ACME TOWNSHIP PLANNING COMMISSION MEETING
ACME TOWNSHIP HALL
6042 Acme Road Williamsburg, MI 49690
September 12, 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.** Approved Board Meeting Minutes 8.9.22

F. **APPROVAL OF MINUTES:**
- **a.** Approve Draft Planning Commission Special Meeting Minutes 7.26.22
- **b.** Approve Draft Planning Commission Meeting Minutes 8.8.22
- **c.** Approve Draft Planning Commission Special Meeting Minutes 8.15.22

G. **CORRESPONDENCE:**
- **1.** **Kelley**
- **2.** **Silk**

H. **PUBLIC HEARINGS:**
- **1.** None

I. **OLD BUSINESS:**
- **1.** None

J. **NEW BUSINESS:**
- **1.** SUP/SPR 2022-03 High Pointe Golf Course

K. **PUBLIC COMMENT & OTHER PC BUSINESS**
- **1.** Planning & Zoning Administrator Report – Lindsey Wolf
- **2.** Township Board Report – Jean Aukerman
- **3.** Parks & Trails Committee Report –

ADJOURN:

APPROVED

ACME TOWNSHIP REGULAR BOARD MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
Tuesday, August 9, 2022, 7:00 p.m.

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE at 7:00 p.m.
ROLL CALL: Members present: J. Aukerman, D. Hoxsie, A. Jenema, P. Scott, D. Stevens, L. Swanson, D. White
Members excused: None
Staff present: Jeff Jocks, Legal Counsel; Sara Kopriva, Planner, Beckett & Raeder; Cristy Danca, Recording Secretary

A. LIMITED PUBLIC COMMENT:

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

Aaron Wylie, Acme resident, commented on beneficial changes to Horse Shows and thanked the Board for their role. Stated concerns about Marihuana Draft ordinance as it relates to possible effects of recreational marijuana use on the community.

Sally Weaver, Acme resident, stated concerns about tree/vegetation removal having erosive effects on her property.

Rhonda Stevens, Acme resident, stated concerns about Marihuana Draft ordinance as it relates to marihuana facilities, enforcement of regulations, and effects on the community.

Chuck Stevens, Acme resident, stated concerns about Marihuana Draft ordinance as it relates to recreational marihuana use, enforcement of regulations, and effects on the community.

Kris Hendrickson, Acme resident, stated concerns about Marihuana Draft ordinance as it relates to effects of marihuana facilities on the community. Thanked the Board for investing time in drafting the ordinance.

Brian Kelley, Acme resident, stated concerns about Marihuana Draft ordinance as it relates to marihuana facilities, oversight and effects on the community.

Theresa Bak, Acme resident, stated concerns about Marihuana Draft ordinance as it relates to marihuana facilities, enforcement of regulations, and effects on the community.

Limited Public Comment closed at 7:24 p.m.

B. APPROVAL OF AGENDA:
White requested addition of Discussion on Mobile Food Vending Permits under J. New Business #5. Jenema requested addition of Discussion on Zoning Administrator Assistant Position under K. Old Business #2.

Motion by Aukerman, supported by Stevens, to approve the agenda as presented with the following additions: under J. New Business #5 Mobile Food Truck Permits and under K. Old Business #2 Assistant Zoning Position Further Discussion. Voice vote. No discussion. Motion carried unanimously.

APPROVED

C. APPROVAL OF BOARD MINUTES: Regular meeting 7/5/2022; Special meeting 7/20/2022

Motion by Scott, supported by Aukerman, to approve the minutes from 7/5/2022 Regular meeting and 7/20/2022 Special meeting as presented. Voice vote. Motion carried unanimously.

D. INQUIRY AS TO CONFLICTS OF INTEREST: None

E. REPORTS:

a. Clerk – Swanson stated August Primary election was conducted successfully with positive feedback from voters and election inspectors. She appreciated meeting many voters and voter turnout was about 40%. The Clerks are already preparing for the November General election.

b. Parks – Progress on Nakwema Trailway Acme Connector Trail continues. A nonprofit group has offered to supply a rack of life jackets for people to use and return while visiting Bayside Park. Members of the Hanna family refurbished the Bayside Park shuffleboard court and donated supplies needed for play. Supplies are in a storage bin near the court accessible during the day. The bin is unlocked in the morning and locked late afternoon. Work on the flag retirement box will resume. Aukerman volunteered to write the Hanna's a thank you card on behalf of the Board.

c. Legal Counsel – Jocks has been working on zoning issues with Lindsey Wolf, Strathmore project (Kmart/Tom's) with John Iacoangeli, Planner, Beckett & Raeder, and a recent FOIA request. Provided update on Engle case, Court of Appeals accepted Friend of the Court brief.

d. Sheriff – no report

e. County – Darryl Nelson, Grand Traverse County Commissioner District 6, acknowledged successful completion of Clerk Swanson's first election. Shared comments by Grand Traverse County Clerk Bonnie Scheele summing up how proud she is of the hard work performed by clerks, staff members and election inspectors in our county. At the county level, big projects continue moving forward including Community Mental Health, how county ARPA funds (18.2 million dollars) will be spent – the vote is expected to occur in October. He will soon see a complete list of applicants. Compensation study completed last year and staff received three different cumulative increases. Board considered inflation and other factors and voted for a 3% unannounced raise across the board in August to retain and attract quality staff. Commissioner Nelson stated the County Budget is in really good shape as a result of the administration's conservativeness in that regard. There are 4-5 millage renewals coming up in November and the County is recommending all of them be renewed at their current rates. Animal Control will be listed as a new millage, but it is basically a renewal of one that expired November 2021. The County budgeted to cover the cost of Animal Control last year to avoid the cost of an election with only one item on it. Renewals have been slated for 5-10 years out in an effort to plan ahead.

f. Supervisor – Supervisor White stated he has been working on Lochenheath sewer issues, issues related to marihuana ordinance, communicating with tribal members about water access, and he took time to harvest cherries.

g. Planning and Zoning – no report

h. MMR – Acme Township 6/26/2022 – 7/30/2022: White stated the report is in the packet and that MMR seems to be providing services they promised.

F. SPECIAL PRESENTATIONS – None

G. CONSENT CALENDAR:

1. RECEIVE AND FILE:

a. Treasurer's Report
b. Clerk's Revenue/Expenditure Report
c. Clerk's Balance Sheet
d. Planning Commission Draft minutes 7/11/22

2. APPROVAL:

1. Accounts Payable prepaid of $395,125.42 and Current to be approved $9,192.83 (Recommend approval: Clerk, L. Swanson)

H. ITEMS REMOVED FROM THE CONSENT CALENDAR: None

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

I. CORRESPONDENCE:

1. Grand Traverse Regional Land Conservancy Letter – Conservation Easement Monitoring Reports regarding visit to Engle Farm II PDR property
2. Letter from Attorney David A. Bieganowski, PLC dated 7/6/2022 regarding PD 2022-01 Tom's/Kmart

J. NEW BUSINESS:

1. Metro Fire Proposed 2023 Budget

Proposed 2023 budget was heard as presented by Chief Pat Parker and included capital projections, debt schedules, and sample resolution. Metro Board approved proposed budget on 5 – 1 vote. Public hearing will occur in September.

2. Trail Connector 3rd invoice

Beckett & Raeder change order for Nakwema Trailway Acme Connector Trail for increase of $19,956.00. This amount is covered by the contingency.

Motion by Jenema, supported by Scott, to approve change order #3 for the Acme Connector Trail with contractor Elmer's for $19,956.00 for an increase to the overall budget for our revised contract to be $1,506,225.00. Roll call vote. Motion carried unanimously.

3. Trail Connector Payment application No. 4

The next payment for the Acme Connector Trail in the amount of $226,719.79. The previous three payments totaled $415,890.61.

Motion by Jenema, supported by Scott, to approve payment of #4 for $226,719.79. Roll call vote. Motion carried unanimously.

4. Raffle Application

Accelerate the Cure, Inc., 501(c)(3) non-profit requested recognition by the Board as a non-profit organization operating in the community for the purpose of obtaining a charitable gaming license for an upcoming activity held in Acme Township at the Horse Shows.

Motion by White, supported by Hoxsie, to approve this request. Voice vote. Motion carried unanimously.

5. Mobile Food Vending Permits

Current food vending permit fee is $400 for a year. Discussion about decreasing the fee, food trucks competing with brick-and-mortar restaurants, what other jurisdictions charge, and reviewing the ordinance. Board agreed to table Mobile Food Vending Permits until closer to the end of the year.

K. OLD BUSINESS:

1. Marihuana Draft ordinance

Sara Kopriva, Planner, Beckett & Raeder provided outline leading up to current adult use marihuana draft under consideration. Draft based on the current Medical Marihuana Ordinance. Discussion of whether or not this is right for the community, strategies for number of licenses awarded, merit-based process for how licenses are received, and enforcement of violations. Kopriva worked with an attorney

who specializes in the marihuana business. Licensing and zoning components and concerns, potential regulations and restrictions, as well as the desire for more information discussed. Kopriva will present more information for consideration at next month's meeting based on tonight's discussion.

2. **Discussion on Zoning Administrator Assistant Position**
   Wolf is putting together job description. White anticipates more information to report at the next meeting. Scott raised concerns about enforcement aspect.

PUBLIC COMMENT and OTHER BUSINESS:
Public comment opened at 9:22 p.m.

Scott Hardy, Commercial Realtor, stated concerns regarding Marihuana Draft ordinance.

Arlan Meekhof, ARM Consulting Services LLC, and former Michigan Senate Majority Leader, spoke regarding Marihuana Draft ordinance and encouraged Board to continue working on it and informing the public.

Tony Goff, Nature's Relief, spoke regarding Marihuana Draft ordinance.

Brian Kelley, Acme Township resident, spoke regarding Marihuana Draft ordinance.

Brian Chouinard, Nature's Relief, spoke regarding Marihuana Draft ordinance.

Public comment closed at 9:37 p.m.

Motion by Scott, supported by Jenema to adjourn the meeting.

The meeting was adjourned at 9:37 p.m.

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a document from the official records of the township.

_____
Lisa Swanson, Acme Township Clerk

DRAFT UNAPPROVED

· ACME TOWNSHIP PLANNING COMMISSION
· SPECIAL MEETING
· ACME TOWNSHIP HALL
· 6042 Acme Road Williamsburg, MI 49690
· July 26, 2022 7:00 p.m.

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE 7:02

ROLL CALL: Present; D. Rosa, J. Challender, S. Feringa, K. Wentzloff, M. Timmins, J. Aukerman
Excuse; D. VanHouten
Staff Present; Lindsey Wolf, Planning and Zoning Administrator; Marcie Timmins, Recording Secretary.

A. **LIMITED PUBLIC COMMENT:** Members of the public may address the Commission regarding any subject of community interest during public comment periods by filling out a Public Comment Card and submitting it to the Secretary. Public comments are limited to three minutes per individual. Comments during other portions of the agenda may or may not be entertained at the moderator's discretion
Opened at 7:03

Brian Kelly- Talked about the value of light industrial space in Acme, and about hearing for the last many years that light industrial space is in short supply in Acme. Staff report states there is no where to expand it. Light industrial sprawl is contrary to the Master Plan and the desire of this community.
Asked that the PC solve that before removing 40 acres from the light industrial district. Kmart PUD would sprawl the light industrial uses to our commercial corridor on US-31. Believes these would be a serious change in our township.
Read from page five of the Master Plan.
Hopes that if the 40 acres is rezoned to Ag. there won't be any negative impacts to the surrounding area.
Believes it would be a lot of density on Bates Rd.
Talked about the three times he visited the Horse show and seeing the tracker trailers leaving the festival site overloaded with manure, which the neighbors complained about during a previous public hearing.
Has a video of following the truck with manure and hay falling off, as well as appearing to roll through a stop sign at Elk Lake Rd when it made a turn. Wants the Horse festival to continue to be a strong positive to our community and resolve these compatibility issues.

Chuck Walter- There will be more than one access to the property (the proposed 40 acres) one on Arnold Rd. and one on Bates.

B. **APPROVAL OF AGENDA: Motion by Timmins, Support by Challender to approve the agenda as presented. Motion carries**

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

D. **SPECIAL PRESENTATIONS: None**

E. **RECEIVE AND FILE:**
1. **RECEIVE AND FILE**
a. None

F. **APPROVAL OF MINUTES:**
a. None

G. **CORRESPONDENCE:**
1. Trail Field Observation Report – Beckett & Raeder
Went over the progress made on the new section of TART trail.

H. **PUBLIC HEARINGS:**
1. None

I. OLD BUSINESS:

1. None

J. NEW BUSINESS:

1. Amendment 054- Rezoning request Traverse City Horse Shows LLC

Ron Gajoch- Discussed the PDR program and that this land would not be divided for residential use. Horses are livestock and fall under agriculture and farming. This will strictly be an agricultural use. Parcels will meet the zoning requirements set under Ag. with five acre or greater sized parcels. There will be primary and secondary buildings.
Talked about how the farmettes would most likely reduce traffic due to people and horses living right across the street, they will not have to drive in and out to participate or take care of animals.

Lindse Wolf- Talked with counsel, Jeff Jocks, before the meeting about items to consider before changing zoning classification. Wanted to make clear that no motion would be made tonight. The PC must hold a public hearing to complete the process.
Wolf asked The Horse show if there were any uses that are related to the horse show that could be utilizing the existing B-4 zoning that would eliminate the request or reduce the request? Equipment storage, farm equipment sales, veterinary services, that would apply to future operations.

Gajoch - said No.

Wolf- as far as the PDR program, were they interested in pursuing?
Gajoch- Doesn't think they will pursue the PDR program. It is currently in an agricultural preservation zone, as it is set forth by not only the township but also by the county.
Discussed the difficult aspects of light industrial uses without access to public utilities, lack of infrastructure such as it exists now on that property and how it has historically been farmed and would continue to be agricultural.

