ACME TOWNSHIP PLANNING COMMISSION
ACME TOWNSHIP HALL
6100 US 31 N Williamsburg, MI 49690
August 10, 2026 7:00 p.m.

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE

ROLL CALL: Radu Danca, Doug Grove, Karly Wentzloff, Steve Feringa, Dave Hoxie
Excused: Timmins and Galante

Public comment opened at 7:04

Brian Kelley- Asked that the meeting time stays at 7pm, thinks the time change could impact public participation. Discussed stormwater pertaining to Northern Technology Solutions, concerned that the basins water table is very high, quoted the ordinance as well as the numbers that were provided. Discussed the house next door having a well drilled in 1983, a few feet from the project and water bubbling up at ground level. There is a tributary of Acme creek right behind the property. Pointed out the project's lack of infiltration test as well as a high water table at nearby properties. Would like the applicant to come back when they have that information.

Richard Kay- Doesn't support the time change, it was already previously brought up and didn't have support at that time. Feels it contributes to lower public turn out at the meetings along with the feelings no one is listening. Asked about the Mt. Hope- Grove project and the deed restriction information the township was presented with. Wanted to know if any action would be taken by the township in regards to the deed restrictions before construction begins.
Public comment closed at 7:09pm

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: Motion by Feringa, support by Hoxsie to approve the agenda with the addition of G.3 and G.4.**
Motion carries unanimously

C. **INQUIRY AS TO CONFLICTS OF INTEREST: Feringa, new business 1.- explained to the resort manager and legal what the project was requesting in order to help them clarify the request. There was no financial benefit to him.**
Jocks didn't see any conflict.

D. **SPECIAL PRESENTATIONS:**

E. **RECEIVE AND FILE:**

1. **RECEIVE AND FILE**

a. Draft unapproved Township Board Regular Meeting Minutes 7.7.2026
Motion by Hoxie, support by Feringa to receive and file the Township Board meeting minutes of 7/7/2026.
Motion carries unanimously

F. **APPROVAL OF MINUTES:**

a. Approve Draft Planning Commission Meeting Minutes 6.15.2026
Motion by Feringa, second by Danca to approve the draft planning commission minutes from 6/15/26 with the edits below.
Motion carries unanimously
Corrections- pg. 2 Feringa, pg.3 ADU's/Feringa. pg.5 clarification that Turkey is the country. pg. 6&7 correct spelling of GreenBacker, Remove highlights.

CORRESPONDENCE:

1. Beckett & Raeder

2. Kay

3. Kelley 1- Ordinance in the packet is a good start, found areas of concern that need potential improvement. Encouraged the township to gather and review additional examples and thinks the township could benefit from an expert in the field. Talked about how the odor provisions of the township ordinance couldn't be adequately enforced in court and a compromise had to be reached, as well as referencing disappointment with the strength of the ordinance concerning the solar farm.

4. Kelley 2- Concern with non compliance of the stormwater ordinance on the site of Northern Technology solution. Asked that this project come back before the Planning Commission when they are in compliance with the stormwater and LID ordinance.

Wentzloff asked Jeff Jocks to address the deed restrictions.

Jocks- Two issues there, the first, the argument about the existence of deed restrictions. Since representing the township and as far as he knows every other municipal attorney does this as well, recommends that Acme does not engage itself with deed restrictions. They are private contracts between private parties and the township shouldn't be interpreting them, shouldn't be trying to apply them, enforce them or anything like that. Issue two is the question of, what may be a lie on the application or an allegation of a lie on the application, to the extent there is an issue with the application, the planning commission doesn't have any authority to address that, the only entity that would have authority to address that would be the township board. So the board can take a look at it if it wants to question whether that was a lie on an application or not.

PUBLIC HEARINGS:

5. None

G. OLD BUSINESS:

1. None

H. NEW BUSINESS:

1. SPR 2026-02 -Northern Technology Solutions -

Derek Johnson- Explained that he and his partner do new construction home technology. They have been in business for nine months and they are now in need of a store front. They only have visitors at the site with appointments and it is seldom. It will mostly be used for storage and for parking their van. The type of technology they provide is; Audio, video, shades, lighting, anything full voltage in the house, security and networking.

Wentzloff -asked about the building timeline.

Johnson-Waiting to see what happens at tonight's Planning Commission meeting as well as what all the permitting offices say. Doesn't expect that any real construction will start until 2027, except maybe some excavation will start this year.

