrote in. Is it only a problem if they don't have a license or is it a problem if they are driving recklessly or fast? Are there rules for how they should be driving?

Dusty - believes he was asked to write that letter to address underage driving.

Aukerman- so do you have rules for driving motorized vehicles on the property?

Dusty- we can certainly institute something for speed.

Discussion on rules continued.

Discussion on the landscaping in the parking area followed with clarification of what is needed because of the township's ordinance as well as the height of the trees along Arabian Lane, listed on L1 of the landscaping plans.

Rosa- questioned some of the pictures he had seen of the stormwater basins, commented that they look like they need some maintenance. He is concerned about it.

Dusty- Discussed some of the different activities that happened on the horse show site had happening,

Last summer this site had a fair amount of site construction occur during the spring and summer, part of the restoration process and site construction project is, seeding, mulching and getting the grass established to hold the soil in place, following the site work. That was still taking hold.

In general the basins held the water they were supposed to hold and prevented serious run off and off site.

Rosa- once you are done with them, what if there is another horrendous downpour and they fill back up with sand, is there a plan or system, for the township or some public agency to check up on these things?

Dusty- believes the stormwater ordinance does have a provision for township inspection if they choose too. The property owner ultimately is responsible for the maintenance of those stormwater basins because they are on his property. They were scooped out this summer to make sure stormwater can infiltrate. As a part of stormwater submittals and planning they generally create a maintenance plan with a checklist of items. including inspection of
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stormwater basins on an annual basis and after big storms to be sure they are not collecting additional sediments and clogging up.

Feringa- Mr. Kelly's photographs were a little concerning, understands a lot of things can happen during construction, and wants to make sure these (stormwater basins) are repaired. One of my issues is the stormwater. Crossing Arabian lane, they want to remove a ten foot section to do that, I don't think we should remove any screen or fencing without an easement. Thinks it should stay in place. Agrees with the stormwater maintenance plan, believes we should have a road maintenance plan not just for onsite but off site. Believes we need a traffic impact study, should have had one of those a long time ago. It needs to be done during peak time. Do we have a completion bond? I saw that listed. I have an issue with noise. One thing I want to know, what is the current status with any violations or citations out there? Are there any outstanding, I have asked before.

Wolf- they are still receiving weekly violations

Feringa- I personally don't want to approve anything until those are taken care of

Wolf explained that they would continue to get violations until it is approved by the township.

Discussion between Wolf and Morrissey about Morrissey not receiving a violation since October. Deputy claims to be giving them to Morrissey.

Feringa just wants to make sure those fines are cleared up.
I think the traffic study is important, not just for Bates Rd., also the roads all around it, and the conditions of the roads. Ultimately that is what we are here for the health, safety and welfare of the public.

Wentzloff- on the noise are there quiet hours? Can they come up with quiet hours?
Discussion followed about trailer parking and how that is getting moved. Part of the watering plan they submitted has them watering at night, the roads, the barns and the rings.

Wentzloff asked if they had to do it at night.
Dusty replied that it is easiest to do it when no one is there and they can get a good saturation on it.

Wentzloff commented on Steve's note about the easement on Arabian lane, we had met with them. That is why there are letters from all the owners on Arabian Ln. that was the solution, and why Mr. Evina sold his house, if they have all the owners of Arabian lane in agreement it is not an issue. Dale Stevens is the only one the township and horse show are waiting for a letter from.
No parking lot lighting.

Wolf- brought up operational days, on their website it says 13 weeks. The narrative has been updated to 10-13 weeks to reflect what the website says.

Discussion followed about timing and if the SUP should be sent to the board before all the conditions are met.

Wentzloff went over the conditions listed in the staff report.
Discussed each of them and what the expectation is that needs to be met.

Aukerman asked the total number of parking

Jessie- 671 spaces, permanent and overflow parking.

Discussion on quiet hours and what the county's quiet hours are. They will be looked up to be added to the requirements.

Aukerman -bottom line when it comes to the board and we are fully behind it.
Those things that can be fully satisfied will be fully satisfied. When Bob feels confident of where he believes it
If you are planning to attend and are physically challenged, requiring any special assistance, please notify Cathy Dye, Clerk, within 24 hours of the meeting at 938-1350.

(stormwater) needs to be then it goes to the board.

Wolf- Staff will also need time to look at it before the staff meeting.

Kopriva-Additional conditions would be. Items that need to be completed before township board approval must be submitted to be included in the board packet a minimum of ten days before the meeting.

- 1) landscaping
- 2) Stormwater
- 3) scarification
- 4) Parking lot

Wentzlof - that would be applicable to conditions 1-4

Motion VanHouten, supported by Rosa to close the public hearing for Traverse city Horse shows LLC SUP/SPR 2021-02 motion carries unanimously.

OLD BUSINESS:

2. Traverse City Horse Shows, LLC SUP/SPR 2021-02



Motion By Feringa, Support by Aukerman

Motion carried unanimously

Motion to recommend approval, to the Township Board, for a major amendment for Traverse City Shows, LLC for 6535 Bates Rd, 6623 Bates Rd, 6389 Bates Rd, and 6224 Arabian Ln, Parcels 28-01-014-008-01, 28-01-014-005-20, 28-01-014-011-00, & 28-01-014-007-04, to allow with conditions:

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

Conditions:

1. Stormwater review and approval to be completed prior to Township Board approval including 2

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

test holes that are currently 30" deep and need to be 5 feet deep.

2. Landscaping, as required by the Zoning Ordinance, be added to the site plan prior to Township Board approval.
3. Landscape plan (L1.0) is updated to label trailer parking as gravel prior to Township Board approval.
4. A scarified strip to be added to the site plan to the South entrance/exit prior to Township Board approval.
5. Road Commission permit for the south entry to parking lots on parcel 28-01-014-011-00
6. Outside agency permits are required prior to any work on the site and issuance of land use permit.
7. Updated landscape estimate and performance guarantee provided to the Township prior to land use permit and any work on the site.
8. All work not labeled as "future" on site plan must be completed prior to opening/operation. Future items include wayfinding signage, pedestrian paths, vending areas, future arena, future horse barns. Landscaping including fencing, parking, entrances/exits, fire road, and stormwater must be complete prior to the 2022 horse show and prior to any horses, riders, spectators are on the site.
9. Camping shall only be permitted where previously approved by the Township and EGLE permit. There shall be no camping anywhere else on the site, including areas to the East of the drive to the South parcel (28-01-014-011-00) where illegal camping has occurred in the past.
10. Traffic impact study from the applicant, that the township is required to sign off of, on the professional and scope of the traffic impact study. To be completed in 2022 during peak operation and submitted to the Township. This individual shall be a PE, professional engineer and PTOE. Traffic study shall occur during the peak use of the site.
11. Revise unlicensed vehicle policy, including forklift trucks, to not allow on Bates Road and speed limits prior to Township Board approval.
12. Stormwater maintenance plan approved by Engineer and recorded as per Stormwater Ordinance.
13. Bates Road shall be maintained free from dirt and debris from the site
14. Completion bond for all site work
15. Need sign off from Dale Stevens at 6879 Bates Rd
16. Quiet hours between 10pm to 7am
17. Items that need to be completed, numbers 1-4 and 11, prior to Township Board approval must be submitted to be included in the Board packet a minimum of 14 days prior to the Board meeting.

I. NEW BUSINESS:

1. None

J. PUBLIC COMMENT & OTHER PC BUSINESS

Public comment open at 9:27

Chuck Walters- concerning the road study, doesn't hear anyone discussing what is supposed to be the impact of the traffic study, why are we having it?

I would like to have something put in the traffic study to have the people at the township that handle that put something in to analyze the corner of Bates and 72. Had to back up. 30-50ft. to allow a semi to the horse show area the ability to turn. Also increased traffic from the south from ameriheart building supplies, running semi's all day long there, would like to have someone address that and come back to the board, or whoever makes the decisions in the township to help out in that area. I think it is a health, safety and welfare issue.

Darryl Nelson- working with Jeff O'Malley, and John Roth right now, from MDOT. They are coming up this spring. They will be looking at the M72 and Bates Rd intersection and what we can do there and also looking at a couple other spots the supervisor wants us to look at in the township.

We are working on that as it is a priority of ours.

Brain Kelly- Dusty mentioned that they only needed 1 inch. of infiltration rate and they had 16 inches to 20 inches. I beg to differ, the large north west basin was really full on Oct. 1, for the Acme fall festival. It was not infiltrating at all. Wonders if the sediment control measures are actually being included in the basin volume, they shouldn't be. Water table height still needs to be determined for that basin. There are two sources of information that say it is too high for the physical construction of that basin. Well logs cited at the last meeting, it was 1 foot of topsoil and 36 feet of solid clay and stone.

Brush truck on the road, that creates dust and we figured out there is a lot of clay on this site and when you brush clay with a broom truck or drive over it, as I have videoed many times out there, it goes up in the air. It is what they call fugitive dust. You can't have fugitive dust and a dust truck will create fugitive dust. Not going to make the neighbors happy. One of the reasons the scarified stuff isn't going to work, what's going to happen is they spray their roads with water to keep the dust down. The roads are wet or damp and that will stick to the tires and go on the roads. Going over a few low speed, three to four mile an hour scarification is not going to knock that off the tires. It is going to be on the bike route again.

Is this temporary lighting dark sky compliant? Really didn't see any discussion of that.

The blue fibrous material, I gave you photos of. You never even discussed it. What is the blue fibrous material covering three quarters of the site and appears to be leaving the site. It is still out there as are the check dams on the west side of the site slope. Seems to be related to stormwater run off to the adjacent property owner. Our noise ordinance is very weak. Lack of sediment control on the site will be a challenge. Kmart Tax tribunal meetings are tomorrow and the next couple days they want an evaluation of \$50,000 for the Kmart. It is available through zoom you can google it.

Anthony Lake- Horse show goes on longer than the 13 weeks they are open. There is more of an impact than just the 13 weeks. I agree with Mr. Kelly on the noise ordinance because they are going to get tired if you call the cops everyday. They're not coming out everyday they will just quit.

Closed public comment at 9:35

1. Planning & Zoning Administrator Report – Lindsey Wolf Tax Tribunal for the Kmart building starts tomorrow (3/15/22). There is another Planned Development for the Kmart property coming before the PC. Lindsey is asking John Icoangeli to review it.
2. Township Board Report – Jean Aukerman- zoning ordinance is before the board. At the April 5th. board meeting the board will go over ordinances 1-4.
3. Parks & Trails Committee Report – Marcie Timmins- Park and trails hasn't been meeting.

ADJOURN: Motion to adjourn by Aukerman, support by Challenger

Motion carried unanimously.

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



Acme Township Planning & Zoning Report

Meeting Date: April 11, 2022
Subject: Grand Traverse Resort & Spa
Application No: Amendment to Grand Traverse Resort & SPA (PD 2000-1P)

Date: April 4, 2022

Project: Grand Traverse Resort & Spa
Employee Housing
100 Grand Traverse Blvd
P.O Box 404
Acme, MI 49610

Applicant: Ryan Cox (GTEC)
3147 Logan Valley Road
Traverse City, MI 49684
(231)631-0975

Owner: Grand Traverse Resort & Spa
PO Box 404
Acme, MI 49610

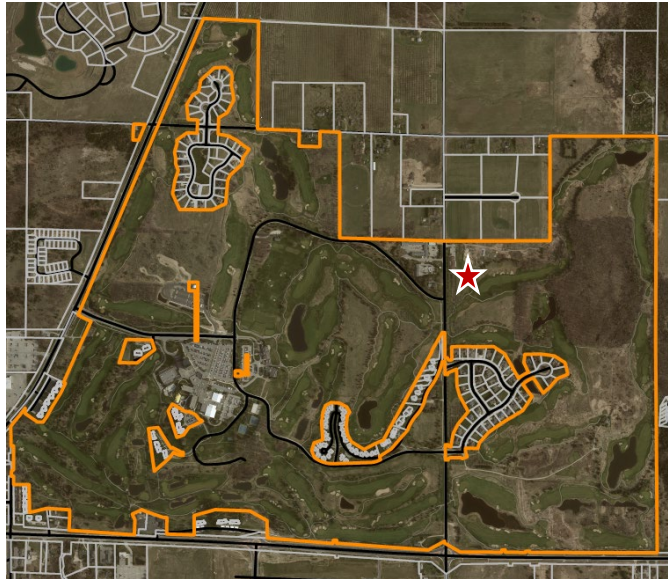
Request: Amendment to the Grand Traverse Resort & Spa PUD 2000-1P

AMENDMENT REQUEST

Proposal: Ryan Cox of GTEC, on behalf of the Grand Traverse Resort & Spa, is requesting an amendment to the Grand Traverse Resort PD 2000-1P. The applicant is proposing two additional 8-unit (4 people per unit) apartment buildings for employee housing to be constructed just south of the existing employee housing building on the resort property (for a total of 16 units). The site was previously approved for 72 units known as "The Orchards". This will bring the total density on this site to a total of 40 apartments. *The original SUP and site plan (referred to as The Orchards 2-8-82-1) is attached to the end of this report as exhibit A. The Planned Development Agreement is attached to the end of this report as exhibit B.*

PARCEL INFORMATION & OVERVIEW

Parcel Number: 28-01-235-02-03
Location: 100 Grand Traverse Village Blvd
New address: 6626 Lautner Road
New address: 6630 Lautner Road



Zoning District: R-3: Urban Residential District
Current Use: Grand Traverse Resort PUD (hotel, accommodations, housing, golf course)
Propose Use: Employee Housing – multi family

Legal Description:

SEC 36 T28N R10W COM AT SW CNR OF SEC 36 TH N 01 DEG 07'43" W 176.90' TO A PT ON N'ERLY R/W LINE OF HWY M-72 AND POB TH N 01 DEG 07'43" W 1030.91' TO A PT ON BNDY LINE OF ARROWHEAD ESTATES TH N 88 DEG 52'17" E 33' TH NE'ERLY 47.34' ALONG ARC OF A 30' RAD CURVE TO RT 90 DEG 24'56" AND LC N 44 DEG 04'29" E 42.58' TH N 89 DEG 16'41" E 118.54' TH SE'ERLY 34.56' ALONG ARC OF A 30' RAD CURVE TO RT 66 DEG 00'14" AND LC S 57 DEG 43'18" E 32.68' TH N 65 DEG 16'44" E 66' TH NW'ERLY 112.23' ALONG ARC OF A 242' RAD CURVE TO RT 26 DEG 34'20" AND LC N 11 DEG 26'05" W 111.23' TH S 88 DEG 30'00" E 153.15' TH N 12 DEG 05'41" E 71.59' TH N 41 DEG 03'46" E 175.07' TH N 53 DEG 58'21" E 204.02' TH N 58 DEG 13'02" E 299.98' TH N 32 DEG 51'03" E 208.31' TH N 38 DEG 53'31" W 194.26' TH NE'ERLY 142.86' ALONG ARC OF A 326.13' RAD CURVE TO RT 25 DEG 05'56" AND LC N 56 DEG 54'49" E 141.72' TH N 69 DEG 27'48" E 17.25' TH S 34 DEG 22'49" E 228.54' TH N 45 DEG 24'02" E 101.12' TH N 40 DEG 03'15" E 147.63' TH N 65 DEG 43'07" E 145.91' TH N 15 DEG 56'43" W 145.60' TH N 58 DEG 23'33" W 152.64' TH N 81 DEG 38'03" W 171.83' TH S 87 DEG 42'34" W 200.16' TH S 05 DEG 39'16" W 101.49' TH S 25 DEG 49'15" E 136.55' TH SW'ERLY 144.96' ALONG ARC OF A 412.13' RAD CURVE TO LT 20 DEG 09'08" AND LC S 57 DEG 07'18" W 144.21' TH N 30 DEG 18'10" W 353.50' TH N 56 DEG 35'40" W 158.87' TH S 88 DEG 58'56" W 525' TH S 01 DEG 07'43" E 165.66' TH S 68 DEG 52'17" W 12.49' TH NW'ERLY 57.60' ALONG ARC OF A 30' RAD CURVE TO RT 110 DEG 00'11" AND LC N 56 DEG 07'43" W 49.15' TH S 88 DEG 52'17" W 33' TO A PT ON W SEC LINE N 01 DEG 07'43" W 151.91' TO A PT ON E AND W 1/4 LINE OF SEC 36 TH N 01 DEG 07'16" W 1303.13' ALONG W SEC LINE TO A PT ON N 1/8 LINE OF SEC 36 TH N 89 DEG 02'50" E 1318.03' ALONG N 1/8 LINE TO A PT ON W 1/8 LINE OF SEC 36 TH N 00 DEG 51'47" W 1301.64' ALONG W 1/8 LINE TO A PT ON N LINE OF SEC 36 TH N 89 DEG 06'43" E 1324.15' ALONG N SEC LINE TO A PT ON N AND S 1/4 LINE OF SEC 36 TH S 00 DEG 35'56" E 2600.34' ALONG N AND S 1/4 LINE TO A PT ON E AND W 1/4 LINE TH S 01 DEG 14'52" E 2584.96' ALONG N AND S 1/4 LINE TO A PT ON N'ERLY R/W LINE OF HWY M-72 TH ALONG N'ERLY R/W LINE S 89 DEG 41'15" W 1485.26' TH N 00 DEG 18'45" W 25' TH S 89 DEG 41'15" W 40' TH S 00 DEG 18'45" E 25' TH S 89 DEG 41'15" W 27.32' TH SW'ERLY 242.15' ALONG ARC OF A 34302.47' RAD CURVE TO RT 00 DEG 24'16" AND LC S 89 DEG 53'22" W 242.15' TH N 00 DEG 05'30" E 40' TH NW'ERLY 39.87' ALONG ARC OF A 34262.47' RAD CURVE TO RT 00 DEG 04'00" AND LC N 89 DEG 52'30" W 39.87' TH S 00 DEG 09'30" W 40' TH NW'ERLY 635.86' ALONG ARC OF A 34302.47' RAD CURVE TO RT 01 DEG 03'43" AND LC N 89 DEG 18'38" W 635.85' TH N 61 DEG 13'46" W 184.26' TO POB. AND ALSO PART OF SEC 36 T 28N R10W COM AT SW CNR OF SEC 36 TH N 01 DEG 07'43" W 1399.37' ALONG W LINE OF SEC 36 TO POB TH N 01 DEG 07'43" W 872.01' ALONG W SEC LINE TH ALONG BNDY OF PLAT OF ARROWHEAD ESTATES N 88 DEG 52'17" E 33' TH NE'ERLY 36.66' ALONG ARC OF A 30' RAD CURVE TO RT 70 DEG 00'45" AND LC N 33 DEG 52'17" E 34.42' TH N 68 DEG 52'17" E 95.90' TH S 01 DEG 59'13" E 204.39' TH S 16 DEG 15'37" E 125' TH S 29 DEG 03'17" E 226.50' TH S 38 DEG 36'52" W 197.09' TH S 25 DEG 46'58" W 131.05' TH S 11 DEG 01'55" W 173.34' TH NW'ERLY 46.92' ALONG ARC OF A 30' RAD CURVE TO RT 89 DEG 36'19" AND LC N 45 DEG 55'31" W 42.28' TH S 88 DEG 52'17" W 33' TO POB. PART OF SECS 26 34 AND 35 T 28 N R 10 W ACME TSHIP GT CO MICHIGAN MORE FULLY DESCRIBED AS COM AT SE CNR OF SEC 35 TH N 01 DEG 07'43" W 216.90' ALONG E LINE OF SEC 35 TO A PT ON N'ERLY R/W LINE OF HWY M-72 AND TO POB TH ALONG N'ERLY R/W LINE S 57 DEG 10'29" W 220.46' TH NW'ERLY 882.88' ALONG ARC OF A 34302.47' RAD CURVE TO RT 01 DEG 28'29" AND LC N 87 DEG 27'41" W 882.86' TH N 86 DEG 43'27" W 272.70' TH N 03 DEG 16'33" E 50' TH N 86 DEG 43'27" W 40' TH S 03 DEG 46'33" W 50' TH N 86 DEG 43'27" W 247.33' TH NW'ERLY 599.93 FEET ALONG ARC OF A 57370.78' RAD CURVE TO LT 00 DEG 35'57" AND LC N 87 DEG 01'25" W 599.93' TH LEAVING N'ERLY R/W LINE AND ALONG BNDY OF GT HILLTOP CONDO N 00 DEG 44'52" W 220.20 FEET' TH N 61 DEG 18'47" W 248.16' TH N 88 DEG 15'32" W 427.05' TH S 74 DEG 13'08" W 274.08' TH S 00 DEG 44'52" E 242.51' TH LEAVING CONDO BNDY NW'ERLY 485.67' ALONG N'ERLY R/W LINE AND ARC OF A 57370.78' RAD CURVE TO LT 00 DEG 29'06" AND LC N 88 DEG 28'24" W 485.67' TH N 01 DEG 05'41" E 40' TH SE'ERLY 141.68' ALONG ARC OF A 57410.78' RAD CURVE TO RT 00 DEG 08'29" AND LC S 88 DEG 38'43" E 141.68' ALONG N LINE OF A 40' WIDE INGRESS AND EGRESS EASEMENT TH N 00 DEG 44'52" W 162.85 FEET' TH W 46.49' TH N 71 DEG 57'39" W 286.56' TH S 63 DEG 46'40" W 127.49' TH S 26 DEG 13'20" E 81.18' TH S 00 DEG 50'27" W 184.61' TO A PT ON S LINE OF SEC 35 TH N 86 DEG 43'27" W 799.77' ALONG S SEC LINE TO A PT ON A TRAVERSE LINE ALONG E BANK OF ACME CREEK TH N 04 DEG E27'34" E 83.93' ALONG TRAVERSE LINE TH N 15 DEG 33'13" E 37.48' ALONG TRAVERSE LINE TH N 04 DEG 20'57" W 49.06' ALONG TRAVERSE LINE TH N 06 DEG 48'14" E 88.73' ALONG TRAVERSE LINE TH N 86 DEG 41'38" W 283.96' TH S 82 DEG 34'12" W 33.68' TH S 76 DEG 20'52" W 218.08' TH N 00 DEG 13'53" W 353' ALONG E LINE OF GT CONDO CONDO TH S 89 DEG 46'07" W 200' TO A PT ON EERLY R/W LINE OF HOLT STREET TH N 00 DEG 13'53" W 66' ALONG EERLY R/W LINE TH S 89 DEG 46'07" W 37.71' TH N 00 DEG 13'53" W 84.63' TH N 56 DEG 13'55" E 45.42' TH N 00 DEG 13'53" W 308.08' ALONG EERLY R/W LINE TH S 89 DEG 40'56" W 33' TO A PT ON C/L OF HOLT STREET TH N 00 DEG 13'53" W 274.79' ALONG C/L EXTENDED TO A PT ON SE'ERLY R/W LINE OF HWY U.S.-31 TH NE'ERLY 246.65' ALONG SE'ERLY R/W LINE AND ARC OF A 2387.80' RAD CURVE TO

LT 05 DEG 55'06" AND LC N 39 DEG 48'22" E 246.54' TH S 00 DEG 18'02" E 68.54' ALONG LINE COMMON TO SECS 34 AND 35 TO SW CNR OF GRAND TRAVERSE GOLFVIEW CONDOS TH ALONG BNDRY OF GOLFVIEW CONDOS S 65 DEG 30'52" E 252.88' TH N 33 DEG 40'26" E 70.03' TH N 28 DEG 44'09" E 353.80' TH N 25 DEG 06'20" E 134' TH N 65 DEG 10'13" W 27.61' TH LEAVING CONDO BNDRY N 24 DEG 44'01" E 595.17' ALONG EERLY BNDRY LINE OF ACME CEMETERY TH N 25 DEG 43'09" E 234.51' ALONG CEMETERY BNDRY TH N 71 DEG 28'53" W 29.71' ALONG CEMETERY BNDRY TH NW'ERLY 65.14' ALONG CEMETERY BNDRY AND ARC OF A 533.22' RAD CURVE TO RT 06 DEG 59'58" AND LC N 67 DEG 58'53" W 65.10' TH N 64 DEG 28'53" W 57.82' ALONG CEMETERY BNDRY TH S 70 DEG 31'07" W 50.79' ALONG CEMETERY BNDRY TO A PT ON EERLY R/W LINE OF HWY U.S.-31 TH ALONG EERLY R/W LINE NE'ERLY 528.63' ALONG ARC OF AN 11561.66' RAD CURVE TO LT 02 DEG 37'11" AND LC N 24 DEG 02'30" E 528.58' ALONG ARC OF AN 11534.14' RAD CURVE TO LT 02 DEG 37'27" AND LC N 24 DEG 02'17" E 528.22') TH N 22 DEG 43'55" E 44.26' TH NE'ERLY 354.87' ALONG ARC OF A 17678.01' RAD CURVE TO LT 01 DEG 09'01" AND LC N 22 DEG 09'25" E 354.87' ALONG ARC OF A 17263.62' RAD CURVE TO LT 01 DEG 10'39" AND LC N 22 DEG 08'14" E 354.78') TH N 21 DEG 34'54" E 254.11' TH N 22 DEG 09'12" E 1439.56' ALONG C/L TO A PT ON S 1/8 LINE OF SEC 26 TH S 87 DEG 59'42" E 484.06' ALONG S 1/8 LINE TO A PT ON N AND S 1/4 LINE OF SEC 26 TH S 88 DEG 00'09" E 264.16' ALONG S 1/8 LINE TH S 00 DEG 00'31" E 1340.29' ALONG E LINE OF W 264 FEET OF SW 1/4 OF SE 1/4 OF SEC 26 TO A PT ON LINE COMMON TO SECS 26 & 35 TH S 88 DEG 29'37" E 562.35' ALONG COMMON SEC LINE TH S 00 DEG 54'26" E 180' TH S 88 DEG 29'37" E 242' PARALLEL WITH COMMON SEC LINE TH N 00 DEG 54'26" W 180' TH S 88 DEG 29'37" E 228' ALONG COMMON SEC LINE TO A PT ON E 1/8 LINE OF SEC 35 TH S 00 DEG 54'28" E 1316.10' ALONG E 1/8 LINE TO A PT ON N 1/8 LINE OF SEC 35 TH S 89 DEG 04'26" E 1300.80' ALONG N 1/8 LINE TO A PT ON E LINE OF SEC 35 TH S 01 DEG 07'16" E 1131.67' ALONG E SEC LINE TH ALONG NW'ERLY BNDRY OF SINGLETREE II CONDO S 88 DEG 52'44" W 33' TH S 27 DEG 41'28" W 258.95' TH S 01 DEG 27'38" E 11.48' TH S 27 DEG 41'28" W 1049.11' TH LEAVING NW'ERLY BNDRY OF SINGLETREE II AND ALONG NW'ERLY BNDRY OF SINGLETREE CONDO TH S 27 DEG 57'35" W 210' TH S 66 DEG 39'50" W 109.49' TH LEAVING NW'ERLY BNDRY OF SINGLETREE CONDO AND ALONG BNDRY OF COT

Existing Permits: Original SUP Amendment to 2-8-82-1 (*attached to the end of this exhibit A*) & Special Use Permit/PD 2000-1P (*attached to the end of this report; exhibit B*)

Adjacent Zoning & Land Uses:



Traffic Access: Lautner Road

ZONING ORDINANCE OVERVIEW

19.11 AMENDMENTS TO PLANNED DEVELOPMENT PLAN

Proposed amendments or changes to an approved PD plan shall be presented to the Planning Commission following the same procedures for amending a Special Use Permit outlined in Section 9.1.4. ***The Planning Commission shall decide whether the proposed modification is of such minor nature as not to violate the area and density requirements or to affect the overall character of the plan***, and in such event may approve or deny the proposed amendment. If the Planning Commission decides the proposed amendment is material in nature, and warrants a major amendment, the Planning Commission shall hold a public hearing and make a recommendation to the Board to approved or deny the request (***emphasis added***).

FINDINGS FROM PERMITS *(Copies of entire permits found in exhibit A &B)*

Acme Township Special Use Permit/ Planned Unit Development

Permit No.: 2000-1P

To: KSL Grand Traverse Land, Inc.
100 Grand Traverse Village Blvd.
P.O. Box 404
Acme, Michigan 49610

WHEREAS, Application having been made by the above named Applicant for a Special Use Permit/Site Plan Review to allow for a new Planned Unit Development (P.U.D.) to incorporate the "main Resort campus" property as well as 104.82 acres of property zoned A-1 located to the north and 77.55 acres of property zoned R-3 located to the west (across U.S. 31 N) of the main campus property. The Planned Unit Development is the result of the dissolving of two previous P.U.D. documents, P.U.D. #2-8-82-1 and P.U.D. #96-6P, to allow for the sale of a portion of property previously regulated under P.U.D. #96-6P and to allow for the reconfiguration of the total property into a new P.U.D. The new P.U.D. regulated by this document will allow for 1,899 dwelling units on a 861.77 acre parcel. This document will essentially regulate all property owned by KSL Grand Traverse Land, Inc., a.k.a. Grand Traverse Resort and Spa (KSL) proposed as part of their main resort development property and is generally located at the northeast corner of U.S. 31 North and M-72 East and extends north past Brackett Road, east past Lautner Road and west of U.S. 31 North just short of Deepwater Point Road, in Acme Township, Grand Traverse County, Michigan, more fully described as follows:

SPECIAL USE PERMIT
(Amendment to 2-8-82-1)

To:

Grand Hotel Corp.
6300 US 31 North
Acme Township
Grand Traverse Co., MI

WHEREAS, Application having been made by the above named for Special Use Permit and Site Plan approval, amending existing overall P.U.D. and Special Use Permit # 2-8-82-1 to develop the following projects:

A) Cottage Glens:

A condominium project consisting of thirty (30) individual, detached residence occupying property described in the attached "Exhibit A, Cottage Glens Condominium".