Aukerman- At first thought the spot was an oddity for the B-4 district but thought maybe a B-4 district would be desirable in that area for fruit processing. Like the one on 31, they have wells and are not on a septic system

Wentzloff discussed the limited area in the township for where B-4 could go. Identified in other township work that we are kind of out of the B-4 area. Talked about businesses in the light industrial that don't need high intensity infrastructure to operate. Asked Chuck Walter to explain the history of the B-4 distinct in that area due to his longevity in the township.

Chuck Walter - Discussed the history of the zoning of that property as well as the current B-4 zoned parcels that are still waiting to be occupied.

Timmins- asked if the farmettes would be something that are sold out right or if they will be rented/leased out.

Gajoch - they will be sold. This will allow them to have larger stalls and paddocks while staying for the whole season.

Wentzloff- reminded the PC that tonight's meeting is about the rezoning; it has nothing to do with what might go there. Does it make sense for that parcel to be rezoned to Ag. based on the eight criteria we use to make those determinations.

Challender wanted to know how many parcels
Gajoch answered twelve.

Rosa- asked for clarification about traffic on Arnold Rd. because of how far the property goes back.

Morrisy - already has approval from the road commission for the road going through the property.

Rosa - concerned that they may use that new property to develop new show rings and other horse show events on the new property thereby having horse shows happening on both sides of the road.

Wentzloff- In the special use permit it explains what they can have. It they wanted to expand to 2 more parcels they would have to come back to the Planning Commission.

Rosa- Asked about the property south of the rezoning request that is still undeveloped B-4 district.

Discussion about the existing undeveloped B-4 continued.

Aukerman- asked how many horses would be allowed on each parcel

Morrisy- they will be enforcing horse desisty on the property on a per acre basis.

Discussed primary square footage of residents, 500 sq. ft., in order to build a secondary structure.

Motion by Aukerman, Support by Timmins to set a public hearing on August 15th. for amendment 054, rezoning request Traverse City Horse Shows.
Motion Carries.

K. PUBLIC COMMENT & OTHER PC BUSINESS
Opened at 7:45

Chuck Walter- Traffic study is currently ongoing in the area of the Horse Shows by the Bay. Sensors were put at 72 and US 31 as well as at the roundabouts.
Closed public comment at 7:46.

1. Planning & Zoning Administrator Report – Lindsey Wolf
2. Township Board Report – Jean Aukerman

3. Parks & Trails Committee Report –

No updates given at this meeting.

ADJOURN: Motion by Timmins, Support by Feringa to adjourn the meeting.
Motion carries

· ACME TOWNSHIP PLANNING COMMISSION MEETING
· PLAZA TENT (Outdoor white tent located at the corner of Valleyway & S Village Dr)
· on Grand Traverse Resort & Spa Grounds (100 Grand Traverse Blvd Acme, MI 49610)
· August 8, 2022 7:00 p.m.

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE 7:00

ROLL CALL: Present; D. Rosa, S. Feringa, J. Challendar, D. VanHouten, K. Wentzloff, J. Aukerman, M. Timmins
Staff Present: John Iacoangeli Planner Beckett & Raeder; Jeff Jocks, Legal counsel; Marcie Timmins, recording secretary
LIMITED PUBLIC COMMENT: Members of the public may address the Commission regarding any subject of community interest during public comment periods by filling out a Public Comment Card and submitting it to the Secretary. Public comments are limited to three minutes per individual. Comments during other portions of the agenda may or may not be entertained at the moderator's discretion
Opened at 7:04
Brian Kelly- turned in written comments, please see attached. Spoke of his and the community support for the housing component, wants safeguards for the appearance of them. Went over the 2012 community survey and how it goes against how community members responded in the survey.

Jim Goran- went over the conforming projects that the community supports. As well as the lack of support for self-storage and warehousing. Went over the plan that he submitted for correspondence. Believes the PD is being applied for to get around non-conforming pieces Strathmore is wanting to add, warehousing and light industrial.

Kris Goran- Continued going over the open market plan that Jim Goran began explaining.

Dave Sexton- Owner of Pickle-U, Supports Strathmore. Supports the empty buildings being reused instead of sitting empty. They are trying to partner with Silver Sneakers so seniors could use the facilities without any cost to them.

Rachelle Babcock- No to self storage and warehousing. Supports street level residential units.

Pat Salathiel- Spoke about the history of Acme. Doesn't support self storage in a mixed use district.

Christine Arnold- Supports the re-development of Tom's and Kmart. Thinks the apartments will hide the old buildings and doesn't believe it will become a high traffic area.

George Wildman- endorses the Strathmore plan, a little concerned about self-storage.

Glenn Arnold- Acme needs progress. Believes the only reason for so much storage space is the lack of businesses in need of office space.
Public comment closes at 7:25

A. APPROVAL OF AGENDA: Motion by Timmins, support by Aukerman to approve the agenda with the addition of item G.8 Acme Strong. Motion carries

B. INQUIRY AS TO CONFLICTS OF INTEREST: none

C. SPECIAL PRESENTATIONS: none

D. RECEIVE AND FILE:
1. RECEIVE AND FILE
a. Draft Board Meeting Minutes 7.5.22
Motion by Timmins, support by Rosa to receive and file Board meeting minutes 7/5/22
Motion carries

E. APPROVAL OF MINUTES:
a. Approve Draft Planning Commission Meeting Minutes 7.11.22
Motion by Feringa, support by Timmins to approve the Planning Commission minutes from 7/11/22

Motion carrries

F. CORRESPONDENCE:

1. **Goran**
2. **Goran #2**
3. **Goran #3**
4. **Garvey**
5. **Kerkhof**
6. **Sexton**
7. **Warnes**
8. **Acme Strong- Surveys were provided for the public to read through on the tables**

G. PUBLIC HEARINGS:

1. None

H. OLD BUSINESS:

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

John Iacoangeli- Went over the Finding of facts and all the documents that were included within them. Went over the three different motions he pre-wrote for the PC to consider.
Sarah Keever- Went over the modifications made to the plans. Addition of carports they will not create any more impervious spaces, the footprint of parking will remain the same, and ten electric vehicle charging stations. Turnout in the back of Kmart to satisfy some of the comments from Metro Fire.
They are agreeable to the conditions John I. has written up, they may ask for clarification on a couple.

Aukerman-Took note of everyone's public comment; no to warehousing, no to self storage. Talked about a step change going on with retail and how the township needs to embrace it or be left behind. Talked about the warehousing of today, comprised of a retail component, an e-commerce component which means a web presence, and subscription services. An inventory management component, aka in prior year warehousing but not classically defined as heavy processing, or manufacturing of products but a different kind of warehousing, inventory management. And the fourth leg is fulfillment, people picking up or having items shipped out from that inventory. Discussed how this model all started with Whole Foods and is percolating through the retail industry. Costco and Sam's do warehousing with their products. The retail industry has changed. She thinks the new definition of warehousing, unlike the old definition, will bring vibrancy. What is the outlier that doesn't fit, it is self-storage. Questioned if we took the Kmart building and took the tiers marked out for warehousing and self storage, What if we put a challenge out to the developer and all of us to find the next Truly Free type business that can occupy that space, we would have more vibrancy and could continue to evolve into an excellent location for everyone.

Rosa- asked about the provision for the TART Trail, wanted to know if the width could be expanded from 10ft. to 12ft.

Discussion followed John I. added 12ft. trails to the conditions.

Rosa-Discussed condition 7, when the occupancy for self-storage would be granted. Doesn't feel that three buildings is sufficient to feel comfortable that the self-storage aspect is going to not overload the residential aspect. Would like to see at least 4 buildings under construction and a completion date before self-storage is allowed.

Keever- Three buildings are roughly 65 units. Went over the timeline of construction season. Asked for a clarification in condition 7, that underground utilities could be commenced but not completed for the construction of the three buildings, and foundations would be installed for those three. Have the condition modified to have the framing commenced and stead of completed. Timeline for the full project

from the time of start is 24-30 months for the site. For all nine buildings.

Discussion followed about how to guarantee that the project is completed in its entirety and isn't just enough to get the self-storage in.

Jeff Jocks - if there is a violation of the approval the township can order the project to be shut down.

Feringa - wanted to clarify that they weren't talking about stopping construction but working continually as long as the weather allowed for the construction season.

Keever- That is correct

Wentzloff discussed the Christ the King sign and where it can be within the new ordinance. Also brought up that the new ordinance allows for multiple families on the main floor.
This PD was all reviewed under the old ordinance.

Discussed the amount of bicycle parking. John I clarified that the minimum they need to provide is ten, and hopes that they will provide more. It is something that can be negotiated.

Wentzloff encourages more bicycle parking spots. Asked about the use for building number 10. Building ten will be used for maintenance.

Wentzloff read the definition of warehousing as it was written in the Finding of Facts, in our ordinance the townships definition has one more sentence, questioning if it was purposely left off. Concerned about what could or couldn't be done in the warehousing area. worried about it becoming an eye sore and a nuisance. Also asked to clarify about vehicles parking in the building.

Keever- Went over the intent they had for the light warehousing. Intent are elections, plumbers, small scale service related industry jobs that would be going in. Trucks of those who rented would be parked inside. The intent is that the warehouse wouldn't be used as recreational storage, but for the parking of work vehicles.

Rose- asked about incubator suites for small businesses. If there could be more than the current overhead doors in the back of the building where each business could store their supplies and trucks. Asked about partitioning of some of the self or warehouse-storage space to create more space for the business suites.

Keever- answered yes, that they would welcome more businesses that would fill those spaces.

John I.- Suggested, based on the Chairs comments, that another condition is added. That the township would not want any outdoor storage behind the building. No bulk storage or any type of materials outside.

Aukerman- wants to know if other commissioners would like to also see another business like the Truly Free model go into the Kmart building, which would take the self-storage number down.
If the PC sees some value there, we might look at condition three, and say something there that would increase that space and the developer would have the option to increase the Truly Free type of business occupying the Kmart versus the warehousing plus self-storage.

Timmins- would support adding more of an e-commerce type business and limiting more of the self-storage.

Rosa - would not object to increasing space for e-commerce while reducing self-storage.

Wentzloff- Referenced condition number 9, do the developer have any ideas for a reserve location if another business is interested in moving a location to the development, or would changing one of the housing units to accommodate the business be their plan?

Keever- Likes the option as it is written in condition 9 to have the option to replace one of the housing units. The development is built out and would cause a lot of challenges if another building was added.

Wentzloff- addressing Trustee Aukerman's comment on the balance of the total of self-storage and warehouse. Is that something that if there were a tenant interested the possibility of replacing part of the warehousing or self-storage could be replaced with or is the financial viability of the project still hinged on the cash flow of self-storage?

Jacob Chappelle- understands the reservations for self-storage. They are not in the self-storage business, really interested in the housing component. They looked at uses that allows them to pay for the Kmart to provide housing, and uses that work with other uses in the building. Self-storage has become important to us to stabilize the Kmart and provide a use inside the Kmart that insulated the flexible warehouse space from the retail in front. That is a little context as to why we are pushing on self-storage. It really is an important component even though visually it doesn't seem that important.

Wentzloff asked the same question about warehousing.

Jacob Chappelle- Self-storage is purely a means to devise space that we can not find a use for, we want to create as many opportunities for local companies and families to use this project. If they truly wanted to do the self storage it would go all the way back. It is only in areas we can't access or economically figuring out someone going in the middle. They can't find anything to go in the middle. They really want the back part to be flexible warehousing. They still want the back part to be flexible warehousing.

Wentzloff- asked John I. about putting in conditions to outline exactly what the warehousing means

Wentzloff asked if anyone was comfortable making a motion. As no one was, she asked about clarifying the conditions we spoke of this evening and come back at the next meeting.

Keever-They are concerned about moving this project on in a timely manner. There are only two or three conditions they would like clarification on. Most of the conditions in the report are acceptable, and I haven't heard of any other issues on those. Would be acceptable to dive into those conditions and work something out. Feels like they don't have much more information to give.

Wentzloff and Feringa express concern that working things out tonight are short citing the community.

John I.- Asked that we go through the list of 14 conditions and tell him and Jeff Jocks which ones are acceptable and then they can work on the ones that we think need some further refinement.

Went through the 14 conditions. Wentzloff wanted no storage of materials outside. John I. will add that under the warehousing.
Condition number 1- no comments

Condition number 2- easement for TART Trails- Rosa would like the language to allow for a 12 foot wide trail. John I. discussed adding room on either side of the trail to maintain it. The easement has to be agreed upon by TART and the applicant. TART will pick the number based on their standards.

Conditions 3and 4- Wentzloff would like some guidance on the proper language to address these two conditions. Aukerman is wondering if the new definition can fit more with the Truly Free model than warehousing. Wentzloff would like Jeff and John to put restrictions on it to avoid any nuisance, but it would be a commercial opportunity that has some excessive storage that goes along with it.
Aukerman addressed the language in point 3 that addressed the square footage of the warehousing. Asked if warehousing could occupy more room by taking some of the square footage off from the self storage. She is uncomfortable with the amount of self-storage. The 35,800 square feet of self storage seems like a wide buffer zone.

Jacob Chappelle - Doesn't think it is feasible in the next couple of years. If a business like Truly Free walked in they would love to reduce that section (self-storage) . Self storage is just a means to define the spaces we have no idea what to do with. There is no economic reason for self-storage. Concerned that a national credit tenant who would be able to offset the cost to change and finance that doesn't exist, especially now. Same with e-commerce.

