



· **ACME TOWNSHIP PLANNING COMMISSION MEETING**
· **MACKINAW BALLROOM**
· **100 Grand Traverse Blvd Acme, MI 49610**
· **July 11, 2022 7:00 p.m.**
APPROVED MINUTES

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE Opened at 7:03

ROLL CALL: Present; K. Wentzloff, S. Ferninga, D. Rosa, J. Challendar, D. VanHoutan, J. Aukerman, M. Timmins

Staff present: Lindsey Wolf, Planning and Zoning Administrator; John Iacoangeli, Planner Beckett & Raeder; Jeff Jocks, Legal counsel; Marcie Timmins, Recording Secretary

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

- Jim Novack- With the Grand Traverse Men's shed association- read a letter outline what the Men's shed is. A place for men to gather and talk about life's issues while having projects to work on, obtaining new skills or sharing skills with others. Strathmore Real Estate has offered them a 10 year lease, costing \$1 a month.
- Rick Adair- Lives in Windward Way, just north of vacant Tom's and Kmart. Addressing the PD he believes it will have a negative impact on him personally and his neighborhood. Doesn't believe it is in sync with Acme Townships master plan.
- Jim Goran- Believes that storage and warehousing is far from an innovative solution for the Old Kmart and Tom's buildings. Believes it is the bare minimum. Commented that Kmart to self-storage reuses only happen in depressed areas, does not believe Acme is a depressed area. Brought up the new ordinance for self storage believes the proposed PD would not be in line due to not having an ingress and egress directly off a public street.
- Jim Stevens- Questioned how Tom's and Truly Free were treated as the same use and a minor amendment. Doesn't believe this PD plan is walkable and vibrant.
- David Sexton- Discussed the pickle ball courts and how it brings people of all ages together, as well as promoting healthy lifestyle. Supports the development.
- Barbara Bordo- Supports the pickle ball courts, believes the sport is open to the whole community, it is a great community builder.
- Brain Kelly- Asked about removal of the shoreline protection section from the new ordinances that were just passed by the Acme township Board. Read the Acme township master plan cornerstone, relating to maintaining and improving the quality of surface and ground water throughout the township, region and Grand Traverse Bay watershed. Talked about how this was to be pulled temporarily and then would immediately go back on to the shoreline protections. He hasn't heard anything about bringing the shoreline protections back for review. Important to understand the pressure our waters are facing in Acme. The new ordinance is intended to increase density, streamline and speed up development increasing intense development pressure along the waterways. Asks the PC to return soon to the shoreline protections.
- Stephen Ezell- Founder of Truly free home. Retail store is launching this fall, it will be not only Truly Free products but other brands made in America that are non toxic safe products can be shopped for in this community. Has 3 topics to discuss tonight; 1) is housing- as a growing company one of their major challenges is hiring. One of the major challenges of hiring is housing. They have been trying to recruit from all over the country. When they try to come to town to work for the company, there is no place to live. There is no shortage of need for housing in our community. The types of people they are recruiting that would live on property are actual families. Number 2, taxes. We need to increase tax bases in our community and grow revenues. 3) Restaurants- are really challenging, offered anyone in the room that wants to open a restaurant can come see him after the meeting. He will sublet them some space to build a restaurant.
- Daniel Succarde- supports the pickleball courts, it is a very friendly game that is for any age group and good for socialization.

- Christine Arnold- Excited about the new growth. She thinks the new development is something that is needed for this area.

Public comment closed at 7:33

- B. APPROVAL OF AGENDA: Motion by Feringa, support by Timmins to approve the agenda with the addition of G. 5-15. Motion carries**
- C. INQUIRY AS TO CONFLICTS OF INTEREST:**
- D. SPECIAL PRESENTATIONS:**
- E. RECEIVE AND FILE:**
- 1. RECEIVE AND FILE**
 - a. Draft Board Meeting Minutes 6.7.22**
Motion by Timmins, support by Challendar to approve the draft Board meeting minutes 6-7-22
- F. APPROVAL OF MINUTES:**
- a. Approve Draft Planning Commission Meeting Minutes 6.13.22**
Motion by Rosa support by Timmins to approve the draft planning commission meeting minutes from 6-13-22 with the correction to John Iacoangeli's name. Motion carries
- G. CORRESPONDENCE:**
- 1. Kelly**
 - 2. Passon**
 - 3. Waraniak**
 - 4. Wasielewski**
 - 5. Haggards Plumbing & Heating** - in favor of the mixed use, residential development.
 - 6. Bieganowski** - on behalf of a client. Feels the PD is to make a quick buck. The property needs to be considered for the highest and best use for the township. Self storage is not what would allow that. They are not in favor of allowing non conforming uses, that is not what a PD is designed for.
 - 7. Freiwald** - They are not in favor of the development.
 - 8. Wrede** - member of the Grand Traverse Men's Shed, it is an important part of his life and supports the project.
 - 9. Peck** - opposed to a zoning change for the Kmart and Tom's, wants to stick to the master plan.
 - 10. Chernak**- Live in Elk Rapids, would love to have pickleball available in the Acme Kmart.
 - 11. Heles** - moved to the area from Chicago five years ago, they are in favor of pickleball, they reside in Rapid City.
 - 12. Somers** - expressed interest in indoor pickleball courts in Acme, if you build it I will come.
 - 13. Riemer** - In favor of indoor pickleball courts
 - 14. Coulter** - Member of the men's shed group, difficult to find indoor storage. He is in favor of the project including self storage.
 - 15. Adair** - Urged the commission to vote no on the nonconforming light industrial proposals on the Kmart and Tom's property. They live in Windward Ridge.
- H. PUBLIC HEARINGS:**
- 1. PD 2022-01 Tom's/Kmart – Formal PD Application**
John Iacoangeli- put together a slideshow, no written staff report because tonight is the public hearing.
Made a statement about the comments concerning a rezoning of this property. This is not a rezoning. The underlying property is zoned commercial flex(CF) and it will remain CF.

The applicant is using the planned development provisions in the ordinance to provide a little more flexibility to the project and at the same time request some waivers for some basic requirements to the zone.

Iacoangeli also explained how at the last PC meeting Truly Free, who is going to occupy the Tom's building, submitted an application for a request for review. For either a minor or major amendment to the underlying special use permit that was granted to Tom's market years ago. Determined the functions within Tom's and those proposed by Truly Free were fundamentally the same. Warehousing in the back, another part of the store is used for packaging and processing, the front would be retail. The difference here is customers don't load their own packages and then going to a check out, they buy the product primarily online and they have an associate in the building that picks the products and packages them out, referred to as e-commerce. Explained how zoning codes don't often keep up with the new terms. A review by the planning commission determined it was a minor amendment and that Tom's could be used by Truly Free for the application they wanted to proceed. Tom's is still part of the overall PD.

The Tom's and Kmart buildings have primarily been vacant since the occupancy of the Meijer project. Explained that the tax tribunal considers these buildings to be obsolete, they refer to them as dark stores when they close. Having been on the market for five years they are declining in quality. The goal of the planning commission is how to position these properties for redevelopment.

Explained that one of the cornerstones of the master plan is to protect the agricultural quality of the township and how you do that is to consolidate your highest development in areas that have access to water and sewer. That is how we control development in small zones so it doesn't sprawl out into the adjoining agricultural areas. The township has used that strategy for twenty years with a lot of success. Proposed master plan(for the PD properties) proposed the adaptive reuse of Kmart and Tom's and includes an introduction of apartment units as out buildings along the exterior of the property. Much of the parking lots will be torn out and reused for apartment buildings and open space. Discussed the closing of one of the access drives off from US-31 that went to the Tom's property. Went over the breakdown of square footage to be used in relation to parking spots. The Beckett & Raedar review showed the PD property would need 439 based on their calculations. The site will have 461, so there is a surplus of 22 parking spots on the property. A third party traffic study was requested by the PC, the applicants contracted with Fish Beck out of Grand Rapids. Past trip generation, concluded the proposed use would have significant decrease in traffic.

Empty big box stores are an extreme challenge to a community. Unfortunately many developers do not want to undertake the adaptive reuse of a big box store because it is too complex. This project includes the introduction of housing, which is in dire need in the Traverse City area. The project here includes 186 units of apartments, a variety of 1,2 and 3 bedrooms. They would be right across the street from the current housing development on the other side of US-31.

Went over the project's landscaping plan, the plan maintains a lot of mature trees along the 31 corridor. Proposing an easement to TART which would parallel 31. Inside of the site will have sidewalks trying to make it as walkable as you can for an adaptive reuse project and is a mixed use site which is part of the commercial flex purpose and intent. When you look at the various components integrated in the project, many of the components are consistent with the commercial flex joining which is the underlying zoning for the property.

Outstanding issues to date; Working with a water agreement with the Grand Traverse Band to bring water over to the property. In the process of having the sanitary sewer capacity analysis confirmed by the township engineer. The project is also being reviewed by metro fire to meet the new fire code. The new fire code requires certain water pressures you can only get through public water not through wells. Lack of public water

is one of the reasons Acme township has not participated in the retail development that has been seen in East Bay and Garfield. There is no public water along the 31 corridor that is a barrier.

Waivers that the applicant needs to have approved by the planning commission if the project is approved. Is to have a waiver having warehousing in the commercial flex zone and having residential on the first floor. Commercial flex zone says housing is allowed but it needs to be on the second or third floor.

Sarah Kever- North view 22- representing the applicant. Went over some of the questions we had last month.

Color scheme - There is no orange, Colors are Tan/blue/aqua.

Place designated for a coffee shop/ eatery. It is adjacent to the flex suites and the fitness center.

Validated the location of the BATA bus stop with BATA

Community garden beds added to the South side. They will be made by the members of the Grand Traverse mens shed.

Utilized the area behind Kmart to put a trailer connector to the neighborhood behind the store.

Opened the public hearing at 8:10pm

Barbara Bordo- Would like to have more than six pickleball courts.

David Sexton- Supports pickleball and the health benefits it brings.

Linda Velliquette- wonders about the upkeep of the apartments, as well as what school the kids living there would go to?

Rick Adire- Lives in Windward Way. Asked the PC to not approve this, as it is just a non conforming use. Wondered if there were other possibilities for pickleball courts, could courts be incorporated there? Concern about water pressure in the neighboring areas, Windward Way also has their water supplied by the GTB. Concerned about the housing being seasonal housing.

Jim Goran- In support of the conforming items. Wishing the housing had garages or carports. Beautiful potential development. Concerned about the non conforming items. Questioned if the Men's Shed would be taken over as self-storage too when the first area of self-storage becomes full. Feels that once light industrial is allowed in the area it will begin to creep into other areas. Doesn't believe we need any light industrial in the development.

Jim Stevens- here on behalf of Acme storage. He would really love to expand, but there is no available area to expand. Suggest that if the development goes through the committee put some hard caps on the self storage space.

Eric Nuffer- Questions if the developers would have the right to expand self-storage if any of the planned businesses going in fail? Likes the housing and walkability, does not support first floor housing in this area. Would rather have retail and restaurants on the first floor.

Denny Rohn- doesn't support the development with all the non- conforming zoning pieces to this project. Doesn't believe that it is the township's responsibility to make the pickleball community happy. I know many people signing a petition to support this project that don't live in the township and are not aware of the project. They just want to

play pickleball. Concerns about Mr. Chappelle and the legal issues he is involved with. In 2020 he was indicted for tax evasion, filing false documents and mortgage fraud. Causes a big trust factor with this developer.

Rachelle Babcock- Concerned that the project will end up looking like the home depot/apartment complexes over in Garfield township. Where is the rural lakeside town in the plan? Wants to see housing for all incomes as well as bike racks, electric car hookups, more landscaping and restaurants, not light industrial. This development makes me feel like this is just a dumping ground for Traverse City out growth.

Brain Kelly- Wants to know if vacation rentals would be allowed in this zoning district? Believes there is a lot of good stuff in the project but the housing should not be vacation rentals or tourist homes. We do need housing in our township but not a quasi hotel. The storage component of this property does not meet the township's cornerstone in the master plan of a high quality, vibrant commercial area.

Pat Salathiel- Happy to see something is happening, thinks repurposing the buildings if they can't be torn down is good. Concerned about the sewer capacity, wonders if the pipe put in a couple years ago is big enough to handle the extra capacity. Wants to make sure the dark sky ordinance is adhered to. Does this plan meet the open space requirements? Doesn't see much room for growth if other stores or restaurants want to come into the development. Doesn't think self storage is a complementary use in the mixed use zoning.