B) Single Tree II:

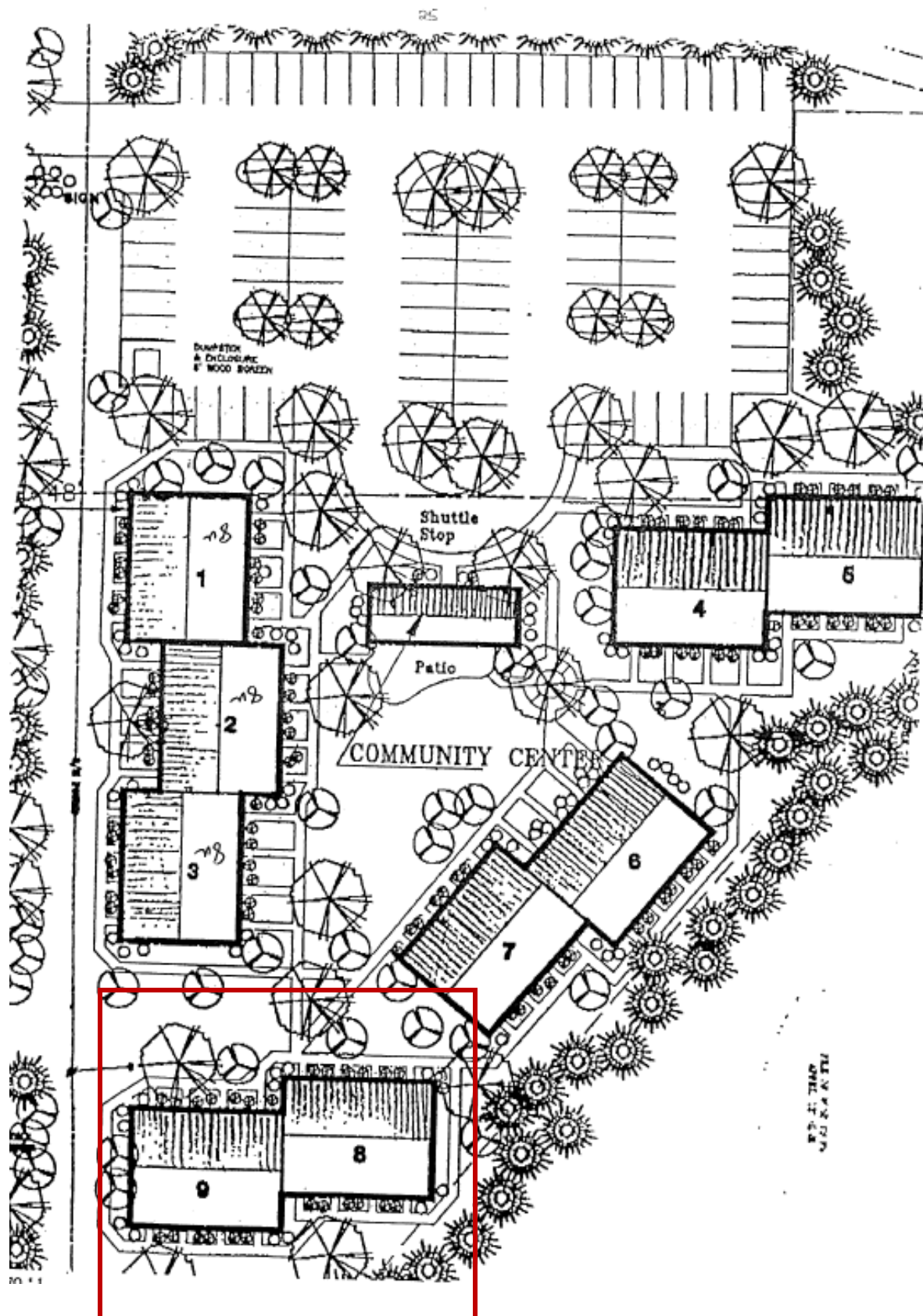
An eight (8) building, double residency, condominium project totaling sixteen (16) total units described in the attached "Exhibit A, Singletree II Condominium".

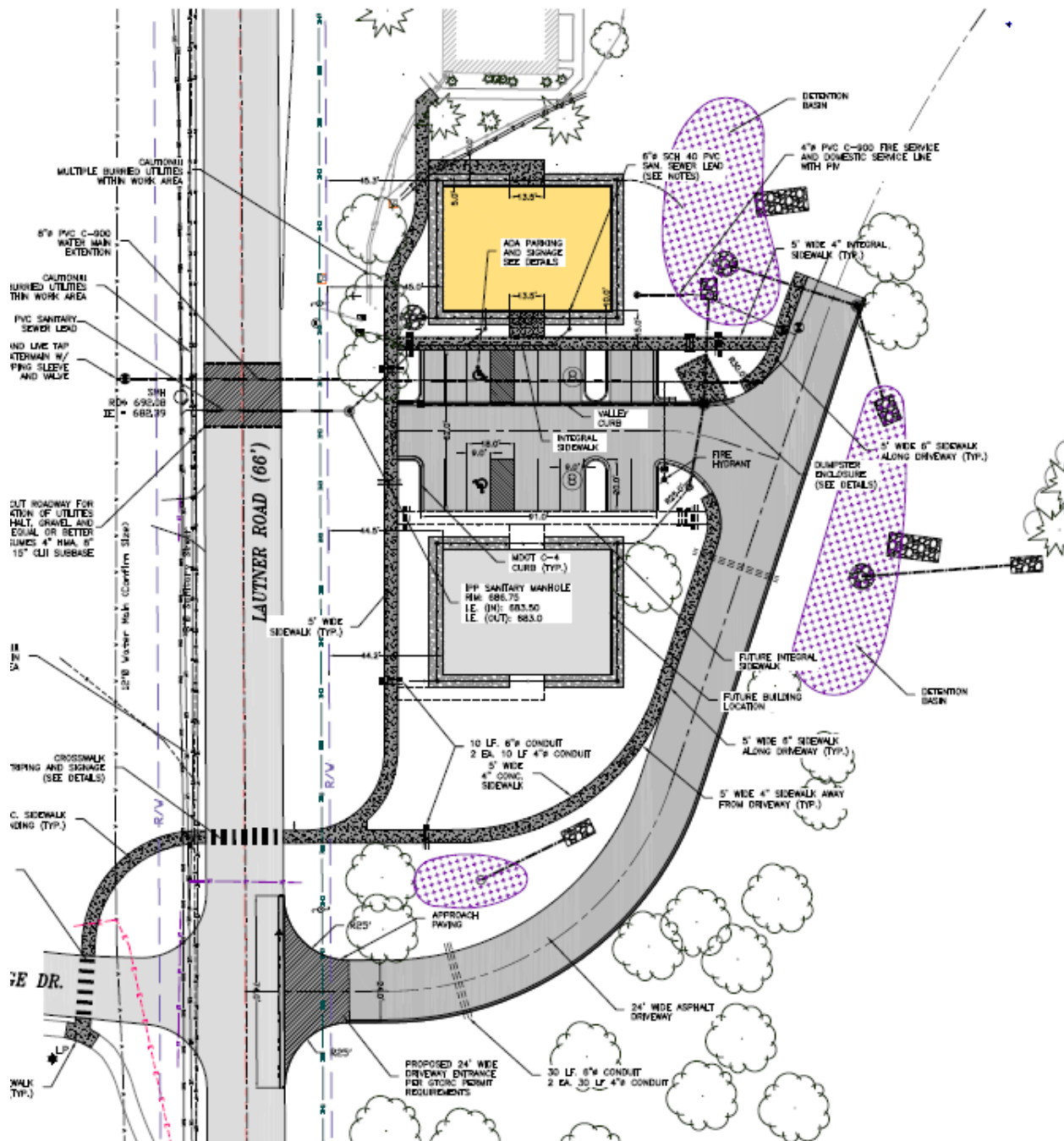
C) The Orchards:

A Group Housing project consisting of a phased in 72 unit complex with nine (9) buildings and a community center, occupying property described in the attached "Exhibit A, The Orchards". Sixteen units are approved at this time for the Orchards development, with the proper parking to be provided. Further construction on the Orchards Project will not be allowed until the Orchards Project is further reviewed by the Planning Commission and approved by the Township Board, without further public notice or hearing. Further development of the Orchards Project, beyond the approval for the initial 16 units, shall be subject to all of the requirements of the Acme Township Zoning Ordinance in effect on April 3, 1995.

PROPOSED AMENDMENT/CHANGES *(Original Site Plan & Proposed Below)*

- A new entrance and parking lot off Lautner Road
- Improved pedestrian access for the existing facility and new buildings
- The two units have been separated with a parking lot in between (*previously approved as units 8&9*)
- Stormwater controls





ASPECTS TO CONSIDER

19.11 *The Planning Commission shall decide whether the proposed modification is of such minor nature as not to violate the area and density requirements or to affect the overall character of the plan, and in such event may approve or deny the proposed amendment.*

1. **New Driveway Entrance & Parking Lot.** The applicant states that the new entrance and parking lot will improve accessibility to these buildings for emergency and fire apparatus vehicles. I find this statement to be true. A permit has also been issued by the Road Commission (*included in packet materials*).
2. **Improved Pedestrian Access.** The applicant also states that the new driveway access is proposed to line up directly across from North Village Drive entrance will provide a more

direct and improved pedestrian access to the existing sidewalks along north drive. I find this statement to be true (sheet 2.2).

3. **Building Location.** The applicant states that the proposed building locations are similar to the original PUD however, the new access drive and building locations more closely follow the existing contouring of the site and allow for improved stormwater control. I find this statement to be true (sheet 2.0,2.2,2.3). The original site plan from 1995 did not include any stormwater provisions.

SUMMARY AND REVIEW

“The Orchards” employee housing was previously approved for 72 units – the applicant is proposing 16 additional units. The addition of the 16 units brings the overall total to 40 units and will not increase the density. The improved access for emergency services, safe pedestrian access and circulation, and improved stormwater controls brings the development more inline with Acme Township’s current ordinance standards. Upon review of the proposed amendment, it is recommended that the requests (1-3) be treated as minor amendments.

Suggested Motion for Consideration:

Motion to approve the minor amendment request(s) to the Grand Traverse Resort Planned Development for “The Orchards” employee housing (PD 2000-1P) submitted by Ryan Cox of GTEC, dated March 30, 2022 with the revised drawings of the same date:

Sheet C1.0 Cover

Sheet C2.0 Existing Conditions & Demolition

Sheet C2.1 Notes & Quantities

Sheet C2.2 Site Plan

Sheet C2.3 Soil Erosion & Sedimentation Controls

Sheet C2.4 Landscape Plan

Sheet C2.5 Details

Sheet C2.6 Details

A site plan review and land use permit shall be required prior to construction.

Or

If the Planning Commission finds that any items are deemed a major amendment a public hearing will need to be set per the requirements of Section 19.11

Exhibit A
Special Use Permit (Amendment to 2-8-82-1)

SPECIAL USE PERMIT
(Amendment to 2-8-82-1)

To:

Grand Hotel Corp.
6300 US 31 North
Acme Township
Grand Traverse Co., MI

WHEREAS, Application having been made by the above named for Special Use Permit and Site Plan approval, amending existing overall P.U.D. and Special Use Permit # 2-8-82-1 to develop the following projects:

A) Cottage Glens:

A condominium project consisting of thirty (30) individual, detached residence occupying property described in the attached "Exhibit A, Cottage Glens Condominium".

B) Single Tree II:

An eight (8) building, double residency, condominium project totaling sixteen (16) total units described in the attached "Exhibit A, Singletree II Condominium".

C) The Orchards:

A Group Housing project consisting of a phased in 72 unit complex with nine (9) buildings and a community center, occupying property described in the attached "Exhibit A, The Orchards". Sixteen units are approved at this time for the Orchards development, with the proper parking to be provided. Further construction on the Orchards Project will not be allowed until the Orchards Project is further reviewed by the Planning Commission and approved by the Township Board, without further public notice or hearing. Further development of the Orchards Project, beyond the approval for the initial 16 units, shall be subject to all of the requirements of the Acme Township Zoning Ordinance in effect on April 3, 1995.

D) Village Drive interior road extention:

A road extention to provide improved interior access to various areas of the property for automobiles, bicycles, and pedestrian traffic. (Exhibit A, drive map)

E) Entrance Sign:

Removal of existing entrance sign and guard house on US 31 North and its replacement with a new sign. (Exhibit B, sign plan))

F) Health Club addition:

Construction of a 2,180 sq. ft. children's center to serve as a permanent activities center for the childrens' programs offered to resort quests and health club members. (Exhibit B, addition plan)

Due notice having been given and public hearings having been held on said application, and the Township Board having determined that the requested Special Use Permit and site plan approval as recommended by the Township Planning Commission, are appropriate and in the best interest of the Township; the Township Board does hereby approve the site plan and this Special Use Permit subject to the following:

1. The representations that have been made by the Developer, at the Township meetings on the record and in its minutes and as reflected in the Site Plans dated 3-1-95 (Cottage Glens), 3-1-95 (Singletree II), 3-2-95 (The Orchards), 3-1-95 (Village Drive), 3-22-95 (Entrance Sign), 3-27-95 (Children's Center) are incorporated herein by reference as the plan presented to the Board on the published hearing date. The Site Plan shall be attached hereto and incorporated herein as Exhibits A and B.

2. The Township Board shall vary the yard requirements in Section 8.3.5 4a and 4c to those designated on the Site Plans for Singletree II and Cottage Glens.

3. The Orchard approval shall be for the building of 16 units with the proper parking with this amendment. The Grand Traverse Corp. shall return to the Planning Commission and Township Board for further construction on this project.

4. Approval of the County Drain Commissioner and other County required permits.

5. All exterior lighting shall be from high pressure sodium light sources with shielded down lighting and non-projecting lens. All exterior light and lighting fixtures shall be subject to review and approval of the Township Planner.

6. Any waste receptacle placed on the property shall be screened, and the location approved by the Township Planner.

7. Parking shall meet all of the requirements of the Zoning Ordinance.

8. The Developer must obtain all necessary permits, including soil erosion, and Department of Natural Resource permits, and/or approvals.

9. The signage shall meet all of the requirements of the sign provisions of the Zoning Ordinance, without variance. Entrance sign approved as presented in Exhibit B (Entrance Sign).

10. The Developer will indicate snow storage areas on the site plan (Exhibits A&B).

11. That such development shall be subject to all applicable restrictions and requirements as set forth in the Acme Township Zoning Ordinance of 1979, as amended, and is also subject to all of the requirements of this Special Use Permit. Any violation of these conditions or requirements shall serve as grounds for revocation of this Special Use Permit by the Township Board. In the event of any such violation, the Township shall give written notice to the Developer, by ordinary mail addressed to the Developer at the last address furnished to the Township by the Developer. The notice shall state that unless the violation is corrected or resolved to the satisfaction of the Township Board within thirty (30) days from the date of the notice, then the Township Board may revoke this Special Use Permit after hearing pursuant to the Ordinance. In the event a hearing becomes necessary, the Township Board shall establish the notice requirements and such other conditions with respect to the hearing as the Township Board may deem appropriate. After hearing, if the Township Board revokes this Special Use Permit, then enforcement of the violation may be made by an application for appropriate relief in the Grand Traverse County circuit Court and the Township shall be entitled to recover all of the costs, including attorney fees, associated with or resulting from such violation for non-compliance.

The undersigned hereby certifies that he is the Acme Township Supervisor, Grand Traverse County, Michigan, and that the foregoing Special Use Permit was approved by the Township Board on 4-3-95. The undersigned certifies that a quorum was present at said meeting and that said meeting complied with all applicable laws and regulations.

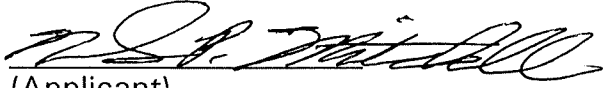
Mark Ritter, Supervisor

Approved by a 5 to 0 vote of the
Township Board on 4-3-95

Subscribed and sworn to
before me on this _____.

Dawn M. Plude, Notary Public.
Kalkaska County, Acting in
Grand Traverse County, Michigan.
My Commission expires: 8-20-99

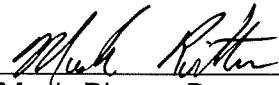
The applicant hereby acknowledges receipt of the foregoing Special Use Permit; that the applicant had read and understands all of the terms and conditions of the Special Use Permit; and the applicant agrees to comply with all of the terms and conditions thereof and further agrees that all of the terms and conditions of said permit shall be binding upon all other owners or occupants of the subject property.


(Applicant)

Subscribed and sworn to before
me this _____ day of _____.

Dawn M. Plude, Notary Public.
Kalkaska County, Acting in
Grand Traverse County, Michigan.
My Commission expires: 8-20-99
.

Permit is authorized, the
necessary documents having
been filed with me and are
attached to this Special Use
Permit.



Mark Ritter, Deputy Zoning
Administrator
Signed: 4-7-95 (date).

see 236-008-10
ORCHARDS ACME TWP

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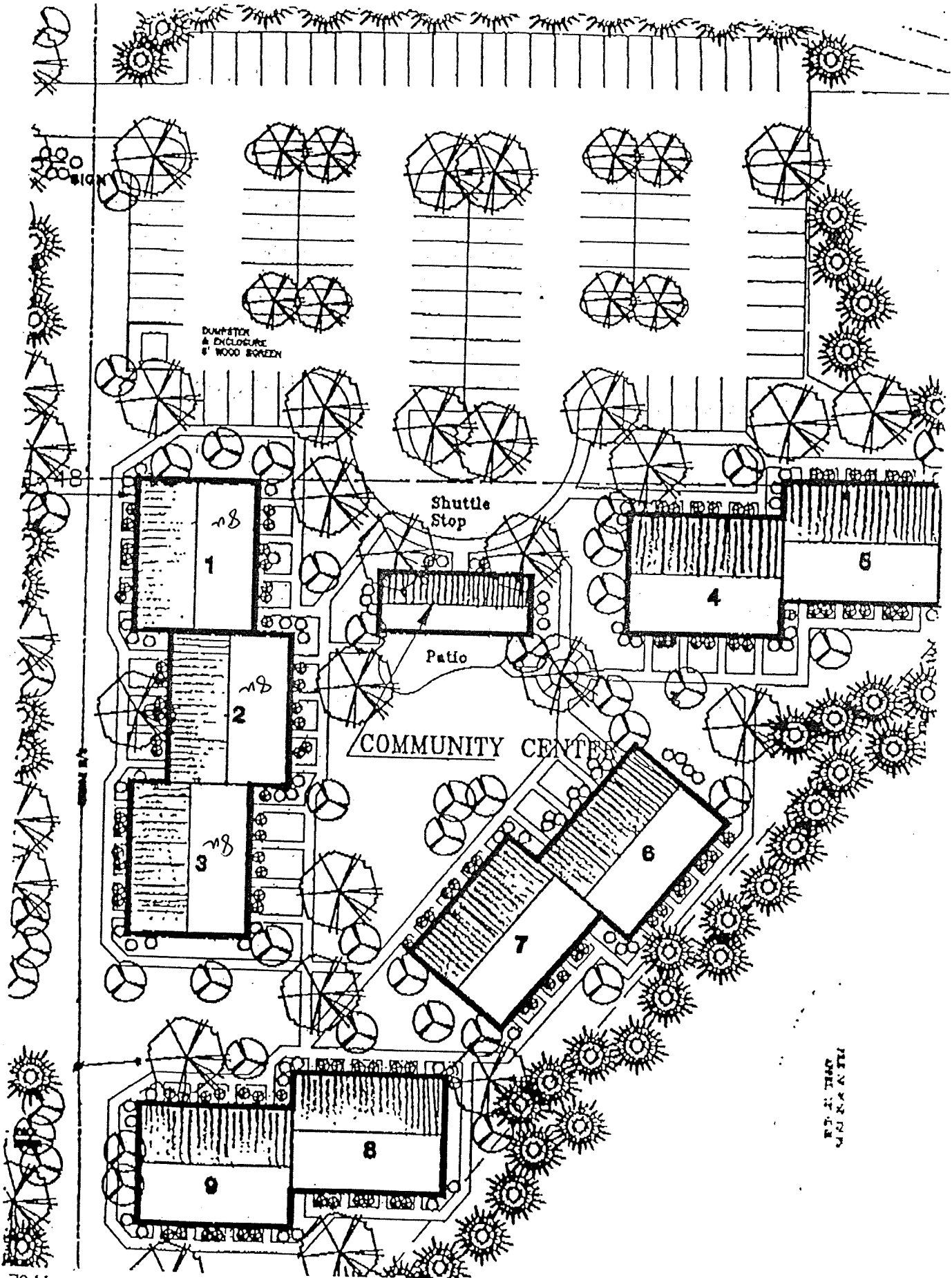


Exhibit B
Special Use Permit (Amendment to 2-8-82-1)

**Acme Township Special Use Permit/
Planned Unit Development**

Permit No.: 2000-1P

To: KSL Grand Traverse Land, Inc.
100 Grand Traverse Village Blvd.
P.O. Box 404
Acme, Michigan 49610

WHEREAS, Application having been made by the above named Applicant for a Special Use Permit/Site Plan Review to allow for a new Planned Unit Development (P.U.D.) to incorporate the "main Resort campus" property as well as 104.82 acres of property zoned A-1 located to the north and 77.55 acres of property zoned R-3 located to the west (across U.S. 31 N) of the main campus property. The Planned Unit Development is the result of the dissolving of two previous P.U.D. documents, P.U.D. #2-8-82-1 and P.U.D. #96-6P, to allow for the sale of a portion of property previously regulated under P.U.D. #96-6P and to allow for the reconfiguration of the total property into a new P.U.D. The new P.U.D. regulated by this document will allow for 1,899 dwelling units on a 861.77 acre parcel. This document will essentially regulate all property owned by KSL Grand Traverse Land, Inc., a.k.a. Grand Traverse Resort and Spa (KSL) proposed as part of their main resort development property and is generally located at the northeast corner of U.S. 31 North and M-72 East and extends north past Brackett Road, east past Lautner Road and west of U.S. 31 North just short of Deepwater Point Road, in Acme Township, Grand Traverse County, Michigan, more fully described as follows:

The S $\frac{1}{2}$ of the SW $\frac{1}{4}$, lying E of US 31, in Section 26 T28N R10W. The W 264' of the S $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 26, T28N, R10W. Part of Section 34, T28N, R10W, commencing at the NW corner of Grand Traverse Condos; thence N 100' more or less; thence W 37.71'; thence N to Acme Creek; thence along Acme Creek to E line of Section 34; thence S to NE corner of Grand Traverse Condos; thence W 200' to Point of Beginning. Part of Section 34, T28N, R10W, commencing SW corner Grand Traverse Golfview Condos; thence S 112.88'; thence E 33'; thence S 308.08' to Acme Creek; thence Easterly along Acme Creek to E Section line; thence N along E Section line to Grand Traverse Golfview Condos; thence N $71^{\circ}49'35''$ W 165' more or less to Point of Beginning. The NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 34, T28N, R10W. The S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 35, T28N, R10W. The NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 35, T28N, R10W, excluding a parcel with the following description: commencing at a point 228' W of the NE corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$; thence W 242'; thence S 180'; thence E 242'; thence N 180' to Point of Beginning of exclusion. The N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 35, T28N, R10W. Part of the NW $\frac{1}{4}$ of Section 35, T28N, R10W, commencing at the center post; thence N along the N/S $\frac{1}{4}$ line to N $\frac{1}{4}$ line; thence W along the N $\frac{1}{8}$ line to the centerline

US 31; thence S 20° 27' W along said centerline to the S right-of-way of 70' access road; thence Southeasterly along access road; thence Southeasterly along access road right-of-way 264.60'; thence S 25° 43' W 234.51' to the E/W ¼ line; thence E along said ¼ line 1854.19' to Point of Beginning. The S ½ of Section 35, T28N, R10W, excluding Grand Traverse Golfcrest Condos and Acme Cemetery, also excluding a parcel with the following description: commencing at the SW Section corner; thence E 559.45' to Point of Beginning of exclusion; thence Northeasterly along Acme Creek 226.41' more or less; thence N 86°41'38" W 231' more or less; thence S 6°45' E 211.26'; thence E to Point of Beginning of exclusion. The W ½ of Section 36 excluding the NW ¼ of the NW ¼ of Section 36.

The property subject to this Special Use Permit/Planned Unit Development includes the following parcel numbers:

Parcel Numbers: 2801-234-001-00
 2801-235-020-01
 2801-235-017-00
 2801-235-018-00
 2801-235-022-00
 2801-235-032-00
 2801-315-001-00 through 2801-315-045-00
 2801-395-000-00 through 2801-395-030-00
 2801-443-000-00 through 2801-443-008-00
 2801-446-000-00 through 2801-446-006-00
 2801-448-000-00 through 2801-448-054-00
 2801-450-000-00 through 2801-450-024-00
 2801-452-000-00 through 2801-452-024-00
 2801-453-000-00 through 2801-453-012-00
 2801-454-000-00 through 2801-454-066-00
 2801-470-000-00 through 2801-470-016-00

Due notice has been given and public hearings have been held on the Application for the Special Use Permit/Site Plan Approval and Planned Unit Development, and the Acme Township Board has determined that the requested Special Use Permit/Site Plan Approval and Planned Unit Development as recommended by the Acme Township Planning Commission, are appropriate and in the best interest of Acme Township. The Acme Township Board does hereby approve the Site Plan, this Special Use Permit and Planned Unit Development subject to the following:

1. The representations that have been made by the Applicant and the Applicant's representatives at the meetings of the Acme Township Planning Commission on February 28, 2000 and March 27, 2000 and the Acme Township Board on April 3, 2000 on the record and in the minutes and as reflected in the Site Plan **dated 3/29/2000** are incorporated herein by reference as the plan presented to

the Acme Township Board on the published hearing date. The Applicant agrees to comply with and be bound by all representations made by the Applicant and the Applicant's representative(s) at the meeting(s). The Site Plan shall be attached hereto and incorporated herein as **Exhibit A**.

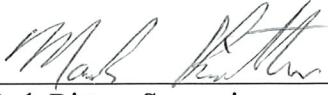
2. All exterior lighting shall be from high pressure sodium light sources with shielded down lighting and non-projecting lens. All exterior light and lighting fixtures shall be subject to review and approval of the Acme Township Planner.
- 3.. Any waste receptacle placed on the property shall be screened, and the location approved by the Acme Township Planner.
4. Parking shall meet all of the requirements of the Acme Township Zoning Ordinance.
5. There shall be no outside storage or sales.
6. The Applicant must obtain all necessary permits, including soil erosion, and Department of Natural Resource permits, and/or approvals.
7. The signage shall meet all of the requirements of the sign provisions of the Acme Township Zoning Ordinance, without variance.
8. If there is or will be an on-site sewage disposal system on the Applicant's property which requires a permit under the authority of Act 98 of the Public Acts of 1913 as amended (MCL 325.210 *et seq.*) the Applicant agrees to allow Acme Township to accept ownership and responsibility for the operation of the on-site sewage disposal system and extensions to the on-site sewage disposal system and the Applicant agrees to execute a Sewerage Agreement in a form acceptable to Acme Township's Attorney.
9. Additional requirements as listed below:
 - a. All conditions and regulations pertaining to the above described property contained in any previously approved P.U.D. or Special Use Permit document shall be incorporated into this document and are binding on KSL, Grand Traverse Land, Inc., all other owners, occupants, assigns and successors of the subject property. All previous agreements and representations made by KSL, Grand Traverse Land, Inc. and any preceding owners shall be maintained, and are binding upon KSL, all other owners, occupants, assigns and successors of the subject property. All specific development areas which have already undergone Site Plan Approval shall continue to

be regulated by their respective reviews and approving documents and restrictions.

- b. Grand Traverse Resort & Spa shall be entitled to draw upon the remaining sewer benefits as long as available for this development. KSL Grand Traverse Land, Inc. is aware of Resolution #R-99-6, passed by the Acme Township Board of Trustees, the implications of that resolution, and the effect it may have on this or other applications regarding sewer benefit allocation. It is the intent of this document to allow status quo, as it pertains to sewer benefits, to remain as it was previous to the issuance of this Special Use Permit/Planned Unit Development.
 - c. Throughout the life of this Planned Unit Development, the same ratio of open space to the total area of the development shall be maintained. If this ratio is not maintained in perpetuity, the Township Board may exercise option (3) as given in Section 8.3.6, Open Space Requirements of the Acme Township Zoning Ordinance.
 - d. No Water System Agreement shall be required for this application. Any previous agreements regarding this property shall remain in effect.
10. The development shall be subject to all applicable restrictions and requirements as set forth in the Acme Township Zoning Ordinance of 1979, as amended. The development is also subject to all of the requirements of this Special Use Permit. Any violation of these conditions or requirements shall serve as grounds for revocation of this Special Use Permit by the Acme Township Board. In the event of any such violation, Acme Township shall give written notice to the Applicant, by ordinary mail addressed to the Applicant at the last address furnished to Acme Township by the Applicant. The notice shall state that unless the violation is corrected or resolved, to the satisfaction of the Acme Township Board, within thirty (30) days from the date of the notice, then the Acme Township Board may revoke this Special Use Permit after a hearing. In the event a hearing becomes necessary, the Acme Township Board shall establish the notice requirements and such other conditions with respect to the hearing as the Acme Township Board may deem appropriate. After the hearing, if the Acme Township Board revokes this Special Use Permit, then enforcement of the violation may be made by an application for appropriate relief in the Grand Traverse County Circuit Court. The Applicant agrees that Acme Township may recover all of its costs, including attorney fees, associated with, or resulting from, such violation.

11. The rights set forth in this Special Use Permit are in addition to those granted to Acme Township by the Township Rural Zoning Act and other appropriate statutes and laws, including the Acme Township Zoning Ordinance. The applicant agrees that it accepts the conditions imposed under this Special Use Permit. In any action brought to enforce Acme Township's rights under this Special Use Permit the Applicant shall pay for and reimburse Acme Township for all costs incurred by Acme Township, including attorney fees.

The undersigned hereby certifies that he is the Acme Township Supervisor, Grand Traverse County, Michigan, and that this Special Use Permit/Planned Unit Development was approved by the Acme Township Board on **April 3, 2000**. The undersigned certifies that a quorum was present at said meeting and that said meeting complied with all applicable laws and regulations.


Mark Ritter, Supervisor

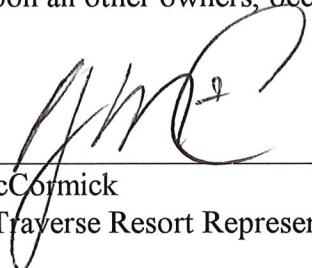
Approved by a 5-0 vote of the
Acme Township Board on **April 3, 2000**.

Subscribed and sworn to before
me on this 1 day of Aug, 192001.

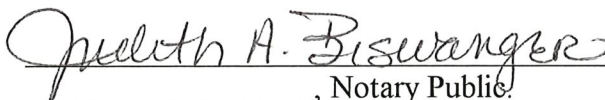

Dawn M. Plude, Notary Public.

Kalkaska County, Acting in Grand Traverse County, Michigan.
My Commission expires: 8/20/03.

The applicant hereby acknowledges receipt of this Special Use Permit/Planned Unit Development. The Applicant has read and understands all of the terms and conditions of the Special Use Permit/Planned Unit Development. The Applicant agrees to comply with all of the terms and conditions of this Special Use Permit/Planned Unit Development. The Applicant further agrees that all of the terms and conditions of the Special Use Permit/Planned Unit Development shall be binding upon all other owners, occupants, assigns and successors of the subject property.

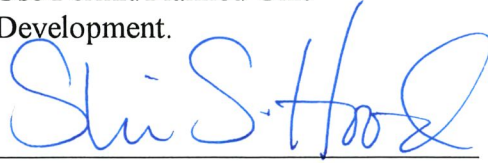

Paul McCormick
Grand Traverse Resort Representative

Subscribed and sworn to before
me this 25TH day of JULY 2001.


Judith A. Biswanger, Notary Public.