John I.- based on Jean's comments, look at number 9 that talks about if there is an interest for a freestanding building they can substitute one of the residential buildings. Feels there can be a similar statement that says in the event of other retailers or e-commerce retail is interested in the building the applicant is willing or can substitute portions of the warehousing or self-storage as long as they don't generate trip generation above that maximum level. Put the same condition inside the building that we have outside the building.

Jacob Chappelle- The deeper into the building the more challenging it is to find a tenant that is not just heavy industrial warehousing which we are not interested in. They are interested in the plumbers and electricians.

Wentzloff- warehousing space in number 3 is limited to 22,000 sq. ft. Lease given to the men's shed and that is 2,450 sq. ft. that should be added to the warehousing space in case they disband.
John I classifies the GT Men's shed as warehousing.

Wentzloff- clarified the term, limited and not to exceed and asked if that wording should be in number 3 also.

Jeff Jocks made a note.

Condition number 5- Rosa asked about the danger of parking in the buildings as far as fires go.
Joe Chappelle- discussed that the small businesses they are targeting, their insurance companies require them to park inside.

Condition number 6- no comments

Condition number 7- Wentzloff asked jocks to define substantially completed.
Jocks- said that basic framing would mean, basically done, very close to done.
Wentzloff asked how to guarantee the project gets completed.
Jocks- said that would be a separate condition. Not having them completed and still continuing to operate. If we want to deal with that a second condition that addresses how to ensure completion of the entire project.

Jacob Chappelle- talked about wanting to break ground as soon as possible. Reiterated the 24-30 month time frame for the project. Would like the self-storage timeline quicker but also respecting the insurance that the housing will be completed.

Timmins- asked if there was an opposite side and if we let them start all of this and it is not complete in 2 years or 30 months with a certain number of buildings and other components then the self-storage has to stop.

Wentzloff asked if any of the commissioners had a problem working with a sunset timeline on the project instead of a start timeline.

Commissioners agreed to working with a timeline that would stop the self-storage if housing was not completed in a timeframe to be determined.

Jacob Chappelle- reiterated his company's goal of doing housing and the ability to deliver the housing with this project. Components like the warehousing and self-storage need to be on-line for financing partners to help us with moving the entire project together. If this commission would contemplate sunset to ensure all housing is completed in a number of months they would absolutely appreciate it.

Wentzloff asked for timeline suggestions people were comfortable with. Thirty-six months was discussed.

John I ask for clarification on condition number 7 and in lieu of the three buildings needing to be built for occupancy you're just saying that the entire project needs to be done within 30 or 36 months and if not they have to cease and desist the indoor storage facility.
Committee members agreed with that clarification.

Condition 8- no comment

Condition 9- no comment

Condition 10- no comment

Condition 11- no comment

Condition 12- Wentzloff asked about the number of parking spaces they planned to have on site.
Jacob Chappelle- More than ten bike racks. Would welcome input and any number we feel is appropriate.
John I - will evaluate the number of bike parking to recommend.

Condition 13- Everyone is in agreement. Discussion followed about defining what long term rental meant.
Jacob Chappelle- said they are interested in family housing not short term renters
John I and Jeff Jocks will look at it.

Condition 14- no comment

Wentzloff wants to make sure that the, no outdoor storage component is added to the conditions.

Discussed date for a special meeting. Meeting will be 8/22/22. Location to be determined and posted on the website.

I. NEW BUSINESS:

1. None

J. PUBLIC COMMENT & OTHER PC BUSINESS

Public comment opened at 9:00pm

Sue Higgins- Had questions about the light Industrial/small business area, will units have water, electricity and bathrooms?

Will they have dumpsters outside? How big of delivery trucks are allowed to access the area? Will there be a limit of no semi's. Will the self storage be climate controlled.

Jim Goran- Believes if self-storage goes in he believes it will never go away. Like the discussion on e-commerce. Likes the idea of 36 months. How would you kick out all the self-storage tenants if they don't finish. Doesn't see it as workable. Feels they should designate some of the self-storage to be storage for the apartment tenants.

Brian Kelly- Doesn't think three buildings are a sufficient guarantee to start the operation of the self-storage. If the housing doesn't get built he believes the township would have a hard time evicting the tenants and shutting down the self storage. Talked about the renting to plumbing and electrical trucks being a new mention in this packet. Questioned how loud that area would be with all the businesses in the back and the noise of the doors. Questioned the hours of operation of the businesses. The risk of storing flammable substances on the trucks that are parked inside. Wants to know on the leases if tenants can sublet.

Wentzloff answered Mrs.Higgins comments- That will be dictated by the building codes and what the use is for the area. They will have dumpsters. The same size trucks that were allowed on the Tom's and Kmart property will be allowed on this development. And self-storage is climate control.

1. Planning & Zoning Administrator Report – Lindsey Wolf-none

2. Township Board Report – Jean Aukerman Board meeting is tomorrow night, 8/9/22, the board will be discussing recreational marijuana.

3. Parks & Trails Committee Report – none

ADJOURN: Motion by Challendar, support by Timmins to adjourn.
Motion carries

· ACME TOWNSHIP PLANNING COMMISSION
· SPECIAL MEETING
· ACME TOWNSHIP HALL
· 6042 Acme Road Williamsburg, MI 49690
· August 15, 2022 7:00 p.m.

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE 7:00

ROLL CALL: Present: Dan Rosa, Dan VanHougton, Steve Feringa, Jack Challendar, Jean Aukerman, Karly Wenzloff
Excused: Marcie Timmins
Staff Present: Lindsey Wolf, Planning and Zoning Administrator; Jeff Jocks, Legal Counsel

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

Public comment opened at 7:02
Brian Kelly- Believes people appreciated the positive impact in our community of the horse show. Quoted page 5 of the master plan that spoke about light industrial. Believes we need light industrial in our community, listed many positives it brings to the area. Thinks the Horse festival has a lot of impact on the surrounding area. Worried about the access road going through the property to Arnold Rd. He thinks it may increase traffic on Arnold Rd.. Questioned if horse show traffic may be funneled through that road in the future.
Quoted township planner John I has said there is a shortage of light industrial in the township. Question for the chair. How will the township handle the use of light industrial in the coming decades, especially if the rezoning is granted?
Talked about the 2012 Survey and where people responded to wanting light industrial.

Mike Radcliff- Northwest Michigan fishing club. Came to talk about a project started two years ago along with the Dept. of natural resources. Started a solar light project at boat launches. After 2 years of approval process they were able to put up lights at the Silver Lake boat launch and the South Lake Leelanau boat launch. When the project first started the group was looking at the Sayler park boat launch, quote from the electric company was too much, and they were given a grant for $1000.00 Talked about the project and where the different parts came from and self installation. Proposing, somehow solar lights can be obtained for Sayler park. Fishing club has a strong urge for lights for security at that launch. Urging the township to put up solar lights.

Wentzloff- Park and trails committee met and also talked about the solar lights. Introduced Jean Aukerman as the board representative, explained the board would be the correct place to start.

Aukerman-talked about needing to bring the neighbors in, in a positive way as was done with the boat launch project.

Wolf will talk to Doug White in the morning and pass on the information.

B. **APPROVAL OF AGENDA: Motion by Aukerman, support by Ferninga to approve the agenda. Motion carries.**

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

D. **SPECIAL PRESENTATIONS:**

E. **RECEIVE AND FILE:**
1. **RECEIVE AND FILE**

a. None

F. APPROVAL OF MINUTES:

a. Draft Planning Commission Minutes 7/26/2022

Motion by Aukerman, Support by Challendar to approve the Draft Planning Commission Minutes of 7/26/2022. Motion carries.

G. CORRESPONDENCE:

1. None

H. PUBLIC HEARINGS:

1. Amendment 054- Rezoning request Traverse City Horse Shows LLC
Opened Public hearing at 7:13

Brian Kelly- Will submit a written copy of earlier comments. Still has a lot of concerns about the manure and disposal of manure from the horse show. Talked with White Water township supervisor about seeing manure running in to creek last year.
Would like to see more out of the box thinking as far as how the property could be used.

Closed public hearing at 7:15 pm

I. OLD BUSINESS:

1. Amendment 054- Rezoning request Traverse City Horse Shows LLC

Wolf-Asked Jeff to be present to make sure everything was by the book. Wants to be clear that the proposed use has no bearing on the rezoning of this property. Need to think about the district as a whole. Wants to make sure that it is clear.
Staff report provided comparisons on some of the information that was submitted. Back page shows acreage available in the B-4 district. Gained property with the solar farm, but it is mostly developed. Biggest concern is industrial sprawl or limiting available land after updating uses that may place a little more demand on the district. Would be more comfortable if there was an exchange on another piece of land to be B-4.

Jocks- when contemplating the rezoning of a property you need to review it from the perspective of what are the uses allowed in the district the property is being requested to be rezoned to. Review it with that in mind vs. what the requester is proposing to do with the property. If you are contemplating some sort of exchange where if you approve this you would seek to add light industrial to some other area. That is fine as an idea, but when you are contemplating this specific request it is by application so you should be determining whether or not you want to recommend approval based on the application and not in combination with an exchange. Does not want the two tied together directly. Review this parcel request and if there are other properties you want to rezone as light industrial you can move forward with that but don't make one contingent on the other.

Wolf - brought up the timeline. Township has a master plan review within the next year or so, and can make updates at that time.

Wentzloff - Asked Wolf if demand seemed high for the B-4.

Wolf- Have two applications in. One to resurrect the back nine on the old golf course behind the Hops farm. They will be before the PC in September.
And an application for a new potential storage behind Tractor Supply.

Rosa- Can we put any restrictions to the rezoning? Wanted to talk about Arnold Rd.

Jocks- No

Wentzloff- We are just looking at the land use not the project. Any project will require agency reviews. Think more specifically is this a good expansion of our ag. district and contraction of our light industrial warehousing? And is there an opportunity to expand it later if we need more light industrial.

Rosa - had concerns about access, would it be a County Rd?

Wentzloff- It will probably be a private road. The standards are dictated in the township's ordinance for roads.

VanHouten- concerned it will set a precedence in our township of changing Light industrial to Ag.

Discussion followed about land that may potentially be rezoned to Light Industrial.

Feringa- looked at three things1) taking a parcel with split zoning and making it one zone, that is a good thing. 2) Ag. is important in Acme. which is good. 3) not so good is that we are taking land from light industrial. Leaning towards turning it back to Ag.

Aukerman- Thinks it makes sense to change it to Ag. Noted from previous meetings that the applicant is not interested in farmland preservation.

Wentzloff- clarified that the township doesn't know if it was ever technically Ag. Just that its use was ag. The township doesn't have historic maps. Wondered if the farmettes would be maintained in Ag as opposed to residential

Jocks- that property qualifies for the PDR program as it is right now. An easement could be put on it to restrict development rites. No residences, no commercial, no industrial. Only productive farmland uses. If it is rezoned and there are farmettes it is not eligible.

Wentzloff- less concerned with them entering into the PDR program because it will be less intensely developed then light industrial would be. And it's adjacent to light industrial warehousing so it would be like a transition between the two zones.

Rosa- concerned about the loss of light industrial.

Wentzloff- noted that in the future the PC may look at where other light industrial could go.

Motion by Ferninga, support by Aukerman, that the planning commission send the proposed zoning ordinance amendment 0542 rezone approximately forty acres from B-4 material processing to A-1, agricultural for the property located at Bates Rd. parcel ID 28-01-014-004-01 owned by the Traverse City Horse Shows LLC to the township board for approval.

5 yes
1 no
Motion carries

J. NEW BUSINESS:

1. None

K. PUBLIC COMMENT & OTHER PC BUSINESS

Public comment opened at 7:37

Brian Kelly- Thanked everyone for the good discussion on the topic. I Hope the PC can find space for light industrial in the future without sprawl. Looking to see the applicant do some great things in the future with the farmettes.

Closed public comment at 7:38

1. Planning & Zoning Administrator Report – Lindsey Wolf

Wentzloff- Items outstanding that the PC needs to decide when to get working on them.

Duplex multi-family and any residential districts.

Waterfront overlay district

Stormwater

Wolf- asked if the commission wanted to tackle the special use preliminary in September and one of those items. Or would the commission prefer to wait until there is an agenda with no applications so we can dedicate a whole meeting to it.

Wentzloff- I think we should pick a topic and start having a discussion on it. Discussion followed

Wolf has been chatting with Bob Vershave about the stormwater. He will be the more technical end, the administrative part is more on her end.

Aukerman- will Lindsey be facilitating the stormwater rewrite.

Wolf- either her or Doug would be facilitating it. Wolf talked with Bob when they went through the budgeting cycle and worked that into the budget.

Wentzloff- clarified that the Planning Commision would write the stormwater ordinance but that we would then send it to the board to vote on because it is a police power ordinance.

Jocks- asked if the PC was asked to look at stormwater by the board.

Aukerman -board feels there are holes in the ordinance and it can be much improved.

Wentzloff went over the history of working on the stormwater in the past.

Wolf- Talked about the golf course coming in front of the PC. It is under a special use permit.
May see the self storage facility if the application comes back in time. It is a rite by use.

2. Township Board Report – Jean Aukerman- none

3. Parks & Trails Committee Report – talked about the solar lights and dark sky requirements. Determined a potential area for the playground. Over by the side where the little maintenance house is, near sweetwater garden club. No trees need to be removed.

Chanllendar- when does the PC get new zoning books?

Wolf- Hoping to have updated zoning books by the special meeting

ADJOURN: Motion by Feringa , Support by VanHouten to adjourn.
Motion Carries

To: Acme Township Planning Commission
From: Brian Kelley

Subject: Kmart / Toms PUD

Good evening,

The disclosure at the August 8 2022 PC meeting that the Strathmore project would include the addition of bay doors for storage of active use utility trucks (up to tractor trailer size) was very concerning. I could not find those features or use on any plan sheets or recall any prior discussion.