Fenneke Carrier- Supports the pickleball courts, would like to see more than six courts.

Charlene Abernethy- Wants to see restaurants in this development, noted that Truly Free is bringing in a chef to cook for the employees because there is nowhere to eat around the area. Would like to see a bank branch on the development. Would like a specialty grocer, supports housing in the area but would not like it to be high priced housing as has happened in Traverse city or become airb and b. Doesn't support the 70% of the Kmart building that will be used for warehousing and self-storage. Doesn't believe that the Acme residents are getting what they envisioned or what the zoning law says.

Stephen Ezell- Discussed his positive experiences with the Strathmore group, and how the group is constantly pivoting to make the project work.

Christine Arnold- Has lived in Acme a long time and has seen many businesses come and go. Questioned if the community could really support all the business people listed they would like to see here. Would like to see more opportunities for younger people to come live in the community.

Joanne Bezzowki- This at Windward way, is wondering if someone is already going into the fitness center and if is it tied to pickleball? Wondered if the township has thought of moving the townhall and the fire department?

**Motion by Timmins, support by Challenger to close the public hearing.
motion carries**

I. OLD BUSINESS:

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

1. None

J. NEW BUSINESS:

1. PD 2022-01 Tom's/Kmart – Formal PD Application

Wentzloff - addressed questions asked during the comments.

In reference to correspondence. The township can not receive correspondence that doesn't have a name on it. Initials do not qualify, either do a list of names with no last names or addresses.

Schools that the residents in the housing on the development would attend; courtade elementary, East middle school and central high school.

If any of the businesses fail- if the PD application is approved there is a PD agreement that outlines the rules of what can and can not be done on the property.

Short term rentals - are only allowed in single family homes.

Can it be condominiumized- Jocks addressed that the approval would be for apartments to turn it into a condominium there would have to be an amendment to the PD agreement and would come back to the board.

Sewer and water capacity- Sewer is all worked out with calculations and being looked at by the engineers. Water - they have to have the capacity for the properties so neighboring properties would not be impacted.

Open space requirements- not relevant in this zoning district.

Thinks the room for growth would be in surrounding properties or other vacant storefronts.

Health and fitness- not sure if an actual tenant is lined up and Wentzloff has no idea on the opportunities for priority health discounts.

Moving the township and firehall- The board has looked at moving it several times and done studies, it is always a money question.

2. Election of Officers-

Wentzloff went over the rules and procedure.

Nominations for chair- Timmins nominated Karly Wentzloff- Wentzloff accepts

Aukerman- yes, Challenger -yes, Feringa-yes, Rosa- yes, VanHouten-yes, Timmins- yes
Motion carries

Nominations for vice chair- Wentzloff nominated Dan Rosa. Rosa accepts

Wentzloff-yes, Aukerman-yes, Challenger-yes, Feringa- yes, Timmins-yes,
VanHouten-yes
motion carries

Nominations for secretary- Aukerman nominated Marcie Timmins, Timmins accepts

Wentzloff- Yes, Aukerman- yes, Challenger -yes, Feringa-yes, VanHouten-yes
motion carries

K. PUBLIC COMMENT & OTHER PC BUSINESS

Opened at 9:05

Jim Goran- feels no one supports the light industrial, if the water comes through it would be a shame to have a permanent warehouse in the back.

Brian Kelly- Surprised not to see a staff report in the packet. Important for the public to get that and have time to read it and respond.

Public comment closed at 9:08

Iacoangeli addressed Brian Kelly's comment about the staff report- the staff report was prepared last month that went over the project in detail and was the foundation for recommending the PD go to public hearing. Tonight's meeting was to gather thoughts from the public, based on that. At the next meeting in August there will be a staff

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.

report which has observations plus the findings of fact and will be part of the public packet

1. Planning & Zoning Administrator Report – Lindsey Wolf- Asked about using a larger venue for the August meeting. That was agreed upon and Wolf will be contacting the resort. Sometime this fall we will be looking at the duplex and ADU's along with the waterfront regulations will be looked at again sometime this fall, now that the board has passed the new ordinances. Wolf has toured the new solar farm property.
2. Township Board Report – Jean Aukerman- no report from the board
3. Parks & Trails Committee Report – Wentzloff- Met last month thinking about a playground expansion at Bayside park, Acme Connector trail is under construction now, hoping it will be complete by September or October.

ADJOURN: Motion to adjourn by Feringa, Support Timmins

Motion carries

Lindsey Wolf

From: Rick Adair <tvcaidair@gmail.com>
Sent: Sunday, July 10, 2022 9:04 PM
To: Lindsey Wolf
Cc: Rick Adair
Subject: PD2022-01 Kmart Toms Reuse

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ame Township planning commission:

I urge the commission to vote NO to the non-conforming light industrial proposals at the former Kmart and Toms properties.

I live just north of these properties, at 4117 Windward Ridge, in the Cottages at Windward Way, and I do not want to see industrial warehousing and self storage units so close to where I reside. Also, please note that these proposals go against the township's master plan.

Please leave the industrial warehousing and storage units to the M-72 corridor.

Thank You.

Rick Adair
4117 Windward Way
Williamsburg MI 49690

DAVID A. BIEGANOWSKI, PLC
ATTORNEY AT LAW
2226 S. Airport Rd., W., Ste. B, P.O. Box 426
Traverse City, Michigan 49685-0426

David A. Bieganowski

Email: dbiegan@bieganowskilaw.com
Telephone: (231) 947-6073
Telefax: (231) 947-1645

July 6, 2022

Lindsey Wolf
Planning & Zoning Administrator
6042 Acme Road
Williamsburg, MI 49690

Re: PD 2022-01 Tom's/Kmart

Dear Planning Commission members and Township Board members:

Lindsey, please distribute this letter to the planning commission members and township board members in time for the July 13th planning commission meeting. I represent a number of Acme residents and business owners who are closely following the applications for re-development of the Tom's and K-Mart buildings. They have been diligently tracking the various proposals and are concerned about the township following its own ordinance and Master Plan in this regard.

As developers tend to do in order to make a quick buck, many PUD (which Acme calls Mixed Use Planned Developments) applications are "pie in the sky" proposals that make the developer the most money in the shortest amount of time possible but are not really developments that the township wants or needs. Applicants sugar coat the proposals hoping to "sell" developments that wouldn't normally be considered.

The Acme zoning ordinance includes language to prevent this from happening. Section 9.21.3 says use of the PUD 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. Section 9.21.4 says approval will not be granted when the Mixed Use Planned Development is sought primarily to avoid the imposition of standards and requirements of existing zoning classifications . . . The current proposal has so much non-conforming use that it clearly looks like a ploy to avoid the existing zoning by using a PUD.

We fear that in the rush to put those buildings back into active status, the township planner, planning consultant, and planning commission may be rushing or overlooking their role in protecting the township residents and existing businesses. Sometimes it appears as if your planning consultant, Becket/Raeder, is bending over backwards to accommodate the developer and not acting in the best interests of the township. Becket/Raeder has disclosed some conflict of interest but I don't think it's been fully explored.

The recent approval of the E-Commerce facility is a case on point. E-commerce centers

are considered warehouses under old/current zoning classifications, which are Light Industrial. A modern E-Commerce facility has a lot more traffic, pollutions, and repackaging (chemicals in some cases like the one just approved), that certainly make it and industrial use. At the urging of Becket/Raeder, the township approved it using the SUP "minor amendment" classification which allowed it in the commercial corridor and effectively rezoned the property without going through the public process for rezoning.

Again, we are concerned that the planning commission is letting the applicant go around the ordinance and not properly scrutinizing the proposals or applying ordinance standards. In this context, proposing a large percentage of self-storage units are really the tail wagging the dog. Self-storage units are the quickest and easiest way for the developer to make a profit on the parcel. We want to avoid the situation where some mixed use gets approved but only the self-storage units actually get built. The rest of the project never comes online like promised. Beware.

There are over 800 self-storage units in Acme at present and the surrounding townships have thousands of additional units. Adding unneeded, new units definitely doesn't meet ordinance words of "which add interest and flavor to the living and working environment . . ."

This large, visible property is important to Acme township and is hardly what anyone would consider a light industrial site. It should be re-developed in a way as the ordinance says "which add interest and flavor to the living and working environment . . ." and to not have any adverse economic, social, or environmental impact on surrounding land uses. Those desirable locations are best suited for walkable businesses like retail and eating and drinking establishments. Allowing large percentages of normally non-conforming uses like warehousing and self-storage is not in the spirit of what PUD's are supposed to be about. It's all one sided in favor of the developer and at the expense of the township business and residents. Please do not allow that to happen.

If the township wants to go down this road and the residents don't file suit to stop it, the township should at a minimum put measures in place to require the developer to follow through with the other conforming uses it proposes in its' application. Require a performance bond or make it a single-phase development, or require the conforming uses be built first.

Again, the purpose of this letter is to prompt appropriate scrutiny of the application and encourage those voting on the application to take proper note of the effects it will have on the community and the wishes of residents and business owners who have been very concerned over how things have gone so far.

I will not be at the next hearing but my clients will be there to speak out and continue monitoring the process.

Sincerely,



David A. Bieganski

Lindsey Wolf

From: Maureen Chernak <mchernak@gmail.com>
Sent: Thursday, July 7, 2022 3:56 PM
To: Lindsey Wolf
Subject: Acme Kmart Pickelball courts

Follow Up Flag: Follow up
Flag Status: Flagged

Hi,

I live full time in Elk Rapids and I would love to play Pickelball on courts in the Acme Kmart. This is a great use of a vacant building and an incredible healthy resource for the community, both young and old.

Maureen Chernak
305 Green Acres Lane
Elk Rapids

Sent from my iPad

June 27, 2022

Planning & Zoning Administrator
6042 Acme Rd.
Williamsburg, MI 49690

Ref: Applicant SH East Bay Holdings South, LLC seeking approval for a planned development for a mixed-use commercial/residential development for a 13-acre and 9-acre property. Parcel#28-01-234-036-00 & Parcel#28-01-234-035-00

To whom it May Concerns,

Upon reviewing the above notice, I would like to express my view on the above plan request. Haggard's Plumbing & Heating is not opposed to the changes of the property and/or the request to the Zoning Board. If a property owner is fortunate enough to have the ability and the recourses in this time to either build and/or improve their existing property, it would only help the economy continue to grow. It would prove positive for the local, county, and state to do all we can to improve and promote in anyways possible.



Sincerely,

John Haggard

Haggard's Plumbing & Heating

DAVID A. BIEGANOWSKI, PLC
ATTORNEY AT LAW
2226 S. Airport Rd., W., Ste. B, P.O. Box 426
Traverse City, Michigan 49685-0426

David A. Bieganowski

Email: dbiegan@bieganowskilaw.com
Telephone: (231) 947-6073
Telefax: (231) 947-1645

July 6, 2022

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David A. Bieganski

Lindsey Wolf

From: Gregory Freiwald <gfreiwald1@gmail.com>
Sent: Wednesday, July 6, 2022 2:22 PM
To: Lindsey Wolf
Subject: K Mart and Tom's

Follow Up Flag: Follow up
Flag Status: Flagged

Subject: K Mart and Tom's

Good afternoon,

I have signed- and so has my wife Ana, the petition saying "No" to the warehouse project where K Mart and Tom's used to be located. This should be a residential area and it should be kept that way. We need businesses for sure but not warehouses. We already pay high amount of taxes and ser little in return(Deepwater Point Rd between Shore and Dock Rd is a disgrace- never has been repaved in front of our house in the last 15 years we have lived here)...so now on top of that to have warehouses in the area sou da and feel like an insult.