Grand Traverse County, Michigan.
My Commission expires: 4-18-03

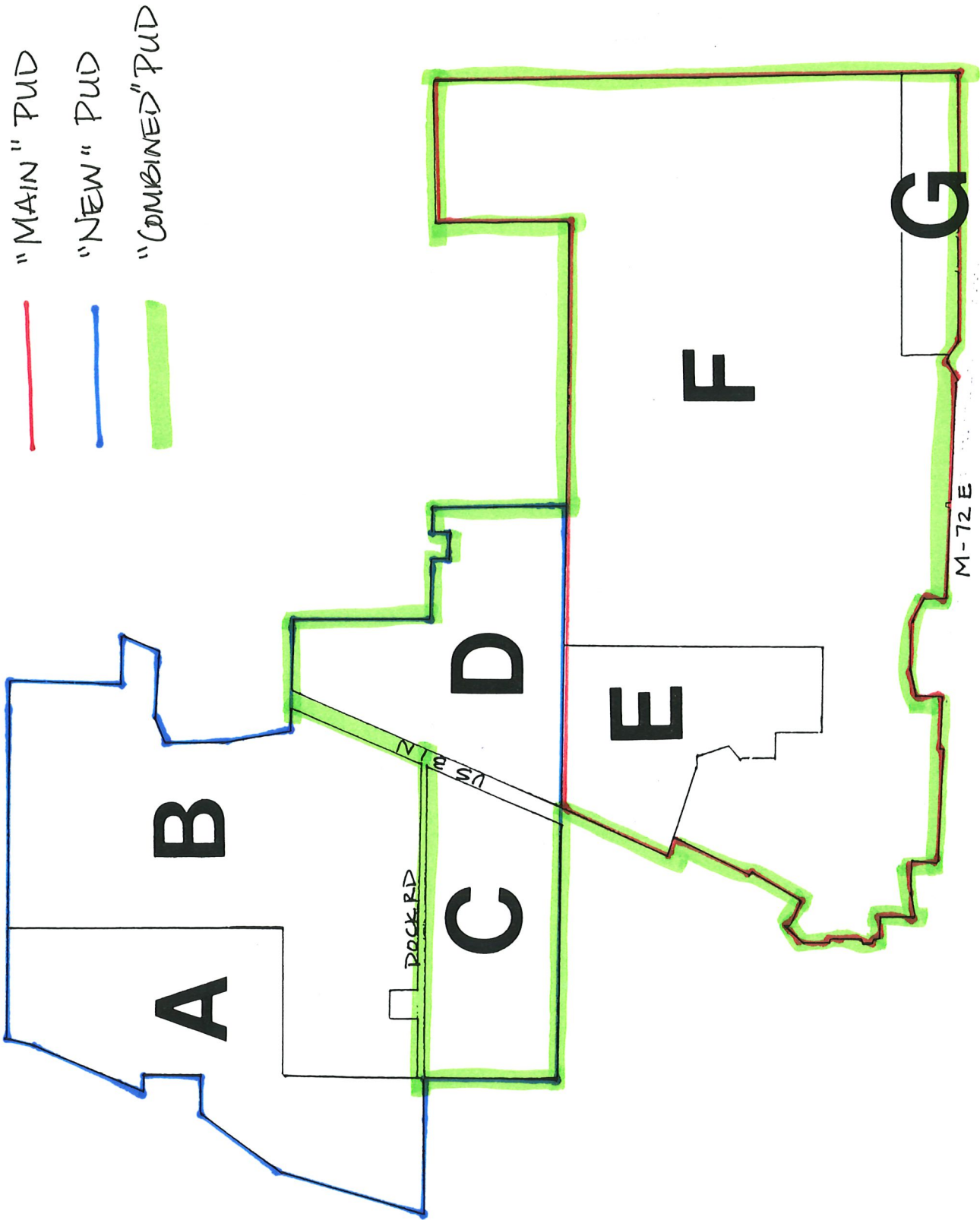
Permit is authorized, the necessary
plans/documents have been filed with
me and are attached to this Special
Use Permit/Planned Unit
Development.



Sherrin Hood

Planner

Date: July 27, 2001





February 16, 2000

Sherrin Hood, Acme Township Planner/Zoning Administrator
Acme Township Planning Commission
Acme Township Board

RE: Special Use Permit Application

Please find enclosed information regarding the revised overall master plan for the Grand Traverse Resort & Spa. This information was prepared and submitted in accordance with the Acme Township Zoning Ordinance and consists of two formal requests:

- 1) Special Use Permit Application to provide approval of a new "single" PUD for the revised long-term development of the proposed reconfiguration of the Resort's land holdings.
- 2) Dissolution of the Resort's two current PUD's; that being the original main PUD approved in June of 1981, and the later music house PUD approved in March of 1997.

This application is based upon several factors influenced by changing dynamics both at the Resort as well as within Acme Township and the surrounding region. Like Acme Township, KSL management has invested a great deal in developing a long-range vision for the future of the Resort. Nearly eighteen months of concentrated effort has been devoted to evaluating existing conditions, establishing future goals, and understanding community objectives, resulting in the crafting of a new Resort master plan.

An important component of the process has been consideration of alternative and best-use concepts for the larger Resort parcels outside of the main complex. Guided by the principals of the recently adopted Acme Township Master Plan, the Resort has made a conscientious effort to establish a master plan and strategic goals that are in harmony with the vision of the community and, we believe, compatible with the long range direction set forth by the Township. The primary impetus for this application is the potential reduction in overall Resort land holdings. As illustrated on the accompanying PUD plan, you'll note that the majority of the "music house site" is not included within the proposed application boundary. Specifically, 354.82 acres, that Resort property bordered by U.S. 31 on the east and Dock Road on the south, is excluded. Under consideration is the potential sale of that parcel of land. The Resort has been cautiously selective in this consideration and has focused on intended planned use. Based upon this application being approved and the subsequent sales transaction being completed, we have an expressed commitment from the prospective purchaser that the majority of the land will be used for agrarian purposes, specifically cherry orchards for the foreseeable future. Further, deed restrictions would be associated with the sale prohibiting future potential use for golf course development, public or private, or any commercial lodging hotel/motel use.

On the new PUD plan, we have designated Development Areas "A" through "X" which provide for a general sense of area and density for the individual neighborhoods and relationship to the overall plan. Building footprints have been intentionally excluded within the development areas so that these can be developed at the time of final planning for a specific site. We believe that this allows for the greatest flexibility to react to future planning trends and market conditions as they impact site and architectural design as well as allowing for further Special Use Permit review by the Township for compliance with the overall PUD.

EXISTING CONDITIONS

Site	Area (Acres)	Approved Density
Main PUD	688.76	1701
Music House PUD	537.19	539
TOTALS	1225.95	2240
Existing Dwelling Units		488
Remaining Dwelling Units Available		1752

PROPOSED NEW SINGLE PUD

The revised Total Area of this application is 871.13 acres (1225.95 – 354.82). The Total Allowed Density would be indicated by:

Total Approved Density for BOTH "existing" PUD's.....	2240
Less Density allowed by zoning for sale of Music House Site area.....	(341)
TOTAL REVISED ALLOWED DENSITY.....	1899
Less Total of Existing Dwelling Units.....	(488)
TOTAL REMAINING DU's for REVISED PUD.....	1411

Current information has indicated that the Resort, under both combined existing PUD's has an allowed Total Density of 2240 DU's (1701 + 539) with 1752 Remaining/Allowed (2240 – 488 used). It should be noted that under existing PUD conditions the land area under consideration for sale was planned for 241 Developable Units. On that basis, the Resort has 1511 DU's allowed for the remaining Resort property [2240 – (241 + 488)]. By the Resort considering the sale of that portion of the Music House site, the result is a NET REDUCTION of 100 Resort Dwelling Units, based upon the sold property reverting to an allowed density of 341 based upon current underlying zoning.

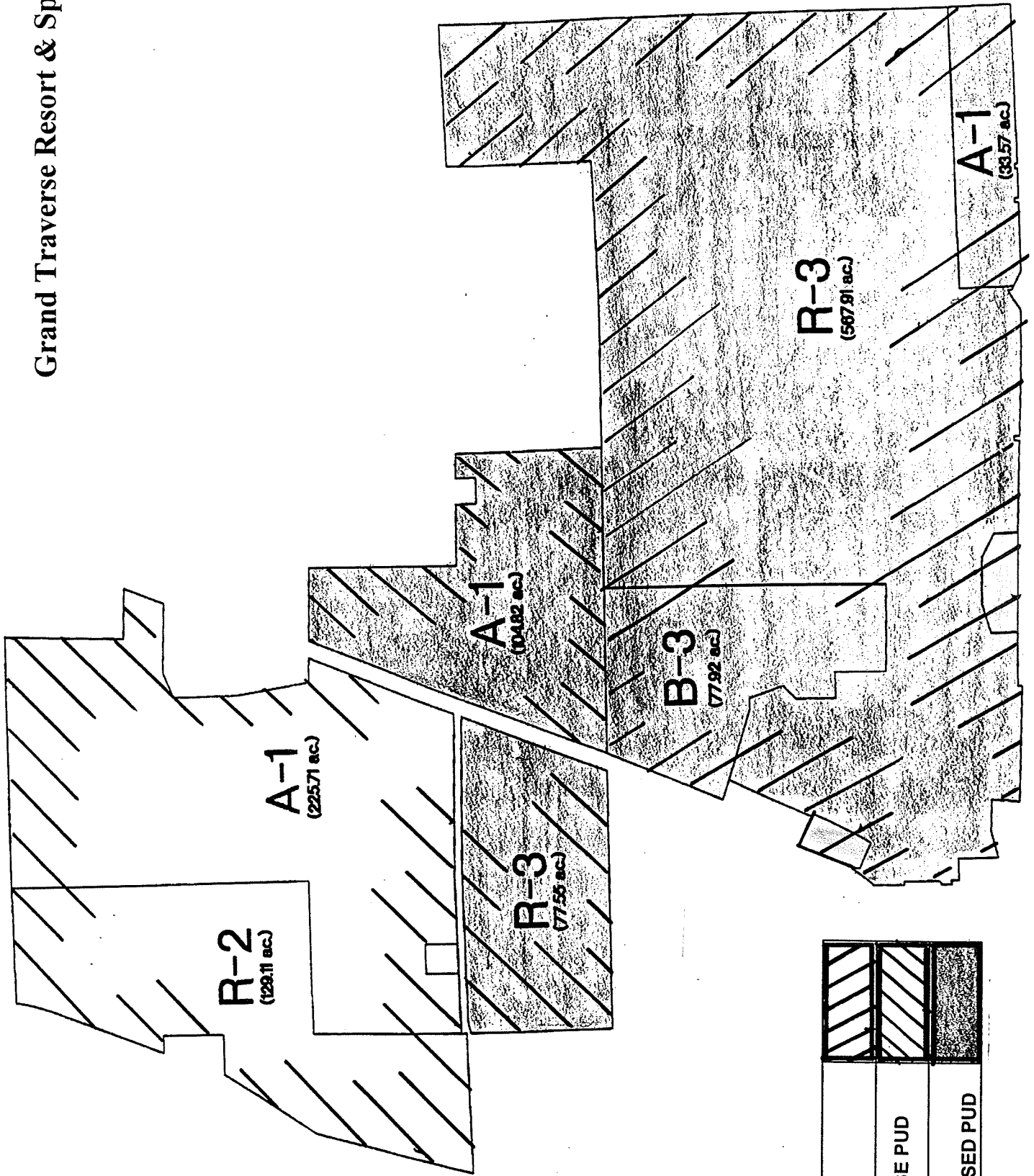
Nevertheless, this strategy is consistent with Resort master planning and land use concepts to more effectively concentrate higher density cluster development in areas more centralized to the Resort core campus and diminish planned density levels at the periphery of Resort property. By the consideration of the Resort working with a prospective purchaser for a majority of the Music House site who has made a commitment for future dedicated agricultural use, we believe that preservation of open space, view corridors and Township master planning concepts will be maintained and be a positive benefit to the community.

Thank you for your time and consideration.

A handwritten signature in dark ink, appearing to read 'David L. Babe', written over a horizontal line.

David L. Babe
Vice President of Development

Grand Traverse Resort & Spa



LEGEND

MAIN PUD	
MUSIC HOUSE PUD	
NEW PROPOSED PUD	

GRAND TRAVERSE RESORT SPA PUD SUMMARY

Existing Dwelling Units

Singletree I	12
Singletree II	16
Cottage Glens	30
Grand Traverse Village	24
Hill Top	24
Golf View	54
Valley View	46
Valley View Terrace	21
Bayview	6
Arrowhead Estates	45
Hotel Tower	186
Orchards	24

TOTAL 488

Original Main PUD - Allowed	1701
Remaining DU's	1213
Music House PUD - Allowed	539
GRAND TOTAL - Remaining/Allowed	1752

PROPOSED NEW GTRS SINGLE PUD	1411
AREA #1 & #2 (Veliquette's) - Allowed by Zoning	341
GRAND TOTAL	1752

Original GTRS Grand Total	1752
Less Areas #1 & #2 per GTRS PUD	-241
TOTAL GTRS DU ALLOWED LESS AREA #1 & #2	1511

REVISED GTRS SINGLE PUD REQUESTED	1411
NET OVERALL REDUCTION TO GTRS DU	100

Portion of Music House PUD being transferred to Original:

Area	Size	Zoning		% Deduct.	Net Acres	Allowed Density
		District	Min Lot Size Acres S.F.			
E. of US-31	104.82	A-1	5	15%	89.10	18
W. of US-31 & S. of Dock	77.55	R-3	15,000	20%	62.04	180
	182.37					198 *

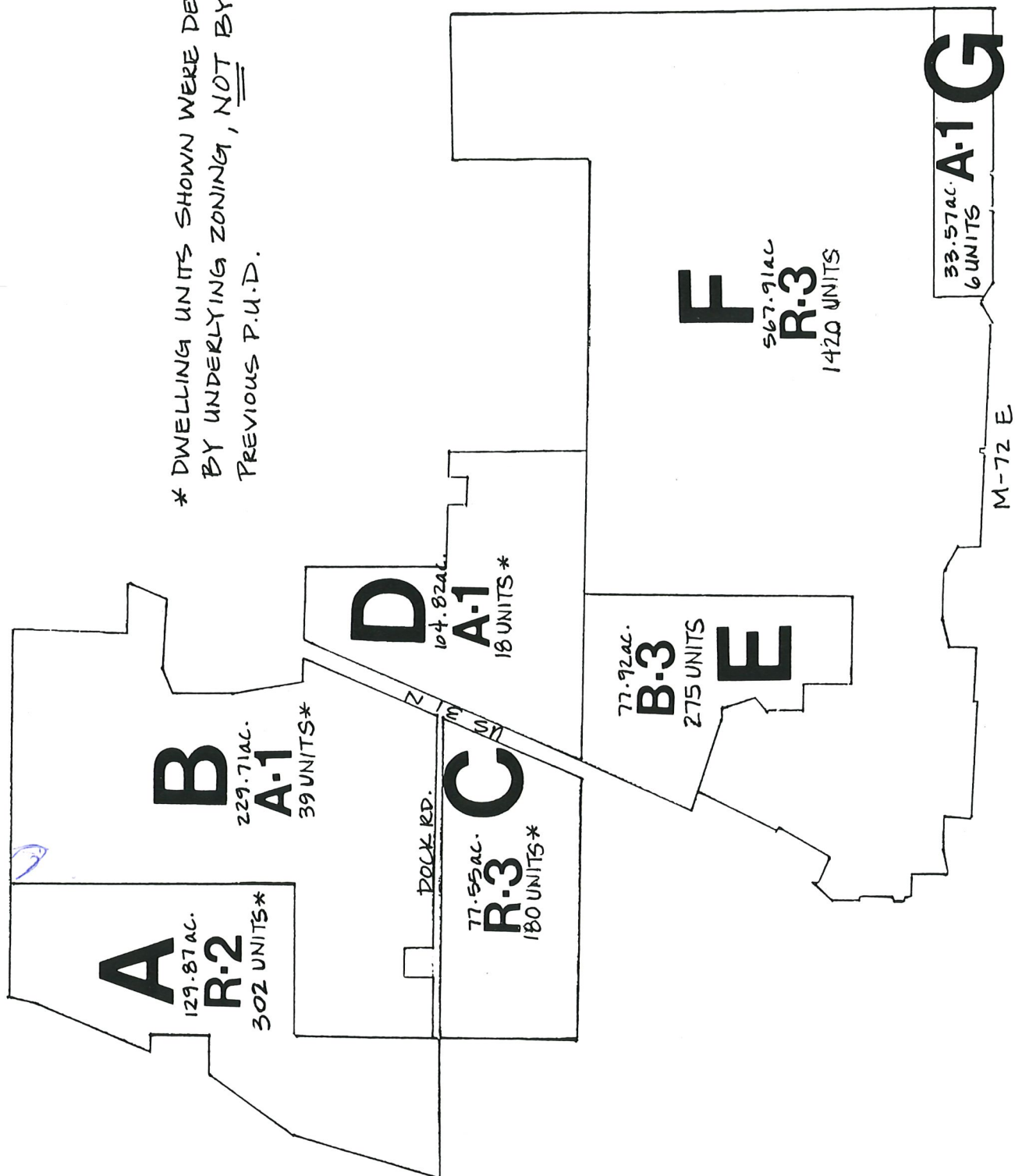
Main (Original) PUD:

Previously Approved Density	1,701 units
Existing Density Used	488
Total Remaining	1,213 units
Music House transfer	198 *
TOTAL ALLOWED DENSITY	1,411 units

Density Allocation:

Development Area	Area Description	Acreage	Proposed Units	Density (units/acre)
A	WEST U.S. 31/ S. OF DOCK	78.0	255	3.3
B	WOLVERINE HEIGHTS	22.0	41	1.9
C	PLAYER 16	8.6	7	0.8
D	WATER TOWER SITE	29.0	230	7.9
E	BAYVIEW WEST	1.2	8	6.7
F	CONDO HOTEL "A"	1.8	85	47.2
G	TERRACE EXPANSION	1.0	35	35.0
H	VALLEYVIEW EXPANSION	1.8	50	27.8
I	CONDO HOTEL "B"	5.2	75	14.4
J	CONDO HOTEL "C" - BEAR LODGE	3.1	115	37.1
K	M-72/SPRUCE #11 (FUTURE #10)	2.4	48	20.0
L	SAND TRAP	1.3	0	0.0
M	CART BARN	1.0	0	0.0
N	HILLTOP EXPANSION	5.2	24	4.6
O	FAIRWAYS EDGE	5.0	24	4.8
P	SINGLETREE EAST ON LAUTNER	5.0	16	3.2
Q	SINGLETREE III - BEAR 16	3.5	24	6.9
R	COTTAGE GLENS NORTH	12.0	70	5.8
S	SINGLE FAMILY HOMESITES	12.0	12	1.0
T	SINGLE FAMILY HOMESITES	7.5	12	1.6
U	NEW EMPLOYEE HOUSING	6.0	200	33.3
V	BEAR WOODS HOMESITES	47.0	40	0.9
W	PLAYER #6	8.0	32	4.0
X	ARROWHEAD EXPANSION	3.5	8	2.3
TOTALS		271.1	1,411	

* DWELLING UNITS SHOWN WERE DETERMINED
BY UNDERLYING ZONING, NOT BY THE
PREVIOUS P.U.D.



Acme Township Special Use Permit/ Planned Unit Development

Permit No.: 96-6P

To: GTR Resort Development Corporation
100 Grand Traverse Village Blvd.
P.O. Box 404
Acme, MI 49610-0404

WHEREAS, Application having been made by the above named Applicant for Special Use Permit and Site Plan approval for a Planned Unit Development which will lay the framework for the long term development of nine (9) new development areas, construction of approximately 532 housing units, one full 18 hole golf course, and a partial course to be incorporated into existing courses from a previous Special Use Permit/P.U.D. Site Plan Approval located at US 31 N and Maitland Rd., currently zoned R-2 (One-Family Urban Residential), R-3(Urban Residential), and A-1(Agricultural) in Acme Township, Grand Traverse County, Michigan, more fully described as follows:

Music House Site West of US-31

The Northeast quarter of the Northeast quarter of Section 34 and also that part of Sections 26, 27 and 35, all being in Town 28 North, Range 10 West, Acme Township, Grand Traverse County, Michigan, more fully described as: Beginning at the section corner common to said Sections 26, 27, 34 and 35; thence South 00°-18'-01" East, 1354.22 feet along the West line of said Section 35; thence South 89°-05'-55" East, 945.70 feet along the North one-eighth line of said Section 35 to a point on the Westerly right-of-way line of Highway US-31; thence, along said Westerly right-of-way line, the following courses: North 21°-32'-04" East, 625.08 feet; thence Northeasterly, 599.40 feet along the arc of a 57,370.80 foot radius curve to the right, the long chord of which bears North 21°-50'-01" East, 599.40 feet; thence North 22°-08'-59" East, 1649.60 feet; thence leaving said Westerly right-of-way line, North 87°-59'-43" West, 220.00 feet (previously recorded as North 88°-13'-34" West) along the South one-eighth line of said Section 26; thence North 08°-46'-07" West, 671.49; thence North 00°-00'-06" West, 585.35 feet; thence North 67°-06'-10" East, 243.98 feet; thence South 87°-26'-10" East, 636.74 feet along the East and West quarter line of said Section 26 to a point on said Westerly right-of-way line; thence North 22°-08'-59" East, 387.26 feet (previously recorded as North 21°-55'-54" East) along said right-of-way line; thence North 86°-41'-47" West, 121.57 feet (previously recorded as North 86°-54'-52" West); thence North 87°-58'-09" West, 339.48 feet (previously recorded as North 88°-11'-24" West); thence North 02°-07'-56" East, 1091.10 feet ; thence North 89°-32'-52" West, 2299.06 feet (previously

North 22°-08'-59" East, 1704.62 feet; thence, leaving said Easterly right-of-way line, South 87°-59'-43" East, 404.23 feet along the South one-eighth line of said Section 26; thence South 88°-00'-09" East, 264.16 feet along said South one-eighth line; thence south 00°-00'-49" East, 1340.20 feet parallel with the North and South quarter line of said Section 26; thence South 88°-29'-37" East, 562.30 feet along the section line common to said Sections 26 and 35; thence South 00°-54'-26" East, 180.00 feet parallel with the East one-eighth line of said Section 35; thence South 88°-29'-37" East, 242.00 feet parallel with said common section line; thence North 00°-54'-26" West, 180.00 feet parallel with said East one-eighth line; thence South 88°-29'-37" East, 228.00 feet along said common section line; thence South 00°-54'-26" East, 1316.10 feet along said East one-eighth line; thence North 89°-04'-26" West, 1300.81 feet along the North one-eighth line of said Section 35; thence North 89°-05'-55" West, 1494.09 feet along said North one-eighth line to the Point of Beginning.

Said parcel contains 104.82 acres.

Subject to the right-of-way for Brackett Road.

Subject to other easement or restrictions, if any.

Parcel No.	28-01-226-006-00
	28-01-226-010-00
	28-01-235-010-00
	28-01-235-016-00
	28-01-235-017-00

Due notice has been given and public hearings have been held on the Application for the Special Use Permit and Site Plan Approval, and the Acme Township Board has determined that the requested Special Use Permit and Site Plan Approval as recommended by the Acme Township Planning Commission, are appropriate and in the best interest of Acme Township. The Acme Township Board does hereby approve the Site Plan and this Special Use Permit subject to the following:

1. The representations that have been made by the Applicant and the Applicant's representatives at the meetings of the Acme Township Planning Commission and the Acme Township Board on the record and in the minutes and as reflected in the **Site Plan dated 11/6/96** are incorporated herein by reference as the plan presented to the Acme Township Board on the published hearing date. The Applicant agrees to comply with and be bound by all representations made by the Applicant and the Applicant's representative(s) at the meeting(s). The Site Plan shall be attached hereto and incorporated herein as Exhibit A.

12. Additional requirements as listed below:

a. The Developer must submit detailed site plans for approval on all future housing and road developments.

b. The Development is to allow for one golf cart crossing to the east of development area C (across Brackett Road), one crossing to the west of the development area C (across Brackett Road), one to the west of development area D (across Dock Road), and one at the southeastern corner of the site (across Lautner Road) as labeled on the **Site Plan dated 11/6/96** and attached as Exhibit A.

c. The Developer must accommodate and allow for continued water and air drainage as outlined in the Red Tart Cherry Site Inventory. Approval by the Zoning Administrator shall be required in this matter.

13. The development shall be subject to all applicable restrictions and requirements as set forth in the Acme Township Zoning Ordinance of 1979, as amended. The development is also subject to all of the requirements of this Special Use Permit. Any violation of these conditions or requirements shall serve as grounds for revocation of this Special Use Permit by the Acme Township Board. In the event of any such violation, Acme Township shall give written notice to the Applicant, by ordinary mail addressed to the Applicant at the last address furnished to Acme Township by the Applicant. The notice shall state that unless the violation is corrected or resolved, to the satisfaction of the Acme Township Board, within thirty (30) days from the date of the notice, then the Acme Township Board may revoke this Special Use Permit after a hearing. In the event a hearing becomes necessary, the Acme Township Board shall establish the notice requirements and such other conditions with respect to the hearing as the Acme Township Board may deem appropriate. After the hearing, if the Acme Township Board revokes this Special Use Permit, then enforcement of the violation may be made by an application for appropriate relief in the Grand Traverse County Circuit Court. The Applicant agrees that Acme Township may recover all of its costs, including attorney fees, associated with, or resulting from, such violation.

14. The rights set forth in this Special Use Permit are in addition to those granted to Acme Township by the Township Rural Zoning Act and other appropriate statutes and laws, including the Acme Township Zoning Ordinance. The applicant agrees that it accepts the conditions imposed under this Special Use Permit. In any action brought to enforce Acme Township's rights under this Special Use Permit the Applicant shall pay for and reimburse Acme Township for all costs incurred by Acme Township, including attorney fees.

15. Since there is agricultural farming of property adjacent to the Grand Traverse Resort Development, this Special Use Permit shall be consistent with the provisions of the Michigan Right to Farm Act and Generally Accepted Agricultural and Management Practices developed by the Michigan Department of Agriculture under this Act.

Subscribed and sworn to before
me this 10th day of March 1997.

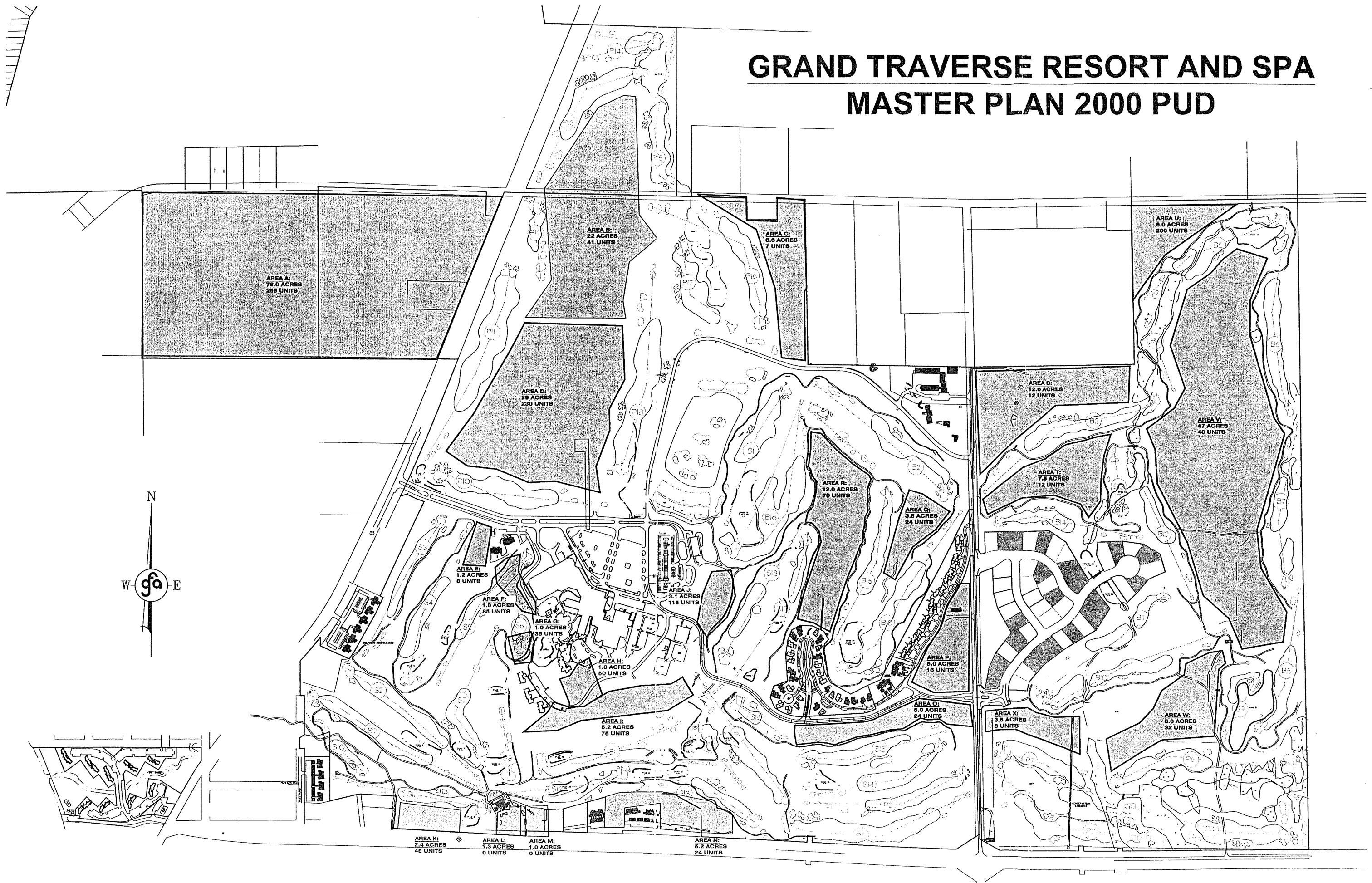
Cathy A. Stathakis
Cathy Stathakis, Notary Public.
Acting in Grand Traverse County, Michigan.
My Commission expires: 4-25-2000

Notary Public, Grand Traverse County, MI
My Commission Expires Apr. 25, 2000

Permit is authorized, the necessary
plans/documents have been filed with
me and are attached to this Special
Use Permit.

Shir S. Hood
Sherrin Hood
Planner/Zoning Administrator
Date: 3/12/97

GRAND TRAVERSE RESORT AND SPA MASTER PLAN 2000 PUD





March 15, 2022

Acme Township
Lindsey Wolf, ZA
6042 Acme Road
Williamsburg, MI 49690

Re: Minor PUD Amendment to the Grand Traverse Resort and Spa, Acme, MI
GTEC Project No.: 2022-1a

Dear Lindsey,

Enclosed, please find two sets of full sized plans and specifications for a proposed minor Amendment to the Grand Traverse Resort and Spa PUD. Also included with this submittal is a check in the amount of \$300 for the minor amendment along with a check for the escrow in the amount of \$1,000 and the completed escrow form and application. This property is designated for employee housing in the PUD Master Plan and is located on Lautner Road just north of the third hole on the Grand Traverse Resort and Spa golf course, "The Bear".

Two additional 8-unit apartment buildings are proposed to be constructed just south of the existing employee housing building. Once both buildings are constructed, this will add an additional 16 apartment units to the existing site. Based on our records this site is approved for 72 apartment units. This will bring the total density on this site to a total of 40 apartments. At this time, only one of the buildings is being proposed for construction. Although there is a very high demand for employee housing, there is not a date established for the construction of the second building that is shown on this site.

The new driveway access is proposed to line up directly across from North Village Drive entrance which will provide a more direct and improved pedestrian access to the existing sidewalks along North Village Drive. The updated building locations will also fit more closely with the existing terrain on this site than what was shown and approved on the original conceptual PUD drawings.

The proposed changes include:

A new entrance and parking lot that will improve accessibility to these buildings for emergency and fire apparatus vehicles.

Improved Pedestrian access from the existing facility and for the new buildings will be added and provide a safer route to the existing sidewalks along North Village Drive.



The proposed building locations are similar to the original PUD however, the new access drive and building locations more closely follow the existing contouring of the site and allow for improved storm water controls and facilities

We would like to thank you in advance for your efforts and recommendations on this submittal. If you have any questions or would like to discuss any of the information that has been provided, please contact me at your earliest opportunity at 231-218-0590.