This high intensity use is not compatible with surroundings.

The noise, and disruption from this intensive use is not compatible with the adjacent residences or the commercial zoning district. Backup alarms, loading and unloading noise, trash, bay doors. This noise is likely to reflect off the rear of the former Kmart building and transmit into the Deepwater Point residences. There is also an active Eagle nest adjacent to the site. If defies belief to expect this activity not to impact the nesting birds.

John Iacoangelli has cited the traffic study numerous times, that all of this traffic is fine so long as it does not exceed the historic use. However, at the last meeting he mentioned the metric is actually "Full Utilization". Those are very large parking lots and in decades of being a customer I have never seen anything approaching "full utilization". I would like to hear more about the "full utilization" metric and whether that is actually credible or realistic. It seems it is an artificial construct that will allow traffic levels and intensity far beyond anything ever experienced at this site.

The introduction of these new project elements, along with other challenging and incomplete conditions, should force another Public Hearing. Or, the project should just be denied.

At the meeting the Applicant described how the self storage portion of the project was essential to fund the apartment buildings. This raises concerns that this is not a fully funded project and creates doubts about whether the project will be completed. That is especially true given the on-going concerns of an extended economic recession.

While searching for information on past Strathmore projects I found the failed Broadway Commons project in Ann Arbor, and the failed City Center II project in Lansing.

There are dozens of articles on those failed developments, the years of delay, and the millions of dollars lost. Those give pause. I found no such information about Lormax Stern.

Thank you,
Brian Kelley

Broadway Village

Broadway Village was a proposed development in Lower Town that was never built. It was a private development, but the city was involved as a potential provider of Tax Increment Financing (TIF).

Timeline: Broadway Village

2016 February 6. See 1140 Broadway.

October, 2015. Vacant Village: As high rises sprout downtown, more than six acres on Broadway lie fallow. Ann Arbor Observer. "Developer Peter Allen assembled the property in 2000. **He sold it to East Lansing-based Strathmore Development Company, which after years of negotiations with the city, county, and state won approval to build a grandiose retail, condo, and office development called Broadway Village at Lower Town."**

- Other People's Money, Ann Arbor Observer, Judy McGovern, 8/30/2010

Strathmore planned to pay for much of the project's cost from money Broadway Village otherwise would have paid in property taxes. Since it was never built, that's now moot. But the state still lost money on the project: the State of Michigan Retirement System (SMRS), which manages pensions for 565,000 Michigan public school employees, state workers, state police, and judges, made a $20 million equity investment.

4. Broadway Village at Lower Town. This may be the longest duration for an unrequited project in the city, which may be fitting given its history as both controversial and enormous. The reasons for building on the site still exist - it offers an excellent location with proximity to downtown and U-M's Medical Center, and it could become a gem for residential and destination retail. Yet in the meantime, we could look at fencing and broken concrete for some time.

- Broadway Village at Lower Town loses state grant and loan, pledges to reapply, Dan Meisler, Ann Arbor Business Review, February 2009

Scott Chappelle, president of Strathmore Development Co. in East Lansing, said he's in talks with several potential financing sources for the 7.3 acre project, but that "credit markets remain frozen."

With the ceremonial shovels turned Jan. 10 at Broadway Village at Lower Town, Clark Construction Co. is now pressing ahead on a bullish construction schedule it hopes will have the $171 million project opened in 2010. Strathmore Development Co. estimates it will take about 30 months and 6,000 personnel hours to complete the project, which includes 152,689 square feet of medical and office space, 138,275 square feet of retail and 185 apartments.

- Ann Arbor Business Review, 10 Jan 08: Governor at groundbreaking for long-awaited development in Ann Arbor

Gov. Jennifer Granholm, Michigan Economic Development CEO James Epolito, and Ann Arbor Mayor Pro-Tem Marcia Higgins were among the dignitaries who took part in the ceremonial shovel turning. Work by contractor Clark Construction Co. actually began at the $171 million mixed-use commercial and residential project in November.

- Strathmore Development's Broadway Village project

Public records

- Resolution Authorizing Publication of Notice of Intent to Issue Bonds
- The City's Broadway Village website
- Brownfield Projects, City of Ann Arbor

News references

- Broadway Village stories on AnnArbor.com
- Broadway Village stories on Ann Arbor Chronicle
- Broadway Village stories on Ann Arbor Observer
- Broadway Village stories in Heritage Media newspapers
- Broadway Village stories in the Google News archives

City Center II Grabs $57.8 Million in State and Local Aid

Wednesday, August 27, 2008 | Source: Capital Gains
Share

Phase one of the proposed $116 million City Center II project in the City of East Lansing recently got a $57.8 million boost from state and local governments.

The state gave Strathmore Development Company a $10 million brownfield tax credit for the project. State and local tax captures of $57.8 were also awarded to the developer for the project.

“Without that incentive, the project simply would not be feasible,” says Tim Dempsey with the City of East Lansing.

Strathmore is developing a 5.46 acre parcel of land in the heart of East Lansing. The project will include six new commercial and residential buildings, a pedestrian overpass and 520-space parking deck comprising 585,000 square feet, and capital investment of $84 million.

Phase one consists of 10-story, mixed-use building that will include a restaurant and hotel, office space, residential apartments and a performing arts center. It is anticipated that the first phase will create 150 jobs.

Source: Tim Dempsey, City of East Lansing

Ivy Hughes, development news editor, can be reached here.

Former City Center II property in foreclosure, county records show

By

- Angela Wittrock | awittroc@mlive.com

The former Citizens Bank building at 100 West Grand River Ave. in East Lansing. Angela Wittrock | MLive.com

EAST LANSING, MI – The property at the center of the failed City Center II development is in foreclosure, according to documents filed with the Ingham County Register of Deeds.

The former Citizens Bank building, 100 W. Grand River Ave. in East Lansing, is owned by CADA Investment Group, LLC.

Representatives of the ownership group presented new plans for the property to the East Lansing City Council on Oct. 25. But the property itself had gone into foreclosure just days before and was sold at auction after the mortgage went into default.

County records show the property was purchased at sale Oct. 18 for $533,371.63 by ROB, LLC, the holder of the $600,000 mortgage on the property.

The mortgage sale marks the "last step" in the foreclosure process, Ingham County Register of Deeds Curtis Hertel Jr. said.

"They still own the property and they can still do what they will until the redemption period is up," he said.

The redemption period ends Feb. 25, 2013.

To retain ownership of the property, CADA would need to pay the $533,371.63 sale price to ROB, LLC, as well as a daily interest rate equal to the interest rate on the mortgage – in this case, 24 percent, or more than $350 per day, Hertel said – all by Feb. 25.

On top of that, CADA could be billed for insurance costs, taxes and attorney fees, among other possible fees.

The mortgage for the property is signed by Scott Chappelle, president of Strathmore Development Co., the developer of the scuttled City Center II project.

Chappelle also signed an agreement to shorten the redemption period of the loan, a highly unusual move, Hertel said, because it reduces the amount of time CADA has to get the money together to save the property.

Reached Tuesday, Chappelle said several times he is not affiliated with CADA and was not authorized to reveal the names of the owners.

According to a 2011 filing with the state's Department of Licensing and Regulatory Affairs, CADA is registered to Thomas Eckhardt at 1427 W. Saginaw Highway in East Lansing; that's also the address for Strathmore Development Co., and City Center Two Project LLC, the owners of the other parcel in the latest redevelopment plan.

The same filing names Chappelle as the entity's authorized agent.

Chappelle said Strathmore represents about 200 entities that use the address, but that Strathmore was not affiliated with CADA.

Strathmore "previously provided leasing and development services to CADA Investment Group, LLC as to the expired City Center Project for a fee," Chappelle said in an email.

He said neither he personally nor Strathmore represented the CADA as it seeks approval for a new development proposal for the property.

A LinkedIn page for Eckhardt, the registered agent for CADA, says he has been the general counsel for Strathmore since 1997.

A message left for Eckhardt at his Strathmore office was not returned.

*E-mail Angela Wittrock: **awittroc at mlive dot com** and follow her on Twitter at **twitter.com/AngelaWittrock** and **Facebook**, or reach her by phone at 517.219.7073*

New plan for Acme K-Mart spurs criticism

- By Jordan Travis jtravis@record-eagle.com

ACME — Plans by a developer to build apartments and reuse two empty retail buildings in Acme are the center of debate as neighbors, prospective tenants and others weigh in.

Acme Township planning commissioners will meet Monday to consider the request by East Lansing-based Strathmore Real Estate Group. The company proposes building 186 apartments in nine buildings outside the former Kmart and Tom's Food Market on U.S. 31, north of M-72.

It also has plans to use the former Kmart for a variety of purposes, while the former Tom's is set to become the home for a Traverse City-based cleaning products company.

Jacob Chappelle, principal and attorney for Strathmore Real Estate Group, said he sees the uses working together well. Playgrounds and walking paths are planned and apartment tenants could use amenities inside the repurposed Kmart, such as six pickleball courts, a fitness center, office space for rent and a potential future coffee shop.

They also could rent indoor self-storage planned for the vacant big-box store, Chappelle said. That would be offered as an option on their reservation forms.

"These uses we feel are very strong community uses, not only in their own right, but they really complement the housing," he said.

For the former Tom's Food Market adjacent to the empty big-box retailer, Truly Free Home is leasing the building after outgrowing its existing home, Chappelle said.

The company sells eco-friendly home cleaning products and recyclable, refillable bottles, plus subscriptions for refills, according to its website. Submitted plans show the company would have some retail space in the former grocery store while using much of the rest to pack mail orders.

There's more: Inside the former Kmart would be warehouse space, plus a spot for the Grand Traverse Men's Shed.

Jim Novak, the nonprofit's president, said the group aims to give men a place to go. It's aimed largely at retirees, who could keep busy with woodworking projects like Little Free Libraries and wooden crosses for the Onominese Cemetery. They also would volunteer at festivals and other events.

Novak said he reached out to the developer when he heard of the company's interest in the former store and, for $1 a month for 10 years, the developer offered the club a workspace for its tools.

"And we're young yet, so money is a huge concern for us," he said, referring to the local nonprofit.

It's not the pickleball courts, fitness center and nonprofit space that have drawn criticism. It's the planned 35,800 square feet of self-storage space and 22,000 more square feet of warehousing.

Several critics, some stating they live nearby, have written and spoken to planners since they began discussing the proposal earlier in the year. Many of them balked at the self-storage, a use they say

shouldn’t be allowed under township zoning and one that seems a poor fit for such a prominent commercial site.

Jim Goran, who owns a self-storage business in Acme Township, said he also believes the building could be put to a better use. He acknowledged he has a business interest at stake, but said his misgivings about the plan go beyond that.

For one, he wants township officials to challenge the developer to come up with a better use, one that would add more vitality to the township, Goran said. “It’s like, why not take a certain part and say, ‘Hey, we challenge you to find something that’s conforming, whether it’s more residential,’ “ he said. “This commercial flex district is pretty wide open, except light industrial.”

Goran also wants assurance that the developer will build everything it proposes, expressing doubt that the self-storage space in the building would ever be used for anything else.

Objections from township residents opposed to the plans have some similarity to those concerning since-withdrawn plans from Lormax Stern, which called for even more storage inside the former Kmart. Those plans were the second latest in a string of proposals for the vacant building that didn’t come to pass.

Township Planner Lindsey Wolf said she’s been facilitating the review by planning consultant Beckett & Raeder. She acknowledged there’s some resistance to the proposal, and said township planners have requested the developer find another use that would cut back on the amount of storage.

“So the planning commission has asked them to decrease the storage and, if possible, if they could obtain an occupant that would lessen that space, they’ve been hoping that this will kind of transform over time but we haven’t seen that quite yet,” she said.

Chappelle said revised plans already shrunk the amount of storage a few times, and the extent that’s still there would only be what’s necessary to finance the rest of the building. He also believes much of it would be used by the apartment tenants.

Others have voiced support, especially for the pickleball courts. Phil and Carol Heles of Rapid City told planners as much in an email, as did Karen Somers of Kewadin. Others said they were glad to see the vacant buildings repurposed, meeting minutes show.

Some commenters, including Goran and a group called Acme Strong, pointed to an ongoing criminal case involving some past company filings that court records identified as the development company’s onetime president, Scott Chappelle.

Jacob Chappelle said Scott is his father, and said that case has nothing to do with the project; Jacob and his brother now run the company.

Scott Chappelle pleaded guilty in April to a single charge in a case involving allegations of tax fraud, court filings show. Federal prosecutors agreed to drop several other charges in exchange for the plea.

In the plea, Scott Chappelle admitted to not giving the IRS employment taxes he withheld from company employees’ paychecks, according to a Department of Justice release. He also admitted to

making false statements to IRS employees, those included concealing a home in Harbor Springs and the source of mortgage payments for an East Lansing condominium.

During the investigation he also filed a false tax return claiming his company had no employees or income, according to the release. The allegations date between 2007 and 2018, according to the plea agreement.

Court documents show Scott Chappelle is scheduled for sentencing Sept. 12 before U.S. District Judge Jane Beckering in Grand Rapids. The maximum sentence is five years in prison, according to the release.

Timothy Belevetz, Scott Chappelle's attorney, declined to comment when asked about the case. Jacob Chappelle said his father is retired and has no vested interest in, nor authority over, the Acme Township project.

The comments about his father's case seemed unfair to Jacob Chappelle, he said, adding he believes they're made by people who oppose the project for other reasons. "I would ask that we be judged by our submission and what we've done to facilitate this project," he said. "I think we've done an outstanding job working with the awesome people in Acme to create a project."