Thanks for your attention to this matter

Gregory Freiwald
6435 Deepwater Point Rd
Williamsburg, MI 49690

greiwald1@gmail.com
989 430 5595

Sent from my iPhone

Lindsey Wolf

From: James Wrede <jwrede630@gmail.com>
Sent: Thursday, July 7, 2022 7:17 AM
To: Lindsey Wolf
Subject: Old K-Mart building

Follow Up Flag: Follow up
Flag Status: Flagged

I am a member of the Grand Traverse Mens shed. The opportunity for us to occupy a small part of the old K-Mart building would be amazing. Our organization assists senior gentlemen in gathering together to help them socialize and find purposes in there lives. This has become an important part of my life. Your support in the progress of this project would be greatly appreciated by many people. Thank you.
Jim Wrede

Sent from my iPhone

Lindsey Wolf

From: William Peck <billfireco@gmail.com>
Sent: Thursday, July 7, 2022 12:24 PM
To: Lindsey Wolf
Subject: Kmart and Toms proposed zoning change

Follow Up Flag: Follow up
Flag Status: Flagged

As a tax paying resident of Acme Township I'm opposed to any zoning change involving the former Kmat and Tom's Market property. I think we should stick to the "Master Plan". I also feel the proposed change will lower my property values and be an eyesore for the area.

William Peck
4227 Wolverine Drive
Williamsburg, MI 49690

Lindsey Wolf

From: Maureen Chernak <mchernak@gmail.com>
Sent: Thursday, July 7, 2022 3:56 PM
To: Lindsey Wolf
Subject: Acme Kmart Pickelball courts

Follow Up Flag: Follow up
Flag Status: Flagged

Hi,

I live full time in Elk Rapids and I would love to play Pickelball on courts in the Acme Kmart. This is a great use of a vacant building and an incredible healthy resource for the community, both young and old.

Maureen Chernak
305 Green Acres Lane
Elk Rapids

Sent from my iPad

Lindsey Wolf

From: Carol Heles <cheles@ameritech.net>
Sent: Friday, July 8, 2022 7:29 AM
To: Lindsey Wolf
Subject: In support of Acme Pickleball courts!

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern,

We are 60 year old retirees who moved to this area from the Chicago area five years ago.

One of our first attempts to make friends and get involved with our new community was stopping by the two outdoor Milton Township Pickleball courts and asking if we could join in their play. We were welcomed with open arms, learned the game and developed friendships that continue to this day. (And we now enjoy the 8 courts that the township installed two years ago that are FULL most of the time!)

We travel to the Traverse City South YMCA to play in the winter, so we'd LOVE to see indoor courts installed in Acme, which is much closer to our home. We would support this effort in any way we could.

Pickleball is a special game in that it is friendly and accessible. Installing indoor courts in Acme would be AWESOME and serve as a terrific venue to help "year rounders" get through the winter!

Phil and Carol Heles
Full time residents of Rapid City, MI

Lindsey Wolf

From: Karen Somers <mksomers6@icloud.com>
Sent: Friday, July 8, 2022 2:18 PM
To: Lindsey Wolf
Subject: Pickle ball court

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

I am writing to express my great interest in utilizing the proposed indoor pickleball courts in Acme. I am a year round resident in Kewadin who travels regularly to the YMCA pickleball courts near Traverse City and would love to be able to play closer to home. I will be a regular attendee. If you build it, I will come!!!

Thank you for considering this wonderful plan.

Karen Somers

Kewadin resident

Sent from my iPad

Lindsey Wolf

From: Ann Riemer <Ann.e.riemer@torchlakeca.com>
Sent: Saturday, July 9, 2022 9:01 AM
To: Lindsey Wolf
Subject: New facility

Follow Up Flag: Follow up
Flag Status: Flagged

Unfortunately unable to attend mtg. in regards to transferring the old Kmart to new pickleball courts. Feel there is such a need and demand for this sport in the surrounding areas. I support and would be interested in details on moving ahead with this much needed project for playing pickleball indoors .

Thank you ! Hoping this happens! 🙌🙏

~Ann Riemer~

Sent from my iPhone

Lindsey Wolf

From: James Coulter <jlcricket@hotmail.com>
Sent: Saturday, July 9, 2022 8:24 PM
To: Lindsey Wolf
Subject: Kmart Acme Planning

Follow Up Flag: Follow up
Flag Status: Flagged

To: Lindsay Wolf; I am a member of the Men's Shed group, and would like to comment on the local "self-storage" businesses that are opposing any new self-storage units. When we sold our house in Rochester in 2014, we had to move a lot of furniture up here. Called all of the existing storage unit East of town and they all said they might have some space available in 6 or 8 months. Consequently, we had to fill our garage (very full) of our extra furniture items. Had to park our car outside for more than 2 months until we could sell some pieces locally or on Craig's list. Finally squeezed the car into the garage, only to have a piece of furniture fall on the hood, causing some real damage.

So I believe there is actually a need for a lot more self-storage units, and the current owners are just making a smoke screen. Sincerely, James Coulter 3328 N. Timberwood, Acme

Sent from [Mail](#) for Windows

Lindsey Wolf

From: Rick Adair <tvcair@gmail.com>
Sent: Sunday, July 10, 2022 9:04 PM
To: Lindsey Wolf
Cc: Rick Adair
Subject: PD2022-01 Kmart Toms Reuse

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ame Township planning commission:

I urge the commission to vote NO to the non-conforming light industrial proposals at the former Kmart and Toms properties.

I live just north of these properties, at 4117 Windward Ridge, in the Cottages at Windward Way, and I do not want to see industrial warehousing and self storage units so close to where I reside. Also, please note that these proposals go against the township's master plan.

Please leave the industrial warehousing and storage units to the M-72 corridor.

Thank You.

Rick Adair
4117 Windward Way
Williamsburg MI 49690

Lindsey Wolf

From: James Coulter <jlcricket@hotmail.com>
Sent: Saturday, July 9, 2022 8:24 PM
To: Lindsey Wolf
Subject: Kmart Acme Planning

Follow Up Flag: Follow up
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Sent from [Mail](#) for Windows

Lindsey Wolf

From: Gregory Freiwald <gfreiwald1@gmail.com>
Sent: Wednesday, July 6, 2022 2:22 PM
To: Lindsey Wolf
Subject: K Mart and Tom's

Follow Up Flag: Follow up
Flag Status: Flagged

Subject: K Mart and Tom's

Good afternoon,

I have signed- and so has my wife Ana, the petition saying "No" to the warehouse project where K Mart and Tom's used to be located. This should be a residential area and it should be kept that way. We need businesses for sure but not warehouses. We already pay high amount of taxes and ser little in return(Deepwater Point Rd between Shore and Dock Rd is a disgrace- never has been repaved in front of our house in the last 15 years we have lived here)...so now on top of that to have warehouses in the area sou da and feel like an insult.

Thanks for your attention to this matter

Gregory Freiwald
6435 Deepwater Point Rd
Williamsburg, MI 49690

gfreiwald1@gmail.com
989 430 5595

Sent from my iPhone

June 27, 2022

Planning & Zoning Administrator
6042 Acme Rd.
Williamsburg, MI 49690

Ref: Applicant SH East Bay Holdings South, LLC seeking approval for a planned development for a mixed-use commercial/residential development for a 13-acre and 9-acre property. Parcel#28-01-234-036-00 & Parcel#28-01-234-035-00

To whom it May Concerns,

Upon reviewing the above notice, I would like to express my view on the above plan request. Haggard's Plumbing & Heating is not opposed to the changes of the property and/or the request to the Zoning Board. If a property owner is fortunate enough to have the ability and the recourses in this time to either build and/or improve their existing property, it would only help the economy continue to grow. It would prove positive for the local, county, and state to do all we can to improve and promote in anyways possible.



Sincerely,

John Haggard

Haggard's Plumbing & Heating

Lindsey Wolf

From: Carol Heles <cheles@ameritech.net>
Sent: Friday, July 8, 2022 7:29 AM
To: Lindsey Wolf
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~Ann Riemer~

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Kewadin resident

Sent from my iPad

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To: Lindsey Wolf
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Jim Wrede

Sent from my iPhone



ACME TOWNSHIP PLANNING COMMISSION MEETING
MACKINAW BALLROOM
100 Grand Traverse Blvd Acme, MI 49610
July 11, 2022 7:00 p.m.

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE

ROLL CALL:

- A. LIMITED PUBLIC COMMENT:** Members of the public may address the Commission regarding any subject of community interest during public comment periods by filling out a Public Comment Card and submitting it to the Secretary. Public comments are limited to three minutes per individual. Comments during other portions of the agenda may or may not be entertained at the moderator's discretion
- B. APPROVAL OF AGENDA:**
- C. INQUIRY AS TO CONFLICTS OF INTEREST:**
- D. SPECIAL PRESENTATIONS:**
- E. RECEIVE AND FILE:**
 - 1. RECEIVE AND FILE**
 - a. Draft Board Meeting Minutes 6.7.22**
- F. APPROVAL OF MINUTES:**
 - a. Approve Draft Planning Commission Meeting Minutes 6.13.22**
- G. CORRESPONDENCE:**
 - 1. Kelly**
 - 2. Passon**
 - 3. Waraniak**
 - 4. Wasielewski**
- H. PUBLIC HEARINGS:**
 - 1. PD 2022-01 Tom's/Kmart – Formal PD Application**
- I. OLD BUSINESS:**
 - 1. None**
- J. NEW BUSINESS:**
 - 1. PD 2022-01 Tom's/Kmart – Formal PD Application**
 - 2. Election of Officers**
- K. PUBLIC COMMENT & OTHER PC BUSINESS**
 - 1. Planning & Zoning Administrator Report – Lindsey Wolf**
 - 2. Township Board Report – Jean Aukerman**
 - 3. Parks & Trails Committee Report –**

ADJOURN:

Lindsey Wolf

From: Kevin Kelly <kevinckelly55@gmail.com>
Sent: Monday, June 13, 2022 4:47 PM
To: Lindsey Wolf
Subject: Master Plan att. Karly Wentzloff

Hi Karly, I would like you to know that as a resident for over 36 years in Acme township, and a Grand Traverse resident for 66 years, I am tired of changing master plans to fit developer pockets and ruin our natural beauty. I see no reason to allow a change for the Kmart- Toms zoning. As a side note, I would be happy to volunteer, if needed, for help on insight into our future plans. Thank You for all you are doing. Kevin Kelly

Lindsey Wolf

From: Judy Passon <judyap49@gmail.com>
Sent: Monday, June 20, 2022 9:00 PM
To: Lindsey Wolf
Subject: Fulfillment Center is not a Minor Amendment

Dear Township Planners,

I was surprised at the SUP amendment approval of the former Tom's building for 4.4% by square footage of retail with remainder e-commerce fulfillment center factory (Light Industrial classified operations). The township planners felt it was a minor change, so it got approved at PC level without Public Hearing or Trustee vote. This is a major introduction of Light Industrial classified operations at this site and in NO WAY should have been classified and approved under a Minor amendment process. The original plan for this site was residential/retail, so I think that along with the public storage that has unfortunately been approved, there should be nothing but residential/retail for the rest of the site.

I object to Light Industrial being allowed on these two parcels. With the current growth of the Traverse City area, we need some retail on this side of town. Even something like the Home Depot or another big box store would add more value to this area than Light Industrial. We also need low income housing which would also be preferable and both retail and housing were promised to go along with the public storage facility.

Judy Passon
Williamsburg, MI

Lindsey Wolf

From: Brenda Waraniak <bwaraniak@gmail.com>
Sent: Tuesday, June 14, 2022 8:10 PM
To: Lindsey Wolf
Subject: We are new to Acme township. We moved into The cottages across from the Grand Traverse resort. We really enjoy the area. We love how safe, the walking paths are beautiful, the resort grounds are fantastic.

Dear Karly Wentzloff,

We are new to Acme township. We moved into The cottages across from the Grand Traverse resort last fall. We really enjoy the area. We love how safe it is, the walking paths are beautiful, the resort grounds are fantastic. I just wanted to express my concern about the new development at the old Kmart. Concerns that it could destroy what we have come to enjoy. From what we have seen, the plans have greatly changed from the proposed commercial Flex to light industrial creep with low income housing. We cannot understand why the planning comm. would approve this? It seems to me that it will not bring people to Acme to spend money, shop and enjoy our little Community. It could continue to be an eye sore and cause more problems for our community. I would like to request that you reconsider this or demand that the space be more like the approved master plan. This is an opportunity to bring people here to stop and shop before entering or leaving the Traverse area.

Sincerely,
Brenda Waraniak

Lindsey Wolf

From: Marsha Wasielewski <marsha.wasielewski@gmail.com>
Sent: Wednesday, June 15, 2022 4:13 PM
To: Lindsey Wolf

I support this proposal to Light Industrial/ Warehousing / Self Storage for use of the old Tom's and Kmart properties.