Sincerely,

Ryan A. Cox, PE

Grand Traverse Resort and Spa
PUD Minor Amendment
Employee Housing

Acme Township
Grand Traverse County, Michigan

PROJECT CONTACTS

OWNER
GRAND TRAVERSE RESORT AND SPA
CONTACT: SCOTT CHOUNARD, ASST. GM
100 GRAND TRAVERSE VILLAGE BLVD.
ACME, MI 49610
Phone: (231) 534-6308

PLANNING/SEWER UTILITY
ACME TOWNSHIP
6042 ACME RD.
WILLIAMSBURG, MI 49690
Contact: LINDSEY WOLF, ZA
Phone: (231) 938-1350
Contact: MARK HURLEY, PE
Phone: (231) 946-9191

SANITARY SEWER
GRAND TRAVERSE COUNTY DPW
2650 LAFRANIER ROAD
TRAVERSE CITY, MI 49686
Contact: Mr. JOHN DIVOZZO, DIRECTOR
Phone: (231) 995-6039

WATER UTILITY
GRAND TRAVERSE BAND PUBLIC WORKS
2605 N. WEST BAY SHORE DR.
PESHAWBESTOWN, MI 49682
Contact: Mr. JOE HUHNN
Phone: (231) 499-4235

STORM DRAINAGE
ACME TOWNSHIP
6042 ACME RD.
WILLIAMSBURG, MI 49690
Phone: (231) 938-1350

ROADS AND STREETS
GRAND TRAVERSE COUNTY ROAD COMMISSION
1881 LAFRANIER ROAD
TRAVERSE CITY, MI 49684
Phone: (231) 922-4848

FIRE CODE
GRAND TRAVERSE METRO FIRE DEPARTMENT
897 PARSONS STREET
TRAVERSE CITY, MI 49686
Contact: Mr. BRIAN BELCHER, FIRE MARSHALL
Phone: (231) 922-4840

ELECTRIC
CONSUMERS ENERGY
821 HASTINGS STREET
TRAVERSE CITY, MI 49686
Contact: ROB DURANCZYK
Phone: (231) 486-9228

CABLE TELEVISION
CHARTER COMMUNICATIONS
5955 CEDAR RUN ROAD
TRAVERSE CITY, MI 49684
Contact: ERIC BROWN
Phone: (231) 932-8130

TELEPHONE
AT&T
142 E. STATE ST. FLOOR 2W
TRAVERSE CITY, MI 49684
Contact: KATHY DOHM-BEISER
Phone: (231) 941-2707

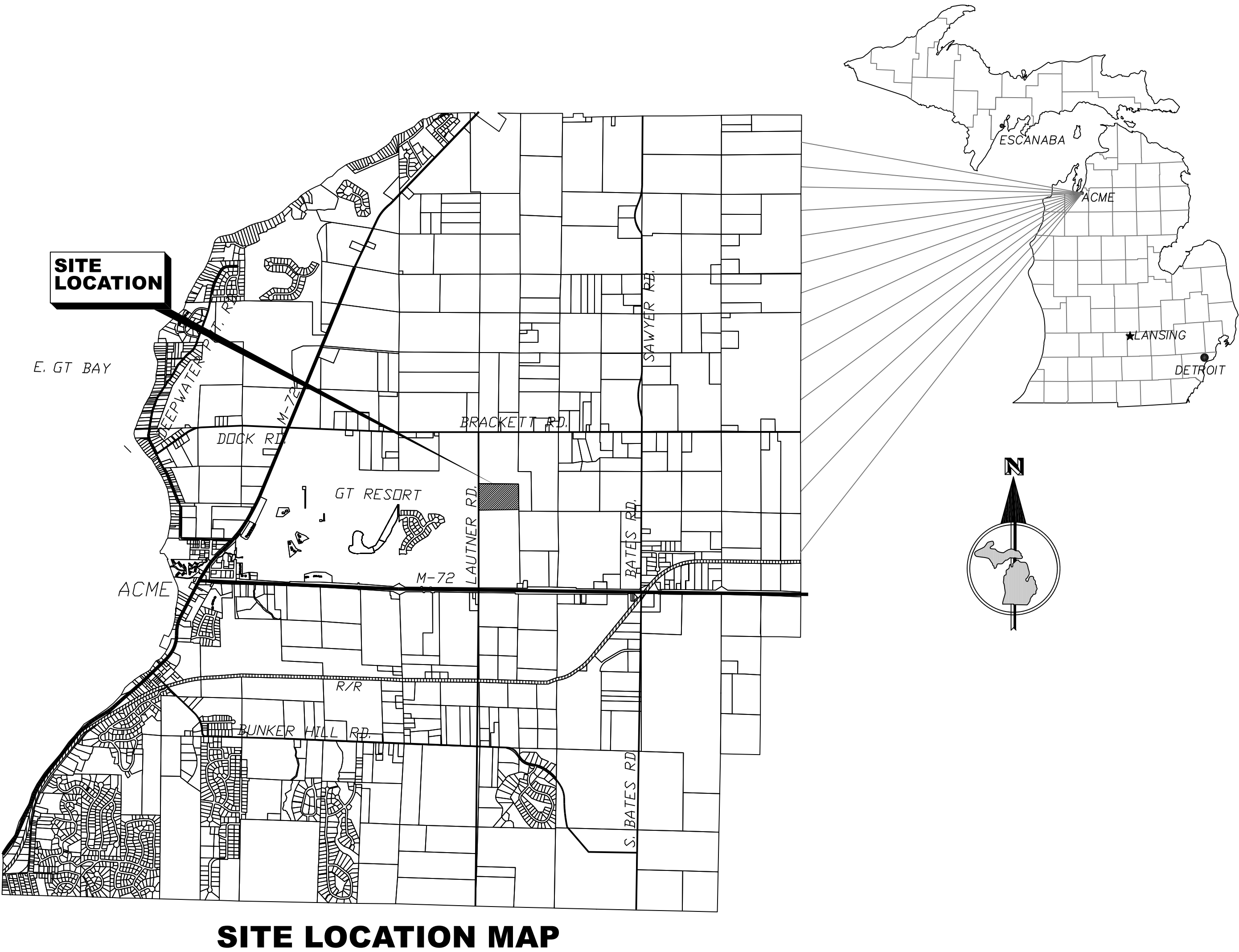
NATURAL GAS
DTE ENERGY
700 E. HAMMOND ROAD
TRAVERSE CITY, MI 49686
Contact: SANDRA O'NEIL
Phone: (231) 932-2829

ENGINEER
GTEC - GRAND TRAVERSE ENGINEERING & CONSTRUCTION
TRAVERSE CITY, MI 49684
Contact: RYAN COX, P.E.
Phone: (231) 218-0590

EMERGENCIES
POLICE DEPARTMENTS - 911
FIRE DEPARTMENTS - 911
AMBULANCE - 911

LOCATION OF EXISTING UTILITIES

1. EXISTING PUBLIC AND KNOWN UNDERGROUND STRUCTURES ARE SHOWN ON THE PLANS. THE INFORMATION SHOWN IS BELIEVED TO BE REASONABLY CORRECT AND COMPLETE. HOWEVER, NEITHER THE CORRECTNESS OR THE COMPLETENESS OF SUCH INFORMATION IS GUARANTEED. PRIOR TO THE START OF ANY CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY "MISSDIG" AND REQUEST THE UTILITY COMPANIES TO MARK ALL OF THE UTILITIES IN QUESTION.
2. SPECIAL CARE SHALL BE TAKEN IN EXCAVATING IN THE PROXIMITY OF ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL PROVIDE SUPPORT FOR ANY UTILITIES WITHIN THE EXCAVATION, PROVIDE PROPER COMPACTION UNDER ANY UNDERMINED UTILITY STRUCTURE AND IF NECESSARY, INSTALL TEMPORARY SHEETING OR USE A TRENCH BOX TO MINIMIZE THE EXCAVATION. CONTRACTOR SHALL PROTECT AND SAVE HARMLESS FROM DAMAGE ALL UTILITIES, ABOVE OR BELOW THE GROUND SURFACE, WHICH MAY BE ENCOUNTERED DURING CONSTRUCTION.



SITE LOCATION MAP

SHEET INDEX

SHEET	SHEET TITLE
C1.0	COVER SHEET
C2.0	EXISTING CONDITIONS AND DEMOLITION
C2.1	NOTES AND QUANTITIES
C2.2	SITE PLAN
C2.3	SOIL EROSION AND SEDIMENTATION CONTROLS
C2.4	LANDSCAPING PLAN
C2.5	DETAILS
C2.6	DETAILS



Revision:	TOWNSHIP COMMENTS
REVISION	
REVISION	
REVISION	
REVISION	

Date:	3-30-2022
Scale:	VARIES
Drawn By:	RAC
Checked By:	

Client:	THE GRAND TRAVERSE BAND OF OTTAWA AND CHIPPEWA INDIANS 2605 N. WEST BAY SHORE DR. PESHAWBESTOWN, MI 49682
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Sheet Title:	COVER SHEET
Project:	GRAND TRAVERSE RESORT AND SPA PUD EMPLOYEE HOUSING 6722 LAUTNER ROAD, ACME TOWNSHIP, GRAND TRAVERSE COUNTY, MI

Project No.	2022-1A
Sheet	1.0

GRADING AND PAVING NOTES

1. PARKING LOT GRADING IN BARRIER FREE AREAS SHALL NOT EXCEED 2% GRADE IN ANY DIRECTION. ALL BARRIER FREE ROUTES SHALL NOT EXCEED 5.0% GRADE UNLESS A RAMP IS INDICATED.
2. THE PRESENCE OF OTHER THAN GRANULAR MATERIALS IN THE SUB-GRADE SOIL WILL REQUIRE A FULL WIDTH, FIFTEEN INCH, GRANULAR SUB-BASE, MDOT CLASS II OR EQUIVALENT.
3. PREPARE SUB-GRADE WIDTH, DEPTH AND COMPACTION MUST BE REVIEWED AND/OR TESTED BY THE FIELD ENGINEER PRIOR TO PLACEMENT OF GRAVEL.
4. GRAVEL TO BE USED ON PROJECT MUST MEET SPECIFICATIONS FOR MDOT 22-A AND MUST BE TESTED AND/OR REVIEWED BY THE FIELD ENGINEER PRIOR TO PLACEMENT.
5. GRAVEL PLACEMENT MUST COMPLY WITH THE MICHIGAN DEPARTMENT OF TRANSPORTATION 2012 STANDARD SPECIFICATIONS FOR CONSTRUCTION.
6. PREPARED GRAVEL WIDTH, DEPTH AND COMPACTION MUST BE REVIEWED AND/OR TESTED BY THE PROJECT ENGINEER PRIOR TO THE PLACEMENT OF BITUMINOUS SURFACE.
7. CONTRACTOR SHALL GIVE THE PROJECT ENGINEER A 48-HOUR NOTICE PRIOR TO PLACEMENT OF BITUMINOUS SURFACE.
8. BITUMINOUS PAVING MUST BE PERFORMED IN ACCORDANCE WITH THE 2012 MDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.
9. ALL TREES, STUMPS, BRUSH AND ROOTS THEREOF SHALL BE ENTIRELY REMOVED FROM THE GRADING LIMITS OF ALL ROADS IN THE PROPOSED PROJECT AND DISPOSED OF AS DIRECTED BY THE OWNER.
10. THE LEVEL OF THE FINISHED SUB-GRADE SHALL BE AT LEAST TWO-AND-ONE-HALF FEET ABOVE THE HIGH WATER TABLE.
11. SLOPP (SMOOTH LINED CORRUGATED PLASTIC PIPE) CULVERTS SHALL HAVE A MINIMUM OF TWO-FOOT COVER FROM TOP OF PIPE UNLESS OTHERWISE SHOWN ON THE PLAN. THE COVER ABOVE THE PIPE SHALL BE CLEAN AND FREE OF ALL DEBRIS.

CONSTRUCTION SEQUENCE

- MAY 2022 – NOVEMBER 2022
- 1) INSTALL SILT FENCE AND ANY OTHER TEMPORARY SOIL EROSION CONTROL MEASURES AS SPECIFIED ON PLANS AND IN SESC PERMIT, PRIOR TO START OF ANY CONSTRUCTION ACTIVITIES
 - 2) SITE DEMOLITION AND GRUBBING
 - 3) STRIP AND STOCKPILE TOPSOIL
 - 4) EXCAVATE BUILDING FOUNDATION
 - 5) INSTALL UNDERGROUND UTILITIES AND STORM SEWER
 - 6) ROUGH GRADE SAND SUB BASE
 - 7) PLACE AND COMPACT GRAVEL
 - 8) PLACE ALL CONCRETE WALKS AND PADS
 - 9) PAVE PARKING AND DRIVES
 - 10) TOPSOIL, SEED, AND MULCH

NOTE: FINAL SITE RESTORATION ANTICIPATED IN NOVEMBER OF 2022

STORMWATER MAINTENANCE PLAN

1. EACH SPRING THE OWNER SHALL WALK THE SITE TO INSPECT FOR SEDIMENT OR, EROSION OR ANY DAMAGED FEATURES WITHIN THE ENTIRE STORM WATER SYSTEM. THE SYSTEM SHALL ALSO BE INSPECTED AFTER ANY LARGE STORM EVENTS TO VERIFY THE CONDITION OF THE SYSTEM.
2. IF THERE IS SEDIMENT ACCUMULATION OR DAMAGE TO THE SYSTEM THIS SHOULD BE REMOVED OR REPAIRED.
3. INSPECT CATCH BASIN SUMPS EACH SPRING. IF SEDIMENT OR TRASH HAS ACCUMULATED IN THE CATCH BASINS, THIS SHALL BE CLEANED OUT AND PROPERLY DISPOSED OF.
4. ANY EROSION SHALL BE RE-ESTABLISHED. ANY STONE SPILLWAYS SHALL BE RE-ESTABLISHED IF THESE HAVE BEEN COMPROMISED.
5. FILTRATION BASINS, DITCHES AND OTHER STORM WATER FEATURES SHALL BE INSPECTED AT LEAST ONCE DURING THE SUMMER.
6. DITCHES AND STORM WATER BASINS SHALL BE MAINTAINED THROUGHOUT THE GROWING SEASON. THESE FEATURES SHALL BE MOWED AS NECESSARY TO ENSURE PROPER STORM WATER CONVEYANCE THROUGH THE STORM WATER SYSTEM.

SOIL EROSION CONTROL NOTES

1. THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART 91, SOIL EROSION AND SEDIMENTATION CONTROL OF THE NREPA, 1994 PA 451, AS AMMENDED.
2. EROSION AND ANY SEDIMENTATION FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT ALLOWED TO DISCHARGE FROM THE SITE OR COLLECT IN ANY OFF SITE LOW AREAS OR WATERWAYS. WATERWAYS INCLUDE NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS.
3. STAGING THE WORK SHALL BE DONE BY THE CONTRACTORAS DIRECTED IN THESE PLANS AND AS REQUIRED BY THE PROJECT ENGINEER TO ENSURE AGGRESSIVE STABILIZATION OF STEEP SLOPES AND DISTURBED AREAS.
4. THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN SOIL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS BEFORE AND AT ALL TIMES DURING CONSTRUCTION OF THIS PROJECT. ANY MODIFICATIONS OR ADDITIONS TO SOIL EROSION CONTROL MEASURES DUE TO CONSTRUCTION OR CHANGED CONDITIONS SHALL BE COMPLIED WITH AS EQUIRED OR DIRECTED BY THE ENGINEER OR LOCAL SOIL CONSERVATION DISTRICT. ADDITIONAL SOIL EROSION MEASURES THAT MAY BE NECESSARY DUE TO DISTURBED AREAS WILL BE PAID FOR BY THE CONTRACTOR AND SHALL BE INCLUDED IN THE BASE BID FOR THIS PROJECT.
5. IF ANY OF THE SESC MEASURES INSTALLED ON THE SITE ARE DEEMED INADEQUATE OR INEFFECTIVE, THE ENGINEER HAS THE RIGHT TO REQUIRE ADDITIONAL SESC MEASURES.
6. INSTALL SILT FENCE AS INDICATED ON THE PLANS AND AT ALL OTHER LOCATIONS DEEMED NECESSARY TO ENSURE NO OFF SITE EROSION TAKES PLACE. SILT FENCE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER’S SPECIFICATIONS AND DETAILS. BUILT UP SEDIMENT SHALL BE REMOVED WHEN IT EXCEED’S 1/3 THE HEIGHT OF THE FENCE. SILT FENCE SHALL BE REPLACED IF IT DECOMPOSES OR BECOMES INEFFECTIVE. SILT FENCE SHALL BE INSPECTED WEEKLY, WITHIN 24 HOURS OF A RAIN EVENT AND THROUGHOUT THE DAY DURING PROLONGED STORM EVENTS.
7. ALL STOCKPILED SOILS SHALL BE MAINTAINED IN SUCH A WAY AS TO PREVENT EROSION FROM LEAVING THE SITE OR DISCHARGING TO LOW AREAS OR WATERBODIES. IF THE STOCKPILE AREA WILL REMAIN ON THE SITE FOR MORE THAN 30 DAYS IT SHALL BE SEEDED AND STABILIZED. SILT FENCE MUST BE INSTALLED AROUND THE PERIMETER OF ANY STOCKPILE AREAS.
8. IMMEDIATELY AFTER SEEDING, MULCH ALL SEEDED AREAS WITH UNWEATHERED SMALL GRAIN STRAW. SPREAD UNIFORMLY AT A UNIT OF 2 TONS/ACRE OR 100 LBS (2–3 BAILS) PER 1,000 S.F. THE MULCH SHOULD BE ANCHORED WITH A DISC TYPE MULCH ANCHORING TOOL OR OTHER MEANS AS APPROVED BY THE PROJECT ENGINEER.
9. ALL SOIL OR DIRT ON ANY ROAD OR OTHER PAVEMENT SHALL BE REMOVED IMMEDIATELY. STREETS AND OR PARKING AREAS SHALL BE CLEANED ON A DAILY BASIS AND SWEEPED AT A MINIMUM OF ONCE PER WEEK BY THE CONTRACTOR.
10. DURING DRY PERIODS ALL DISTURBED AREAS SHALL BE WATERED FOR DUST CONTROL AS NEEDED OR AS DIRECTED BY THE ENGINEER.
11. REMOVE ALL TEMPORARY EROSION CONTROL DEVICES AFTER PERMANENT STABILIZATION IS ESTABLISHED AND APPROVED BY THE ENGINEER.
12. THE CONTRACTOR SHALL REPAIR ALL WASHOUTS AND EROSION DURING THE GUARANTEE PERIOD OF ONE (1) YEAR AFTER THE PROJECT HAS BEEN CLOSED OUT AT NO ADDITIONAL COST TO THE OWNER.
13. THE CONTRACTOR SHALL FOLLOW LOCAL RULES AND REGULATIONS FOR SOIL EROSION AND SEDIMENTATION CONTROL FOR ALL MATERIALS THAT ARE DISPOSED OF OFF THE PROJECT SITE.

MATERIAL SPECIFICATIONS

PIPE MATERIALS:

4" FIRE SERVICE: PVC C-900 OF CL 52 DIP
2"Ø DOMESTIC SERVICE: DR9 HDPE
GRAVITY SEWER LINE: SOLID 6"Ø SCH 40 PVC AT MIN 1% SLOPE W/ CLEANOUTS

–MAINTAIN 6’ MIN. COVER OVER WATER SERVICES
GRAVITY SEWER SERVICES SHALL BE INSTALLED WITH 4’ WIDE 2” XPS FOAM INSULATION OVER THE TOP BELOW THE PARKING AREA.

CONDUIT TO BE GRAY HEAVY WALLED APPROVED FOR UTILITY INSTALLATION.

SEWER & WATER SPECIFICATIONS

1. 4"Ø FIRE SUPPRESSION LINE W/ 4" GATE VALVE AND POST INDICATOR VALVE AND 2" WATER SERVICE SHALL BE INSTALLED TO WITHIN 5 FEET FROM THE FOUNDATION. THE MECHANICAL CONTRACTOR IS RESPONSIBLE TO EXTEND THE INTERIOR SERVICE LEADS TO THIS POINT AND MAKE THE FINAL CONNECTION FROM WITHIN 5 FEET OF THE BUILDING FOUNDATION.
2. ALL WATER SYSTEM ISOLATION VALVES AND CURB STOPS MUST BE LOCATED WITHIN A DEDICATED UTILITY EASEMENT TO ALLOW ACCESS BY THE GTB WATER UTILITIES DEPARTMENT.
3. WATER MAIN FITTINGS THAT ARE NECESSARY TO MAINTAIN HORIZONTAL AND VERTICAL SEPARATION OR ALIGNMENT THAT ARE NOT SPECIFICALLY CALLED OUT ON THE PLANS SHALL BE INCLUDED IN THE LINEAL FOOT PRICE OF WATER MAIN PIPE TO BE INSTALLED AND SHALL BE INCIDENTAL TO THE PROJECT.
4. SANITARY SEWER MANHOLE RIMS SHALL NOT BE GROUTED TO THE MANHOLE STRUCTURE UNTIL FINAL GRADES ARE ESTABLISHED AND APPROVED BY THE ENGINEER. FINAL ADJUSTMENT TO THE RIM ELEVATIONS OF SANITARY MANHOLE STRUCTURES SHALL BE INCIDENTAL AND INCLUDED IN THE COST TO INSTALL THESE STRUCTURES.
5. INSTALLATION OF WATER AND SEWER LEADS MAY BE IN PERCHED GROUNDWATER CONDITIONS. THE COST FOR DEWATERING SHALL BE INCLUDED IN THE COST FOR THE INSTALLATION OF THE SEWER AND WATER SERVICES.
6. MAINTAIN A MINIMUM VERTICAL SEPARATION OF 18" BETWEEN WATER AND SEWER MAINS AND SERVICES. MAINTAIN A MINIMUM HORIZONTAL SEPARATION DISTANCE OF 10 FEET BETWEEN MAINS. ISOLATION DISTANCES SHALL BE MEASURED FROM THE OUTSIDE WALL OF THE PIPING. WATER MAIN AND SEWER MAIN CROSSINGS SHALL BE COMPLETED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS INCLUDED IN THE PROJECT SPECIFICATIONS.
7. WATER SERVICE LEAD MATERIAL SHALL BE EITHER PE 3048, SDR 9 OR TYPE "k" COPPER FOR 1" AND 2" WATER SERVICES. SERVICES SHALL BE COMPLETE AND INCLUDE TAPPING SADDLE, CORP. STOP, CURB STOP AND BOX AND SHALL INCLUDE ANY AND ALL APPURTENANCES OUTLINED IN THE PROJECT SPECIFICATIONS AND STANDARD DETAILS.
8. SEWER LEADS SHALL BE 6" SCHEDULE 40 PVC AND SHALL INCLUDE THE COST FOR EACH WYE AND ALL NECESSARY CLEAN OUTS AND MARKER POSTS SHOWN IN THE STANDARD DETAIL. THE COST SHALL BE INCLUDED IN THE LINEAL FOOT PRICE FOR INSTALLATION. ON DEEP LEADS, THE COST FOR THE 45 AND RISER TO 4’ BELOW GRADE SHALL BE INCIDENTAL AND INCLUDED IN THE COST FOR INSTALLATION.
9. PVC WATERMAN FOR FIRE SERVICE LINE SHALL BE PVC C-900, PRESSURE CLASS 235 PSI, DR 18. FIRE SUPPRESSION LINE SHALL BE PRESSURE TESTED PER COUNTY FIRE DEPARTMENT REQUIREMENTS PRIOR TO MAKING FINAL CONNECTION TO THE BUILDING. THE CONTRACTOR SHALL PROVIDE THE ENGINEER AT LEAST 72 HOURS IN ADVANCE OF THE TEST. THE TEST SHALL BE BETWEEN THE TAPPING VALVE AND POST INDICATOR VALVE AT THE BUILDING.

DRAWING LEGEND

EX. PHONE	—UT——UT——UT——UT——
EX. FIBER OPTIC	—E—E—E—E—E—E—E—E—
EX. CABL/PHONE	—UT——UT——UT——UT——
EX. D/H ELECTRIC	—D/E——D/E——D/E——
EX. GAS	—G—G—G—G—G—G—G—G—
EX. WATER MAIN	—W——W——W——W——
EX. S.S. MAIN	—SAN——SAN——SAN——SAN——
SANITARY SEWER LEAD	—SAN——SAN——SAN——SAN——
8" WATER MAIN	—⊙-----
4" FIRE SUPPRESSION	—⊕-----
GATE VALVE	⊗
STORM MANHOLE OR C.B.	⊗ ●
STORM SEWER	—ST——ST——ST——ST——
SILT FENCE	—□——□——□——
SERVICES & CONDUIT	=====
PROPOSED LIGHT POLE	★LP

MDOT STANDARD PLANS

CONSTRUCTION OF THE FOLLOWING ITEMS AS CALLED OUT IN THESE CONSTRUCTION PLANS WILL BE CONSTRUCTED IN ACORDANCE WITH THE CURRENT EDITION OF THE MICHIGAN DEPT. OF TRANSPORTATION STANDARD PLANS AS INDICATED BELOW.		
REQUIRED ON THIS PROJECT	ITEM OF WORK	STANDAR PLAN NUMBER
X	SOIL EROSION & SEDIMENTAION CONTROLS	R-96-E
X	DRIVEWAY OPENINGS & APPROACHES & CONCRETE SIDEWALK	R-29-1
X	CONCRETE CURB & CONCRETE CURB AND GUTTER	R 30-G
X	STANDARD SIGN INSTALLATIONS	SIGN 100-G
X	MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD)	MMUTCD



Know what's below.
Call before you dig.



Revision	TOWNSHIP	COMMENTS
REVISION		
REVISION		
REVISION		
REVISION		

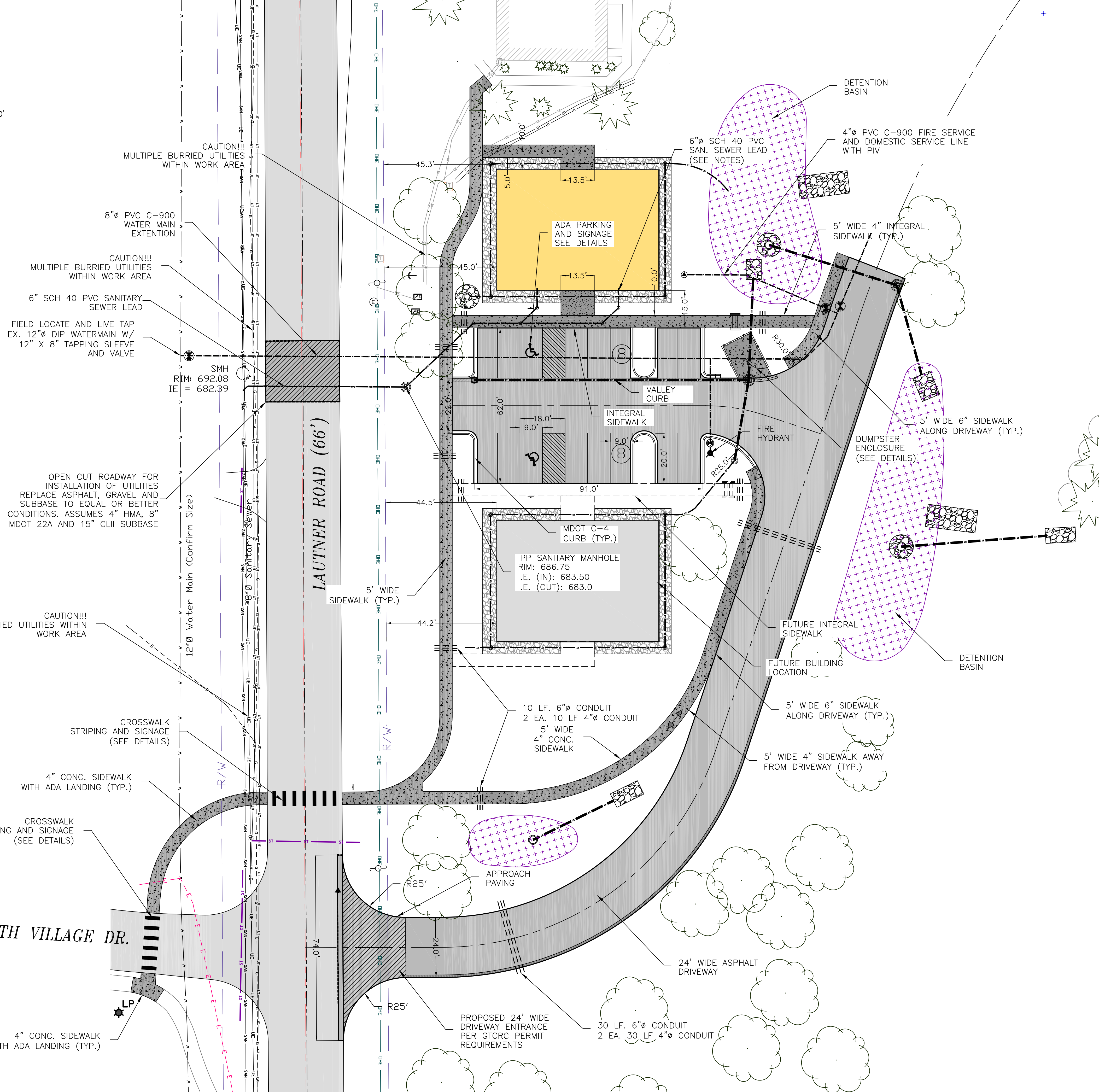
Date: 3-30-2022
Scale: VARIES
Drawn By: RAC
Checked By:

Client:	THE GRAND TRAVERSE BAND OF OTTAWA AND CHIPPEWA INDIANS 2805 N. WEST BAY SHORE DR. PESHEW, MICHIGAN 49862
---------	-------------------------------------------------------------------------------------------------------------------

Sheet Title:	PRELIMINARY SITE PLAN
Project:	GRAND TRAVERSE RESORT PUD EMPLOYEE HOUSING 6722 LAUTNER ROAD, ACME TOWNSHIP, GRAND TRAVERSE COUNTY, MI

Project No.	2022-1A
Sheet	2.1

1. SITE LIGHTING TO MEET THE STANDARDS AND REQUIREMENTS OUTLINED IN SECTION 7.8.3 OF THE ACME TOWNSHIP ZONING ORDINANCE.
2. ALL LIGHTING SHALL BE FROM HIGH PRESSURE SODIUM LIGHT SOURCES WITH SHIELDED DON LIGHTING AND NON-PROJECTING LENS AND SHALL BE INSTALLED AS TO BE CONFINED AND DIRECTING INTO THE PARKING AREA ONLY.
3. ALTHOUGH NOT PROPOSED AT THIS TIME, ANY FUTURE SIGNAGE SHALL MEET THE STANDARDS AND REQUIREMENTS OUTLINED IN SECTION 7.4 OF THE ACME TOWNSHIP ZONING ORDINANCE.



CAUTION!!!
PRIVATE UTILITIES IN AREA OF
EXCAVATION AND SIDEWALK
INSTALLATION. CONTRACTOR SHALL
FIELD LOCATE AND LOWER EXISTING
UTILITIES OR COORDINATE WITH
PROPER UTILITY COMPANY AS
NECESSARY FOR ADJUSTMENT OF
UTILITY SERVICE LINES.