Wolf went on to discuss some of the outstanding items and some of the design elements that formerly fell under form based code and has transformed from that. This project is a use by right. Started with building facade, item 1A, windows and transparency, a minimum of 75 percent of the ground floor facade between two and eight feet of sidewalk must be comprised of transparent non-reflexive windows and a denoted field 75

percent unattainable due to framing conflicts. The maximum coverage they can reasonably get is 63 percent. Along that same line as on number two, they do meet the minimum 30 percent and actually go above the 35 percent, but the windows are required to be vertically oriented as opposed to how they would like them to be horizontally oriented to better meet their aesthetics. On item number two, facade ornamentation, the decorative features as corners, pilasters, friezes that do not mesh well with their design and they would like to propose some other architectural decorative features that complement the building design. Wolf asked for Feringa's opinion about the architectural aspects.

Feringa- feels some of the requirements are very particular and should have some flexibility, and that the planning commission should take a closer look at this section and address some of the issues moving forward. It's hard when a good looking design comes in but doesn't meet the ordinance. In the case of this project the window proportions look pretty good, it would look forced to get the same look with vertical windows. Doesn't think the planning commission should be so nuanced as to dictate vertical vs. horizontal windows.Believes it should be left open to the interpretation of the design as a whole. Also brought up the 75% windows and how that needs to be looked at and taken into consideration with Michigan's new energy code. It gets very difficult to meet that energy code with that much glazing. Also the energy code does require that you have less windows on some of your buildings, especially residential, that makes it so you won't meet the Michigan Energy Code and you won't be able to get building permits. Also believes that because of the change in technology and advancement of different building supplies that the township should look at how those changes could impact the ordinance not only for the project in front of the committee tonight but also future projects.

Wolf- asked Jocks for clarification about needing a variance or a change in standards since the plan presented by Northern Technology Solutions has components that don't match the ordinance. Jocks concurred that a variance or change of standards within the ordinance is needed.
Acknowledged that the planning commission historically has not wanted to condition a bunch of items on approval, especially regarding stormwater, so there needs to be some more work done regarding the stormwater. The township engineer specifically had some concerns regarding the retaining wall. He wanted to see some detail about how the water was going to infiltrate from there, how that was going to be burdened and potentially trap the water. Wolf asked the project engineer to work with the township engineer to finalize those details on that wall to make sure that stormwater is not going to negatively impact the neighboring sites.
Discussed the dumpster enclosure, there is no height indicated of the dumpster behind the enclosure that needs to be added as well as landscaping between the dumpster area and bike rack would require landscaping screening.
Snow storage is noted on the plan that Shore Beach Rd. along the Acme parking lane will be used for snow storage. The Grand Traverse resort must grant permission. Per the stormwater ordinance Wolf isn't sure if this is legal, the planning commission would need to conditionally request that if it is not legal that snow storage would have to be off site.

Feringa asked if the easement is an existing easement. We just need to verify that it is allowed.

Wolf- Yes

Wentzloff asked if that was a question for Jocks. Wolf thinks because it is dealing with stormwater it is more of a question for the township engineer.
Discussion about parking, they have five parking spaces and one barrier free parking space. The planning commission has the ability to increase parking by
25% and may need to be open to doing that for the extra barrier free parking space. That would need to be noted in the conditions.
Building materials were discussed. Derek is willing to do whatever the township would like. Feringa talked about the new building materials and how they can be made from recycled materials with a lower carbon footprint and are often more durable to use. Although they can be more expensive. It was agreed that the dumpster enclosure and the masonry wall would match each other for consistency.
It would be helpful for the planning commission to see the plan updated to show the visual with the masonry wall and dumpster enclosure as well as updated elevation.
Outstanding issues to be addressed; facade glazing, consistency on dumpster enclosure parking spaces, snow removal and stormwater.

Discussion followed with Johnson about the best way to move forward regarding asking for a variance or waiting to see if the ordinance gets amended. Wolf explained the cost behind both processes and left the decision up to Johnson with the understanding that there is not enough information to vote on the project tonight but that it is all going in the right direction. The parking space issue will just be added to the approval and/or finding of fact.

2. Data Centers -SAMPLE Language-
Wolf- Shared language received from Beckett & Raeder that is being used in other Communities in Southern Michigan. So the committee doesn't have to create an Ordinance from scratch but has a framework to start from. Would like to discuss this More in September. The moratorium is or six months, through December, but can be extended if the planning commission needs more time.