Marsha L. Wasielewski
4481 Bartlett Rd, Williamsburg, MI 49690

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

ORDER CONFIRMATION

Salesperson: DENISE LINGERFELT Printed at 06/21/22 12:16 by dling

Acct #: 6 Ad #: 587127 Status: New WHOLD

ACME TOWNSHIP Start: 06/25/2022 Stop: 06/25/2022
LISA SWANSON, CLERK Times Ord: 1 Times Run: ***
6042 ACME ROAD STDAD 3.00 X 6.06 Words: 482
WILLIAMSBURG MI 49690 Total STDAD 18.18
Class: 147 LEGALS
Rate: LEGAL Cost: 170.25
Affidavits: 1

Contact: Ad Descrpt: LEGAL NOTICE TOWNSHIP OF
Phone: (231)938-1350 Given by: EMAIL LINDSEY WOLF
Fax#: (231)938-1510 P.O. #:
Email: dwhite@acmetownship.org ls Created: dling 06/21/22 12:12
Agency: Last Changed: dling 06/21/22 12:16

PUB ZONE EDT TP START INS STOP SMTWTFS
RE A 97 W Sat 06/25/22 1 Sat 06/25/22 SMTWTFS
IN AIN 97 W Sat 06/25/22 1 Sat 06/25/22 SMTWTFS

AUTHORIZATION

Thank you for advertising in the Record-Eagle, our related publications and online properties. If you are advertising with the Record-Eagle classifieds, your ad will begin running on the start date noted above.

Please be sure to check your ad on the first day it appears. Although we are happy to make corrections at any time, the Record-Eagle is only responsible for the first day's incorrect insertions. Also, we reserve the right to edit or reclassify your ad to better serve buyers and sellers.

No refunds or rebates will be issued if you cancel your ad prior to the stop date.

We appreciate your business.

(CONTINUED ON NEXT PAGE)

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

ORDER CONFIRMATION (CONTINUED)

Salesperson: DENISE LINGERFELT

Printed at 06/21/22 12:16 by dling

Acct #: 6

Ad #: 587127

Status: New WHOLD WHOL

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

PLEASE TAKE NOTICE that the ACME TOWNSHIP PLANNING COMMISSION will hold a public hearing at its regular meeting on Monday, July 11, 2022 at 7:00 p.m. at the GRAND TRAVERSE RESORT & SPA - MACKINAW BALLROOM (use the elevator at the main entry to the ground floor), 100 Grand Traverse Village Blvd, Acme MI 49610, to consider the following application request:

The applicant SH East Bay Holdings South, LLC, 5030 Northwind Drive Suite 120, East Lansing, MI 48823 is seeking approval for a Planned Development for a mixed-use commercial/residential development for the 13-acre property located at 6455 US-31 N (former Kmart building/property) & for the 9-acre property located at 6261 US 31 N (former Tom's building/property):

Parcel No.: 28-01-234-036-00

PT SEC 34 GOV LT 3 & SEC 35 T28N R10W BEG AT QUARTER CORNER COMMON TO SECTIONS 34 AND 35 TH S 2 DEG 03'30" W 5' TH S 87 DEG 19'30" E 349.87' TH S 27 DEG 52'00" W ALONG THE W'LY LINE OF HIGHWAY US 31 460.45' TH SW'LY ALONG SAID W'LY LINE ON AN ARC OF A 2200.10' RADIUS CURVE RIGHT A DISTANCE OF 25.93' (CHORD BEING S 28 DEG 11'31" W 25.93') TH N 87 DEG 35'05" W 998.32' TH N 2 DEG 37'35" E 436.91' TH N 2 DEG 02'10" E 101.07' TH S 88 DEG 10'50" E 856' TH S 2 DEG 02'10" W 101.07' TO POB

Parcel No.: 28-01-234-035-00

PT SEC 35 T28N R10W & PT GOV LT 3 SEC 34T28N R10W COM NE CNR GOV LT; N 88 DEG 10' W 856'; S 2 DEG 37' W 436.91' TO POB N 87 DEG 35' E 998.32' TO W R/W US-31, N; SW'LY ALG R/W 745.62' M/L TO N R/W SHORE RD; N 87 DEG 34' W 230.35' ALG RD R/W; N 2 DEG 37' E 305.06'; N 87 DEG 35' W 339.96'; N 2 DEG 37' E 300' TO POB.

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

The application materials will be available on the Acme Township website www.acmetownship.org under the current meeting minutes tab - click the link to the July 11th Planning Commission Public Hearing Materials. Copies of the application and are available by request; written comments will be accepted until July 11th @ 4:00 p.m. and may be directed to:

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

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

June 25, 2022-1T

587127

TRAVERSE CITY REAL ESTATE LLC
9278 E GRACE DR
CEDAR MI 49621

CHRIST THE KING OF ACME
611 W NORTH ST
GAYLORD MI 49735

SH EAST BAY HOLDINGS SOUTH LLC
5030 NORTHWIND DR STE 120
EAST LANSING MI 48823

LORMAX STERN ACME LLC
38500 WOODWARD AVE STE 100
BLOOMFIELD HILLS MI 48304

TRAVERSE CITY REAL ESTATE LLC
9278 E GRACE DR
CEDAR MI 49621

SHEPPARD WARREN & LAURA
3750 4 MILE RD
TRAVERSE CITY MI 49686

ACME TOWNSHIP
ACME CEMETERY
6042 ACME RD
WILLIAMSBURG MI 49690

CHRIST THE KING OF ACME
611 WEST NORTH ST
GAYLORD MI 49735

KOHLER JASON
1537 HIGH ST
ALAMEDA CA 94501

JAHODA MICHAEL & ELIZABETH N
2821 MAJESTIC OAKS LN
SAINT CHARLES IL 60174

BROWN MARGARET M INSURANCE AGENCY
P O BOX 190
HARTLAND MI 48353

MOYER MARK A & LYNETTE F
2216 SHENANDOEN DR NW
GRAND RAPIDS MI 49504

BOSCH JACK R & GERRI S
O-538 CHICAGO DR
JENISON MI 49428

KING RENTAL PROPERTIES LLC
456 FULTON ST EAST #1
GRAND RAPIDS MI 49503

TORBET PROPERTIES LLC
707 N WEST SILVER LAKE RD
TRAVERSE CITY MI 49685

TORBET PROPERTIES LLC
707 N WEST SILVER LAKE RD
TRAVERSE CITY MI 49685

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707 N WEST SILVER LAKE RD
TRAVERSE CITY MI 49685

HANOPHY MICHAEL J & PAMELA K
1041 BEAR LAKE RD
MUSKEGON MI 49445

RAMSDELL SEAN
1775 ST JOSEPH ST
TRAVERSE CITY MI 49696

FONG DEISHA
PO BOX 242
ACME MI 49610

DRAGICH JOSEPH R & STEPHANIE A LE
DRAGICH SUSAN C
2974 GRUBER RD
MONROE MI 48162

ESPER VACATION PROPERTY LLC
9152 BRANCH VALLEY WAY
ROSWELL GA 30076

DURST ADAM & KRISTEN
8366 CHARMING MANOR
WEST CHESTER OH 45069

SZELOG DAVID F & ANTOINETTE
GOUIN RICHARD & DIANNE K
1868 JANDALE DR
TROY MI 48098

FAZZONI GREGORY & NANCY TRUSTEE
FAZZONI GREGORY & NANCY TRUST
10018 E SAPPHIRE CIRCLE
TRAVERSE CITY MI 49684

STROM BRENT & MIKAELA
4225 CEDAR LAKE RD
TRAVERSE CITY MI 49685

CHRIST THE KING OF ACME
611 W NORTH ST
GAYLORD MI 49735

SH EAST BAY HOLDINGS SOUTH LLC
5030 NORTHWIND DR STE 120
EAST LANSING MI 48823

LORMAX STERN ACME LLC
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BLOOMFIELD HILLS MI 48304

GRAND TRAVERSE RESORT AND SPA LLC
P O BOX 404
ACME MI 49610

ACME TOWNSHIP
ACME CEMETERY
6042 ACME RD
WILLIAMSBURG MI 49690

CHRIST THE KING OF ACME
611 WEST NORTH ST
GAYLORD MI 49735

EAST BAY MEDICAL PROPERTIES LLC
7685 DEEPWATER POINT RD
WILLIAMSBURG MI 49690

SMITH GEORGE V JR TRUST
SMITH LARRY
6181 US 31 NORTH
WILLIAMSBURG MI 49690

GIERLACH ANJA M & MORIN REBECCA L
6226 ACME RD
WILLIAMSBURG MI 49690

LENKEY LAURA
5104 76TH ST SE
CALEDONIA MI 49316

HERBERGER JOHN & PENNY
2896 WILD JUNIPER TR
TRAVERSE CITY MI 49686

KOHLER JASON
1537 HIGH ST
ALAMEDA CA 94501

JAHODA MICHAEL & ELIZABETH N
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TRAVERSE CITY MI 49684

STROM BRENT & MIKAELA
4225 CEDAR LAKE RD
TRAVERSE CITY MI 49685

SMITH CARLEY
889 N RUSCH RD
TRAVERSE CITY MI 49696

KEARNEY MICHELLE L
1456 W ROMNEY AVE
FLAGSTAFF AZ 86005

NORTH AMY
509 LAKE ST
ELK RAPIDS MI 49629

GATES HEATHER L
5537 GOLFWVIEW CT
WILLIAMSBURG MI 49690

TORBET PROPERTIES LLC
707 W SILVER LAKE RD
TRAVERSE CITY MI 49685

BLUEJAY TC LLC
PO BOX 89
ACME MI 49610

ERBARUGH SARAH J TRUST
35973 NORTHGATE ST
LIVONIA MI 48152

LARSON GARY L & CHERILYN J TRUST
6301 NORTHRIDGE WOODS DR
BRIGHTON MI 48116-1377

MOE HOLDING LLC
50426 S FORD ST
CANTON MI 48187

LANG JAMES A & DIANE L
30444 WESTMORE DR
MADISON HEIGHTS MI 48071

DALEY DANA LIVING REV TRUST
1419 E 5TH ST
ROYAL OAK MI 48067

COFFELL RITA A
2436 PETERSON DR
SANFORD MI 48657

MARTIN DOUGLAS R & KATHLEEN E
637 W LAKE ST #3
TAWAS CITY MI 48763

H & M QUICK LUBE INC
529 W 14 ST
TRAVERSE CITY MI 49684

BARRETT SHIRLEY A
P O BOX 276
ACME MI 49610-0276

WEST HARBOR LLC
3267 KIRKCRIDGE DR
WILLIAMSBURG MI 49690

TORBET PROPERTIES LLC
707 N WEST SILVER LAKE RD
TRAVERSE CITY MI 49685

WILLMES RONALD L
PO BOX 69
ACME MI 49610

NM RENTALS LLC
3400 EPPS LN
TRAVERSE CITY MI 49686

STARK BONNIE J TTEE
STARK BONNIE J TRUST
800 E OAKCRIDGE CT
MIDLAND MI 48640

BIZZIS ANDREW
5555 GOLFWVIEW CT
WILLIAMSBURG MI 49690

GERNANT PAUL L ESTATE
P O BOX 112
ACME MI 49610-0112

MROZEK MARK
MORITZ KIMBERLEY
1293 PRESTWICK LN
ITASCA IL 60143

TORBET PROPERTIES LLC
707 N WEST SILVER LAKE RD
TRAVERSE CITY MI 49685

O TOOLE DANIEL F & TERRY
493 LEXINTON DR
SALINE MI 48176

TORBET PROPERTIES LLC
707 N WEST SILVER LAKE RD
TRAVERSE CITY MI 49685

NELSON KENNETH L & NANCY A
779 DEER COURT
PLYMOUTH MI 48170

WILDMAN GEORGE
134 E FRONT ST
TRAVERSE CITY MI 49684

IGNAGNI RICK & GAYLE
333 SANDERS RD
OXFORD MI 48371

BLUEJAY TC LLC
PO BOX 89
ACME MI 49610

BLUEJAY TC LLC
PO BOX 89
ACME MI 49610

JOHNS ANGELO D & MARILYN H TTEE
JOHNS ANGELO D & MARILYN H TRUST
1230 HAMPTON DR
JACKSON MI 49203

VERTALKA ROBERT J & JUDITH E
6143 BROOKS LANDING
DIMONDALE MI 48821

BAUM WILLIAM L & JEAN TRUSTEES
BAUM REVOCABLE TRUST
2303 CANDLESTICK
MIDLAND MI 48640

OCHALEK EDWARD & MARY
218 E MAIN
MILAN MI 48160



Date: Monday, June 27, 2022

Via E-mail

Lindsey Wolf
Acme Township Zoning Administrator
6042 Acme Road
Williamsburg, MI 49690
zoning@acmetownship.org

Addendum to PUD 2022-01 Formal Application: Revised PUD Materials for Part III

Dear Lindsey,

On behalf of the Applicant and the Development Team, I want to extend our continued appreciation and thanks for you and your office's assistance and feedback. Following the prior Acme Township Planning Commission meeting held on June 13, 2022, and to address concerns and requests from your office and the Commission, Applicant respectfully submits the following revised PUD materials.