STONE DRAIN WITH 6" PERF.
SOCK TO DISCHARGE TO
DETENTION BASIN No.1

CB No. 1 - 2'Ø
RIM: 686.80
I.E. (E): 684.60

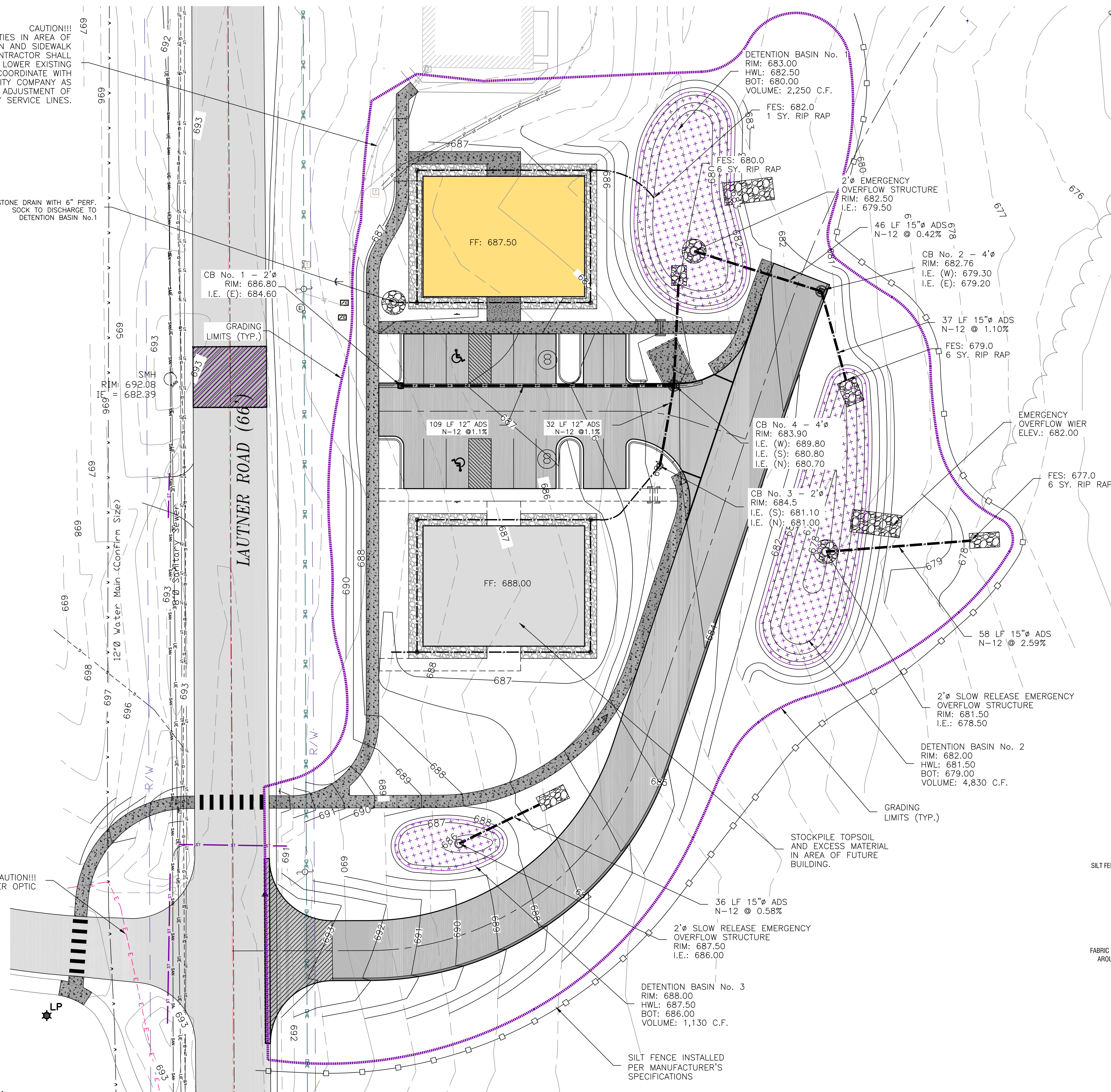
GRADING
LIMITS (TYP.)

LAUTNER ROAD (66')

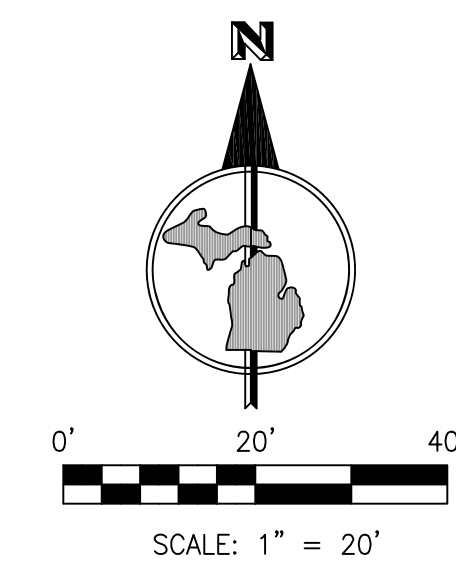
CAUTION!!!
FIBER OPTIC



Know what's below.
Call before you dig.

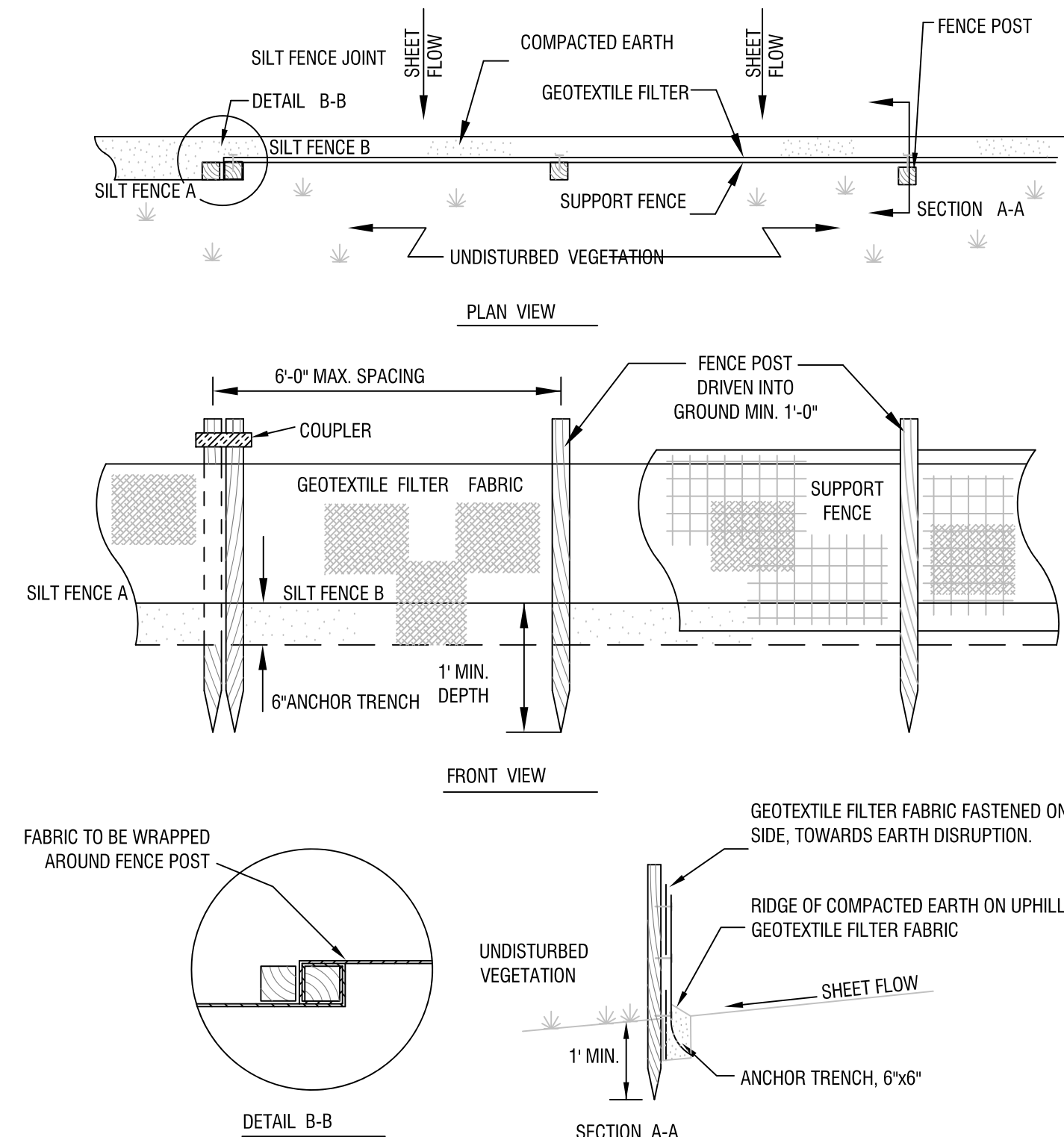


BENCHMARK DATA



DRAWING LEGEND

EX. PHONE	—UT—UT—UT—UT—
EX. FIBER OPTIC	—E—E—E—E—E—
EX. CABL/PHONE	—UT—UT—UT—UT—
EX. D/H ELECTRIC	—DHE—DHE—DHE—
EX. GAS	—G—G—G—G—G—
EX. WATER MAIN	—W—W—W—W—W—
EX. S.S. MAIN	—SAN—SAN—SAN—SAN—
SANITARY SEWER LEAD	
8" WATER MAIN	○
4" FIRE SUPPRESSION	⊕
GATE VALVE	
STORM MANHOLE OR C.B.	●
STORM SEWER	—ST—ST—ST—ST—
SILT FENCE	—□—□—□—□—
SERVICES & CONDUIT	
PROPOSED LIGHT POLE	★ LP



SILT FENCE DETAIL

NO SCALE



Revision	Township Comments
REVISION	
REVISION	
REVISION	
REVISION	

Date: 3-30-2022
Scale: VARIES
Drawn By: RAC
Checked By:

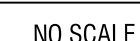
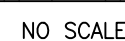
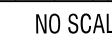
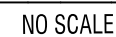
Client: THE GRAND TRAVERSE BAND
OF OTTAWA AND CHIPPEWA INDIANS
2005 N. WEST BAY STONE DR.
PESHAUWASTOWN, MI 49862

Sheet Title: SOIL EROSION & SEDIMENTATION CONTROLS PLAN
Project: GRAND TRAVERSE RESORT PUD EMPLOYEE HOUSING
6722 LAUTNER ROAD, ACME TOWNSHIP, GRAND TRAVERSE COUNTY, MI

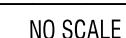
Project No.
2022-1A
Sheet
2.3



NO SCALE



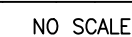
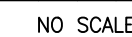
NO SCALE



INFILT BASIN No.	W = WIDTH	D = DEPTH	T = S.S. LENGTH	ELEV. WEIR
No. 1	9 FT.	6"	1.5' MIN.	617.50'
No. 2	9 FT.	6"	1.5' MIN.	615.50'



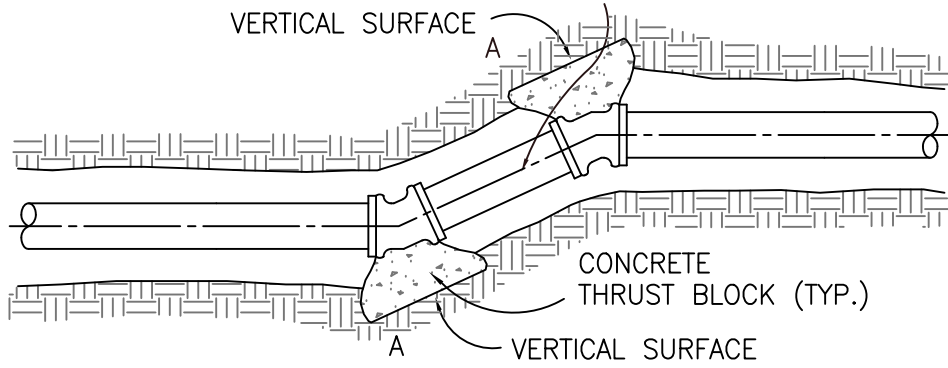
NO SCALE



DEGREE OF BEND IN ELBOW	PIPE SIZE	MIN. BEARING SURFACE ON UNDISTURBED SOIL FOR THRUST BLOCKS
		SURFACE A
45°	4"	1'-4"x 1'-0" = 1.3 SQ. FT.
45°	6"	1'-8"x 1'-4" = 2.2 SQ. FT.
45°	8"	2'-0"x 2'-0" = 4.0 SQ. FT.
45°	10"	2'-4"x 2'-4" = 5.4 SQ. FT.
45°	12"	2'-8"x 2'-8" = 7.1 SQ. FT.
45°	16"	3'-8"x 3'-8" = 13.5 SQ. FT.
22.5° OR 11.25°	4"	1'-0"x 0'-8" = 0.7 SQ. FT.
22.5° OR 11.25°	6"	1'-4"x 1'-0" = 1.3 SQ. FT.
22.5° OR 11.25°	8"	1'-8"x 1'-4" = 2.2 SQ. FT.
22.5° OR 11.25°	10"	1'-8"x 1'-8" = 2.8 SQ. FT.
22.5° OR 11.25°	12"	1'-10"x 1'-10" = 3.4 SQ. FT.
22.5° OR 11.25°	16"	2'-8"x 2'-8" = 7.1 SQ. FT.

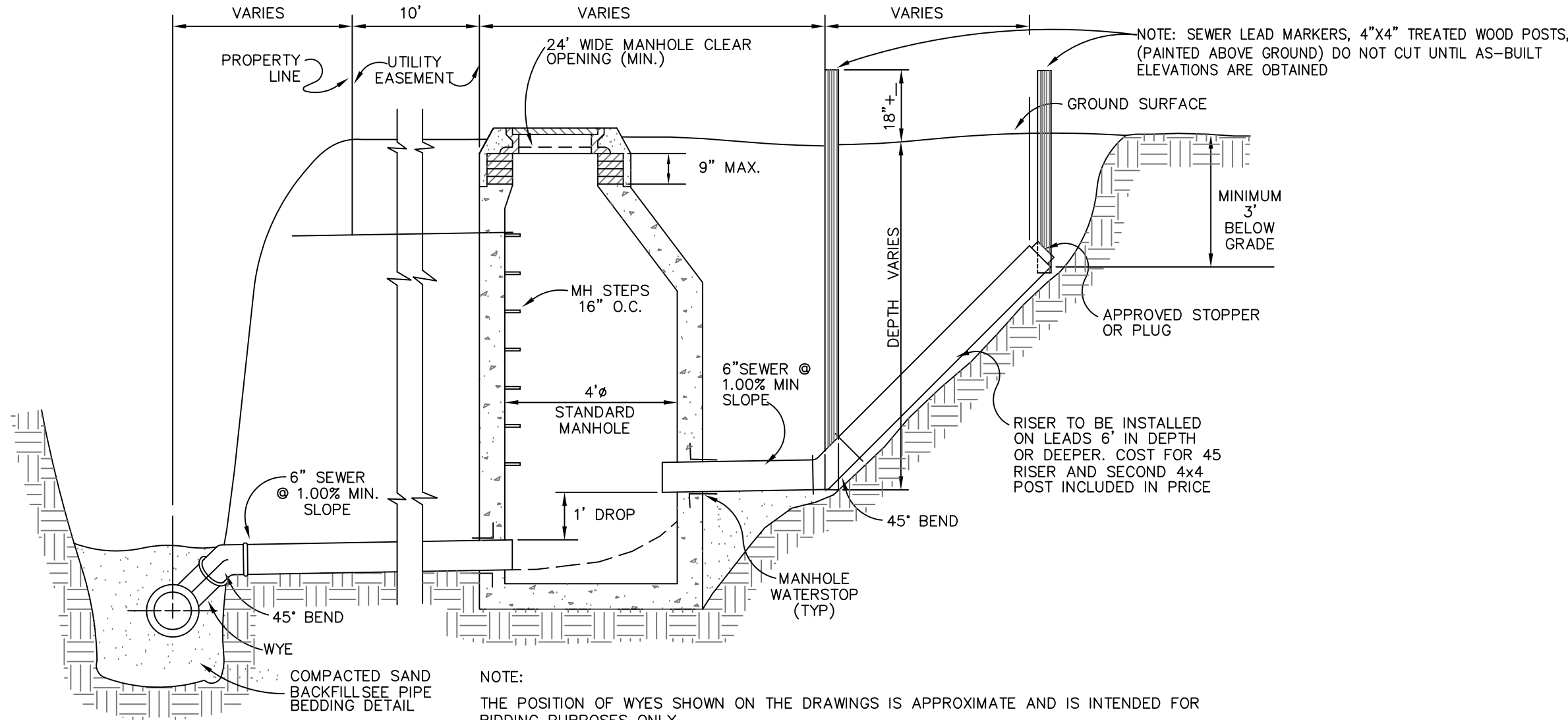
ALL MECHANICAL JOINTS REQUIRE RETAINER GLANDS

NOTE: IF THE DISTANCE BETWEEN THESE TWO FITTINGS IS 7 FEET OR LESS TIE BOLTS AND 3/4" CORTEN RODS MUST BE UTILIZED



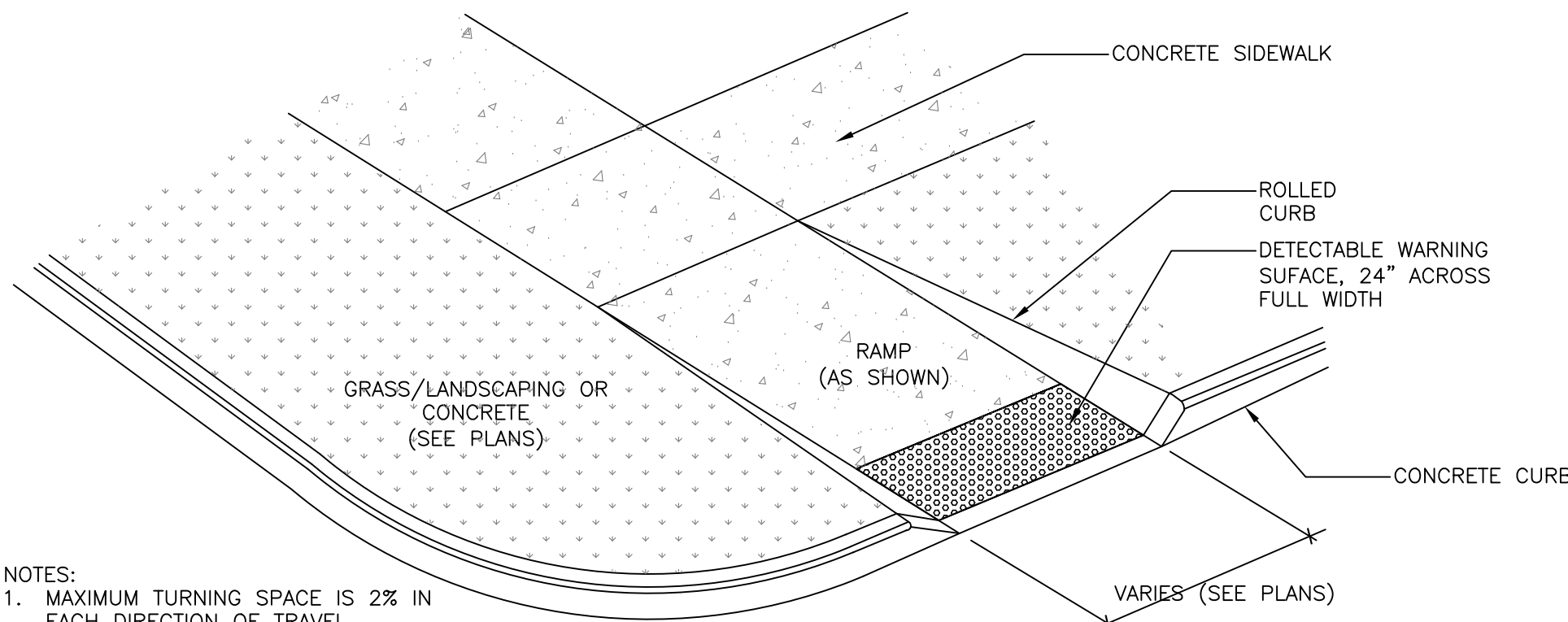
TPICAL OFFSET DETAIL

NO SCALE



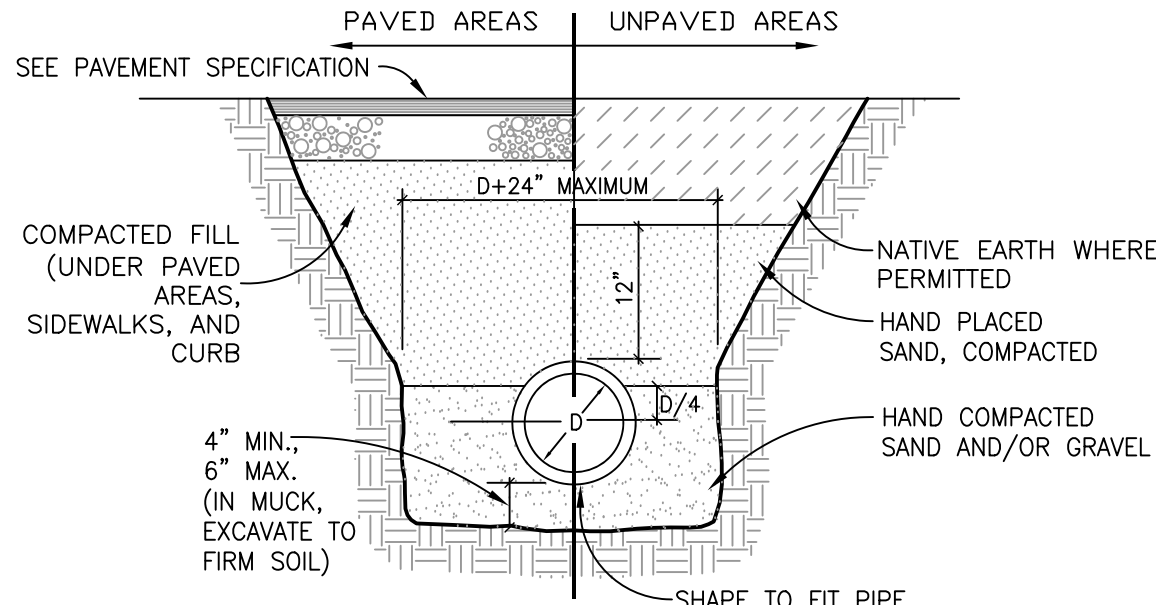
INDUSTRIAL/COMMERCIAL IPP SURVEILLANCE MANHOLE DETAIL

NO SCALE



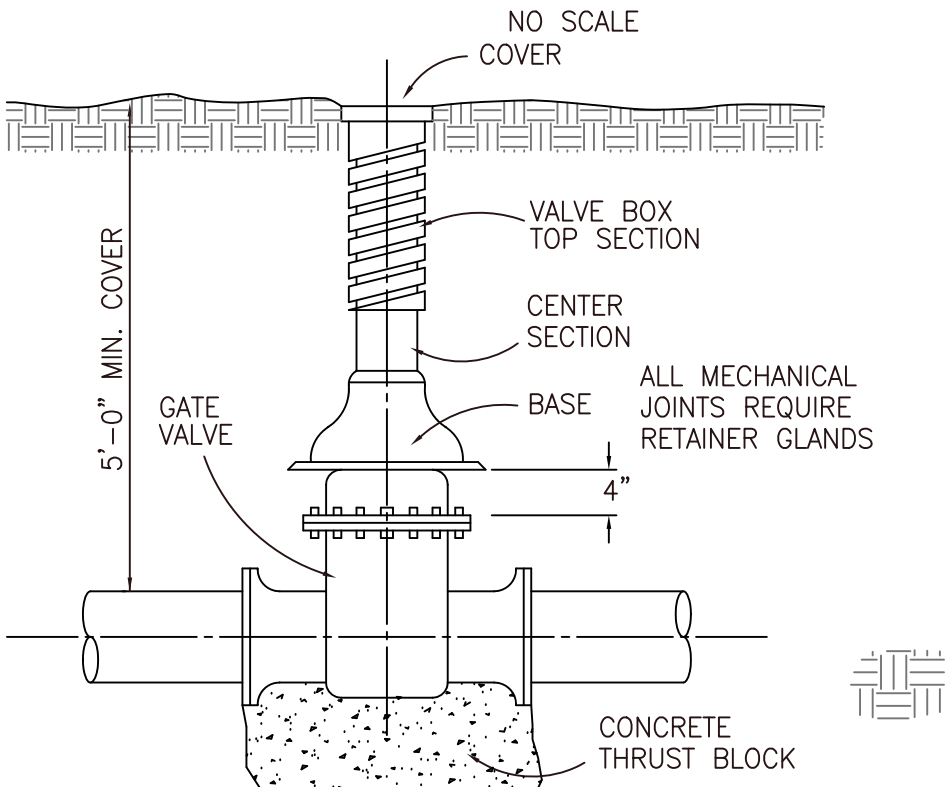
MDOT SIDEWALK RAMP TYPE "R" DETAIL

NO SCALE



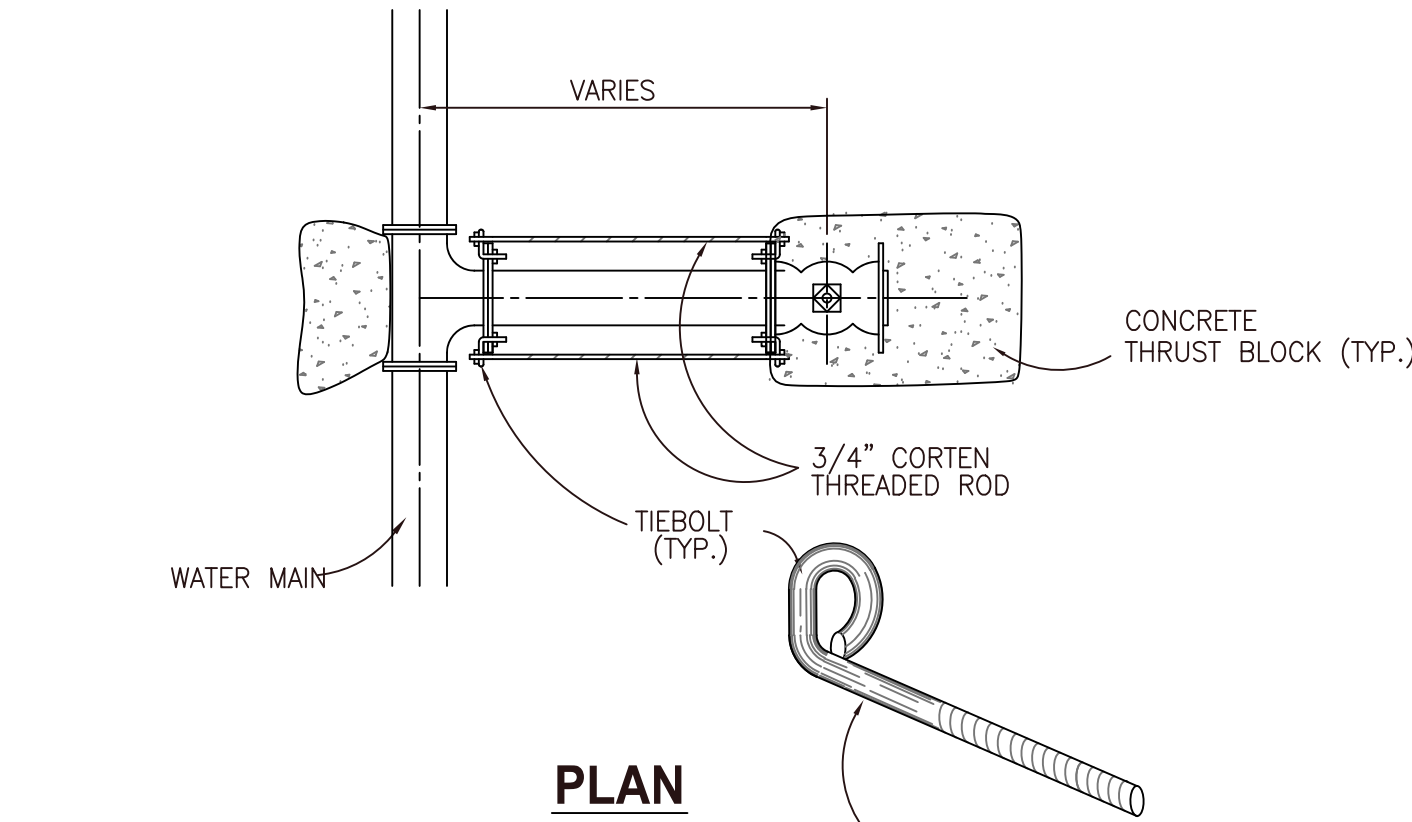
PIPE BEDDING

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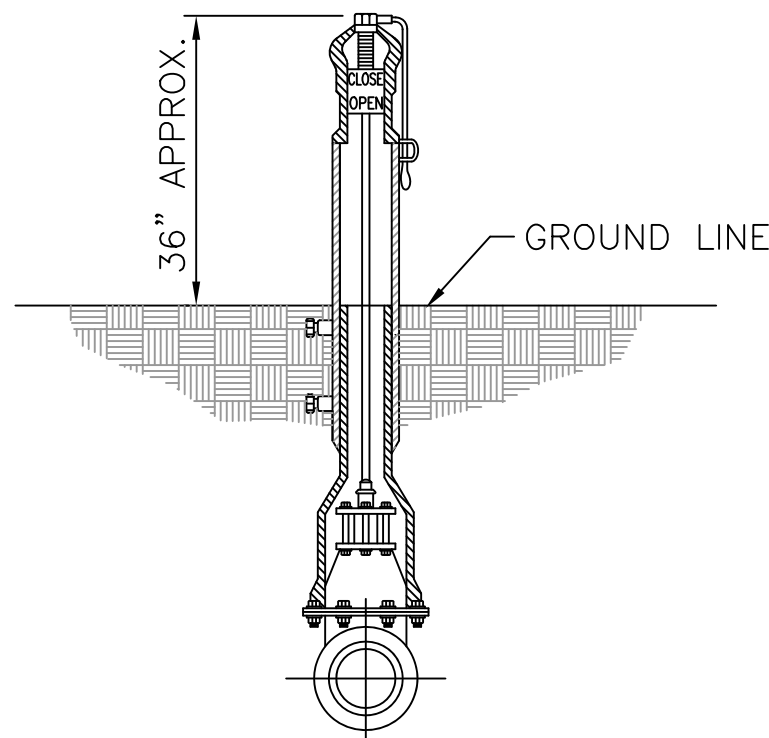
VALVE BOX INSTALLATION DETAIL