Karly Wentzloff, the planning commission chair, declined to comment on the criminal case, nor did she want to discuss her thoughts about the submission ahead of Monday's meeting. She was unsure if planners would have the information they need to vote, but added it's possible.

That vote, if commissioners agree to the project, would set up a final decision by township trustees at a later date, Wolf said.

If You Go

What: Acme Township Planning Commission special meeting

When: 7 p.m. Monday

Where: Feast of Victory Church, 4400 Mt. Hope Rd

Lindsey Wolf

From: Spencer <sasilk@franklincio.com>
Sent: Monday, August 22, 2022 4:14 PM
To: Lindsey Wolf; Doug White
Subject: Kmart Project

Having written before and following the issue I am compelled to write again. In my opinion, and the opinion of most, the Kmart project needs to be abandoned and the Township needs to veto the project. I am a new resident to Williamsburg who purchased my home because it has beautiful views of woods and the East Bay and great views from along US31 and the fact traffic is minimal on US31. My home is about a mile from the proposed site near East Bay. The development being proposed (PD 2022-01) will negatively affect traffic and the terrain by adding traffic and a development that is minimally defined at this time. It may also affect the value of my property. This project appears to be a way to get a foot in the door and then go back to the original plans concepts.

The project is very near the intersection of M72 and US31 which is a very busy intersection currently. The project being proposed will only make the traffic worse as visitor enter our city from the East and North. Not a great way to build a first impression of this beautiful area and continue to draw new home building and expensive home construction to the area.

The site being considered is near very nice homes and some very expensive homes. It is hard to imagine how this development could help land and property values. The project being so loosely defined at this time and the request for many zoning changes is of concern as to what the final use will be. The proximity to Grand Traverse Resort, Lochenheath Golf Club, Deep Water Point Residences, expensive condos and valuable homes should make this an easy decision to reject the proposal in favor of one that is utilized for dinning, shops, boutiques and that will bring shoppers and diners, not storage, trucks, heavy trucks, low-income housing and abandoned boats.

Please consider these reasons in your deliberation and keep traffic manageable and the area beautiful and uncongested by rejecting the proposal. I am adamantly opposed to this ill-defined project or any project other than the utilization of the existing structure or its demolition.

Each minor revision of the proposal adds changes but does not make it fit the Master Plan or more palatable. People have mentioned the sanitary system needs and the Meijer projects as poorly thought-out projects. This is the same in my opinion. It is like putting lipstick on a pig – it is still a pig.

Spencer

Spencer Silk
Woodward Road
Williamsburg, MI 49690
248-408-8705

Acme Township Planning & Zoning Report

Meeting Date: September 12, 2022
Subject: High Point Golf Course
Application No: SUP/SPR 2022-03

Date: September 7, 2022

Project: High Pointe Golf Course
Arnold Road
Williamsburg, MI 49690

Applicant: High Pointe Holdings, LLC
332 Potter Road
West Palm Beach, FL 33405
(561)907-4700

Owner: 5555 Arnold Road
PO Box 12
Williamsburg, MI 49690

Request: Resurrect High Pointe Golf Course

PROJECT OVERVIEW

High Pointe Golf Course was opened in June of 1989 – due to the economy and other factors the course closed, and the property was sold in 2008. A portion of the property was converted into a hops farm. High Pointe Golf Club intends to re-establish the golf course as a private, membership-based, economically sustainable destination. The golf course will be designed to be environmentally friendly. The club will operate from May until late October and will employ 60 to 80 employees at seasonal peak and 12 to 15 employees year-round.

The new project includes a land acquisition of all the property lying south of the hops farm and a segment of land extending to Moore Road into Whitewater Township. The existing club house will be sold and will remain with the farm parcel. A new maintenance building will be located off Bates Road. Twelve (12) of the eighteen (18) holes are proposed to be wholly or in portion in Acme Township. Whitewater will be the location of the new clubhouse, training facility, driving range, cabins and parking for guests and employees.

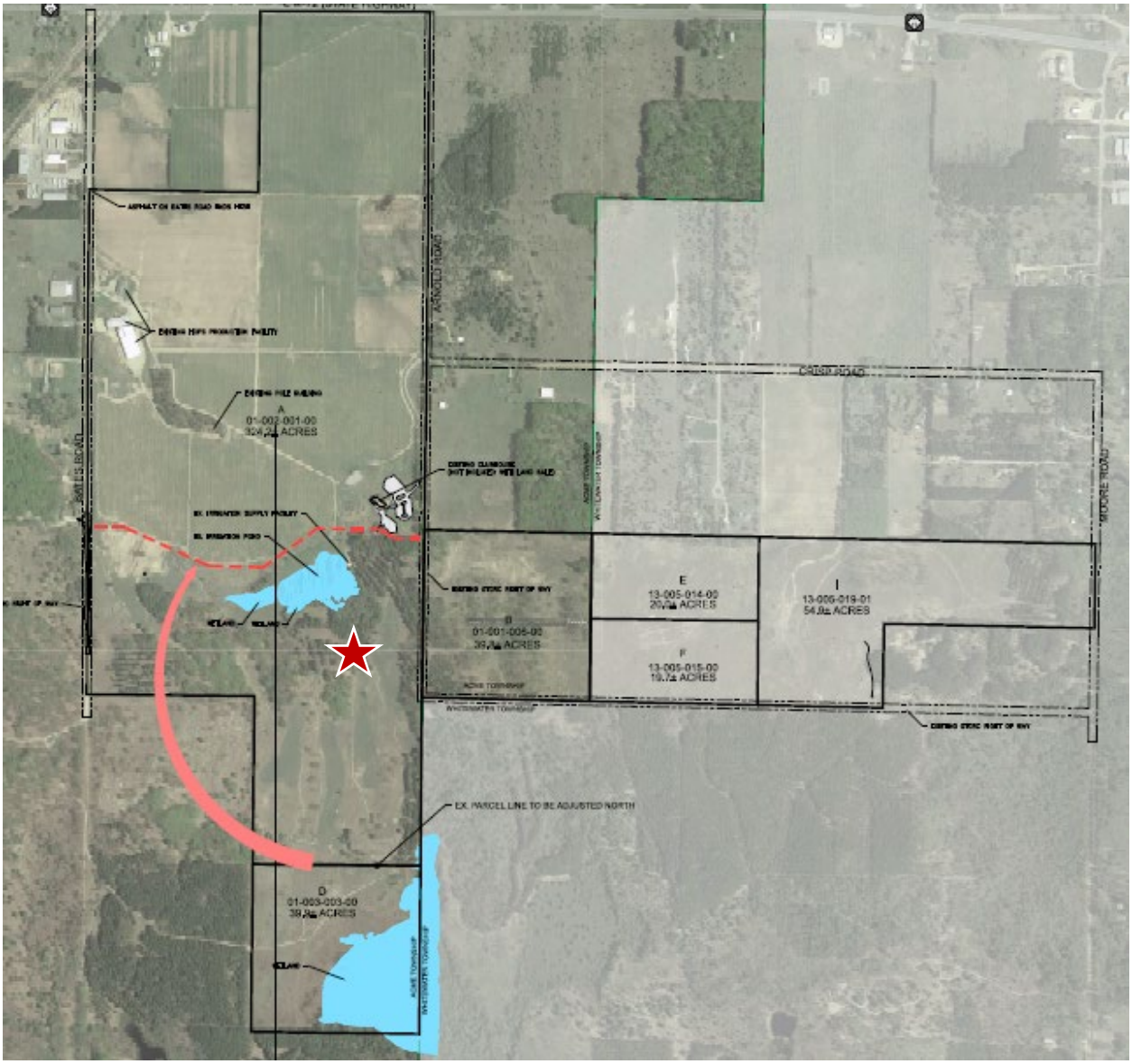
New wells will be drilled for the continued of the operation of the hops farm and golf course. Reliance of fertilizers is imperative.

PARCEL INFORMATION & OVERVIEW

Parcel Number: Acme:
28-01-002-001-00 (5555 Arnold, LLC)
28-01-003-003-00
28-01-002-017-00

Whitewater:
13-005-014-00
13-005-015-00
13-005-019-01

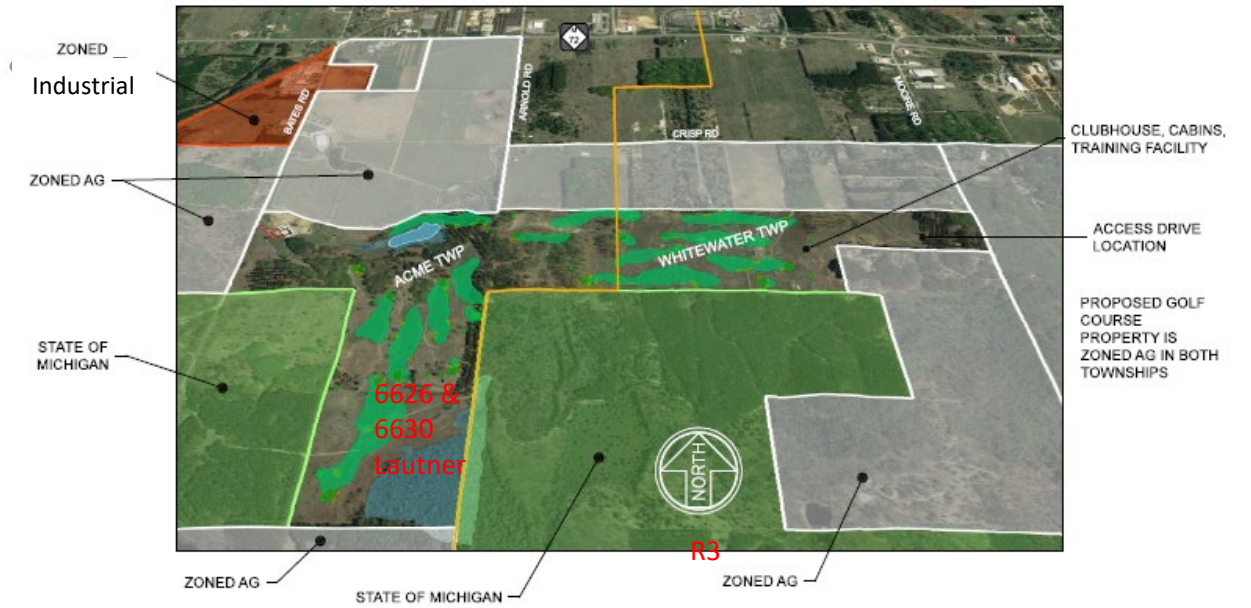
Location:



Zoning District: A-1: Agricultural District
Current Use: Hops Farm, Existing Golf Holes (still visible today)
Propose Use: Golf Course, Maintenance Building, Future Rest Room

Existing Permits: SUP #87-2Z

Adjacent Zoning & Land Uses:



ADJACENT ZONING MAP

ZONING ORDINANCE OVERVIEW & ANALYSIS

3.2 Regulated Uses

Golf Facilities permitted through a special Use.

7.19 Golf Facilities

7.19.1 Golf Courses And Country Clubs

A. These regulations shall not include stand-alone golf-driving ranges and miniature golf courses.

B. The site area shall be a minimum of fifty (50) acres and have its main ingress and egress from a major thoroughfare.

C. Development features shall be so located as to minimize any possible adverse effects upon adjacent property. All principal and accessory buildings, structures, and parking areas shall not be less than two hundred (200) feet from any property line of abutting residentially zoned land.

D. Whenever a swimming pool is to be provided, said pool shall be located at least one hundred (100) feet from abutting residentially zoned property lines and shall be enclosed with a protective fence six (6) feet in height, with entry limited by means of a controlled gate.

The proposed project meets the criteria of 7.19.1:

- The site area is over 50 acres (140+ in Acme Township).
- The site has access from Bates Road in Acme Township and Moore Road in Whitewater Township.
- There is no residentially zoned land within the project vicinity.

6.4.5 Right-of-Way Landscaping

All uses subject to the requirements of this Section that abut a right-of-way shall provide the following landscaping along the right-of-way:

A. A landscape zone shall be established along the right-of-way at a minimum width of ten (10) feet. The landscape zone shall only be used for landscaping, screening, drainage, non-motorized facilities or public space.

B. The landscape buffer shall include one (1) tree and six (6) shrubs for every thirty (30) feet of frontage. Trees shall be evenly spaced, but shrubs may be clustered.

The proposed project does not meet section 6.4.5 for right-of-way landscaping. Required as project is subject to site plan review.