These materials are intended to be incorporated into the formal PUD 2022-01 application submission and otherwise replace any prior versions. These materials can be separately provided in hard copy, if requested.

1. Updated Monument Signage (*reflecting revised name and tenant mix*)
2. Updated former K-mart building elevations and renderings (*reflecting addition of conceptual coffee shop/small restaurant space*)
3. Revised PUD plan sheets
 - Revised site plan
 - Existing conditions sheet
 - Revised utility plan
 - Revised site grading, LID, and stormwater plan
 - Revised site lighting plan
 - Vehicular access management plan (*reflecting addition of internal BATA stop and turn-around*)
2. Updated Landscape Plan
4. Continued correspondence with BATA
5. Continued correspondence with TART
6. Continued correspondence with Gosling (*regarding project utilities*)



If there are any other materials you may require for your review, or if you have any questions or concerns, please contact me. Thank you.

Sincerely,

A handwritten signature in black ink that reads "Jacob Chappelle". The signature is fluid and cursive, with the first name "Jacob" and last name "Chappelle" clearly distinguishable.

Jacob Chappelle
Principal and Attorney
Strathmore Real Estate Group
jacobc@c-devco.com
(517) 336-4400





SHEET INDEX:

C1	SITE PLAN
C2	EXISTING CONDITIONS
C3	UTILITY PLAN
C4	GRADING & STORMWATER PLAN
C5	LIGHTING PLAN
C6	ACCESS MANAGEMENT PLAN

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:	186 UNITS (8.5 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 AT THE RESIDENTIAL UNIT CLUSTERS FOR RESIDENTS AND VISITORS TO USE.

THERE IS AN ACTIVE EAGLE NEST AT THE WEST SIDE OF THE PROPERTY, WHICH WILL BE PRESERVED AND LEFT UNDISTURBED.

PARKING SUMMARY

RESIDENTIAL UNIT COUNT:	186 UNITS
COMMERCIAL SQFT:	134,217 SQFT
ADA RESIDENTIAL COUNT:	23 SPOTS
ADA COMMERCIAL COUNT:	14 SPOTS
TOTAL ADA COUNT:	37 SPOTS
STANDARD PARKING COUNT:	429 SPOTS
TOTAL PARKING COUNT:	468 SPOTS
NOTE:	8 SPOTS SERVED BY ELECTRIC VEHICLE CHARGING STATIONS

NATURAL FEATURES NOTE

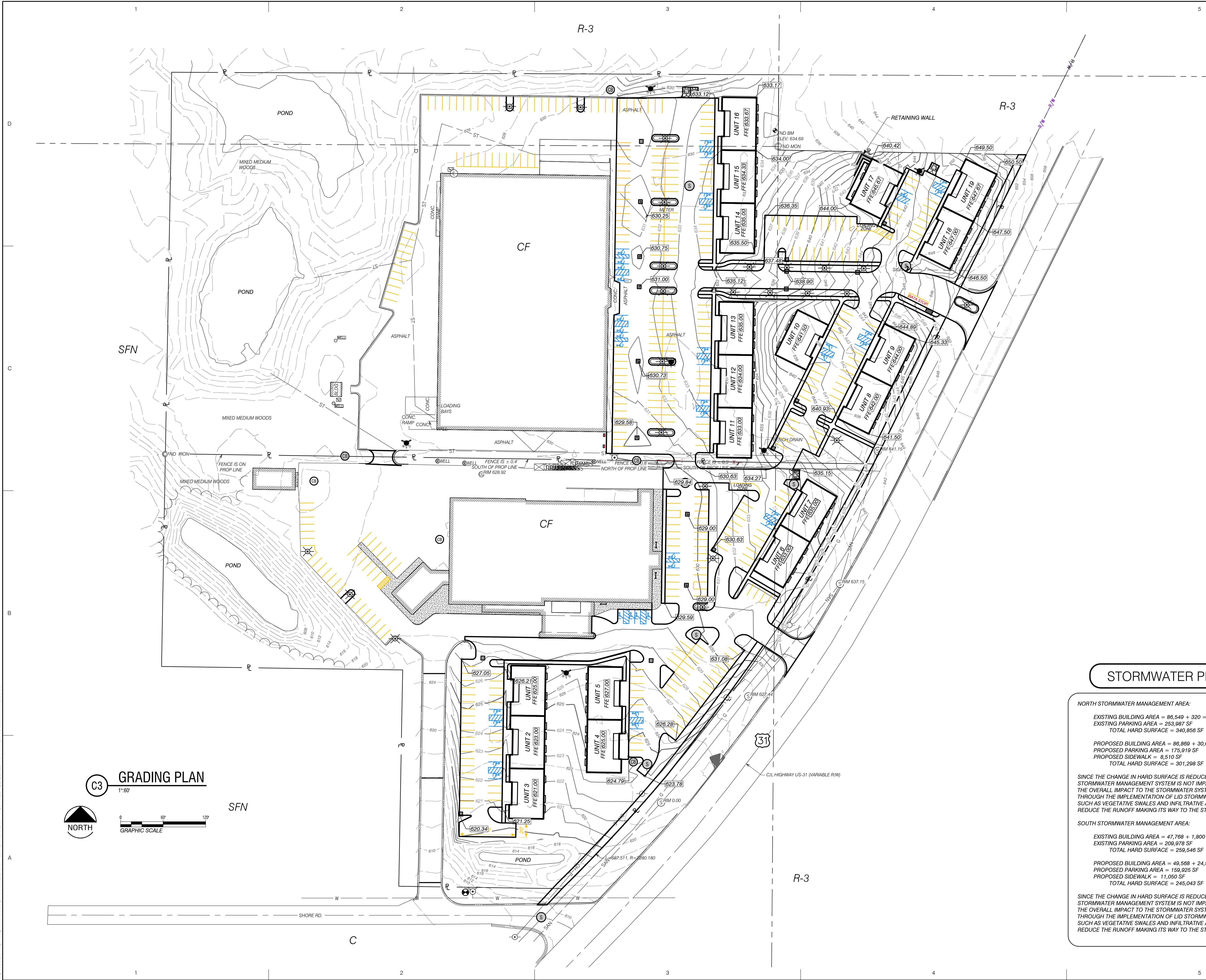
THE EXISTING SITE IS ALREADY DEVELOPED WITH SIGNIFICANT BUILDINGS AND PARKING LOTS. THE PRIMARY NATURAL FEATURES PRESENT AT THE SITE ARE ON THE WESTERLY BOUNDARY AND SOUTHERLY END OF THE PROPERTY. THESE AREAS ARE BEING USED FOR BOTH NATURAL BUFFER AREAS AND STORMWATER MANAGEMENT.

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

DESCRIPTION	DATE	OWNER REVIEW	PRELIMINARY ZONING SUBMITTAL	PRELIMINARY PUD SUBMITTAL	PUD PUBLIC HEARING
MARK	0	1-31-22	1	3-14-22	2
	1	5-18-22	2	6-27-22	3

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

K:\PROJECTS\5755\DRAWINGS\5755 SITE DWG - GRADING PLAN - PLOTTED 6/27/2022 4:05 PM BY AARON NORDMAN



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 = 86,869 + 30,000 = 116,869 SF
PROPOSED PARKING AREA = 175,919 SF
PROPOSED SIDEWALK = 8,510 SF
TOTAL HARD SURFACE = 301,298 SF

SINCE THE CHANGE IN HARD SURFACE IS REDUCED BY OVER 10%, 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 + 24,500 = 74,068 SF
PROPOSED PARKING AREA = 159,925 SF
PROPOSED SIDEWALK = 11,050 SF
TOTAL HARD SURFACE = 245,043 SF

SINCE THE CHANGE IN HARD SURFACE IS REDUCED BY OVER 5%, 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.

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

Northview
22

STRATHMORE
Real Estate Group

OAK SHORE COMMONS
PUD PLAN

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

MARK	DATE	DESCRIPTION
0	1-31-22	OWNER REVIEW
1	3-14-22	PRELIMINARY ZONING SUBMITTAL
2	5-18-22	PRELIMINARY PUD SUBMITTAL
3	6-27-22	PUD PUBLIC HEARING

PROJECT NO.: 22-5755
CAD DWG FILE: 5755 SITE

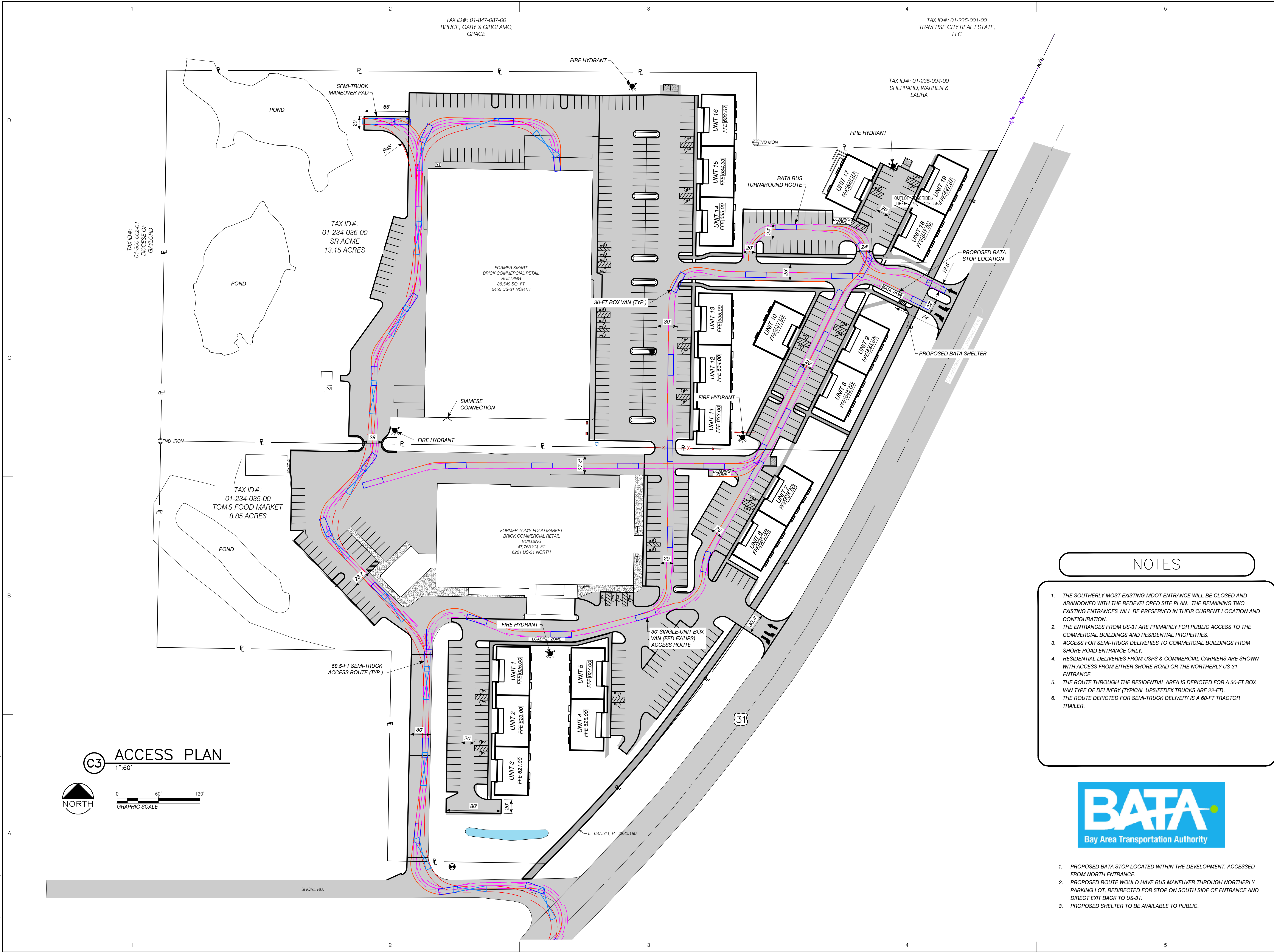
DRAWN BY: PEI
DESIGNED BY: CWS
CHECKED BY: PEI