NO SCALE



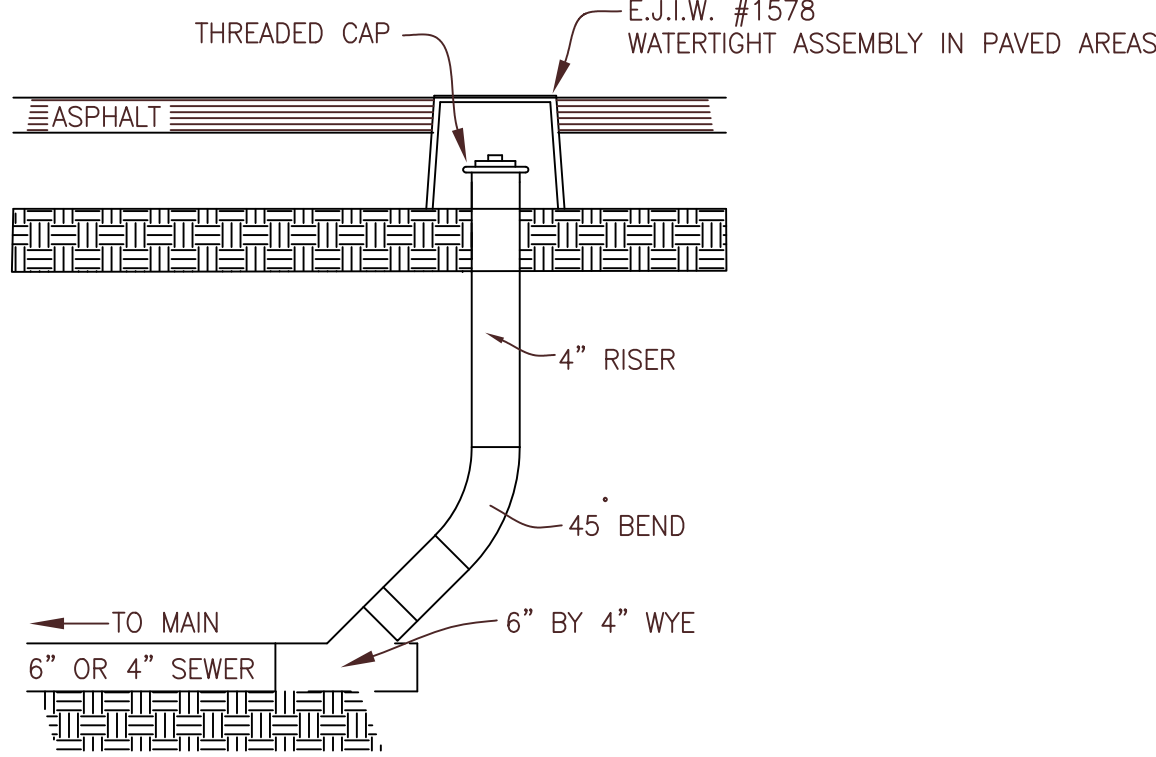
THRUST RESTRAINT DETAIL FOR ALL VALVES

NO SCALE



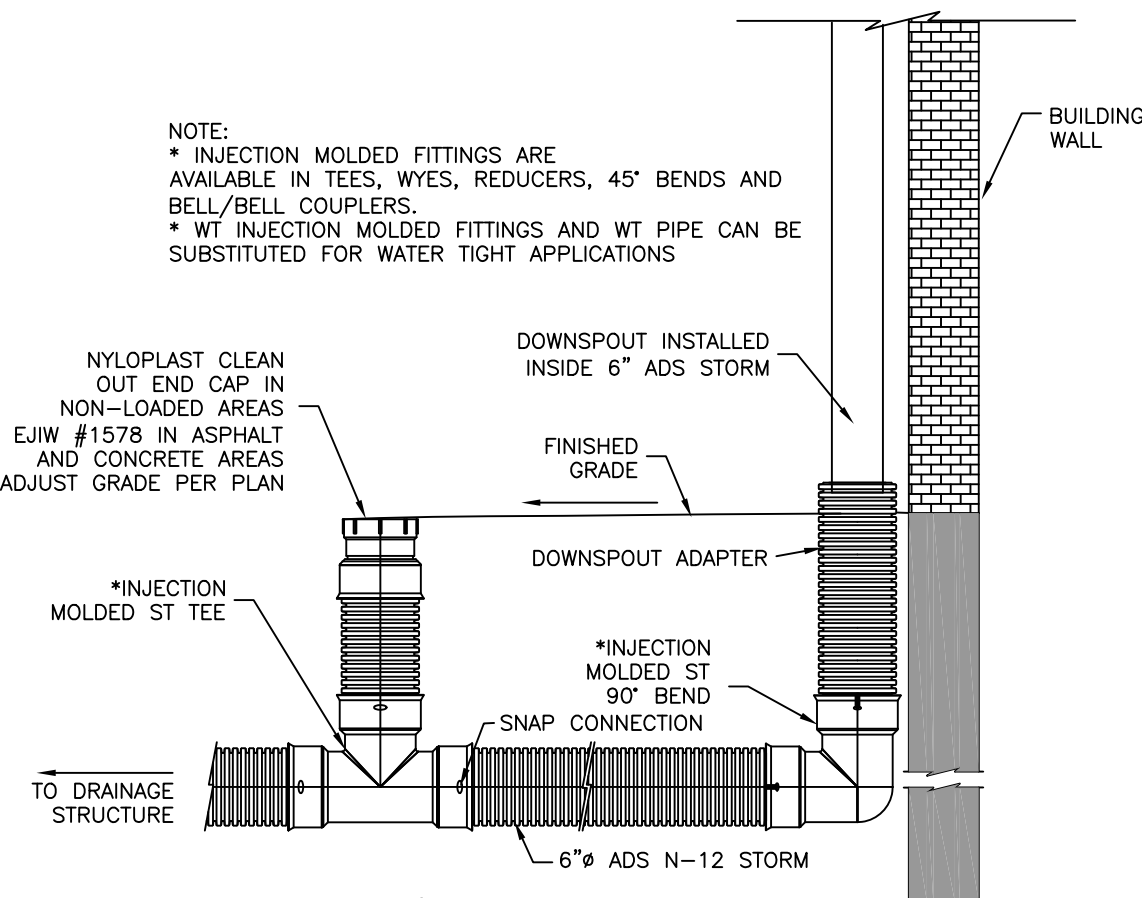
POST INDICATOR VALVE

NOT TO SCALE



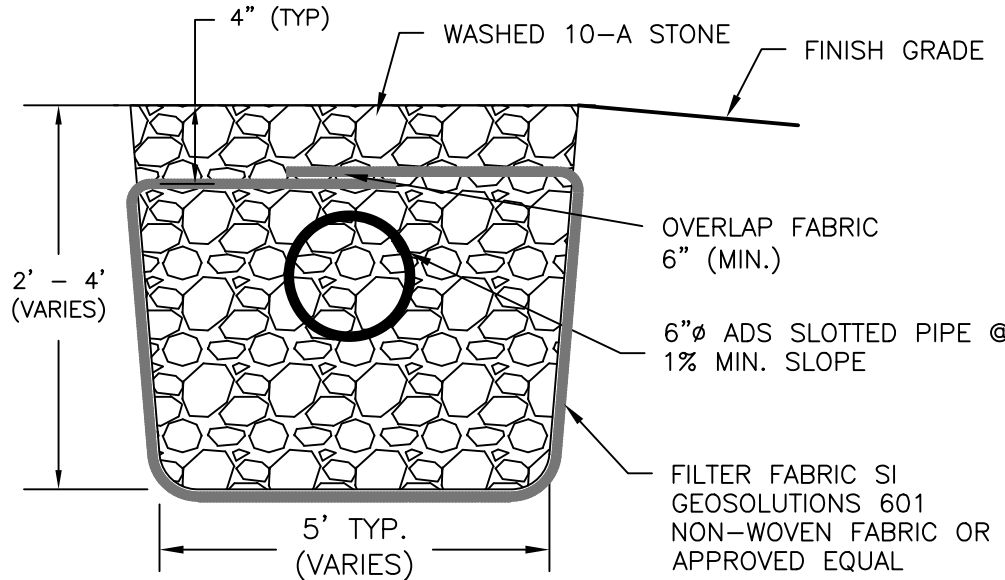
CLEANOUT DETAIL

NO SCALE



ROOF DRAIN DETAIL

NO SCALE



STONE DRAIN DETAIL

NO SCALE

**APPLICATION AND PERMIT TO CONSTRUCT, OPERATE, USE AND/OR MAINTAIN
 WITHIN THE RIGHT-OF-WAY OF; OR TO CLOSE, A COUNTY ROAD
 APPLICATION**

An applicant is defined as an owner of property adjacent to the right-of-way, the property owner's authorized representative; or an authorized representative of a private or public utility who applies for a permit to construct, operate, use, and/or maintain a facility within the right-of-way for the purpose outlined within the application. A contractor who makes application on behalf of a property owner or utility must provide documentation of authority to apply for a permit.

APPLICANT	Grand Traverse Resort and Spa, LLC 100 Grand Traverse Village Blvd Williamburg, MI 49690-0000 Phone(s): 231-534-6308 - - EMail: scott.chouinard@gtresort.com	CONTRACTOR	Grand Traverse Engineering & Con 3147 Logan Valley Road Traverse City, MI 49685-0000 Phone(s): 231-941-8505 - - EMail: ken.orkert@gtecusa.com
Applicant/Contractor request a permit for the following work within the right of way of a county road: Commercial - Commercial Drive LOCATION: County Road Lautner Between And Township Acme Section Side of Road Property ID 01-235-020-03 DATE: Work to begin on 03/11/2022 Work to be completed by 03/11/2023 I certify and acknowledge that (1) the information contained in this application is true and correct, (2) the commencement of the work described in this application shall constitute acceptance of the permit as issued, including all terms and conditions thereof and, (3) if this permit is for commercial or residential driveway work, I am the legal owner of the property that this driveway will serve, or I am the authorized representative.			
Applicant's Signature: On File Title: Date:		Contractor's Signature: On file Title: Date:	

PERMIT

The term "Permit Holder" in the terms and conditions set forth on the reverse side hereof, refers to the applicant and the contractor, where applicable. By performing work under this permit, the Permit Holder acknowledges and agrees that this permit is subject to all the rules, regulations, terms and conditions set forth herein, including on the reverse side hereof. Failure to comply with any of said rules,

REQUIREMENTS	FEE TYPE	AMOUNT	RECEIPT NO	DATE	
	Commercial RC	150.00	19176		Letter of Credit <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Surety Bond <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Retainer Letter <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Approved Plans on File <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Certificate of Insurance <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Attachments/Supplemental Specifications <input type="checkbox"/> Y <input checked="" type="checkbox"/> N

OTHER REQUIREMENTS:

One 24' Commercial asphalt driveway approach. No culvert necessary as long as drainage is maintained away from road. Refer to the attached standard sketch. The finished surface on a driveway approach shall slope down from the pavement edge at a rate of 1/2" - 3/4" per foot back to the ditch centerline. This distance shall not be less than 8'. WHEN FINISH GRADE IS COMPLETE CONTACT THE ROAD COMMISSION FOR INSPECTION 24 HRS PRIOR TO PAVING. COPY SENT TO THE TOWNSHIP AND TO THE CONSTRUCTION CODE OFFICE. The terms of this permit represent only the Road Commission requirements. Other agencies may have additional requirements. Applicant/Contractor is approved for construction/resurfacing of the driveway. Applicant/Contractor shall provide notification to the Road Commission upon completion of construction for Final Inspection and approval. One final inspection is included in this permit fee. Further inspections required due to contractor noncompliance will result in additional permitting fees.

Prior approval from the GTCRC is required for a shoulder or lane closure. Permit for construction according to submitted application, sketches, and plans. Permit for construction according to submitted application, sketches, and plans.

CRA 100 (03/2005)

Grand Traverse County Road Commission

1881 LaFranier Road
Traverse City, MI 49696-0000
Phone: 231-922-4848
Fax: 231-929-1836

Application No.	<u>14023</u>
Permit No.	<u>2022-000074</u>
Issue Date	<u>03/11/2022</u>

Recommended for Issuance By:

Approved By:

Steve Barry
Title: Permit Agent Date: 03/10/2022

Title: _____ Date: _____

TERMS AND CONDITIONS

1. Specifications. All work performed under this permit must be done in accordance with the application, plans, specifications, maps and statements filed with the County Road Commission ("Road Commission") and must comply with the Road Commission's current procedures and regulations on file at its offices and the current MDOT Standard Specifications for Construction, if applicable.
2. Fees and Costs. The Permit Holder shall be responsible for all costs incurred by the Road Commission in connection with this permit and shall deposit estimated fees and costs as determined by the Road Commission, at the time the permit is issued.
3. Bond. The Permit Holder shall provide a cash deposit, irrevocable letter of credit or bond in a form and amount acceptable to the Road Commission at the time permit is issued.
4. Insurance. The Permit Holder shall furnish proof of general liability insurance in amounts not less than \$1,000,000 each occurrence and general aggregate, proof of automobile liability in amounts not less than \$1,000,000 combined single limit for each accident, bodily injury per accident, and property damage per accident, and in an amount not less than \$500,000 for bodily injury per person. Such proof of insurance shall include a valid certificate of insurance demonstrating that the Road Commission is an additional insured party on the policy. Such insurance shall cover a period not less than the term of this permit and shall provide that it cannot be cancelled without 30 days advance written notice to the Road Commission, by certified mail, first-class, return receipt requested. This permit is invalid if insurance expires during the authorized period of work described herein.
5. Indemnification. In addition to any liability or obligation of the Permit Holder that may otherwise exist, Permit Holder shall, to the fullest extent permitted by law, indemnify, defend and hold harmless the Road Commission and its commissioners, officers, agents, and employees from and against any and all claims, actions, proceedings, liabilities, losses, and damages thereof, and any and all costs and expenses, including legal fees, associated therewith which the Road Commission may sustain by reason of claims for or allegations of the negligence or violation of the terms and conditions of this permit by the Permit Holder, its officers, agents, or employees, arising out of the work which is the subject of this permit, or arising out of work not authorized by this permit, or arising out of the continued existence of the operation or facility, which is the subject of this permit.
6. Miss Dig. The Permit Holder must comply with the requirements of Act 53 of Public Acts of 1974, as amended. CALL MISS DIG AT (800) 482-7171 or www.missdig.org AT LEAST THREE (3) FULL WORKING DAYS, BUT NOT MORE THAN FOURTEEN (14) CALENDAR DAYS, BEFORE YOU START WORK. The Permit Holder assumes all responsibility for damage to or interruption of underground utilities.
7. Notification of Start and Completion of Work. The Permit Holder must notify the Road Commission at least 48 hours before starting work, when work is completed, and additionally as directed by the Road Commission.
8. Time Restrictions. All work shall be performed Mondays through Fridays between and unless written approval is obtained from the Road Commission, and work shall be performed only during the period set forth in this permit. Perform no work except emergency work, unless authorized by the Road Commission on Saturdays, Sundays, or from on the day proceeding until the normal starting time the day after the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.
9. Safety. Furnish, install and maintain all necessary traffic controls and protection during Permit Holder's operations in accordance with the Manual of Uniform Traffic Control Devices, Part 6 and any supplemental specifications set forth herein.
10. Restoration and Repair of Road. The construction, operation and maintenance of the activity covered by this permit shall be performed by the Permit Holder without cost to the Road Commission unless specified herein. The Permit Holder shall also be responsible for the cost of restoration and repair of the right-of-way determined by the Road Commission to be damaged as a result of the activity which is the subject of this permit. Restoration shall meet or exceed conditions when work is commenced and be in accordance with specifications. The Permit Holder shall be responsible for costs incurred by the Road Commission for emergency repairs performed by or on behalf of the Road Commission for the safety of the motoring public. Said repairs shall be performed with or without notice to the Permit Holder if immediate action is required. This determination shall be in the sole and reasonable opinion of the Road Commission.
11. Limitation of Permit. Issuance of this permit does not relieve Permit Holder from meeting any and all requirements of law, or of other public bodies or agencies. The Permit Holder shall be responsible for securing and shall secure any other permits or permission necessary or required by law from cities, villages, townships, corporations, property owners, or individuals for the activities hereby permitted. Any work not described by the application, including the time and place thereof, is strictly prohibited in the absence of the application for and issuance of an additional permit or amendment to this permit.
12. Revocation of Permit. This permit may be suspended or revoked at will, and the Permit Holder shall surrender this permit and alter, relocate or remove its facilities at its expense at the request of the Road Commission. It is understood that the rights granted herein are revocable at the will of the Road Commission and that the Permit Holder acquires no rights in the right-of-way and expressly waives any right to claim damages or compensation in case this permit is revoked.
13. Assignability. This permit is not assignable and not transferable unless specifically agreed to by the Road Commission.
14. Authority. The statutory authority of the Road Commission to require compliance with permit requirements is predicated upon its jurisdictional authority and is set forth in various statutes including, without limitation and in no particular order, MCL §247.321 et seq; MCL §224.19b; MCL §560.101 et seq; and MCL §247.171 et seq.

Commercial Drive Approach

63

for Commercial & Industrial Streets

Not to Scale

1. Place culvert as called out on engineered plans.
2. The driveway surface shall be equal to or better than the following:
 - a.) A minimum of 330 lbs/syd of MDOT 13A HMA bituminous pavement on 8 inches of MDOT 22A gravel compacted in place, or crushed stone and sub-base that is compatible with that used on the highway.
 - b.) A minimum of 9 inches of concrete on 4 inches of compacted gravel or crushed stone and sub-base compatible with that used on the highway.
3. All work completed within the right-of-way shall be done in accordance with currently adopted Michigan DOT Standards and Specifications.
4. Slope driveway approach away from pavement edge at 1/2 inch per foot for 12 feet, or a minimum 4% grade. All driveway grades shall have a maximum slope of 9% or less and an elevation at the right-of-way line that is not more than 1.5 feet above the elevation of the finished shoulder.
5. Disturbed areas shall be restored with a minimum of 3 inches of topsoil, quality grass seed and mulch. The area will be irrigated until vegetation has been established.
6. A driveway shall be constructed so that it does not adversely affect the existing highway drainage. The continuous stormwater drainage and stability of the road's subgrade shall not be altered by approach construction or roadside development.

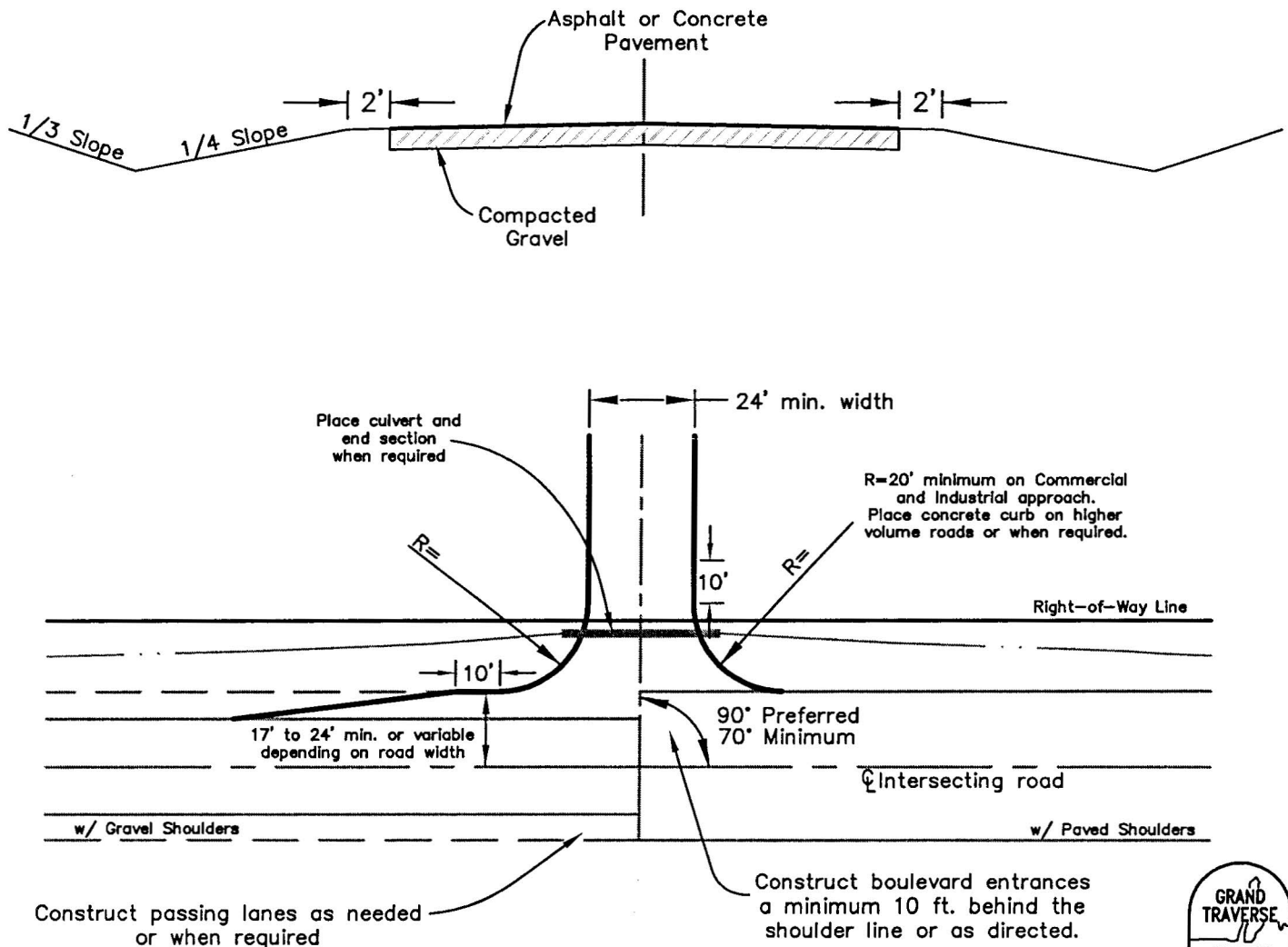


Figure No. 11

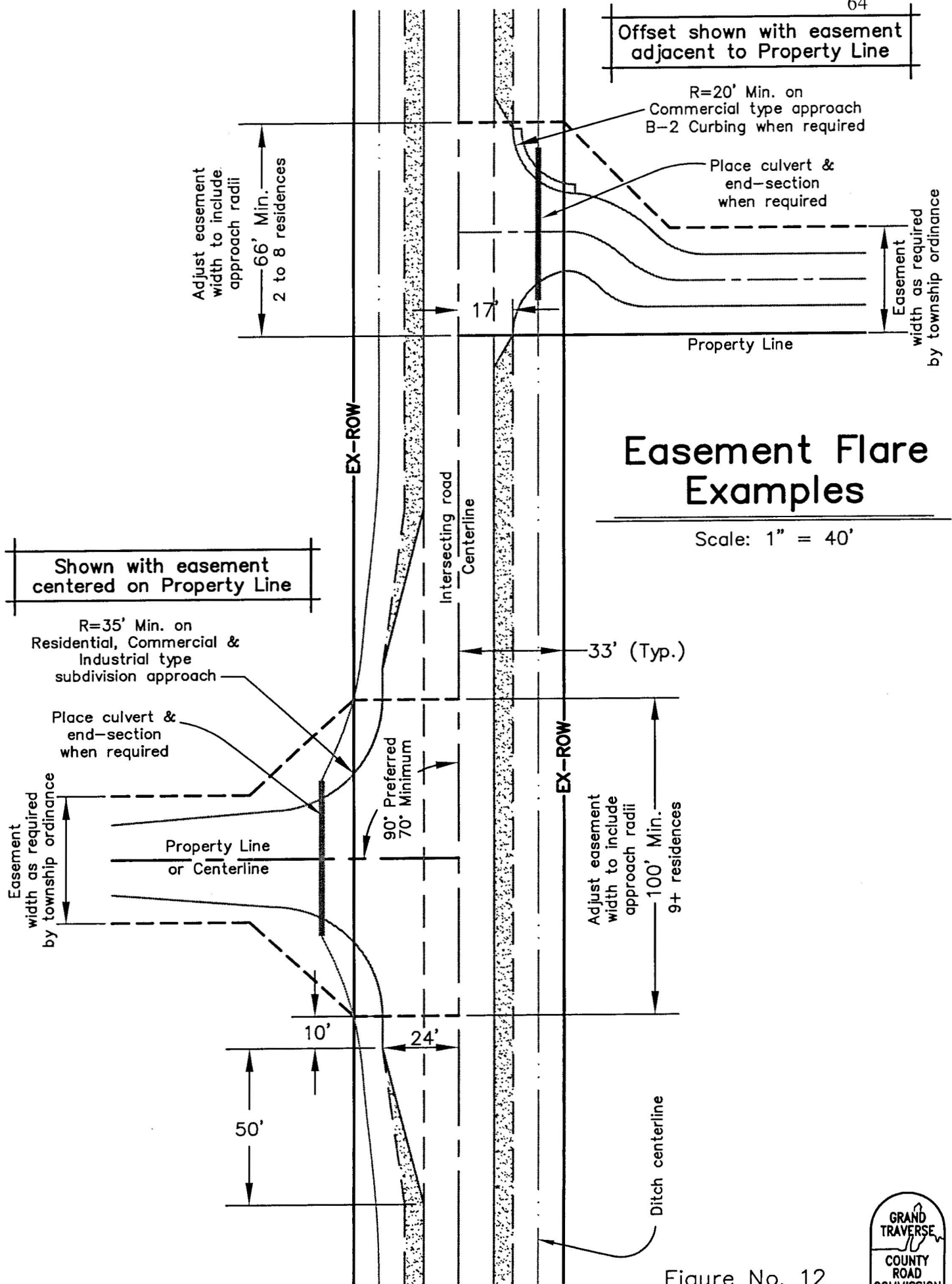


Figure No. 12

Date: 04.05.2022

From: John Iacoangeli, FAICP, Principal

To: Karly Wentzloff, Chair
ACME TOWNSHIP PLANNING COMMISSION

Project: Adaptive reuse of the former Tom's Market and Kmart Building properties with residential development component

Request: Pre-application approval for a planned development (PD) at the former Kmart and Tom's Market sites

Application No.: PD 2022-01

Location: 6455 US-31 N

Parcel No.: 28-01-234-035-00 (Tom's) 28-01-234-036-00 (Kmart)

Owner: SH East Bay Holdings South LLC
5030 Northwind Drive, Suite 120 | East Lansing, MI | 48832

Applicant: Sarah Keever, Northview 22 LLC
P.O. Box 3342 | Traverse City, MI | 49685

GENERAL DESCRIPTION

The Applicant is proposing to reuse the former Kmart and Tom's properties for a mixed use planned development (PD) which includes fitness center, indoor pickleball courts, flex office space, warehousing, non-profit organization, indoor storage, and an e-commerce business. The 22-acre site is zoned CF: Corridor Flex and is currently vacant. Tom's Market parcel is 8.85 acres and the former Kmart site is 13.15 acres.

PLANNED DEVELOPMENT PROCESS

The Planned Development (PD) option is intended to allow, with Township approval, private or public development which is substantially in accord with the goals and objectives of the Township Master Plan and Future Land Use Map.

Use of the PD option is to encourage flexibility in the control of land development by encouraging innovative design through an overall development plan that provides a variety of design and layout; to achieve economy and efficiency in the use of land, advance the goals of the community master plan, integrate and preserve

natural resources, maximize use of public services and utilities and encourage useful open spaces suited to the needs of the parcel in question.

The PD process is divided into reasonable and manageable parts.

Part 1 – PD Pre-Application Submission and Review

Part 1 is the pre-application where the Applicant requests the use of the PD option and the Planning Commission evaluates if the request is consistent with the community goals and objectives as prescribed by the Zoning Ordinance and outlined in the Acme Township Community Master Plan.

*Part 1 is the gateway to the PD process. The Applicant is required to meet the criteria outlined in Section 19.3(a. – e.) and meet at least five out of the nine objectives outlined in Section 19.3(f) of the Zoning Ordinance. These objectives tie directly to the Acme Township Community Master Plan, the Township's goal of protecting and preserving natural resources and open space, and is the subject of this review. **Please note, approval of a PD Pre-Application does not guarantee final approval of a PD plan.***

Part 2 – PD Plan and Application Submission

The Applicant will submit a PD application with all necessary documentation and drawings to the Township. Once the Planning & Zoning Administrator confirms the application is complete, the Planning Commission Chair will be notified, and the application will be placed on the Planning Commission for preliminary review.

Part 3 – PD Application Preliminary Review

The Planning Commission will review the application for consistency with the requirements of the Zoning Ordinance and Community Master Plan, through which the Planning Commission will make any necessary recommendations to the proposed plan. This process includes holding a public hearing on the request, consistent with the procedures outlined in the Michigan Zoning Enabling Act. The Planning Commission will make a recommendation to approve or deny the request, either whole or in part, to the Township Board.

Part 4 - PD Application Final Review

Upon recommendation by the Planning Commission, the Township Board will review the findings and make a determination to approve or deny the request, either whole or in part.

PRE-APPLICATION CRITERIA EVALUATION

Section 19.3 Criteria of Qualifications	
a.	The properties are zoned R-1, R-2, R-3, A-1, MHN, C, CF, or B-4 Districts.
	RESPONSE: The subject parcels 01-234-035-00 and 01-234-036-00 are both zoned Commercial Flex (CF).
	FINDING - SATISFIED: The property is currently zoned CF: Commercial Flex and eligible for a PD.
b.	The use of this option shall not be for the sole purpose of avoiding the applicable zoning requirements. Any permission given for any activity, building, or use not normally allowed shall result in an improvement to the public health, safety and welfare in the area affected.