8.4 SITE PLAN APPLICATION REQUIREMENTS

The tables below present the required elements for a special use/site plan review per the Zoning Ordinance, whether included in the site plan drawing, written narrative, or both. Items that do not satisfy the standards required by the Zoning Ordinance have been indicated with **bold, red text.**

8.4	Application Requirements		
Item	Description	Shown on Site Plan	Narrative
1	The date, north arrow, and scale. Scale shall be as follows: <3 acres: One (1) inche = fifty (50) feet >3 acres: One (1) inch = one hundred (100) feet	**No. Currently One (1) = 400 feet.**	
2	The boundary lines of the property to include all dimensions, gross and net acreage, and legal description	✓	
3	The location and width of all abutting rights -of-way.	✓	
4	The existing zoning district in which the site is located and the zoning of adjacent parcels. In the case of a request for a zoning change, the classfication of the proposed new district must be shown.	✓	
5	The location of all existing and proposed drives, walkways, signs, exterior lighting, parking (showing the dimensions of a typical parking area), loading areas, common use areas and recreational areas and facilities.	**No. Cart paths, walkways, not shown. A detailed plan for each hole showing the grading and paths is required.**	
6	The location and identification of all existing structures within a two hundred (200) foot radius of the site.	✓	
7	Natural features that will be retained, removed, and/or modified including vegetation, hillsides, drainage, streams, wetlands, shorelands, and wildlife habitat	**No**	

8	A landscaping plan with all existing and proposed landscaping, walls and/or fences	**No. Landscaping shown at maintenance building, but not for course. Does not indicate species of shrub or trees. Landscaping required along right-of-way.**	
9	A grading plan showing the topography of the exiting and finished site, including ground floor elevations, shown by contours or spot elevations. Contours shall be shown at height intervals at two (2) feet or less.	**No. Cart paths, walkways, not shown. A detailed plan for each hole showing the grading and paths is required. No detail on holes 8, 9, 10, 11, 14, 15. Not clear if those will be modified.**	
10	Location, type and size of all above and below grade utilities.	**Yes: Shown for maintenance and well house. No: will course holes have irrigation?**	
11	Type, direction, and intensity of outside lighting shown on a photometric plan in compliance with exterior lighting standards.	**No. Need detail on lighting of maintenance building.**	
12	Location of any cross access management easements, if required.	**No. How will golfers navigate the course over Arnold Road?**	
13	Location of pedestrian and non-motorized facilities, if required.	**No. Cart paths and walkways not indicated.**	
14	An indication of how the proposed use conforms to existing and potential development patterns and any adverse effects.	✓	Existing course. New wells will be drilled to allow continued operation of hops farm and setback from irrigation pond.
15	The number of units proposed, by type, including a typical floor plan for each unit, dimensions, and area in square feet.	**No. Floor plan will be required for maintenance building.**	
16	Elevations for all building facades.	**No. Elevations required for maintenance building.**	
17	Phasing of project, including ultimate development proposals	Yes	
18	Sealed/stamped drawings from a licensed architect, engineer, or landscaped architect.	**No**	

19	The location and description of the environmental characteristics of the sit prior to development such as topography, soils, vegetative cover, mature tree specimens, drainage, streams, wetlands, shorelands, or any other unusual environmental features.	**No. Soil information, vegetative cover, tree specimen information not provided.**	**No**
20	A stormwater management plan showing all existing above and below grade drainage facilities, and proposed plans incorporating low impact development water quality technologies and other best management practices.	**Yes. More information required from applicant. Reference Gosling Czubak report for more detail.**	**No**
21	Plans to control soil erosion and sedimentation, including during construction.	**Installation of silt fence along holes 12, 16. Restoration details not provided on plan set.**	**No**
22	The name and address of the property owner.	✓	✓
23	Name(s) and address(es) of person(s) responsible for preparation of site plan drawings and supporting documentation.	✓	✓
24	The method to be used to control and increase in effluent discharge to the air or any increase in noise level emanating from the site. Consideration of any nuisance that would be created within the site or external to the site whether by reason of dust, noise, fumes, vibration, smoke or lights.		N/A
25	Description of all existing and proposed structures referenced in item 5.		**No. Cart paths, walkways, not shown. A detailed plan for each hole showing the grading and paths is required.**
26	The description of the areas to be changed shall include their effect on the site and adjacent properties. An aerial photo may be used to delineate areas of change.		**Indicated for Hops Farm - not for property to the south or east. No detail on holes 8,9,14**
27	General description of deed restrictions and/or cross access management easements, if any or required.		**No. How will golfers navigate the course over Arnold Road?**

28	The method to be used to serve the development with water.		✓
29	The method to be used for sewage treatment.		✓
30	The number of people to be housed, employed, visitors or patrons, anticipated vehicular traffic counts, and hours of operation.		✓

Submittal of Plan(s) to Agencies for Review	Permit or Sign Off Provided
Grand Traverse County Road Commission	✓
Grand Traverse Department of Public Works	N/A
Grand Traverse County Health Department	✓
Grand Traverse County Soil Erosion	✓
Grand Traverse Metro Fire Department	**Partially satisfied. More information required from applicant. Reference Metro Fire report for more detail.**
Michigan Department of Transportation (MDOT)	N/A
Michigan Department of Great Lakes & Energy (EGLE)	No. If not required applicant will need to clarify.
Gosling Czubak Stormwater Review	**Partially satisfied. More information required from applicant. Reference Gosling Czubak report for more detail.**

9.2 GENERAL STANDARDS

Each application shall be reviewed on an individual basis for conformity and compliance with the standards of this Ordinance, including the specific standards below:

9.2	General Standards	Finding
A	Meet the standards for site plan approval in Article 8.	**Partially satisfied.**
B	Will be in accordance with the general objectives, intent and purposes of this ordinance.	**To be Determined. Agency sign off, landscaping plan, grading outstanding.**
C	Will be designed, constructed, operated, maintained and managed so as to be appropriate in appearance with the existing or intended character of the general vicinity.	**Partially satisfied. Further elaboration on fertilizer application and storage. Wetlands in vicinity. Detail on restoration needed. Maintenance**

D	Will be served adequately by essential public facilities and service such as highways, streets, police and fire protection, of drainage structures, refuse disposal, or those persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service.	**Partially satisfied. Metro Fire and Stormwater review outstanding. Stormwater maintenance plan required.**
E	Will not be hazardous or disturbing to existing or future neighborhood purposes.	**To be Determined. A detailed plan for each hole showing the grading and paths is required. No detail on holes 8, 9, 10, 11, 14, 15. Not clear if those will be modified. Further elaboration on fertilizer application and storage. Wetlands in vicinity.**
F	Will not create excessive additional requirements at public expense for public facilities and services.	Satisfied. None required.
G	Will be in accordance with all required conditions of the district in which it will be located.	**To be Determined. A detailed plan for each hole showing the grading and paths is required. No detail on holes 8, 9, 10, 11, 14, 15. Not clear if those will be modified. Does not include a landscaping plan for the site or right-of-way.**
H	Will not cause any substantial injury to the value of other property in the neighborhood in which it is to be located, and will not be detrimental to existing and/or other permitted land uses in the applicable zoning district.	**To be Determined. A detailed plan for each hole showing the grading and paths is required. No detail on holes 8, 9, 10, 11, 14, 15. Not clear if those will be modified. Restoration details not provided on the plan set.**

9.4 S SPECIAL USE PERMIT APPLICATION SUBMISSION PROCEDURES

The procedures for an application submittal for a special land use permit shall follow those outlined in Article 8 except that the applications shall be submitted at least 30 days prior to the Planning Commission meeting.

SUMMARY AND RECOMMENDATION:

Due to the outstanding items required for a complete application the department does not feel that this application is ready for the public hearing process. Once the outstanding items are satisfied the department will be able to complete the analysis under 8.3 Standards for Site Plan Approval and satisfy the requirements of 9.2 General Standards for Special Use Permits.

Suggested Motion for Consideration:

Motion to table the application for SUP/SPR 2022-03 for High Pointe Golf Course until the outstanding information in Article 8: Site Plan Review, specifically, Section 8.4 Site Plan Application Requirements and Article 9 Special Use Permits, specifically, 9.2 General Standards are satisfied (wholly or conditionally).

PROJECT MANUAL

HIGH POINTE GOLF COURSE SUBMITTAL

Version 1.0

August 9, 2022

Project Location
Acme Township: Sections 6 and 7
Whitewater Township: Section 5

Project Owner
High Pointe Holdings, LLC

Project Permits Coordinator
Scott Jozwiak, PE
Jozwiak Consulting

Project Consultants
Tom Doak, Golf Course Architect

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PROJECT OVERVIEW

High Pointe Golf Club seeks to reincarnate renowned golf course architect and Traverse City resident Tom Doak's first course, with Mr. Doak himself a key member of our project team. Since he designed the original High Pointe golf course in the late 1980's, Mr. Doak, author of "The Anatomy of a Golf Course", has gone on to design legendary courses all over the globe with six of his courses being recognized as Top 100 in the world, including Pacific Dunes in Oregon, Ballyneal in Colorado and Tara Iti in New Zealand. We intend to make High Pointe his seventh Top 100 course, and a "bucket list" golfing destination for golfers worldwide.

The Club intends to re-establish the golf course and bring it to a new level of greatness as a private, membership-based, economically-sustainable travel destination. The golf course itself is being purposefully designed to be environmentally friendly. High Pointe Golf Club will be open to and supported exclusively by its members and their guests. We anticipate that most of our members will be national members, residing outside of northwest lower Michigan, who will fly into Traverse City and be shuttled to the Club in one of our Sprinter vans; as such we expect little to no impact on traffic. The Club will operate from early May until late October, and will employ approximately 60 to 80 employees at seasonal peak and 12 to 15 employees year-round.

High Pointe Golf Course

HISTORY

High Pointe Golf Course was opened June of 1989 and consisted of 18 holes which were all located in Acme Township. The original clubhouse still exists and is located off of Arnold Road. The course layout at that time had the front nine to the north of the clubhouse and the back nine to the south of the clubhouse (more or less).

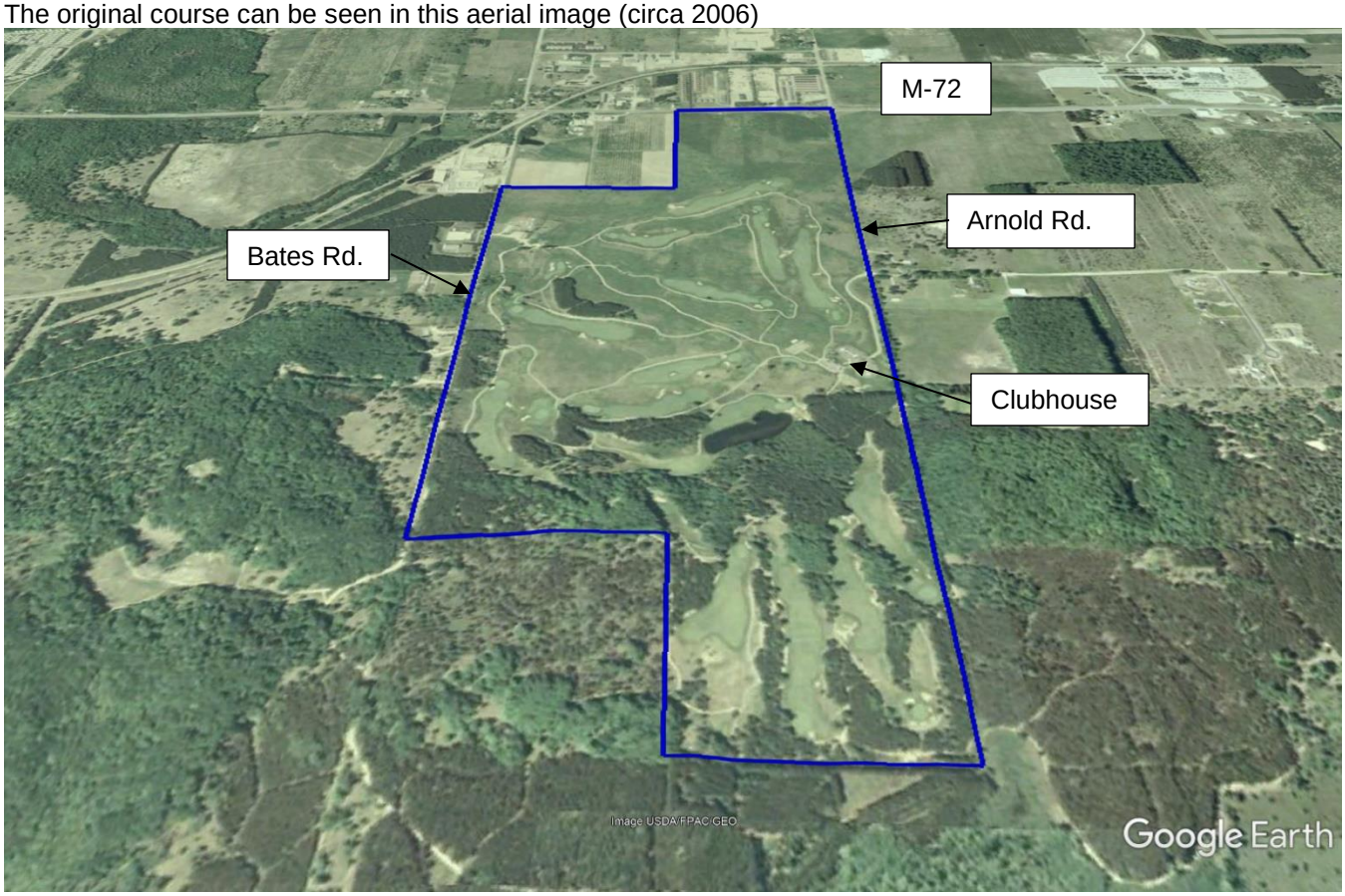
A few interesting reads about the course can be found in links below.