SHEET TITLE
SITE GRADING &
STORMWATER PLAN

C4
SHEET 4 OF 6

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K:\PROJECTS\5755\DRAWINGS\5755 ACCESS DWG - ACCESS PLAN - PLOTTED 6/27/2022 4:05 PM BY AARON NORDMAN



NOTES

1. THE SOUTHERLY MOST EXISTING MDOT ENTRANCE WILL BE CLOSED AND ABANDONED WITH THE REDEVELOPED SITE PLAN. THE REMAINING TWO EXISTING ENTRANCES WILL BE PRESERVED IN THEIR CURRENT LOCATION AND CONFIGURATION.
2. THE ENTRANCES FROM US-31 ARE PRIMARILY FOR PUBLIC ACCESS TO THE COMMERCIAL BUILDINGS AND RESIDENTIAL PROPERTIES.
3. ACCESS FOR SEMI-TRUCK DELIVERIES TO COMMERCIAL BUILDINGS FROM SHORE ROAD ENTRANCE ONLY.
4. RESIDENTIAL DELIVERIES FROM USPS & COMMERCIAL CARRIERS ARE SHOWN WITH ACCESS FROM EITHER SHORE ROAD OR THE NORTHERLY US-31 ENTRANCE.
5. THE ROUTE THROUGH THE RESIDENTIAL AREA IS DEPICTED FOR A 30-FT BOX VAN TYPE OF DELIVERY (TYPICAL UPS/FEDEX TRUCKS ARE 22-FT).
6. THE ROUTE DEPICTED FOR SEMI-TRUCK DELIVERY IS A 68-FT TRACTOR TRAILER.



1. PROPOSED BATA STOP LOCATED WITHIN THE DEVELOPMENT, ACCESSED FROM NORTH ENTRANCE.
2. PROPOSED ROUTE WOULD HAVE BUS MANEUVER THROUGH NORTHERLY PARKING LOT, REDIRECTED FOR STOP ON SOUTH SIDE OF ENTRANCE AND DIRECT EXIT BACK TO US-31.
3. PROPOSED SHELTER TO BE AVAILABLE TO PUBLIC.

Performance Engineers, Inc.

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

Northview 22

STRATHMORE
Real Estate Group

OAK SHORE COMMONS

PUD PLAN

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

OWNER

STRATHMORE REAL ESTATE GROUP

DESCRIPTION

DATE

MARK

SEAL

PROJECT NO:

CAD DWG FILE:

DRAWN BY:

DESIGNED BY:

CHECKED BY:

SHEET TITLE

ACCESS MANAGEMENT

PLAN

C6

SHEET

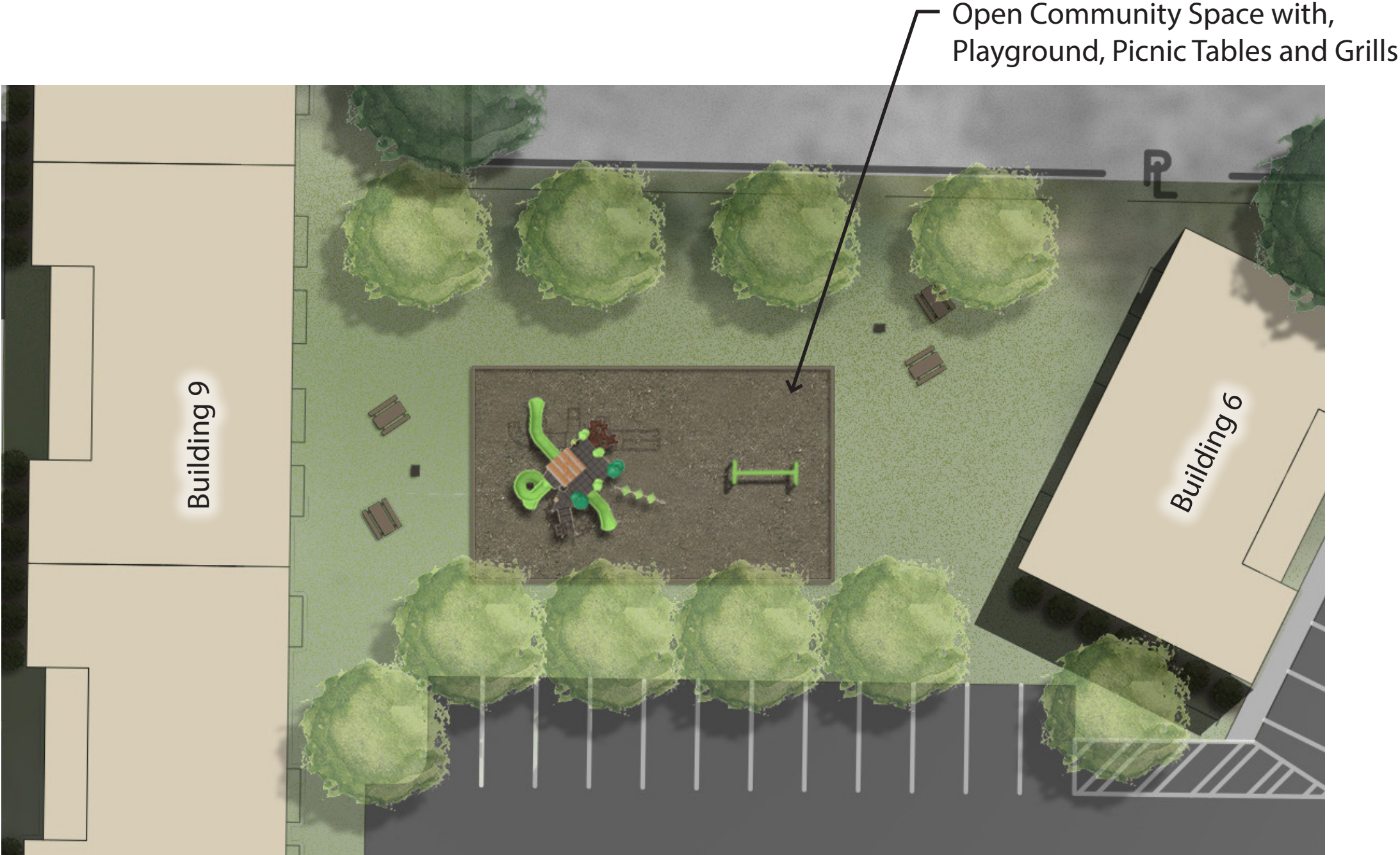
6 OF 6

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Legend

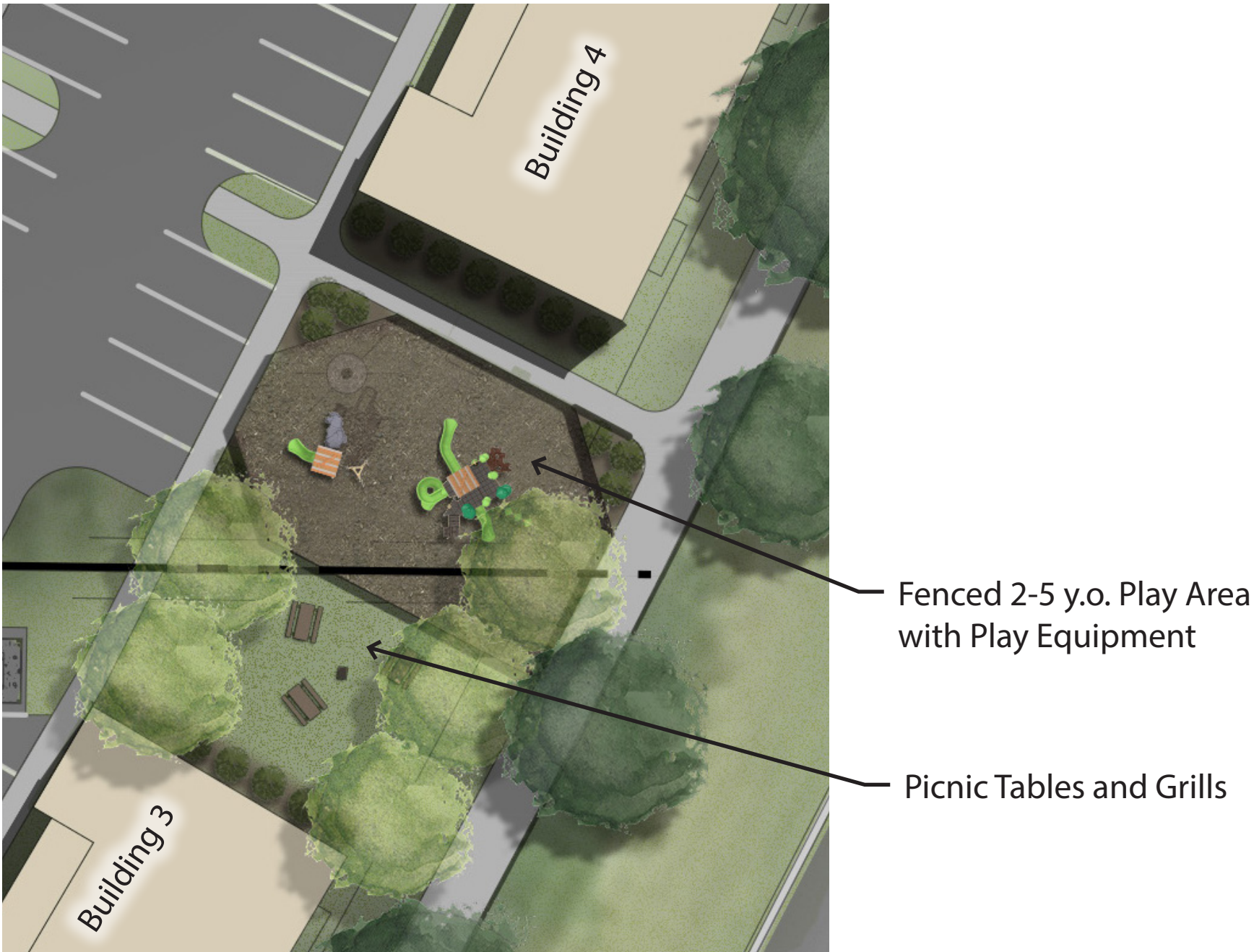
	Proposed Canopy Tree		Proposed Evergreen Tree
	Existing Tree		Proposed Shrub



Enlargement A



Enlargement B



Enlargement C

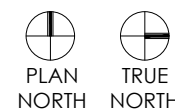


Enlargement D



Key Plan





FORMER KMART
6455 US-31
WILLIAMSBURG, MI 49690

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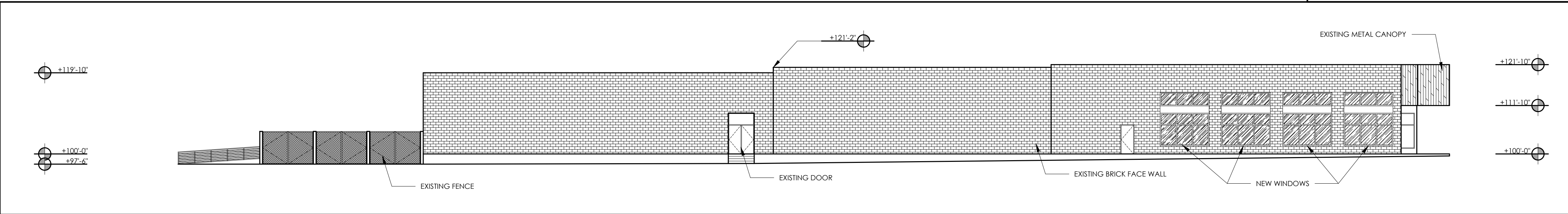
DR OWNER REVIEW 06.27.2022