	<p>RESPONSE: The PD option is being requested as means to adaptively reuse the former and now vacant Tom's Market and Kmart building into multi-tenant spaces plus the addition of nineteen (19) twelve (12) unit market rate multiple family residential buildings resulting in 228 housing units.</p> <p>FINDING – SATISFIED: The Applicant is proposing to use the PD option to create a mixed-use development on the site of these former single-use big box retail establishments. The proposed PD intends to utilize the former structures for multi-tenant space that includes a fitness center, indoor pickleball courts, flex office space, warehousing, non-profit organization, indoor storage, and an e-commerce business. Please note that indoor storage and warehousing are B-4 uses. Please note that the difference between this PD proposal and the Lormax Stern PD proposal that was declined by the Planning Commission only proposed indoor storage as the sole use without committing to any other uses on the property whereas the current proposal includes a variety of internal and external uses to the subject properties that will be built concurrently with the conversion of the two existing buildings..</p>
c.	<p>The PD shall not be used where the same land use objectives can be carried out by the application of conventional zoning provisions or standards. Problems or constraints presented by applicable zoning provisions shall be identified in the PD application.</p> <p>RESPONSE: The existing properties wer previously developed as big-box retail stores and include all of the existing infrastructure. The redevelopment and adaptive reuse of box stores can be complex and conventional zoning is limited in flexibility. Throughout the years, big box retailers have been optimizing their holdings by right sizing their footprints to sustain future growth, leaving a multitude of vacant buildings. These vacancies are now rarely fully re-occupied by a single retailer. Many of these buildings are now being re-purposed in order to accompany a variety of alternative uses that synergize with one another in order to fully occupy the premises.</p> <p>The PD process allows for the flexibility and creativity needed to successfully re-purpose these vacant properties into an integral and functional component for the community benefit. The PD also supports and encourages walkability within the proposed development. Lastly, the CF District does not allow for ground floor residential units, warehousing or indoor storage which are being proposed in this application which the Planning Commission can waive if the outcome of the project is aligned with the goals of the Community Master Plan and the Acme Shores Placemaking Plan.</p> <p>FINDING – SATISFIED: Although several of the proposed uses are allowed in the CF district, the PD option is an excellent tool to plan how the different components of the development will relate to one another on the site in a cohesive. The proposed indoor self-storage and warehousing uses are not allowed in the district but can be allowed through the flexibility provided by the PD option if the project includes other allowable uses typically found in the CF district. It's important to note that both the former Tom's and Kmart buildings and associated parking are functionally obsolete in today's retail market. However, both buildings are still well-constructed and offer an excellent opportunity for a creative adaptive reuse solution.</p>
d.	<p>The PD option may be effectuated only when the proposed land use will not materially add service and facility loads beyond those considered in the Township Master Plan, and other public agency plans, unless the proponent can prove to the sole satisfaction of the Township that such added loads will be accommodated or mitigated by the proponent as part of the PD.</p> <p>RESPONSE: At this time, there has been no evidence that the proposed development would negatively affect service and facility loads. The development is located within the growth and investment area that has been determined by the Planning Commission and outlined in the Community Master Plan. No additional driveways are being proposed, housing is being added, and green spaces are being included.</p>

	<p>However, if the Planning Commission decides to allow the application to move to Part 2 a traffic assessment will likely be requested due to proposed amount of activity on both parcels.</p> <p>FINDING - SATISFIED: The properties are currently served by sewer and have the potential to connect to the water supply owned and operated by the Grand Traverse Band of Ottawa and Chippewa Indians. Primary access to the site is off US-31 and has been established through the previous use. MDOT will determine what, if any, changes would need to be made as part of an application review process. A cross-access easement is believed to exist between the subject properties. A non-motorized trail will provide future connections for pedestrian and bicycle traffic. The expansive parking area and impervious roof area of Tom's Market and Kmart buildings are served by an existing retention ponds. Any additional stormwater management needs would be determined in a formal application and subsequent site plan approval phase.</p>
e.	<p>The PD shall not be allowed solely as a means of increasing density or as a substitute for a variance request; such objectives should be pursued through the normal zoning process by seeking a zoning change or variance.</p> <p>RESPONSE: The CF District allows residential densities up to 18 units per acre.</p> <p>FINDING - SATISFIED: The Applicant does not propose a density increase above what is allowable in the CF district.</p>
f.	<p>The PD must meet, as a minimum, five (5) of the following nine (9) objectives of the Township. If the PD involves a density transfer it shall include objective f(9) in addition to its five (5) objectives.</p>
1.	<p>To permanently preserve open space or natural features because of their exceptional characteristics, or because they can provide a permanent transition or buffer between land uses.</p> <p>RESPONSE: The existing wetland, retention ponds, and woods on the property will all be maintained. The site plan attached to the application maintains some the existing trees on the north side of the property and along the US-31 ROW.</p> <p>FINDING – NOT SATISFIED: The proposed site plan, although not thoroughly vetted by the Planning Commission includes a significant amount of asphalt associated with the expanse of parking.</p>
2.	<p>To permanently establish land use patterns which are compatible, or which will protect existing or planned uses.</p> <p>RESPONSE: The proposed PD application is located within the “growth and investment” area identified in the Community Master Plan. The Master Plan (2014 and 2019) encourage mixed use and higher density in this area of the Township and along the US-31.</p> <p>The proposed PD site plan includes a permanent connection between the Tom's Market property and Kmart property. The two properties share a property edge and have the opportunity to establish a fixed network of streets to improve access management and walkability.</p> <p>FINDING – SATISFIED: The planned land uses, based on the square footage by land use, include a higher percentage of CF land uses than B-4 land uses (warehousing and indoor storage). The combination of residential, retail, office, personal service, warehousing, and indoor storage create a horizontal mixed-use development on US-31. (attached is analysis of proposed use and square footage)</p>

3.	To accept dedication or set aside open space areas in perpetuity.
	<p>RESPONSE: The PD application site plan indicates a dedicated easement on the property that accommodates the proposed TART trail.</p> <p>FINDING - SATISFIED: The proposed non-motorized trail easement will provide preserved open space on site and provide connections to other open spaces throughout the Township. <i>Note: If the PD proceeds into Part 2 there will be discussions to increase on-site open space and create a conservation easement on the a portion of the property along the west property line that is currently used for open space and the stormwater ponds.</i></p>
4.	To provide alternative uses for parcels which can provide transition buffers to residential areas.
	<p>RESPONSE: The development property is located in the growth and investment area of the township, is located on the edge of a wetland and ecologically-sensitive area. The existing wetland area along the western edge of the property will provide a natural transition and buffer to single family residential to the west.</p> <p>Streets, public spaces, landscape, and open lawn areas will define the uses and provide a transition. A network of grid-like parking, driveways, and lawn areas becomes the transition between uses. The parking and driveways will be designed with sidewalks, street trees, lighting, and amenities that support and define the public and private spaces and provide a transition between uses.</p> <p>FINDING – SATISFIED: Properly designed landscape buffers and greenbelts will provide appropriate transitions between the proposed development and adjacent residential zones/uses. The proposed PD land uses include a mix of land uses and with the introduction of 228 residential units establishes a fundamental structure for a small neighborhood. The missing component which has been discussed with the Applicant is the introduction of retail and/or eating establishments in the project site.</p>
5.	To promote the goals and objectives of the Township Master Plan.
	<p>RESPONSE:</p> <p>Support safe and efficient traffic flow on US-31: The development will reuse the existing entrance on US-31. The existing ingress and egress has been in place for decades and has been proven to be safe. The intersection that is the main entrance can accommodate much more traffic that both the Kmart property or the former Tom's Food Market property.</p> <p>Connectivity to the local TART trail system: The development will include pedestrian walkways throughout the property and a bike path to support the expansion of the overall TART trail system throughout the area. The walkways and bike path will also allow pedestrians and cyclists a safe passage rather than utilizing US-31.</p> <p>Mixed-Use Village The 2019 Community Master Plan update included the vision of a mixed-use village in the same area as the historic settlement of Acme. <i>" This category of land use encourages the development of an integrated, walkable, mixed-use and mixed housing area located within the former historic Acme Village. This condensed district is intended to be walkable and connected via non-motorized trails and thoughtful sidewalk networks. It will allow residents to live in a variety of housing types, including</i></p>

*types that match existing conditions and provide greater density, such as townhouses, apartments, and rowhouses, while being close to essential services and a mix of land uses."*¹

As seen on the site plan, the property consists of a mixed use development with office, personal service, indoor storage, warehousing, and residential development. These components will encourage pedestrians and cyclists to see the project as an inviting area of non-motorized transportation. In addition, the site includes a BATA bus station which promotes public transit which is important to provide transit opportunities for the proposed e-commerce business employees.

FINDING – SATISFIED:

FOCUS ON PUBLIC INFRASTRUCTURE IMPROVEMENT

- The property is currently served by sewer and will be determined under the application review process if the existing capacity can support the PD.
- Future stormwater management needs and LID methods will need to be identified as the plan develops.

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

- The plan does provide a portion of the regional TART Trail network which will provide connections to other destinations within the Township and allows for non-motorized travel modes.
- Maintaining cross access between the subject properties will facilitate traffic flow between the two sites.

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

- The proposed plan provides a complimentary balance of uses which has been improved through the introduction of multi-family residential units.
- The walkability of the front portion of the property has been improved to provide better connectivity between uses.

MAINTAIN AND IMPROVE THE QUALITY OF SURFACE AND GROUNDWATER THROUGHOUT THE TOWNSHIP, REGION, AND GRAND TRAVERSE BAY WATER CENTER

- Will be required if the PD proceeds to Part 2

SUPPORT THE CONTINUATION OF AGRICULTURAL OPERATIONS AND PRESERVATION OF FARMLAND

- Not applicable

CREATE A COMMUNITY WITH HOUSING OPTIONS ATTRACTIVE TO ALL

- The proposed plan eighteen (18) twelve (12) unit multi-family apartment units which is needed in the Acme Township and east portion of the greater Traverse City region.

6. To foster the aesthetic appearance of the Township through quality building design and site development, provide trees and landscaping beyond minimum requirements; the preservation of unique and/or historic sites or structures; and the provision of open space or other desirable features of a site beyond minimum requirements.

RESPONSE: Currently the Township is strapped with two functionally obsolete large retail boxes. The

¹ Acme Township 2019 Community Master Plan, page 69

	PD proposal includes proposed elevations that illustrate the renovation of the exterior of the former Kmart building. A similar drawing was not included for the Tom's Market building. The proposed site plan includes a series of treed islands that break-up the expanse of the parking lots; although this may be revised if the PD progresses to Part 2 of the process. Lastly, the Applicant is proposing to dedicate sufficient ROW for the regional TART trail which is considered an open space amenity.
	FINDING – PARTIALLY SATISFIED: The form, mass and placement of the new buildings, along with landscaping improvements, provide a more aesthetically pleasing and welcoming environment for patrons and future residents of the development. The details of the design and architectural standards of the new buildings and renovated Kmart building and Tom's Market building will need to adhere to the those prescribed in the form-based code for the district.
7.	To bring about redevelopment of sites where an orderly change of use or requirements is determined to be desirable.
	RESPONSE: The proposed development will bring about an optimistic change in use of the subject properties that supports the Acme Township Master Plan. The current single use big box stores with large parking areas serving only one use will be replaced with a mixed-use project supporting uses as previously outlined.
	FINDING – SATISFIED: Its largely understood that a large vacant building in a commercial district does little to promote economic development, and it would be in the Township's interest to see these properties repurposed. The proposed plan provides a mixed-use environment that improves the current state of the property while working towards achieving the goals and objectives of the master plan. A phasing plan and limitation of uses not allowed in the district for the Kmart and Tom's buildings will provide greater certainty this objective is met.
8.	To promote the goals and objectives of the Acme Township Placemaking Plan and the US-31 and M-72 Business District zoning.
	RESPONSE: The proposed development will not only support and promote the goals and objectives of the Placemaking Plan, but also will be a catalyst and model for creative adaptive reuse of older large vacant buildings in Acme Township. The following notions explain how the development will meet the guiding principles of the Placemaking Plan: <ul style="list-style-type: none"> i. The development becomes a link to support connecting the Townships assets along US-31 including local businesses, the waterfront park, and residential neighborhoods. The development also will enhance the northern gateway to the Townships business district as it interjects life back to the west side of US- 31. ii. The development will support the growth and investment initiative as defined by the Grand Traverse County and the Grand Vision. iii. The development will support walkability and in return, walkability supports economics, public health, quality of life, and the environment.
	FINDING – PARTIALLY SATISFIED: As mentioned, the form, mass and placement of the proposed buildings, along with the supportive non-motorized connectivity, is consistent with the goals and objectives of the placemaking plan, and the intent of the US-31/M-72 Business District. A formal PD application for this property should demonstrate compliance with design and architectural standards, and appropriate uses.

9.	To promote sustainable development especially on parcels with active farmland and orchards as defined by MCL 324.36201 (h), or on parcels that contain unique cultural, historical or natural features which should be preserved.
	RESPONSE: Not applicable.
	FINDING: Not applicable.

ASSESSMENT OF THE APPLICATION

Consistency with the Master Plan

The proposed development is located in the Township's established sewer district and the Future Growth and Investment Area² according to the master plan, making the future development in this location appropriate and desired. The future land use category is designated as Mixed Use Village and is described as follows:

This category of land use encourages the development of an integrated, walkable, mixed-use and mixed housing area located within the former historic Acme Village. This condensed district is intended to be walkable and connected via non-motorized trails and thoughtful sidewalk networks. It will allow residents to live in a variety of housing types, including types that match existing conditions and provide greater density, such as townhouses, apartments, and rowhouses, while being close to essential services and a mix of land uses. Public infrastructure, water, sanitary sewer, roads, and non-motorized pathways will be required to fully develop and link properties into this cohesive community mixed use district. Sanitary sewer currently serves the district's existing capacity, but with proposed higher density in this area, additional capacity should be considered. Some sidewalks are found along the major corridors but are largely missing along most roads, and evidence of informal sidewalk paths can be seen along residential streets. By increasing mixed housing options, this district can serve the changing needs of Acme residents. Encouraging new residential growth with densities of 10-14 units per acre can help foster housing for a growing workforce and aging population. Limited neighborhood commercial services are located on the corners in established neighborhoods.³

The application proposes a development pattern that is conceptually consistent with the future land use category as described. The PD option should be for those developments that are substantially in accord with the goals and objectives of the master plan, including the future land use map. The Applicant has submitted a plan that adaptively reuses the former Kmart and Tom's Market building culminating in a mixed-use development which includes a market rate housing component.

² Acme Township Community Master Plan. (2019). Economic Development Zones Map. p. 69.

³ Acme Township Community Master Plan. (2019). *Future Land Use Categories – Mixed Use Village*. p. 69.

Consistency with Zoning District

The property consists of 22 acres of land zoned CF: Corridor Flexible. The Zoning Ordinance provides the following explanation of the intent for the district:

CF (Corridor Flex)	
Intent	To provide for a flexible mixture of retail, office, commercial, residential and institutional uses within walkable and connected neighborhoods. The objective is to create an environment where residents can live, work and shop for day-to-day amenities in the same area.
Distinguishing Characteristics	Retail, workplace and civic activities mixed with attached housing types such as townhouses and apartments all developed at a community scale.
General Character	Predominantly attached buildings, landscaping within the public right of way, substantial pedestrian activity.
Desired Form	Mixed Use
Building Placement	Small or no setbacks, buildings oriented to street with placement and character defining a street wall
Frontage Types	Commercial uses front onto thoroughfare.
Typical Building Heights	2 to 4 stories
Type of Public Open Space	Parks, plazas and squares, boulevard median landscaping
Transit (Where Available)	BATA / TART



The Zoning Ordinance standards reflect the master plan, therefore, a formal PD application will need to meet the applicable standards to ensure the development meets the goals and objectives of the master plan. This includes the design and architectural standards that are not typically fine-tuned in this early conceptual phase.

Consistency with the Planned Development Objectives

The application as submitted satisfies items f.2, f.3, f.4, f.5 and f.7, and partially satisfies f.6 and f.8 in Section 19.3, meeting the minimum five of the nine objectives under item f. Based on the findings of the review the application does meet the minimum criteria of qualifications to submit a formal PD application.

Recommendations and Considerations

The conceptual site plan submitted with the application is a good start toward the redevelopment of these properties. Before the Applicant invests considerable time and money into the formal PD application, it is advisable to provide recommendations to guide the process, including items of greater detail than the pre-application submission requires such as:

- A proposed phasing plan,
- Assess with TART the minimum width needed for the non-motorized trail easement,
- Determine the extent of a proposed conservation easement on the west side of the properties that will create a significant buffer between adjacent residential land uses,
- Preservation of mature trees along US-31,
- New buildings and the renovated façade of the Kmart and Tom's Market buildings will need to adhere to the architectural standards of the district, including but not limited to minimum ground floor transparency, defined customer entrances on the front facades, offsets, building materials, façade ornamentation, etc.,
- Detailed elevations for the proposed residential units,
- LID stormwater management techniques for all future needs,
- Reserving out lot space for future retail and/or eating establishment(s),
- Although in the process of review by the Board of Trustees adhering to Article 6: Site Development Standards in the proposed Acme Township Zoning Ordinance related to parking, non-motorized transportation, landscaping, exterior lighting, signs and stormwater management.
- Providing a sufficiently large gathering open space including play equipment for future multi-family residential tenants,
- Organize multi-family units in a manner that creates more of a neighborhood atmosphere than merely units surrounded by asphalt, and
- Conduct a traffic assessment to determine trip generation for planned uses in both buildings, and turning movements for anticipated truck and semi-truck deliveries.

The Planning Commission may endorse, waive or build upon these recommendations to the Applicant.

Suggested Motions for Consideration:

Approve

Motion to approve the pre-application for PD 2022-01 submitted by Northview 22 LLC on behalf of SH East Bay Holdings South LLC for a mixed used planned development at 6455 US-31 N. The findings of fact submitted in this report support the pre-application dated March 3, 2022, meets the minimum standards under Section 19.3 of the Acme Township Zoning Ordinance to qualify for a formal planned development application submission.


Deny

Motion to deny the pre-application for PD 2022-01 submitted by Northview 22 LLC on behalf of SH East Bay Holdings South LLC for a mixed used planned development at 6455 US-31 N. After review of the March 3, 2022 application, documents and plans the Planning Commission finds that the application does not meet the minimum standards under Section 19.3 of the Acme Township Zoning Ordinance to qualify for a formal planned development application submission.

Approve with Conditions

Motion to approve the pre-application for PD 2022-01 submitted by Northview 22 LLC on behalf of SH East Bay Holdings South LLC for a mixed used planned development at 6455 US-31 N. The findings of fact submitted in this report support the pre-application dated March 3, 2022, meets the minimum standards under Section 19.3 of the Acme Township Zoning Ordinance to qualify for a formal planned development application submission with the following conditions:

[note conditions]

 STRATHMORE <i>Real Estate Group</i>	East Bay Commons Project (Acme Township, Michigan) Analysis of Proposed Uses and Square Footage									
	ESTIMATED SQUARE FOOTAGE	PRIVATE CLUB FATERNAL	RECREATIONAL FACILITY	RESIDENTIAL SQUARE FOOTAGE	RETAIL	OFFICE	TOTAL PERMITTED	WAREHOUSE	SELF STORAGE	TOTAL NONPERMITTED
Former KMART Building										
Grand Traverse Nonprofit (a Private Club/Faternal Organization)	2,500	2,500	0	0	0	0	2,500	0	0	0
Pickleball and Racquet Club with Pro Shop	12,490	0	12,490	0	0	0	12,490	0	0	0
Northwind Health & Fitness Gym	5,190	0	5,190	0	0	0	5,190	0	0	0
Shared Bathrooms for Pickleball Club and Gym	0	0	0	0	0	0	0	0	0	0
Warehouse (Entire Rear of the Building)	22,300	0	0	0	0	0	0	22,300	0	22,300
Mezzanine Office	2,720	0	0	0	0	2,720	2,720	0	0	0
Public Self Storage	34,900	0	0	0	0	0	0	0	34,900	34,900
Flex Suites Shared Executive Office Center	9,000	0	0	0	0	9,000	9,000	0	0	0
Total	89,100	2,500	17,680	0	0	11,720	31,900	22,300	34,900	57,200
							35.80%			64.20%
Former TOMS GROCER Building										
E-Commerce (West Side of Building)	29,354	0	0	0	0	0	0	29,354	0	29,354
Public Self Storage (East Side of Building)	17,016	0	0	0	0	0	0	0	17,016	17,016
Total	46,370	0	0	0	0	0	0	29,354	17,016	46,370
							0.00%			100.00%
Apartments										
1-Bedroom Apartments (114 units, 706 square feet each)	80,484	0	0	80,484	0	0	80,484	0	0	0
2-Bedroom Apartments (114 units, 970 square feet each)	110,580	0	0	110,580	0	0	110,580	0	0	0
Total	191,064	0	0	191,064	0	0	191,064	0	0	0
							100.00%			0.00%
	326,534	2,500	17,680	191,064	0	11,720	222,964	51,654	51,916	103,570
							68.28%			31.72%

Initial PD Review

12/12

04.05.2022



PLANNED DEVELOPMENT
Pre-Application Submission and Review of Qualifications

Township of Acme, Grand Traverse County, Michigan

6042 Acme Road, Williamsburg, MI 49690

Phone: (231) 938-1350 Fax: (231) 938-1510 Web: www.acmetownship.org
Planning & Zoning Administrator: Lindsey Wolf Email: zoning@acmetownship.org

OWNER INFORMATION (please type or print clearly)

Name: SH East Bay Holdings South LLC; SH East Bay Holdings North LLC

Phone: 517-853-3300 Email Address: jacobc@c-devco.com

Mailing Address: 5030 Northwind Drive, Suite 120 City: East Lansing State: Michigan Zip: 48823

APPLICANT INFORMATION (please type or print clearly)

Name: Sarah Keever, Northview 22 LLC

Phone: 231-342-4016 Email Address: sarah@northview22.com

Mailing Address: P.O. Box 3342 City: Traverse City State: Michigan Zip: 49685

PROPERTY INFORMATION (please type or print clearly)

Address: 6261 U.S. 31 North, Williamsburg, MI (former Tom's Food Market parcel) and 6455 U.S. 31 North, Williamsburg, MI (former K-Mart parcel).

Parcel Number: 28-01-234-035-00 (formerly Tom's Food Market parcel) and 28-01-234-036-00 (former K-Mart parcel).

Current Zoning: Commercial Flex "CF".

If this project is one phase of a larger development and/or property subject to an **existing/previous Site Plan Review, Special Use Permit, or Variance, what is/are the applicable permit number(s)?**: PD 2019-01

Proposed Use/Change to Property:

Please see the attached *Supplemental Narrative and Responses to Criteria of Qualification.*

Estimated Start and Completion Dates of Each Phase:

Please see the attached *Supplemental Narrative and Responses to Criteria of Qualification.*

PRE-APPLICATION SUBMISSION DOCUMENTS

Criteria of Qualification

All Planned Development applications shall include a written narrative demonstrating how the project meets the following criteria:

- Properties are zoned R-1, R-2, R-3, A-1, MHN, C, CF, or B-4 Districts.
- The use of this option shall not be for the sole purpose of avoiding the applicable zoning requirements. Any permission given for any activity, building, or use not normally allowed shall result in an improvement to the public health, safety and welfare in the area affected.
- The Planned Development shall not be used where the same land use objectives can be carried out by the application of conventional zoning provisions or standards. Problems or constraints presented by applicable zoning provisions shall be identified in the Planned Development application.
- The Planned Development option may be effectuated only when the proposed land use will not materially add service and facility loads beyond those considered in the Township Master Plan, and other public agency plans, unless the proponent can prove to the sole satisfaction of the Township that such added loads will be accommodated or mitigated by the proponent as part of the Planned Development.
- The Planned Development shall not be allowed solely as a means of increasing density or as a substitute for a variance; such objectives should be pursued through the normal zoning process by seeking a zoning change or variance.
- The Planned Development must meet, at a minimum, five (5) of the following nine (9) objectives of the Township. If the Planned Development involves a density transfer it shall include Item 9 in addition to its five (5) objectives.
 1. To permanently preserve open space or natural features because of their exceptional characteristics, or because they can provide a permanent transition or buffer between land uses.
 2. To permanently establish land use patterns which are compatible or which will protect existing or planned uses.
 3. To accept dedication or set aside open space areas in perpetuity.
 4. To provide alternative uses for parcels which can provided transition buffers to residential areas.
 5. To promote the goals and objectives of the Township Master Plan.

6. To foster the aesthetic appearance of the Township through quality building design and site development, provide trees and landscaping beyond minimum requirements; the preservation of unique and/or historic sites or structures; and the provision of open space or other desirable features of a site beyond minimum requirements.
7. To bring about redevelopment of sites where an orderly change of use or requirements is determined to be desirable.
8. To promote the goals and objectives of the Acme Township Placemaking Plan and the US-31/M-72 Business District zoning.
9. To promote sustainable development especially on parcels with active farmlands and orchards as defined by MCL 324.36201(h), or on parcels that contain unique cultural, historical or natural features which should be preserved.

Schematic Land Use Plan

Drawings containing enough detail to demonstrate the following:

- Location of land use areas
- Role of open space
- Streets providing access to the site, along with pedestrian and vehicular circulation with the site
- Dwelling unit density and types
- Building or floor areas contemplated, as applicable

The applicant is encouraged to elaborate on these elements in the written narrative.

Natural Features Plan

A plan to protect natural features, or preservation of open space or greenbelts. The areas of preservation may be noted on the schematic land use plan, and described in the written narrative.

Storm Water Management Plan

A storm water management plan incorporating low impact development (LID) water quality technologies. Examples include, but are not limited to rain gardens, rooftop gardens, vegetated swales, cisterns, permeable pavers, porous pavers, porous pavement, filtered storm water technologies.

Proof of Property Ownership

Provide proof of ownership for the parcel(s) included in the Planned Development application. If applicant is not the current property owner, also provide written permission to act as agent on the property owner's behalf.

PLANNING COMMISSION REVIEW

Based on the documentation presented, the Planning Commission shall make a preliminary determination about whether a parcel(s) and project qualifies for the Planned Development under the Criteria for Qualifications in §19.3 of the Acme Township Zoning Ordinance.

If approved, the applicant may then continue to prepare a Planned Development plan in accordance with §19.7.2 Submission of Planned Development Plan and Application Materials of the Acme Township Zoning Ordinance from which a final determination will be made. **PLEASE NOTE: an approved preliminary request for qualification does not guarantee a final Planned Development approval.**

FEES AND ESCROW POLICY ACKNOWLEDGEMENT

At the time of application, the applicant will submit the PD preapplication fee according to the Acme Township Schedule of Fees. Additionally, the applicant must sign the Escrow Policy Acknowledgment and submit an escrow deposit as determined by the Township.

AFFIDAVIT

The undersigned affirms that he/she is the (owner, agent, lessee, or other interested party) involved in this petition and that the foregoing answers, statements and information are in all respects true and, to the best of his/her knowledge, correct. By making this application, the undersigned grants all officials, staff and consultants of Acme Township access to the subject property as required and appropriate to assess site conditions in support of a determination as to the suitability of the proposed project and/or current or future Planned Development and Zoning Ordinance compliance.

Signed: Jacob Chappelle Date: 3/1/2022

Print Name: Jacob Chappelle, Authorized Signatory

NOTES - FOR TOWNSHIP USE ONLY



Supplemental Narrative and Responses to Criteria of Qualification

Property Information

a) Proposed Use/Change to Property:

- ✓ Applicant's Response: Applicant is pleased to propose the following uses and changes to the former Tom's Food Market and Kmart big-box stores and sites:
 - i. Applicant proposes the immediate construction of 228 multiple-family residential units, consisting of one (1) and two (2) bedroom units with competitive amenities, which are connected to the community by an extension of the 10'-wide Traverse Area Recreation and Transportation trail system and a Bay Area Transportation Authority public transit shelter.
 - ii. Applicant proposes adaptively reusing the two existing vacant big-box stores to accommodate a shared executive office concept, a six-court pickleball racquet club and pro-shop, a health and fitness center with competitive amenities and tanning beds, a local non-profit organization and their wood working shop, flexible warehousing for local businesses, and public indoor self-storage.

The construction of new multi-family apartments and adoptive reuse of the big box stores, together, will completely revitalize what is currently two large, empty big-box stores and adjacent parking lots – into a community destination on the gateway of Acme Township. Just as the Grand Traverse Resort and Spa anchors the corner of US-31 and M-72 with golf, spas, and restaurants; the Applicant's proposed redevelopment will draw commercial activity from outside the community into Acme Township (with its retail, recreational, and storage uses) while allowing residents to live and work on site. These uses, coupled with the project's walkability and access to neighboring public amenities, will support the demographics and economics necessary to spur future growth and investment along the US-31 corridor, thus exceeding Acme Township Placemaking Plan's goal for projects along this corridor to support future investment, public health, quality of life, housing, and the environment.



b) Estimated Start and Completion Dates of Each Phase:

- ✓ Applicant's Response: Applicant intends to commence construction of all aspects of the project simultaneously, including the residential component, while seeking occupancy permits as construction is completed. It is contemplated that the adoptive reuse of the existing structures will take 6 to 12 months to complete. The residential component will take 12 to 18 months to deliver the first building, with the last building delivered within 36 to 40 months. It is anticipated to construct all aspects of both the commercial and residential project as quickly as sound construction practices and weather will permit.

Criteria of Qualification

c) Properties are zoned R-1, R-2, R-3, A-1, MHN, C, CF, or B-4 Districts.

- ✓ Applicant's Response: Parcel 28-01-234-035-00 (the former Tom's Food Market parcel) is zoned Commercial Flex. Parcel 28-01-234-036-00 (the former K-Mart parcel) is similarly zoned Commercial Flex.

d) The use of this option shall not be for the sole purpose of avoiding the applicable zoning requirements. Any permission given for any activity, building, or use not normally allowed shall result in an improvement to the public health, safety and welfare in the area affected.

- ✓ Applicant's Response: This project cannot be accomplished through conventional zoning provisions and standards – a planned development is needed to accomplish the community's goals. While not 100%, most of Applicant's proposed uses in this redevelopment are in conformity with the requirements of the Commercial Flex zoning district; including multi-family housing, office space, and recreational facilities. However, it is economically impossible to adaptively reuse the former Tom's and Kmart buildings without including uses that are not included in the Commercial Flex district, such as light warehousing and self-storage. Therefore, Applicant is respectfully pursuing a planned development option to offer the community as many different and vibrant uses as possible; creating a successful and viable project that exceeds the Township's Master Plan goals and Future Land Use Map requirements.

Applicant is confident that any uses inconsistent with zoning standards will still support Acme Township's public health, safety, and welfare. The uses directly support the redevelopment of the vacant big-box stores and will bolster the appeal of the multi-family housing community, creating a project where residents can live, work, and recreate.

e) The Planned Development shall not be used where the same land use objectives can be carried out by the application of conventional zoning provisions or standards. Problems or constraints presented by applicable zoning provisions shall be identified in the Planned Development application.



- ✓ Applicant's Response: This project cannot be accomplished through conventional zoning provisions and standards – a planned development is needed to accomplish the community's goals. The former Tom's Food Market and K-Mart buildings were developed as large, big-box retail stores, and as the retailers have vacated, the buildings have remained dark for years. As national retailers have scaled back their use of big-box stores around the country, redevelopment of these large buildings presents an unprecedented challenge to developers and communities, like this parcel which is zoned C-F. A variety of alternative and dynamic uses must be found and implemented together to make the project economically viable while exceeding community goals.

f) The Planned Development option may be effectuated only when the proposed land use will not materially add service and facility loads beyond those considered in the Township Master Plan, and other public agency plans, unless the proponent can prove to the sole satisfaction of the Township that such added loads will be accommodated or mitigated by the proponent as part of the Planned Development.

- ✓ Applicant's Response: Applicant will be prepared to prove to the Township that such any added loads, if any, will be accommodated or mitigated by the proponent as part of the Planned Development. Drinking water and sanitary sewer loads are detailed in the attached Schematic Land Use Plan under the 'utility plan notes' section. Similarly, stormwater loads are detailed in the Schematic Land Use Plan under the 'stormwater plan notes' section

g) The Planned Development shall not be allowed solely as a means of increasing density or as a substitute for a variance; such objectives should be pursued through the normal zoning process by seeking a zoning change or variance.

- ✓ Applicant's Response: The Applicant will not propose a density increase above what is permitted by the *Commercial Flex* zoning district. Final density is currently estimated to be 11.3 units per acre.

h) The Planned Development must meet, at a minimum, five (5) of the following nine (9) objectives of the Township. If the Planned Development involves a density transfer it shall include Item 9 in addition to its five (5) objectives.

i. To permanently preserve open space or natural features because of their exceptional characteristics, or because they can provide a permanent transition or buffer between land uses.

- ✓ Applicant's Response: Applicant intends to preserve and maintain the existing wetlands, retention ponds, and wooded buffer zones along the Western edge the sites, thereby promoting sound land stewardship and maintaining the permanent buffer areas for the adjacent residential communities. The attached Schematic Land Use Plan reflects the preservation, improvement, and expansion of these land use buffers.



ii. To permanently establish land use patterns which are compatible or which will protect existing or planned uses.

- ✓ Applicant's Response: Applicant's proposed residential, retail, office, business, recreational, and storage uses will create a community-based project consistent with the goals and objectives of the Acme Township Placemaking Plan and the US-31/M-72 Business District. The project also brings the unutilized properties into alignment with the "mixed-use village" designation laid out in the future land use plan.

iii. To accept dedication or set aside open space areas in perpetuity.