Danca- asked Jocks if we have a moratorium on our data centers and the state of Michigan enacts a law that says no moratoriums anywhere, do they supersede our ordinances?

Jocks- yes, they would have to do it correctly, but if they said expressly that local municipalities can no longer zone for data centers, then it wouldn't be entirely up to the state.

Discussion followed about appropriate placement as well as water usage concerns; drying up wells,ponds and other natural water features on neighboring land. Discussed the water usage needed for start up of the closed loop systems and how much water that can actually take. The issue of tight security around them was also brought up as well as the future potential of the sites being targeted for sabotage or destruction of some sort. Different size data centers, there is a large scale and a small scale. A 50,000sq. foot data center is considered small.
Next steps, the commissioners review the materials and Wolf and Jocks work together to draft an ordinance that would work within Acme. Wentzloff requests a couple more examples for the planning commission to look at before working towards draft language.
Wentzloff-asked how private wells could be monitored and enforced.
Hoxsie-gave examples from his family's agricultural properties that have water

monitoring systems that someone comes out and checks monthly.
Jocks- listed all the testing that would be required if a data center qualified for a high volume review.
Grove- Talked about the cooling systems and how much electricity they use, that is also a concern.

3. Election of Officers - with two committee members absent it was decided to wait until the September meeting for the election of officers. If for some reason members are absent in September the elections will still take place.

4. Proposed Meeting Time Change-
Wolf- explained that the time change issue was brought back because there are now new Committee members as well as confusion with the board meetings beginning at 6pm and The planning commission meetings starting at 7pm. Supervisor White has been asking For some consistency with meeting times. Wolf spoke with Galante and Timmins. Galante has no issues with the time change, Timmins works on over by the mall until 5pm and may be late on occasion if there are any issues with cross town traffic. Wolf is Willing to fill in for Timmins until she arrives.

Wentzloff- asked Jocks if there would be an issue with Wolf filling in for Timmins.

Jocks- didn't see any issues with it, but did remind the planning commission that just Because a time change has been requested by the supervisor the planning commission Has the right to set their own meeting time.

Grove- would like an earlier meeting time.

Feringa- is open to the time change, pointed out it can take him a while depending on Traffic. His drive is usually about an hour and it is like that a lot in the summer.

Wentzloff- would like the earlier meeting time, feels like there are times that the planning Commission gets to the end of the agenda and everyone is tired, making it harder to get Through the items.Thinks that 6pm is reasonable and is in favor of the time change as Long as all the members of the planning commission can make the 6pm time.

Jocks- reminds the planning commission to update the meeting schedule on the website.
Motion by Grove, support by Hoxsie to move the planning commission meeting time to 6pm, starting with the September 21, 2026 planning commission meeting.
Motion carries unanimously.

I. PUBLIC COMMENT & OTHER PC BUSINESS

Opened at 8:33pm

Brian Kelley- talked about the recent tariff applied to chinese solar panels and what that would add to finishing the solar project. As well as the need to rezone that property and pointed out adjacent land was zoned single family rural residential and thinks that would be more acceptable zoning in that area if the solar company decides to pull their SUP. Discussed the water usage of data centers as well as the additives added to the water, anti-corrosive and anti-bacterial additives that make the water toxic. Talked about the heat that data centers create and how the temperature change affects a large area around the data centers.

Richard Kay- Commented about the excessive 24/7 noise data centers create and how he has heard that noise near

a data center around Sault Ste. Marie. Also expressed his concern for the water and environment surrounding data centers, and wants the planning commission to be aware of those issues while looking at ordinances for data centers. Also would like to bring awareness to foreign companies backing US companies in the building of Data centers.

1. Planning & Zoning Administrator Report – Lindsey Wolf- Will be compiling a list for the planning commission to look at of ordinances that could use a little revamping.
2. Township Board Report – Dave Hoxsie-approved new planning commissioners, adopted township meeting room policies. Conduct for election security and discussion of capital improvement plans for the building.
3. Parks & Trails Committee Report – Radu Danca- nothing to report
   Wolf- a couple german exchange students have partnered with the the library to put in a free Lending library down at Bay Side park, there will be an event to highlight this.

ADJOURN: Motion by Grove, support by Hoxsie to adjourn.
Motion carries unanimously