A2.0

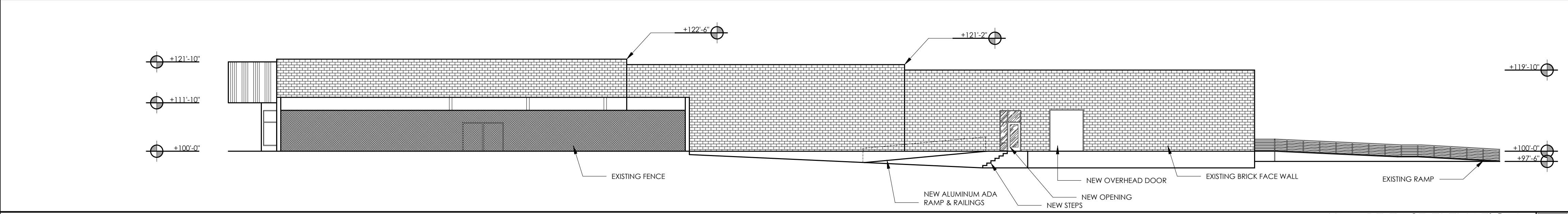
ELEVATIONS

PROJECT SPECIFIC NOTES

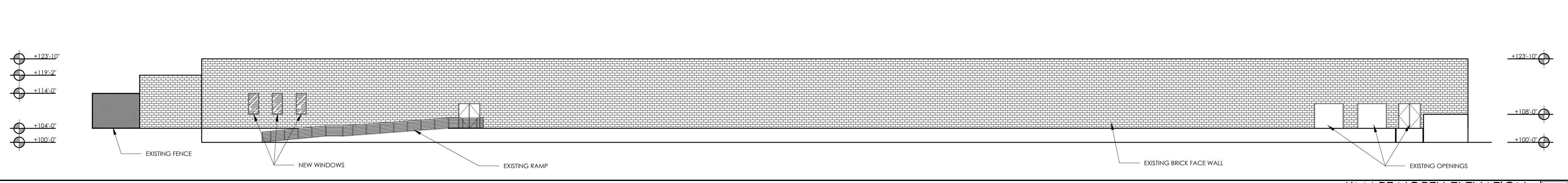
- ALL THE ELEVATIONS ARE FOR REFERENCE PURPOSE ONLY. FIELD VERIFICATION IS REQUIRED TO DETERMINE THE ACTUAL HEIGHT AND DIMENSIONS.



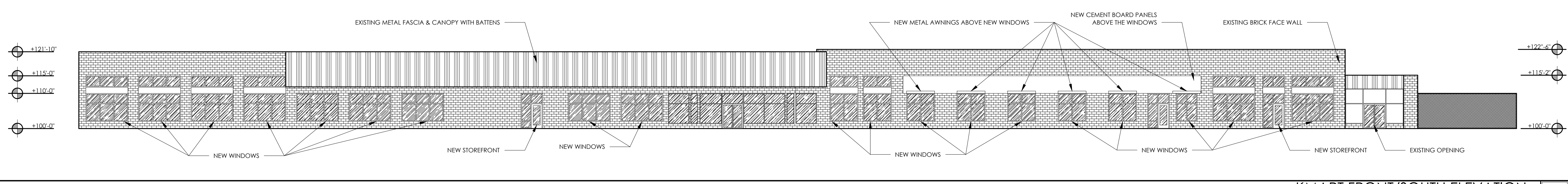
KMART WEST ELEVATION	4
Scale: 1/16" = 1'-0"	A2.0



KMART EAST ELEVATION	3
Scale: 1/16" = 1'-0"	A2.0



KMART NORTH ELEVATION	2
Scale: 1/16" = 1'-0"	A2.0



KMARI FRONT/SOUTH ELEVATION	1
Scale: 1/16" = 1'-0"	A2.0



NorthWind
HEALTH & FITNESS

Acme Coffee Co



FLEX SUITES
FLEXIBLE OFFICE SPACE

FLEX STORAGE









PICKLEBALL
COURTS



Acme Coffee Co



FLEX SUITES
BUSINESS CENTER

FLEX STORAGE






Oak Shore
COMMONS
A Premier Apartment Community

Jacob Chappelle

From: Jacob Chappelle
Sent: Thursday, June 23, 2022 3:00 PM
To: braunk@bata.net
Cc: Ron Calhoun; Joey Walker; Sarah Keever; Aaron Nordman
Subject: FW: BATA Stop - Oak Shore Commons (Former Acme Kmart Site)
Attachments: BATA Route stop 6.23.22.PNG

Good afternoon Kurt – thank you again for meeting us at K-Mart last week. That was helpful for our team, and we appreciate your assistance and expertise.

The project engineers were able to incorporate an internal bus route into the most recent site plan, as opposed to a bus pull-out stop along US 31 N. This internal route is preferable, as we are concerned with residents crossing US 31 N to access Northbound bus routes. Please see the attached.

In case it helps your team forecast demand for future bus routes, here is some general project information. I can go into further detail on these, but hoping the following illustrates the demand for BATA...

- We are constructing 336 bedrooms (186 apartment units) and we anticipate the first building to be occupied in June 2023. We anticipate all 186 units will be fully-constructed and occupied by April 2025.
- The former Acme Tom's has been taken over by Truly Free, a growing Traverse City-based retailer that employs 50+ residents from around the area. They will also have a retail store for the public to visit.
- The former Acme Kmart will be redeveloped into a commerce park and will include a 6-court pickleball facility, a health club (gym), a local non-profit wood working shop, a large office component, and a coffee shop/restaurant space.

Please let me know if you have any questions or concerns. Thank you!

Jacob Chappelle
Strathmore Real Estate Group
5030 Northwind Dr. Suite 120
East Lansing, MI 48823

Office 517.853.3300
Mobile 517.719.4300
Fax 517.336.4499

jacobc@c-devco.com
www.strathmore realestategroup.com

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Jacob Chappelle

From: Timothy Korson, P.E. <tnkorson@goslingczubak.com>
Sent: Monday, June 27, 2022 11:45 AM
To: Aaron Nordman
Cc: Ron Calhoun; Joey Walker; Sarah Keever; Jacob Chappelle; Doug White; Brad Muma; Mark Hurley, M.S., P.E.; Lindsey Wolf; Bob Verschaeve, P.E.
Subject: Tom's/Kmart PD Project
Attachments: Oak Shore Commons Capacity Request.pdf; C3 UTILITY PLAN.pdf

Aaron,

Regarding the Acme Township Sewer Capacity memo dated 6/23/22 from Performance Engineers requesting a sewer capacity review for the proposed development located at the former Tom's /Kmart site referred to as Oak Shore Commons.

1. Complete basis of design (BOD) according to Grand Traverse County specifications, (attached). 100 gallons per day at 3.5 capita per residential unit. Use peaking factor for both lateral and trunk sewers in calculations.
2. Include REU calculations based on Acme Townships REU Schedule, (attached).
3. The memo references a mixture of 186 apartment units with 1, 2 and 3 bedrooms. The basis of design needs to include a breakdown of the number 1, 2 and 3 apartment units.
4. The site plan identifies commercial space but does not provide flow calculations for these area. Provide flow calculations for the commercial properties or explanation for absence.

Submit revised calculations for sewer capacity review.

--

Tim N. Korson, P.E. | Project Engineer
Gosling Czubak Engineering Sciences, Inc.

231.946.9191 office | 231.933.5113 direct
tnkorson@goslingczubak.com | www.goslingczubak.com

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From: Aaron Nordman <anordman@performanceeng.com>
Sent: Thursday, June 23, 2022 5:15 PM
To: Mark Hurley, M.S., P.E. <mjhurley@goslingczubak.com>; Lindsey Wolf <Zoning@acmetownship.org>
Cc: Ron Calhoun <ronc@c-devco.com>; Joey Walker <joeyw@c-devco.com>; Sarah Keever <sarah@northview22.com>; Timothy Korson, P.E. <tnkorson@goslingczubak.com>; Jacob Chappelle <jacobc@c-devco.com>; Doug White <Dwhite@acmetownship.org>; Brad Muma <bmuma@performanceeng.com>
Subject: RE: Tom's/Kmart PD Project

Hi Mark & Lindsey,

In response to our teleconference last month, we have prepared additional information regarding the proposed Oak Shore Commons development connection to the Acme Township municipal sewer system. Please see the attached information and let us know if there is anything else that would be required to determine whether or not the existing sewer collection system can handle the proposed increase in flow.

Thank you for your help with this.

Aaron

Aaron Nordman, PE
Performance Engineers, Inc.
406 Petoskey Avenue
Charlevoix, Michigan 49720
(231) 547-2121 ph. (231) 675-3473 cell
www.performanceeng.com

From: Mark Hurley, M.S., P.E. <mjhurley@goslingczubak.com>
Sent: Tuesday, May 17, 2022 2:20 PM
To: Jacob Chappelle <jacobc@c-devco.com>; Lindsey Wolf <Zoning@acmetownship.org>; Doug White <Dwhite@acmetownship.org>
Cc: Ron Calhoun <ronc@c-devco.com>; Aaron Nordman <anordman@performanceeng.com>; Joey Walker <joeyw@c-devco.com>; Sarah Keever <sarah@northview22.com>; Timothy Korson, P.E. <tnkorson@goslingczubak.com>
Subject: RE: Tom's/Kmart PD Project

We are available at 2pm on Friday.

Mark Hurley, M.S., P.E. | Director of Engineering
Gosling Czubak Engineering Sciences, Inc.

231.946.9191 or 800.968.1062 office | 231.933.5108 direct | 231.620.6711 cell
mjhurley@goslingczubak.com | www.goslingczubak.com

[Connect with us on LinkedIn!](#)

From: Jacob Chappelle <jacobc@c-devco.com>
Sent: Tuesday, May 17, 2022 10:31 AM
To: Mark Hurley, M.S., P.E. <mjhurley@goslingczubak.com>; Lindsey Wolf <Zoning@acmetownship.org>; Doug White <Dwhite@acmetownship.org>
Cc: Ron Calhoun <ronc@c-devco.com>; Aaron Nordman <anordman@performanceeng.com>; Joey Walker <joeyw@c-devco.com>; Sarah Keever <sarah@northview22.com>
Subject: RE: Tom's/Kmart PD Project

Mark – following up on the note below. Let me know if you and your team has availability for a meeting this Friday anytime except between 11:30 – 1:30 PM.

Jacob Chappelle
Strathmore Real Estate Group
5030 Northwind Dr. Suite 120
East Lansing, MI 48823
Office 517.853.3300
Mobile 517.719.4300
Fax 517.336.4499
jacobc@c-devco.com
www.strathmore realestategroup.com

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From: Jacob Chappelle <jacobc@c-devco.com>

Sent: Friday, May 13, 2022 4:25 PM

To: Mark Hurley, M.S., P.E. <mjhurley@goslingczubak.com>; Lindsey Wolf <Zoning@acmetownship.org>; Doug White <Dwhite@acmetownship.org>

Cc: Ron Calhoun <ronc@c-devco.com>; Aaron Nordman <anordman@performanceeng.com>; Joey Walker <joeyw@c-devco.com>; Sarah Kever <sarah@northview22.com>

Subject: RE: Tom's/Kmart PD Project

Good afternoon Mark – understood, here is Aaron, Ron, and my availability next week. Let me know if any of these times works for you and you team.

- Monday – Anytime except between 11:30 – 4:00
- Tuesday – Anytime except between 11:30 – 1:00
- Friday – Anytime except between 11:30 – 1:30 PM

Jacob Chappelle

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5030 Northwind Dr. Suite 120
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jacobc@c-devco.com
www.strathmorealestategroup.com

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From: Mark Hurley, M.S., P.E. <mjhurley@goslingczubak.com>

Sent: Thursday, May 12, 2022 5:23 PM

To: Jacob Chappelle <jacobc@c-devco.com>; Lindsey Wolf <Zoning@acmetownship.org>; Doug White <Dwhite@acmetownship.org>

Cc: Ron Calhoun <ronc@c-devco.com>; Aaron Nordman <anordman@performanceeng.com>; Joey Walker <joeyw@c-devco.com>; Sarah Kever <sarah@northview22.com>

Subject: RE: Tom's/Kmart PD Project

We need to meet. An escrow account should be set up and then we can decide what needs to be completed before Acme can move forward with Gosling and the review process.