High Pointe Golf Club (renaissancegolf.com)
https://www.renaissancegolf.com/264/our-design/high-pointe-golf-club

The Story of High Pointe Golf Club – North Coast Golf Co.
https://northcoastgolfco.com/blogs/news/story-of-high-pointe

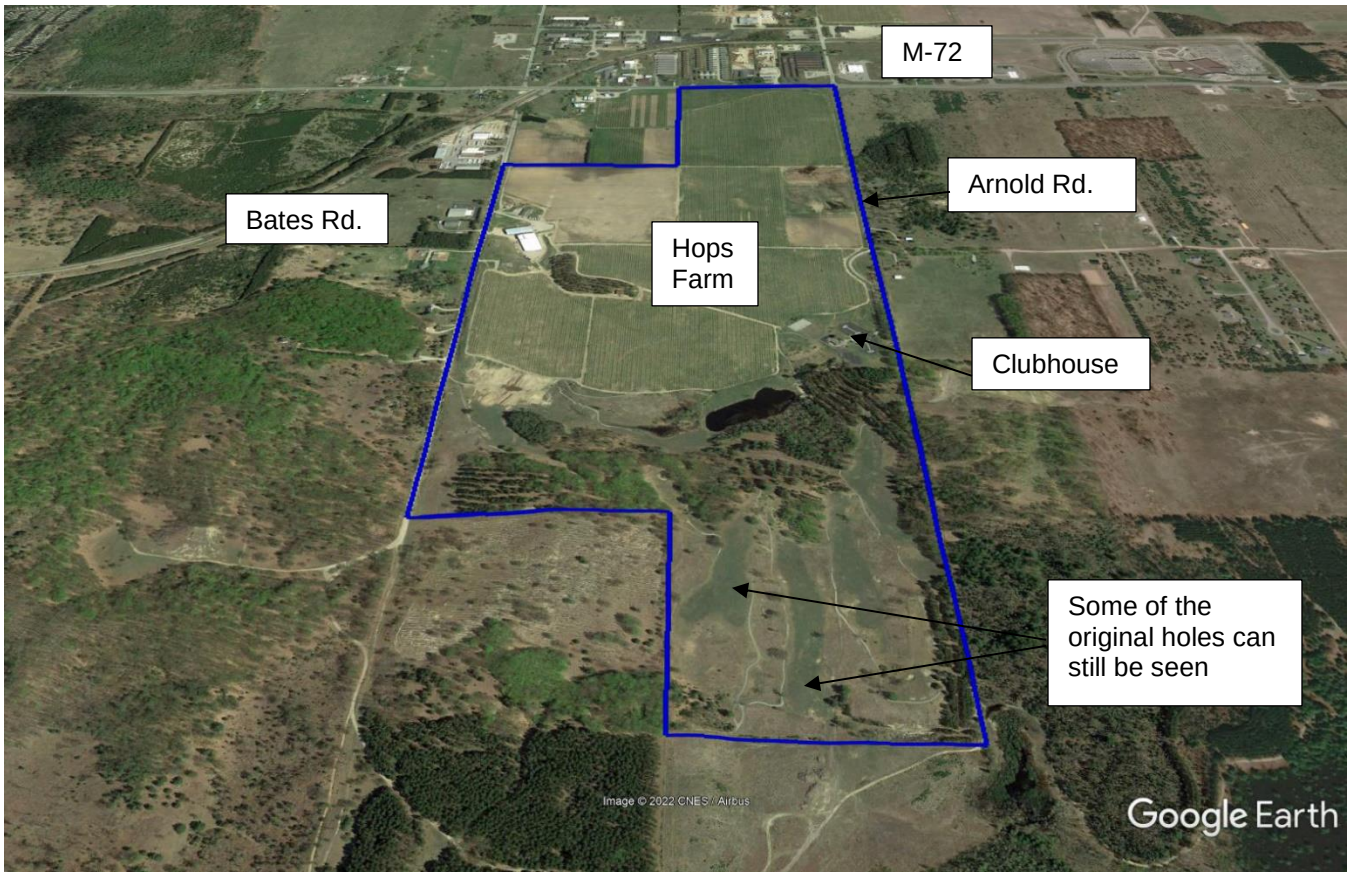
First Tom Doak-Designed Course to Become Hops Farm (golf.com)
https://golf.com/travel/first-tom-doak-designed-course-to-become-hops-farm/

The original course can be seen in this aerial image (circa 2006)



The economy and other factors caused the owners to close and sell the property in 2008. The portion of property lying between the clubhouse and M-72 was regraded and converted into a hops farm.

The aerial image below is current and you can still see some of the back nine holes along with the hops



High Pointe Golf Course

PROJECT PROPOSAL

The new project includes the acquisition of all of the property lying south of the existing hops farm and that segment of land extending to Moore Road in Whitewater Township. A small portion (1/2 acre) of hops will be removed at the southern edge of the hops farm to allow for adequate width to be re-established between the hops and the irrigation pond.

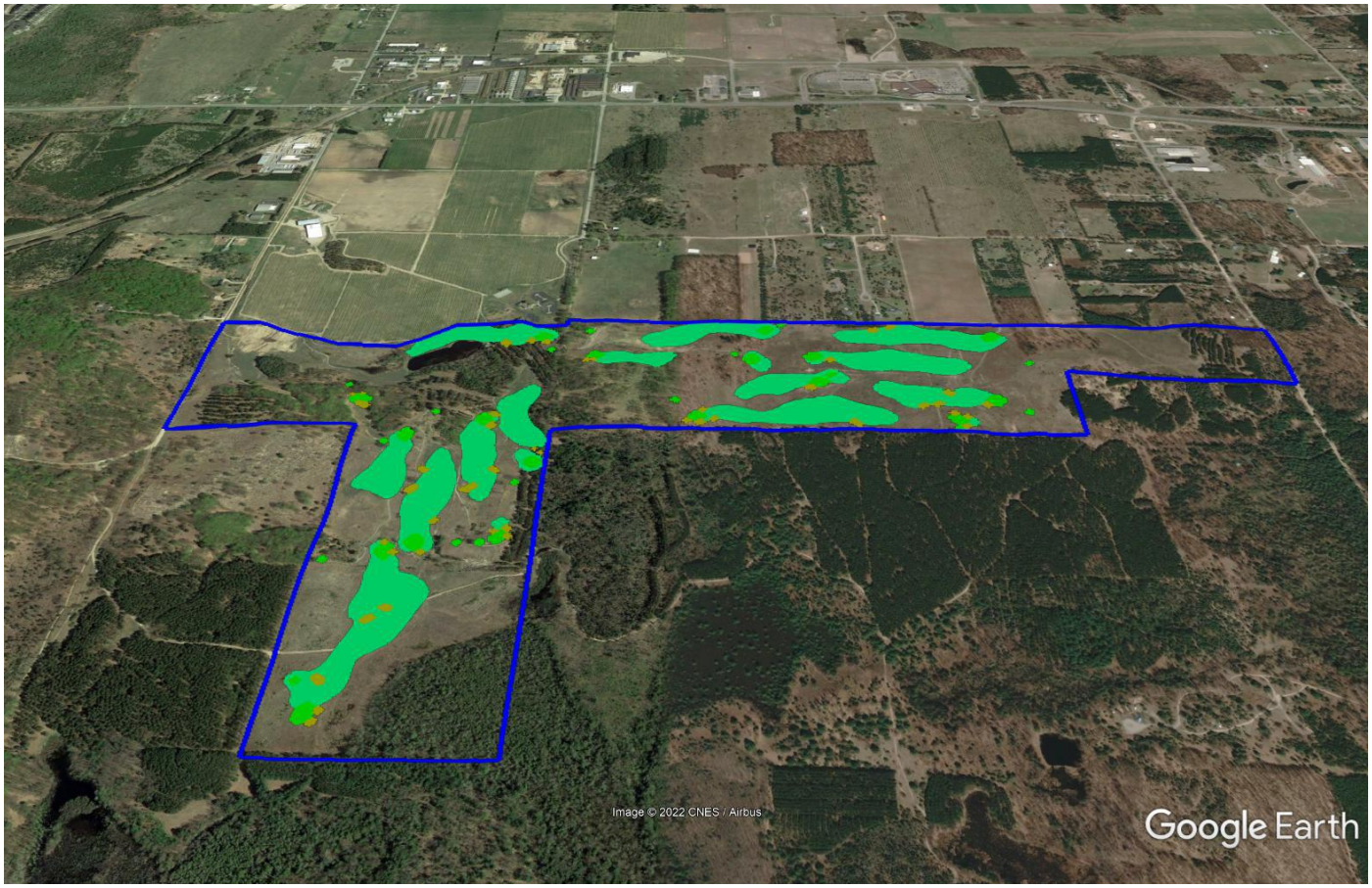
The existing clubhouse is not being sold and will remain with the farm parcel.

In Acme Township, we are constructing a new maintenance building that will be located off of Bates Road. Eventually we will be requesting to construct a small restroom and shelter in or around holes 9 and 10 as can be see on our site plans.

Whitewater Township will be the location of a new clubhouse, training facility, driving range, cabins and parking for guests and employees. Access will be from Moore Road.

Watering a golf course is essential. Fortunately the water supply system that was put in place for the original golf course remains in tact and has been used by the hops farm. This includes several wells and a water withdrawal system located in the irrigation pond. A diver has confirmed that the infrastructure in the pond are adequate and will continue to be used. As part of the property acquisition, new wells will be drilled for the continued operation of the hops farm.

As with all golf courses, reliance on fertilizers is imperative. All persons managing and handling these materials are certified by the state and are inspected routinely.



Application Number:_____

Special Use Permit/Site Plan Review Application

Township of Acme, Grand Traverse County, Michigan
6042 Acme Road, Williamsburg, MI 49690
Phone: (231) 938-1350 Fax: (231) 938-1510 Web: www.acmetownship.org
Planning & Zoning Administrator: Lindsey Wolf Email: zoning@acmetownship.org

Owner Information (please type or print clearly):

Name: 5555 Arnold, LLC Phone: _____

Mailing Address: PO Box 12

City: Williamsburg State: MI Zip: 49690

Email Address: mark@milocalhops.com

Applicant Information (please type or print clearly):

Name: High Pointe Holdings, LLC Phone: ~~410-808-8295~~ 5619074700

Mailing Address: 332 Potter Rd

City: West Palm Beach State: FL Zip: 33405

Email Address: rodtrump@gmail.com

A. Property Information:

1. **Address:**

2. **Parcel Number/Property Description:**

   See attached list of property numbers and legal description

3. **Current Zoning of Property:**

   Ag

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

   Uncertain of any prior approvals except that a portion was once a golf course. Constructed in mid 80's.

5. **Provide proof of current property ownership.** If applicant is not the current property owner, also provide written permission to act as agent of, and complete contact information for the current property owner.

   See attached designated agent letter

6. **Proposed Use/Change to Property**

Proposed use is to resurrect High Pointe Golf Course.

7. **Estimated Start and Completion Dates:**

Start: Fall, 2022. Open for golf: Spring, 2024

B. Application Packet Requirements: REFER TO ACME TOWNSHIP ZONING ORDINANCE AND COMPLETE ATTACHED CHECKLIST

C. Fees: Include initial fee as required by the Acme Township Ordinance #2004-01

$800.00

D. Fee Escrow Policy Acknowledgement: Provide completed and signed form with initial escrow fee deposit.

$3000

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

Signed:_____ Date: 8/2/22

FOR TOWNSHIP USE ONLY

Application Number:_____ Date Received:_____

Public Hearing/Meeting:_____

Date of Advertising:_____ T&A Account:_____

NOTES:

(Updated 01/04/2016 SW)

August 2, 2022

Permitting Agents

RE: Authorization of Designated Agent

To whom it may concern:

Rod Trump, managing partner of High Pointe Holdings, LLC is authorized to act on our behalf in connection with the proposed High Pointe Golf Course Project as it pertains to the development of properties listed below that are owned by 5555 Arnold LLC and MI Local Hops, of which I am the managing partner for both, pursuant to a Purchase and Sale Agreement. This includes applications and filings with applicable municipalities for all entitlements, including, but not limited to, site plan approval, special use permit applications, building permits, well and septic permits, EGLE permits and any required construction permits. All authorized acts, must include language that makes approval conditional on High Pointe Holdings, LLC closing of its purchase of the property.

Per item 7(d) of the Purchase Agreement, Purchaser may not seek any Property rezoning, variance or other land use approval which is unconditional, and any such application for rezoning, variance or other land use approval shall be made conditional on Purchaser's closing of its purchase of the Property.

Sincerely,

Mark Johnson
Managing Member

5555 Arnold LLC
PO Box 12
Williamsburg, MI 49690

MI Local Hops
PO Box 12
Williamsburg, MI 49690

Parcel numbers include:

01-002-001-00 Acme (5555 Arnold, LLC)

01-003-003-00 Acme (5555 Arnold, LLC)

01-002-017-00 Acme (5555 Arnold, LLC)

01-001-006-00 Acme (5555 Arnold, LLC)

13-005-014-00 Whitewater (MI Local Hops)

13-005-015-00 Whitewater (MI Local Hops)

13-005-019-01 Whitewater (MI Local Hops)

GRAND TRAVERSE METRO FIRE DEPARTMENT

FIRE PREVENTION BUREAU

897 Parsons Road ~ Traverse City, MI 49686
Phone: (231) 922-2077 Fax: (231) 922-4918 ~ Website: www.gtfire.org Email: Info@gtfire.org

SITE PLAN REVIEW RECORD

ID # M7238 DATE: 8/26/2022

PROJECT NAME: High Pointe golf course Maintenance Building

PROJECT ADDRESS: 0000 Bates Rd.

TOWNSHIP: Acme

APPLICANT NAME: Scott Jozwiak

APPLICANT COMPANY: Jozwiak Consulting

APPLICANT ADDRESS: 13300 S. West Bay shore Dr.

APPLICANT CITY: Traverse City STATE: MI ZIP: 49684

APPLICANT PHONE: 231-218-1201 FAX #

REVIEW FEE: $75.00

Reviewed By: Kathy Fordyce, Plan Reviewer

This review is based solely on the materials submitted for review and does not encompass any outstanding information. Compliance with all applicable code provisions is required and is the responsibility of the permit holder. Items not listed on the review do not negate any requirements of the code nor the compliance with same. Inspection requests must be made a minimum of 48 hours prior to needed inspection. This plan review is based on the 2015 International Fire Code, as adopted.

GRAND TRAVERSE METRO FIRE DEPARTMENT
FIRE PREVENTION BUREAU

897 Parsons Road ~ Traverse City, MI 49686
Phone: (231) 922-2077 Fax: (231) 922-4918 ~ Website: www.gtfire.org Email: Info@gtfire.org

SITE PLAN REVIEW

ID # M7238 DATE: 8/26/2022

1. **507.3 Fire flow.**

Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method.