- ✓ Applicant's Response: Applicant intends to add and dedicate open green spaces and trees. The existing site is developed with significant buildings and parking lots, some of which will be replaced with green space. The light-green colored areas in the attached Schematic Land Use Plan reflect the preservation, improvement, and expansion of open space area throughout both sites.

iv. To provide alternative uses for parcels which can provided transition buffers to residential areas.

- ✓ Applicant's Response: Applicant intends to permanently preserve, maintain, and improve the existing open spaces, such as the wetlands, retention ponds, wooded buffer zones along the Western edges of the sites. The primary natural features present at the site are on the westerly boundary and southerly end of the property. These areas are currently being used for both natural buffer areas and stormwater management and occupies approximately 6 acres of the site and will be preserved in the current condition. The attached Schematic Land Use Plan reflects the preservation, improvement, and expansion of wooded buffer areas and existing trees throughout both properties.

v. To promote the goals and objectives of the Township Master Plan.

- ✓ Applicant's Response: Applicant has had the distinct privilege to be guided by Township officials, local design consultants, and stakeholders to fully integrate Acme Township's Community Cornerstones into this project. Applicant is pleased to offer a project that captures the essence of the Acme Township Master Plan by incorporating the following Cornerstones:
 - a. *Focus on public infrastructure improvement:* Applicant's proposed redevelopment will improve public infrastructure by:



- i. Expanding the Acme Township/Grand Traverse Band of Ottawa Indians water system,
 - ii. expand BATA route by including a public transportation stop and shelter,
 - iii. Expand the TART recreational trail along the entire frontage of the sites,
 - iv. Reduce stormwater runoff throughout both sites (by reducing total hard surface square footage by over an acre and the implementation of stormwater management features),
 - v. And the reuse of existing roads and entrances, which are historically proven.
- b. *Develop walking and biking facilities that connect neighborhoods, commercial districts, and recreational amenities:* Applicant's proposed redevelopment plans incorporate features that foster walking and biking throughout and outside the project area, from carefully designed internal sidewalks to the extension of the Traverse Area Recreation and Transportation trail system. Because the project includes a residential community with businesses uses in the existing big-box buildings, walkability and biking are paramount design considerations. The proposed project also connects the project to the surrounding communities by including a BATA stop and shelter.
- c. *Create a vibrant, high-quality commercial and mixed-use district:* Applicant's goal for this project is to deliver to Acme Township a vibrant, high-quality commercial and mixed-use project by utilizing the existing big-box stores for retail, office, storage, and recreation – while new residential multiple-family units are constructed. Applicant is pleased to offer a project that will allow residents to live, recreate, and work on the site.
- d. *Maintain and improve the quality of surface and groundwater throughout the township, region, and grand traverse bay water center:*
 - i. As noted on the attached Schematic Land Use Plan, the Kmart site's total hard surface square footage will be slightly reduced, so the existing stormwater management system is not impacted by the proposed project. The overall impact to the stormwater system will be reduced further through the implementation of lid stormwater management features, such as vegetative swales and infiltrative



areas at collection points to reduce the runoff making its way to the stormwater ponds.

- ii. As noted on the attached Schematic Land Use Plan, the Tom's site's hard surface is reduced by over an acre, so the existing stormwater management system will not be impacted by the proposed project. The overall impact to the stormwater system will be reduced further through the implementation of lid stormwater management features, such as vegetative swales and infiltrative areas at collection points to reduce the runoff making its way to the stormwater ponds.

- e. *Create a community with housing options attractive to all:* Applicant has approached this project as an opportunity to deliver high-quality yet accessible housing for the Acme Township community and those who choose to live in and serve the area. Applicant is a group of real estate professionals, developers, and builders who have successfully entitled, constructed, and managed housing projects throughout Michigan. In Petoskey, applicant constructed and stabilized 240 residential apartments. The project was made possible through the remediation of environmentally sensitive lands situated adjacent to the Odawa Casino Resort. Applicant has also delivered similar multiple family housing projects in mid-Michigan, including their latest 400-unit multi-family project in East Lansing, Michigan.

Applicant recognizes that a successful multiple family housing project serves the residents who choose to live and integrate in the community. Applicant is confident that this housing project's proposed on-site gym, access to local recreation and retail, on-site management, easy parking, attractive design, and strong amenities (such as stainless-steel appliances, granite countertops, and thoughtful unit layouts and designs) will attract people to live here and call Acme Township their home.

- vi. **To foster the aesthetic appearance of the Township through quality building design and site development, provide trees and landscaping beyond minimum requirements; the preservation of unique and/or historic sites or structures; and the provision of open space or other desirable features of a site beyond minimum requirements.**

- ✓ *Foster the Aesthetic Appearance of the Township:* Applicant's Response: Applicant's proposed re-development fosters the aesthetic appearance of the Township through quality building



design and site development. The proposed housing reflects an understated but classic architectural design that celebrates Northern Michigan; relaxed style and with smooth lines, soothing neutral colors, and stone accents. The intentional design continues inside, where units will include sophisticated design elements like stainless steel appliances, granite countertops, and sleek lighting. A sample apartment elevation rendering and floor plan are attached. Further, the former Kmart and the former Tom's facades will be updated to give the buildings a renewed look, as shown in the in the attached Tom's and Kmart sample elevations.

Preserve Unique or Historic Sites/Structures: Applicant's proposed redevelopment preserves unique and historic sites or structures. The former Tom's Food Market building was constructed in the late 1990's and the former K-Mart building was constructed in the late 1980's. When these two businesses were operating; thousands of Acme Township residents, out of town tourists, and employees frequented the buildings for decades. On some level, these buildings and the businesses that occupied them were part of the community: they were where families shopped for groceries, tourists made quick stops on the way to the beach, and employees diligently worked for decades. When any store frequented by a community ceases business and closes its doors, the community's culture is impacted – especially when those buildings remain empty and vacant for long periods of time. Applicant's proposed redevelopment of these two existing buildings, and their adjacent parking lots, allows the sites to be used for community benefit once again; residents can live, shop, play, and work at the project.

Provide Trees and Landscaping Beyond Minimum Requirements: Applicant's proposed redevelopment provides trees, green spaces, and landscaping beyond minimum requirements. Applicant intends to continue to preserve, maintain, and improve wooded buffer zones along the site Western edges, to promote good land stewardship and maintain the permanent buffer areas for the abutting residential communities. Green space will be added internally as hard surface area (the current parking lots) are reduced, as more particularly shown on the attached Schematic Land Use Plan. The applicant intends to focus on the reintroduction of trees where possible (primarily coniferous varieties).

Provide Open Space or Other Desirable Features on Site: Applicant's attached Schematic Land Use Plan anticipates slightly reducing the amount of hard surface on the Kmart site and reducing the hard surfaces on the Tom's site by over an acre, despite the construction of nineteen multi-family apartment buildings throughout both sites. Further, Applicant's proposed



development expands the TART, includes internal sidewalks for pedestrian walkability, a BATA transit shelter, and bike ports. Residents may also enjoy the retail, shared-office concept, gym, pickleball club, and public self-storage on the site.

i) To bring about redevelopment of sites where an orderly change of use or requirements is determined to be desirable.

- ✓ Applicant's Response: In their current form, the two vacant big-box buildings are in dire need of redevelopment. However, repurposing such large buildings is difficult, especially at the same time, as the uses need to be economically viable and meet or exceed the Township's zoning standards. Applicant's proposed redevelopment provides a mixed-use community, complete with multi-family homes, recreational amenities, retail, and offices, and public self-storage, and is sure to improve the current state of the property while exceeding the goals and objectives of the master plan.

j) To promote the goals and objectives of the Acme Township Placemaking Plan and the US-31/M-72 Business District zoning.

- ✓ Applicant's Response: Applicant's proposed redevelopment project will completely revitalize what is currently two large, empty big-box stores and adjacent parking lots into a community destination on the gateway of Acme Township. Just as the Grand Traverse Resort and Spa anchors the corner of US-31 and M-72 with golf, spas, and restaurants; Applicant's proposed redevelopment will draw commercial activity from outside the community into Acme Township (with its retail, recreational, and storage uses) while allowing residents to live and work on site (with its multi-family homes and office concept). These uses, coupled with the project's walkability and access to neighboring public amenities, will support the demographics and economics necessary to spur future growth and investment along the US-31 corridor – thus exceeding Acme Township Placemaking Plan's goal for projects along this corridor to support future investment, public health, quality of life, housing, and the environment.

k) To promote sustainable development especially on parcels with active farmlands and orchards as defined by MCL 324.36201(h), or on parcels that contain unique cultural, historical, or natural features which should be preserved.

- ✓ Applicant's Response: Not applicable.



Lormax Stern Acme LLC

38500 Woodward Avenue | Suite 200 | Bloomfield Hills, MI 48304
248-737-7110

March 8, 2022

Acme Township Planning Commission
6042 Acme Rd | Williamsburg, MI | 49690
Phone: 231.938.1350 Fax: 231.938.1510
zoning@acmetownship.org

Re: TMMJ Submission | Former K-Mart| 6455 U.S. Highway 31 N; Williamsburg, MI 49690

To Whom It May Concern:

Lormax Stern Acme LLC, the rightful owner of the above-mentioned property, hereby authorizes TMMJ Investment Group to act as an agent with obtaining any approvals or zoning changes required for their proposed use of the property, provided, however, that in each case, such approvals or zoning changes shall be contingent upon TMMJ Investments or its assignee closing on the purchase of the above-mentioned property, and shall not be binding on the Seller or the above-mentioned property in the event that TMMJ Investments or its assignee does close on the purchase of the above-mentioned property on or before the closing date, anticipated to be May 4, 2022.

Sincerely,

Lormax Stern Acme LLC

By: 

Daniel Stern
Its: Authorized Representative

TOM'S

Food Markets

**1311 South Division Street
Traverse City, MI 49684
(231) 946-6431**

March 9, 2022

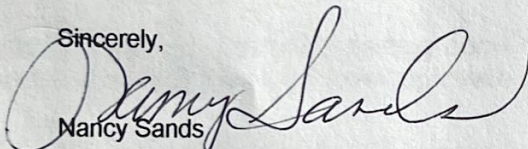
Acme Township
Department of Planning and Zoning
Lindsey Wolf
Zoning@acmetownship.org

Dear Ms. Wolf:

I write to you on behalf of Tom's Food Markets which is the owner of property located in Acme Township, parcel # 01-234-035-00.

Please be advised that Tom's and TMMJ Investment Group have entered into a contract under which TMMJ, subject to certain conditions, has committed to purchase the property owned by Tom's. I understand that TMMJ may be seeking preliminary approval for a site plan for this property prior to closing on the property. Tom's hereby consents to TMMJ's submission to the Township with the understanding that any conditions of approval would be binding upon TMMJ and not Tom's. If our contractual arrangement with TMMJ should terminate, we will inform the Township promptly.

Sincerely,



Nancy Sands

President

K:\PROJECTS\5755\DRAWINGS\5755 SITE DWG - SITE PLAN - PLOTTED 3/14/2022 2:17 PM BY AARON NORDMAN



SITE INFORMATION

CURRENT ZONING:	CF
PROPOSED ZONING:	CF
ZONING SETBACKS:	
MAXIMUM STRUCTURE HEIGHT:	45 FEET
MINIMUM FRONT YARD:	20 FEET
MINIMUM INTERIOR SIDE YARD:	5 FEET
MINIMUM STREET SIDE YARD:	20 FEET
MINIMUM REAR YARD:	5 FEET
PROPERTY AREA (ID 01-234-036-00 + 035-00):	13.15 + 8.85 = 22.00 ACRES
EXISTING USE:	COMMERCIAL
PROPOSED USE:	MIXED - RESIDENTIAL/COMMERCIAL
EXISTING COMMERCIAL USE:	134,317 SF
PROPOSED COMMERCIAL USE:	134,317 SF
EXISTING RESIDENTIAL DENSITY:	0 UNITS (0 UNITS/ACRE)
PROPOSED RESIDENTIAL DENSITY:	228 UNITS (10.4 UNITS/ACRE)
SIGNIFICANT PROPOSED SITE FEATURES:	
THE PROJECT PROPOSES TO EXTEND THE TART TRAIL THROUGH THE FRONTAGE AND TO PROVIDE INTERNAL SIDEWALKS AND PEDESTRIAN CIRCULATION ROUTES TO THE TRAIL. THE DEVELOPMENT WILL PROVIDE SCREENED DUMPSTER LOCATIONS FOR BOTH THE RESIDENTIAL AND COMMERCIAL USES. THE PROJECT WILL INCORPORATE A BATA TRANSIT SHELTER FOR RESIDENTS. THE PROJECT WILL PROVIDE BIKE RACKS AL THE RESIDENTIAL UNIT CLUSTERS FOR RESIDENTS AND VISITORS TO USE.	

PARKING SUMMARY

RESIDENTIAL UNIT COUNT:	228 UNITS
COMMERCIAL SQFT:	134,217 SQFT
ADA RESIDENTIAL COUNT:	20 SPOTS
ADA COMMERCIAL COUNT:	20 SPOTS
TOTAL ADA COUNT:	40 SPOTS
STANDARD PARKING COUNT:	480 SPOTS
TOTAL PARKING COUNT:	520 SPOTS

NATURAL FEATURES NOTE

THE EXISTING SITE IS ALREADY DEVELOPED WITH SIGNIFICANT BUILDINGS AND PARKING LOTS. THE PRIMARY NATURAL FEATURES PRESENT AT THE SITE ARE ON THE WESTERLY BOUNDARY AND SOUTHERLY END OF THE PROPERTY. THESE AREAS ARE BEING USED FOR BOTH NATURAL BUFFER AREAS AND STORMWATER MANAGEMENT.

THE EXISTING NATURAL FEATURES AREA OCCUPIES APPROXIMATELY 6 ACRES OF THE SITE AND WILL BE PRESERVED IN THE CURRENT CONDITION.

Performance Engineers, Inc.

Civil / Structural Engineering
406 Petoskey Avenue
Charlevoix, Michigan 49720
Phone: (231) 547-2121
Fax: (231) 547-0084
www.performanceeng.com

COMMERCIAL REDEVELOPMENT

SITE PLAN

PT. OF SECT. 34 & 35 & GOV. LOT 3, T28N-R10W
US-31 N. WILLAMSBURG, ACME TWP.
GRAND TRAVERSE COUNTY, MICHIGAN

OWNER

DESCRIPTION	DATE	OWNER REVIEW	PRELIMINARY ZONING SUBMITTAL
MARK	0	1	

PROJECT NO:	22-5755
CAD DWG FILE:	5755 SITE
DRAWN BY:	C.RASCH
DESIGNED BY:	PEI
CHECKED BY:	PEI

SEAL

SHEET TITLE

SITE
PLAN

C1

SHEET 1 OF 3

LEGEND			
DESCRIPTION	PROPOSED	EXISTING	
BUILDING			
STORM SEWER	— ST —	— ST —	
SANITARY SEWER	— SAN —	— SAN —	
WATER	— W —	— W —	
NATURAL GAS	— G —	— G —	
UNDRGRND ELEC.	— U/E —	— U/E —	
OVERHEAD ELEC.	— E —	— E —	
UNDRGRND TEL.	— U/T —	— U/T —	
WELL			
MANHOLE			
CATCH BASIN			
FIRE HYDRANT			
UTILITY POLE			
LIGHT POLE			
CLEANOUT			
WATER VALVE			
DECIDUOUS TREE			
CONIFEROUS TREE			
BUSH			
TREELINE			
DITCH OR SWALE			
ELEVATION			
CONTOUR			
PROPERTY LINE			
UNIT LINE			
FENCE			
ABBREVIATIONS			
ASPH	- ASPHALT	IE	- INVERT ELEVATION
BF	- BARRIER FREE	LFT	- LINEAR FEET
BC	- BACK OF CURB	MH	- MANHOLE
BLDG	- BUILDING	PVC	- POLYVINYLCHLORIDE
B.M.	- BENCH MARK	PIPE	- PIPE
CFT	- CUBIC FEET	R	- RADIUS
C/C	- CENTER TO CENTER	RCP	- REINFORCED CONCRETE PIPE
CMP	- CORRUGATED METAL PIPE	RR	- RAILROAD
CONC	- CONCRETE	SAN	- SANITARY
DIP	- DUCTILE IRON PIPE	STL	- STEEL
FDN	- FOUNDATION	STM	- STORM
FFE	- FINISH FLOOR ELEVATION	T/C	- TOP OF CURB
F.G.	- FINISH GRADE	T/W	- TOP OF WALK
HDPE	- HIGH DENSITY POLYETHYLENE	T/WALL	- TOP OF WALL
		TE	- TOP RIM ELEVATION
		TYP	- TYPICAL



Performance Engineers, Inc.

Civil / Structural Engineering

406 Petoskey Avenue
Charlevoix, Michigan 49720

Phone: (231) 547-2121
Fax: (231) 547-0084
www.performanceeng.com

CONSULTANTS

COMMERCIAL REDEVELOPMENT
EXISTING CONDITIONS

PT. OF SECT. 34 & 35 & GOV. LOT 3, T28N-R10W
US-31 N. WILLIAMSBURG, ACME TWP.
GRAND TRAVERSE COUNTY, MICHIGAN

OWNER
STRATHMORE REAL ESTATE GROUP

DESCRIPTION	DATE	MARK
OWNER REVIEW	1-31-22	0
PRELIMINARY ZONING SUBMITTAL	3-14-22	1

PROJECT NO: 22-5755
CAD DWG FILE: 5755 BASE
DRAWN BY: C.RASCH
DESIGNED BY: PEI
CHECKED BY: PEI

SEAL

SHEET TITLE

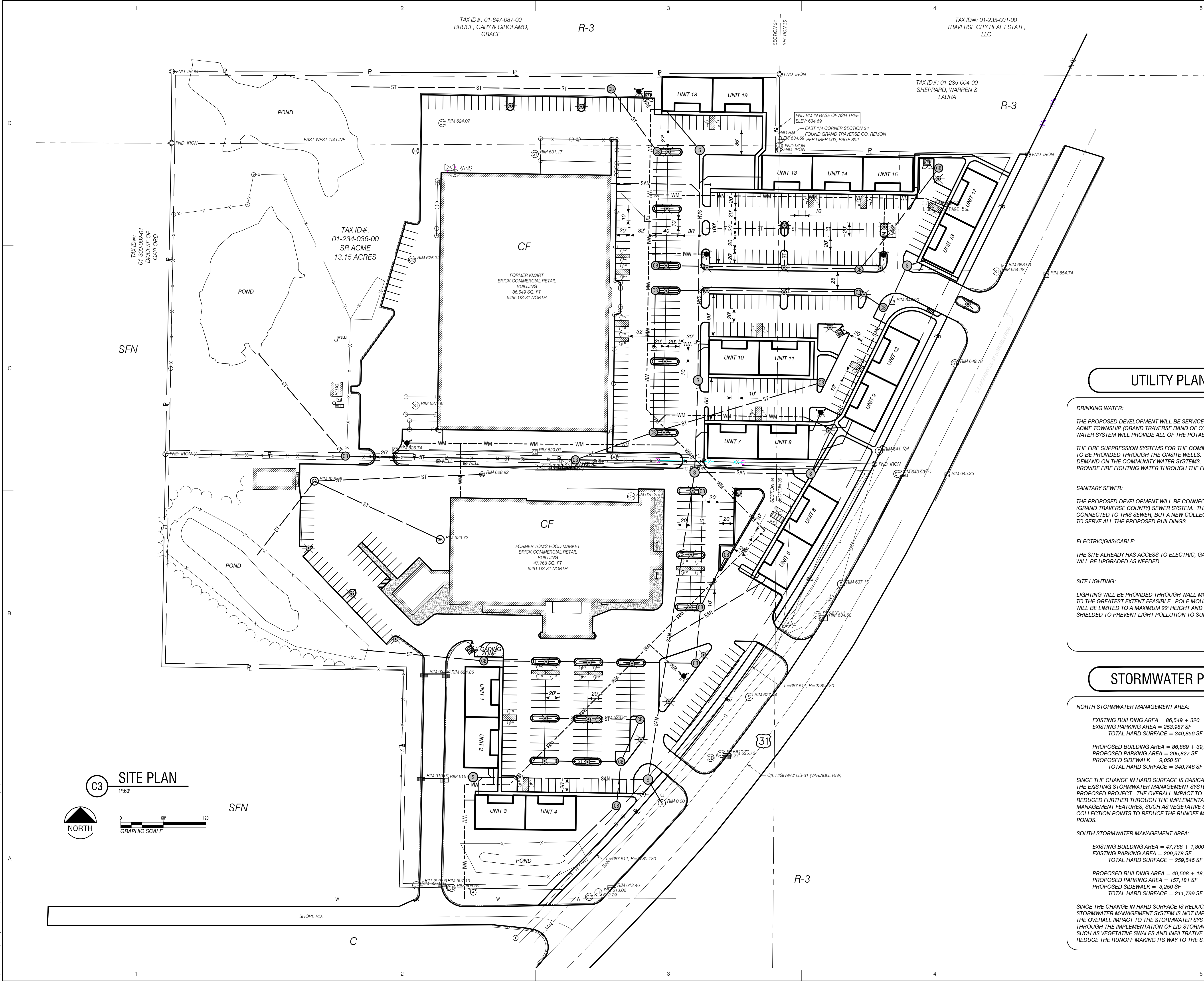
EXISTING
SITE

C2

SHEET 2 OF 3

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K:\PROJECTS\5750\DRAWINGS\5755 SITE DWG - UTILITY PLAN - PLOTTED 3/14/2022 12:34 PM BY AARON NORDMAN



UTILITY PLAN NOTES

DRINKING WATER:

THE PROPOSED DEVELOPMENT WILL BE SERVICE BY A PROPOSED EXTENSION OF THE ACME TOWNSHIP (GRAND TRAVERSE BAND OF OTTAWA INDIANS) WATER SYSTEM. THE WATER SYSTEM WILL PROVIDE ALL OF THE POTABLE WATER FOR THE DEVELOPMENT.

THE FIRE SUPPRESSION SYSTEMS FOR THE COMMERCIAL BUILDINGS WILL CONTINUE TO BE PROVIDED THROUGH THE ONSITE WELLS. THIS WILL REDUCE THE OVERALL DEMAND ON THE COMMUNITY WATER SYSTEMS. THE COMMUNITY WATER SYSTEM WILL PROVIDE FIRE FIGHTING WATER THROUGH THE FIRE HYDRANTS.

SANITARY SEWER:

THE PROPOSED DEVELOPMENT WILL BE CONNECTED TO THE ACME TOWNSHIP (GRAND TRAVERSE COUNTY) SEWER SYSTEM. THE EXISTING FACILITIES ARE ALREADY CONNECTED TO THIS SEWER, BUT A NEW COLLECTION SYSTEM WILL BE DEVELOPED TO SERVE ALL THE PROPOSED BUILDINGS.

ELECTRIC/GAS/CABLE:

THE SITE ALREADY HAS ACCESS TO ELECTRIC, GAS, AND CABLE. THESE FACILITIES WILL BE UPGRADED AS NEEDED.

SITE LIGHTING:

LIGHTING WILL BE PROVIDED THROUGH WALL MOUNTED, DOWNWARD FACING LIGHTS TO THE GREATEST EXTENT FEASIBLE. POLE MOUNTED LIGHTS IN THE PARKING AREA WILL BE LIMITED TO A MAXIMUM 22' HEIGHT AND WILL BE DOWNWARD FACING & SHIELDED TO PREVENT LIGHT POLLUTION TO SURROUNDING PROPERTIES.

STORMWATER PLAN NOTES

NORTH STORMWATER MANAGEMENT AREA:

EXISTING BUILDING AREA = 86,549 + 320 = 86,869 SF
EXISTING PARKING AREA = 253,987 SF
TOTAL HARD SURFACE = 340,856 SF

PROPOSED BUILDING AREA = 88,869 + 39,000 = 125,869 SF
PROPOSED PARKING AREA = 205,827 SF
PROPOSED SIDEWALK = 9,060 SF
TOTAL HARD SURFACE = 340,746 SF

SINCE THE CHANGE IN HARD SURFACE IS BASICALLY THE SAME, SLIGHTLY REDUCED, THE EXISTING STORMWATER MANAGEMENT SYSTEM IS NOT IMPACTED BY THE PROPOSED PROJECT. THE OVERALL IMPACT TO THE STORMWATER SYSTEM WILL BE REDUCED FURTHER THROUGH THE IMPLEMENTATION OF LID STORMWATER MANAGEMENT FEATURES, SUCH AS VEGETATIVE SWALES AND INFILTRATIVE AREAS AT COLLECTION POINTS TO REDUCE THE RUNOFF MAKING ITS WAY TO THE STORMWATER PONDS.

SOUTH STORMWATER MANAGEMENT AREA:

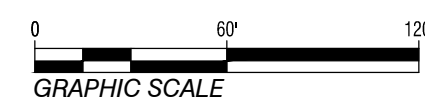
EXISTING BUILDING AREA = 47,768 + 1,800 = 49,568 SF
EXISTING PARKING AREA = 209,978 SF
TOTAL HARD SURFACE = 259,546 SF

PROPOSED BUILDING AREA = 49,568 + 18,000 = 51,368 SF
PROPOSED PARKING AREA = 157,181 SF
PROPOSED SIDEWALK = 3,250 SF
TOTAL HARD SURFACE = 211,799 SF

SINCE THE CHANGE IN HARD SURFACE IS REDUCED BY OVER AN ACRE, THE EXISTING STORMWATER MANAGEMENT SYSTEM IS NOT IMPACTED BY THE PROPOSED PROJECT. THE OVERALL IMPACT TO THE STORMWATER SYSTEM WILL BE REDUCED FURTHER THROUGH THE IMPLEMENTATION OF LID STORMWATER MANAGEMENT FEATURES, SUCH AS VEGETATIVE SWALES AND INFILTRATIVE AREAS AT COLLECTION POINTS TO REDUCE THE RUNOFF MAKING ITS WAY TO THE STORMWATER PONDS.

SITE PLAN

1"=60'



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COMMERCIAL REDEVELOPMENT

SITE PLAN

PT. OF SECT. 34 & 35 & GOV. LOT 3, T28N-R10W
US-31 N. WILLAMSBURG, ACME TWP.
GRAND TRAVERSE COUNTY, MICHIGAN

OWNER

MARK	DATE	DESCRIPTION
0	1-31-22	OWNER REVIEW
1	3-14-22	PRELIMINARY ZONING SUBMITTAL

PROJECT NO:	22-5755
CAD DWG FILE:	5755 SITE
DRAWN BY:	C.RASCH
DESIGNED BY:	PEI
CHECKED BY:	PEI

SEAL

SHEET TITLE
SITE UTILITY PLAN
C3
SHEET 3 OF 3

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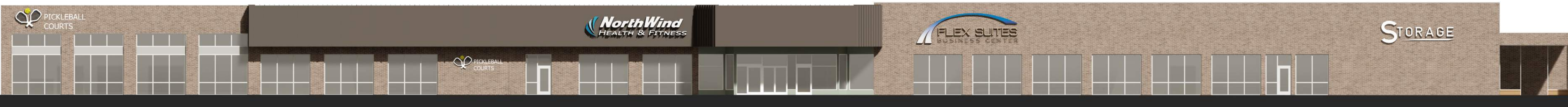
PICKLEBALL
COURTS

North Wind
FITNESS & HEALTH







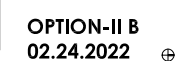


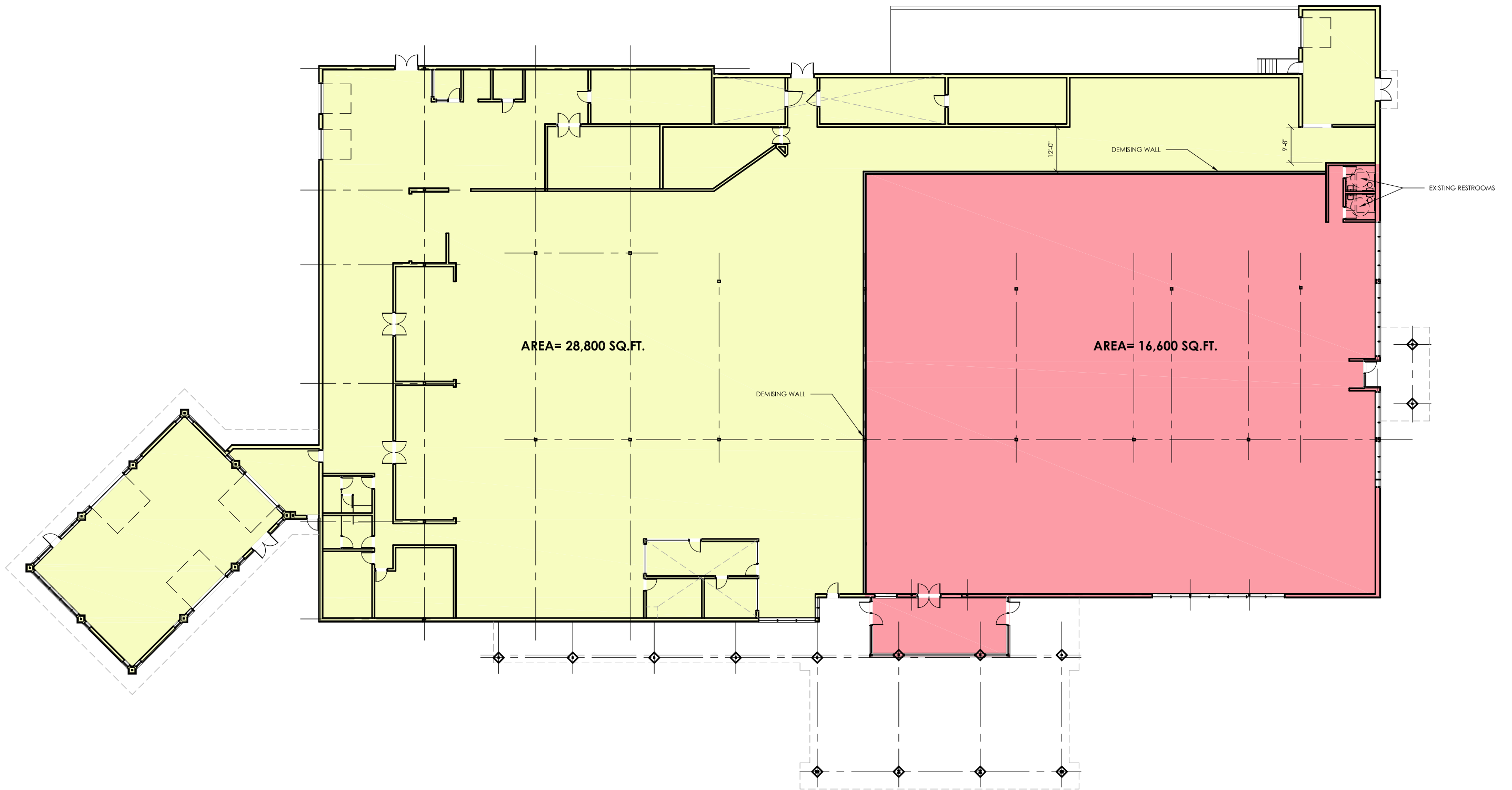


R E A R E L E V A T I O N



F R O N T E L E V A T I O N





02.07.2022

PRELIMINARY FLOOR PLAN-TOMS

Scale: 1/16" = 1'-0"

X

AX.X







CONSTRUCTION
COMPANY