Please send some times and availability.

Thank you,

Mark Hurley, M.S., P.E. | Director of Engineering

Gosling Czubak Engineering Sciences, Inc.

231.946.9191 or 800.968.1062 office | 231.933.5108 direct | 231.620.6711 cell
mjhurley@goslingczubak.com | www.goslingczubak.com

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From: Jacob Chappelle <jacobc@c-devco.com>

Sent: Thursday, May 12, 2022 5:11 PM

To: Lindsey Wolf <Zoning@acmetownship.org>; Doug White <Dwhite@acmetownship.org>; Mark Hurley, M.S., P.E. <mjhurley@goslingczubak.com>

Cc: Ron Calhoun <ronc@c-devco.com>; Aaron Nordman <anordman@performanceeng.com>; Joey Walker <joeyw@c-devco.com>; Sarah Keever <sarah@northview22.com>

Subject: RE: Tom's/Kmart PD Project

Mark and Doug – it is a pleasure to meet you both. I am looping in the project engineers Aaron Nordman from Performance Engineering and Ron Calhoun from our office.

Lindsey – thank you for connecting us. Also thank you for offering a meeting, we appreciate the opportunity, but Aaron and Ron have already submitted materials to Gosling Czubak. Unless there is something specific or technical that needs to be covered, I think we are all set for now. Let us know either way, we can find a time if so.

Jacob Chappelle

Strathmore Real Estate Group
5030 Northwind Dr. Suite 120
East Lansing, MI 48823

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From: Lindsey Wolf <Zoning@acmetownship.org>

Sent: Thursday, May 12, 2022 3:24 PM

To: Jacob Chappelle <jacobc@c-devco.com>

Cc: mjhurley@goslingczubak.com; Doug White <Dwhite@acmetownship.org>

Subject: Tom's/Kmart PD Project

Hi Jacob,

I wanted to introduce Mark Hurley from Gosling Czubak (included in on this email) – it has been requested that he be your point of contact regarding Tom's/Kmart Development. If you think it would be beneficial I would suggest we have a

meeting with Mark/Gosling Czubak either in person or via zoom regarding your project. Doug and I are available on Wednesday 5/18 -anytime.

Mark & Jacob if you are available please let me know your availability (and preferred meeting place) and I will send out a calendar invite. Thank you in advance!

Lindsey Wolf

Planning & Zoning Administrator
Acme Township
6042 Acme Road
Williamsburg, MI 49690

(231)938-1350 ext. 106
zoning@acmetownship.org

Jacob Chappelle

From: Jacob Chappelle
Sent: Friday, June 10, 2022 3:16 PM
To: Sarah Keever
Cc: Joey Walker; Sam Chappelle
Subject: RE: Nakwema Trailway plans in Acme

Thanks for reaching out to them, Sarah! Sam can develop an easement when the appropriate time comes.

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From: Sarah Keever <sarah@northview22.com>
Sent: Friday, June 10, 2022 9:51 AM
To: Jacob Chappelle <jacobc@c-devco.com>; Joey Walker <joeYW@c-devco.com>
Subject: FW: Nakwema Trailway plans in Acme

From: Sarah Keever
Sent: Friday, May 20, 2022 1:00 PM
To: Elizabeth Calcutt <elizabeth@nakwematrailway.org>
Subject: RE: Nakwema Trailway plans in Acme

Elizabeth,

I thought I should give you an update of where things are at with the new proposed development at the Acme Toms/Kmart site. We have progressed in the design and have submitted to the Twp for a PD: a multi-use development containing multi-family housing (apartments), retail, recreation (pickleball and fitness center), office suites and light warehousing.

The plans include a route for the extension of the TART adjacent to the right-of-way of US-31. The site plan attached shows the proposed route and if there is any feedback, please let me know. It will be a 3-4 month process for Acme Township review and if all goes well, the developers would be under construction as soon as possible after that. Thanks for your time.

Sarah Keever

Northview 22, LLC
p 231.342.4016
www.northview22.com

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From: Elizabeth Calcutt <elizabeth@nakwematrailway.org>
Sent: Thursday, January 27, 2022 3:51 PM
To: Sarah Keever <sarah@northview22.com>
Subject: Nakwema Trailway plans in Acme

Hi Sarah,

It was great to connect with you the other week about the renewed development interest in Acme and plans for the Nakwema Trailway. Sorry for the delay in getting these documents to you.

Attached are the trail alignments that we have identified between Shore Rd and Dock Rd. It sounds like you were familiar with the one along US-31. We're looking for any opportunity to move the trail away from the road and create a safe and enjoyable user experience, which is what brought us to the alternate option. Based on several unknowns for the properties in this section, work in this area has been on pause. In the meantime, we have been finalizing design for the extension of trail from Bunkerhill into Acme (map attached), which will be constructed this year, and focusing on design coming south from Elk Rapids.

I also mentioned work on another, much much smaller, segment that will provide connectivity to the Deepwater neighborhoods. I realized I misspoke/had my geography off in relation to the Toms/Kmart properties. The connection we are working on is between Shores Beach Ln and Acme Rd--not all the way to Shore Rd. This is still in the conceptual planning phases and will require private easements.

If you have any questions, updates, or would like to discuss the trail in greater detail, please do not hesitate to reach out.

Thanks,
Elizabeth



Elizabeth Calcutt Project Manager

Email: elizabeth@nakwematrailway.org

Address: PO Box 252, Traverse City, MI 49685

Mobile: (802) 338-2176

nakwematrailway.org

Acme Township Planning Commission Bylaws
Adopted December 22, 2008
As Amended December 17, 2012

The following Bylaws are adopted by the Acme Township Planning Commission (“Commission”) to facilitate the performance of its duties pursuant to the Michigan Planning Enabling Act (“MPEA”), MCL 125.3801 *et seq.* These Bylaws supersede and/or repeal any prior rules or bylaws adopted by the Commission. These Bylaws are also adopted to facilitate the duties of the Commission in its administration of the zoning ordinance pursuant to the Michigan Zoning Enabling Act, MCL 125.3101 *et seq.*

Section 1.0: Officers

1.1 Selection. At the regular meeting in July of each year, the Commission shall select from its membership a Chairperson, Vice-Chairperson, and Secretary. All officers are eligible for re-election.

1.2 Tenure. The Chairperson, Vice-Chairperson, and Secretary shall take office immediately following their selection and shall hold office for a term of one year or until their successors are selected and assume office, or until they are removed for misfeasance, malfeasance, or nonfeasance by the Township Board.

1.3 Duties of the Chairperson. The Chairperson shall preside at all meetings, appoint committees and advisory committees, authorize calls for special meetings, shall execute documents in the name of the Commission, prepare an agenda of items, to be considered at each Planning Commission meeting (for the Secretary of the Planning Commission), and perform such other duties as may be ordered by the Commission.

1.4 Duties of the Vice-Chairperson. The Vice-Chairperson shall act in the capacity of Chairperson in their absence and in the event the office of Chairperson becomes vacant, the Vice-Chairperson shall succeed to this office for the unexpired term, and the Commission shall select a successor to the office of Vice-Chairperson for the unexpired term. The Vice-Chairperson shall perform such duties as the Commission may determine.

1.5 Duties of the Secretary

- (1) Minutes.** Minutes shall be kept of each meeting showing the date, time, place, members present, members absent, any decisions made at a meeting open to the public, and the purpose or purposes for which a closed session is held. The minutes shall include all roll call votes taken at the meeting. Corrections in the minutes shall be made not later than the next meeting after the meeting to which the minutes refer. Corrected minutes shall be available no later than the next subsequent meeting after correction. The corrected minutes shall show both the original entry and the correction.
- (2) Recordings.** All meeting and study sessions shall be recorded on tape.

- (3) **Notice of Regular Meetings.** There shall be posted, within 10 days after the first meeting of the Commission in each calendar, or fiscal, year, public notice stating the dates, times and places of its regular meetings for that year.
- (4) **Special Meetings.** The Secretary shall provide for notice to each Commission member of the time, place, and purpose of special meetings at least 48 hours prior to such meetings. If mailed, the notice shall be deemed to be delivered when deposited in the United States mail addressed to the member at his/her address as it appears in the Township records.
- (5) **Staff Assistance.** The Secretary may be assisted by Commission staff in all tasks set out in the section as may be agreed upon from time to time between the Commission and its Staff.

1.6 Resignation from an office. Any officer of the Commission may resign their office at any time by giving written notice to the Commission. The Commission shall elect a replacement to complete the remainder of the officer's term.

1.7 Resignation from the Planning Commission. Any member may resign from the Planning Commission by submitting a letter of resignation to the Township Board.

Section 2.0: Meetings

2.1 Regular Meetings. Commission meetings will be held each month in the Township Hall at a regular day and time set by the Planning Commission by resolution, provided there is sufficient business to come before the Planning Commission at that time. The Commission shall hold not less than four regular meetings each year. When the regular meeting day falls on a legal holiday, the Commission shall select a suitable alternative meeting day in the same month.

2.2 Special Meetings. Special meetings shall be called at the request of the Chairperson, or by two members of the Commission.

2.3 Study Meeting. To facilitate the detailed study of rezoning petitions, subdivision plats and other planning matters, the Commission from time to time may hold study meetings. Such meetings shall be for information and educational purposes and shall not require a quorum unless official action is to be taken.

2.4 Michigan Open Meetings Act. All meetings shall be noticed and conducted in accord with the Michigan Open Meetings Act, Public Act 267 of 1976, as amended.

2.5 Quorum. A majority of the total number of Commissioners shall constitute a quorum for the transaction of business and the taking of official action. The affirmative vote of a majority of the total Commission shall be necessary for the adoption of any part of a general development plan. Whenever a quorum is not present at a regular or special meeting, those present may adjourn the meeting to another day or hold the meeting for the purpose of considering such matters as are on the agenda. No action taken at such a meeting shall be final, or official.

2.6 Notification of intended absences. If a Commission member is unable to attend a meeting they should notify the Secretary or the Township Manager as far in advance as possible.

2.7 Order of Business. The Secretary may prepare an agenda for each meeting and the order of business therein may be as follows:

- (1) Call to Order
- (2) Roll Call
- (3) Conflict of interest inquiry
- (4) Approval of Agenda
- (5) Consent calendar
- (6) Correspondence
- (7) Limited Public Comment
- (8) Preliminary Hearings
- (9) Public Hearings
- (10) Old Business
- (11) New Business
- (12) Public Comment
- (13) Adjournment

2.8 Motions. The name of the originator of a motion and its second shall be recorded.

2.9 Voting. Voting shall be by voice and shall be recorded by “yes” and “no.” Roll call votes will be recorded only upon request by a member of the Commission or upon the advice of the Township's Attorney.

2.10 Conflict of Interest. Members of the Commission shall avoid conflicts of interest. The Commission shall employ Acme’s Conflict of Interest Policy to determine whether such a conflict exists and how to handle it.

2.11 Attendance. If any member of the Commission is absent from three consecutive regularly scheduled meetings, then that member shall be considered delinquent. Delinquency may be grounds for the Township Board to remove any member for nonperformance of duty or misconduct. The elected secretary, or acting secretary in the absence of the elected secretary, shall keep attendance records of the Commission. The Secretary shall inform the Township Board, in writing, of any delinquencies.

Section 3.0: Procedure for Public Hearings.

- (1) Chairperson announces order of hearing, as follows.
- (2) Applicant or representative presents request including reasons, information, and data supporting request.
- (3) Chairperson gives public comment rules as follows: (optional)
 - a. Please address all comments to the chair.
 - b. Please stand and give your name and address.
 - c. Please be as concise and as factual as possible.
 - d. Please be courteous and do not cheer or boo comments by others.
 - e. Everyone will have an opportunity to be heard; however, the chair may establish time limits to permit the orderly conduct of business. Second comments will not be permitted until every person has had a chance to speak for the first time.

f. Remember that this hearing is being recorded as well as minutes being taken.

- (4) Chairperson opens hearing for public comments (note time.)
- (5) Chairperson closes hearing to public comments (note time.)
- (6) Questions and deliberation by Planning Commission.
- (7) Action by Planning Commission.

Section 4.0: Amendments. These rules may be amended by a vote of five members of the Commission.