B105.2 Buildings other than one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses.
The minimum fire-flow and flow duration for buildings other than one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses shall be as specified in Tables B105.2 and B105.1(2).
-The fire flow for this building is 2500 gallons per minute. There is not a water system in this area, therefore some other means of fire protection shall be provided, such as additional access around the building as well as an approved automatic sprinkler system, an approved, monitored automatic fire detection system, etc.

2. **505.1 Address identification.**

New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.
-Provide address on the street side of the building using numbers that are a minimum of 4 inches in height.

3. **506.1 Knox Box where required.**

Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official.
-Provide a Knox Box with keys and emergency contact information during construction as well as permanently. Knox Box can be ordered at www.KnoxBox.com. Order from the 3200 series.

*****Provide documentation indicting how fire flow requirements will be met.**

GRAND TRAVERSE METRO FIRE DEPARTMENT

FIRE PREVENTION BUREAU

897 Parsons Road ~ Traverse City, MI 49686
Phone: (231) 922-2077 Fax: (231) 922-4918 ~ Website: www.gtfire.org Email: Info@gtfire.org

Lindsey Wolf

From: Scott Jozwiak <scott@jozwiakconsulting.com>
Sent: Tuesday, August 23, 2022 9:35 AM
To: Lindsey Wolf
Subject: High Pointe Golf Course: GT Road Commission Response

Hi Lindsey,

See below.

From: Steve Barry <sbarry@gtcrc.org>
Sent: Tuesday, August 23, 2022 9:34 AM
To: Scott Jozwiak <scott@jozwiakconsulting.com>
Subject: RE: High Pointe Golf Course: Maintenance Building

Scott,

GTCRC is in favor of the proposed Development and entrances.

Thank you,

Steve Barry
GTCRC Permit and Violations Agent
231-922-4849 EXT 205

From: Scott Jozwiak <scott@jozwiakconsulting.com>
Sent: Wednesday, August 17, 2022 4:47 PM
To: Steve Barry <sbarry@gtcrc.org>
Subject: High Pointe Golf Course: Maintenance Building

Hi Steve,

Just left you a voicemail. Attached are our plans for the High Pointe Golf Course project in Acme/Whitewater Townships. We are making application to Acme Township at this time. As you may recall from a phone call you and I had a month or so ago, the proposed project will resurrect the golf course where it lies outside of the existing hops farm and will create the holes that were once located in proximity to the hops onto property heading east towards Moore Rd.

It is our intent to construct all golf course holes outside of the existing right of way that is Arnold Road and a newly discovered right of way that runs along our south property line between Arnold and Moore. We intend to site a maintenance building along Bates Road and all other amenities, including clubhouse, cabins, practice center, etc. will be sited off of Moore Road for which we don't have that plan finalized yet.

The attached plans are representative of the Acme Township portion of the project. We will be making the Whitewater submittal in the coming weeks and I will once again contact you.

In order to be on the agenda for the September planning commission meeting with Acme, we are requested to get a response from you in the form of a letter on the road commissions review of our submittal plans. We intend to have a gravel service drive that ties into Bates Road.

Can you review the plans and advise on your thoughts for this entrance as well as provide us with the proper application/fee for conducting this review?

Thanks Steve,
Scott.

Scott Jozwiak, PE
Jozwiak Consulting
p 231.218.1201
PO Box 5342, Traverse City, MI 49696
13300 S W. Bayshore Dr., Traverse City, MI 49684
scott@jozwiakconsulting.com | www.jozwiakconsulting.com

Lindsey Wolf

From: Scott Jozwiak <scott@jozwiakconsulting.com>
Sent: Tuesday, August 23, 2022 3:14 PM
To: Lindsey Wolf
Subject: Highpointe Golf: SESC and Health Dept. Review

Lindsey,

See below regarding response from SESC and Health Dept.

Thanks,
Scott.

From: Fred Morse <fmorse@gtcountymi.gov>
Sent: Tuesday, August 23, 2022 3:12 PM
To: Scott Jozwiak <scott@jozwiakconsulting.com>
Subject: RE: Highpointe Golf Course

Scott

I have printed out the SESC and Well and Septic status form and will complete those ASAP. Additionally, after a high level review of plans there is no reason why the GTCHD would not issue a soil erosion or well and septic permit for the proposed project.

Fred Morse
Grand Traverse County Health Department
231-995-6057

TECHNICAL MEMORANDUM

High Pointe Golf Course - Storm Water Review

To:	Lindsey Wolf, Planning & Zoning Administrator Doug White, Supervisor	Date:	September 7, 2022
From:	Robert Verschaeve, P.E.	Re:	High Pointe Golf Course - Storm Water Review

This review is being provided as requested by Acme Township for storm water control measures proposed for the referenced project in accordance with Ordinance No. 2007-01 Acme Township Storm Water Control Ordinance. Other items such as soil erosion and sedimentation controls (SESC) will need to be reviewed and permitted through the appropriate agency having jurisdiction.

Jozwiak Consulting (Jozwiak) is the design engineer for the project. The latest plans and calculations as submitted for this stormwater review are titled “High Pointe Golf Course” dated 08-12-2022.

The project entails the revitalization of portions of the former High Pointe Golf Course that is now largely used as a Hops farm. The course would be expanded in addition to revitalizing some of the course not used as a Hops farm. This review is focused on the proposed impervious improvements which would generate runoff in Acme Township. Other parts of the overall project are proposed in neighboring Whitewater Township.

The plans submitted propose the following work in Acme Township: construction of a new maintenance building off Bates Road; construction of a portions of holes 4, 5, and 17; and construction of all of holes 7 through 16.

The 8,000 square foot maintenance building is proposed to be accessed by a 24-foot-wide gravel loop drive off Bates Road. A 24-foot-wide asphalt drive extends around the building, asphalt parking spaces are provided on the northwest side of the building, and gravel storage/maneuvering areas are provided on the east side of the building.

The plans show the gravel loop drive will be graded to shed into adjacent on-site low-areas and the asphalt and gravel maneuvering areas around the building will be graded to drain into a series of catch basins and storm sewer. The storm sewer outlets into a natural low area, identified as a storm water infiltration basin, north of the building.

The proposed plans indicate an infiltration basin system to handle storm water. This review is completed with respect to the Infiltration/Retention System section of the Ordinance. The items listed from this section are noted below with the text from the Ordinance in italics followed by our review comments.

a. Physical Feasibility

Infiltration systems will be required at all sites with soil permeability greater than 1 inch per hour.

The bottom of the infiltration system shall be a minimum of 4 feet above the highest known water table elevation.

The calculations included on the plans include an infiltration rate of 8 inches per hour to model the 25-year storm event indicating soils with permeability greater than 1 inch per hour. Additional information is needed to fully assess this item.

Updated plans and calculations should include the following:

- Existing USDA NRCS soils classifications,
- Data on highest known water table elevation in relation to bottom or infiltration basin.
- Infiltration test data supporting 8 inches per hour infiltration or other supporting information.

b. Design Criteria

i. Volume

The volume of the infiltration system shall be calculated by comparing the volume of runoff of the undeveloped site during a 2-year, 24-hour duration storm versus the volume of runoff from the developed site during a 25-year, 24-hour duration storm.

The infiltration system volume shall be designed to store the runoff from back-to-back 100-year, 24-hour rainfall events from the entire contributing area for retention systems or if the discharge will cause downstream flooding. Certification that an adequate outlet for infiltration systems is available shall be provided by a licensed professional engineer.

The design engineer provided HydroCAD summary calculations that modeled the stormwater infiltration basin's ability to handle a 25-year storm event using an infiltration rate of 8 inches per hour. The design engineer also calculated the water surface elevation during the back-to-back 100-year storm event without accounting for infiltration. The total area contributing to drainage districts 1A and 1B is just over 109 acres and .73% impervious. According to the calculations, the back-to-back 100-year storm event generates 2,156,351 cubic feet at a peak elevation of 777.9. The total capacity of the stormwater infiltration basin at elevation 778 is 2,213,201 cubic feet. The back-to-back 100-year criteria is met.

ii. Maximum Drain Time

The infiltration basin shall be designed to drain completely within 72 hours. A design infiltration rate of 0.5 times the infiltration rate determined by geotechnical investigation (not to exceed 1 in/hr for underground systems), or an infiltration rate of 0.52 in/hr, shall be used to estimate the maximum time to drain by the equation: 72> 12D/I

The calculations included on the plans used an infiltration rate of 8 inches per hour to model the 25-year storm event. Additional information is needed to meet this item including:

- Infiltration test data supporting 8 inches per hour infiltration or other supporting information.
- A drain time calculation on the plans that shows the basin should drain within 72 hours of a design storm event.

iii. Underground Infiltration and Retention Systems

Underground infiltration or retention systems are discouraged and will be allowed only when adequate space for an aboveground system is not available. The site grading shall provide for parking lot storage of excess runoff should the underground infiltration or retention system fail to function adequately.

The proposed system is not underground. This section is not applicable to this project.

iv. Construction

The contractor shall avoid compacting the soil in the infiltration or retention basin area during excavation and grading. Use of equipment with low earth pressure loading is required. The final 2 feet of depth shall be removed by excavating to finished grade.

No excavation within the stormwater infiltration basin areas is proposed. The intent is to use natural topography. The applicant is advised of the general requirements of this section and to avoid construction traffic or to use low earth pressure equipment to avoid compacting soil anytime moving within the basin area.

v. Snow Storage

Snow storage in the infiltration or retention system shall not displace more than 50% of the available storage volume and shall not impede drainage through the system.

The development is noted as a seasonal use from May through October and a snow storage area is not identified within the stormwater infiltration basin area.

c. Treatment Criteria

i. Treatment Forebay

A treatment forebay or equivalent storm water filter shall be used to treat storm water runoff prior to an infiltration or retention system for all sites with a significant potential of exposing storm water to oil, grease, toxic chemicals, or other polluting materials. A list of representative sites is included in Appendix 1.

A Treatment Forebay is not required for this project.

iv. Sediment Forebay

Sediment forebays or equivalent upstream treatment shall be used to provide energy dissipation and to trap and localize incoming sediment.

This criterion is met. Runoff is directed to catch basins with sumps which collect sediment. Flow from the catch basins to the infiltration basin passes over stone dissipators which reduce energy and erosion potential.

d. Controls

Detention basin design criteria for inlets and emergency overflow shall also apply to the design of infiltration basins.

Inlets into the infiltration basin are acceptable.

There are no details provided for the overflow. The overflow area is at the interface between existing topography and proposed grading. Additional details of the overflow are needed to show the overflow location, geometry, and elevation.

e. Erosion Control

Upland construction areas shall be completely stabilized prior to final infiltration basin construction. All accumulated sediment shall be removed prior to final acceptance.

Restoration details are not provided in this plan set. Applicant is advised that soil erosion and sedimentation controls (SESC) will need to be reviewed and permitted through the Grand Traverse County Health Department which has jurisdiction over that area.

Overflow spillways shall be protected with riprap or a permanent erosion control blanket to prevent erosion of the structure.

Additional details of the overflow are needed to show the riprap or erosion control blanket required by this section.

Inlets and outlets require energy dissipation and transition from outlet to open channel based on the maximum velocities given in Section II - Grassed Waterways.

Inlets and outlets meet the criteria of this item.

f. Geometry

The floor of the infiltration basin shall be flat to encourage uniform ponding and infiltration.

The floor of the basin shall be scarified to a depth of 4 to 6 inches after final grading has been established

The geometry is primarily existing topography and meets this intent of this section. The applicant is advised to scarify the basin floor as noted.

g. Public Safety

Side slopes shall not be steeper than 3:1 (H:V).

A minimum 5-foot-wide safety ledge with a maximum slope of 6% shall be provided around the perimeter of open basins with water depths over 5 feet.

The side slopes of this basin are 3H:1V and meet the requirements of the section. The water depth at high water elevation for each basin is 2.5 feet. A safety ledge or other measures are not required.

h. Maintenance

A minimum 15-foot-wide maintenance access route from a public or private right-of-way to the basin shall be provided. The access way shall have a slope of no greater than 5:1 (H:V), and shall be stabilized to withstand the passage of heavy equipment. Direct access to the forebay, control structures, and the overflow shall be provided.

The stormwater infiltration basin is adjacent to the proposed parking area where it is readily accessible for maintenance.

Infiltration basin maintenance plans will require that sediment be removed from the treatment forebay when it reaches a depth equal to 50% of the depth of the forebay or 12 inches, whichever is less.

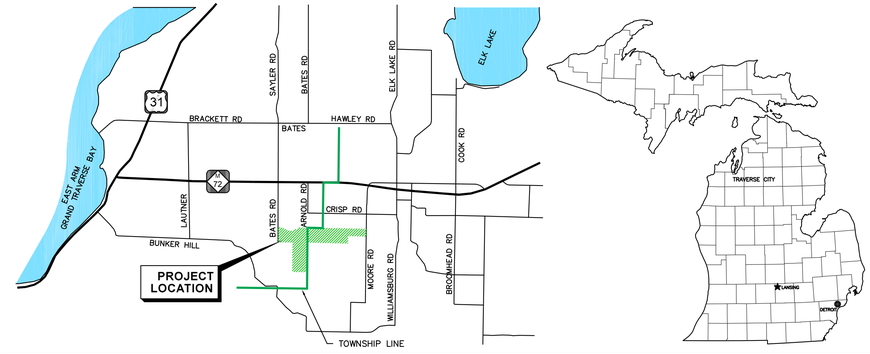
The applicant is advised of this requirement. Additionally, construction plans shall include a note identifying that the basins will be inspected and cleaned of silt and debris at least annually and that the sediment will be cleaned when required.

The storm water controls for this site are typical for similar sites that can be found in Acme Township and Grand Traverse County. The storm water control plan for the High Pointe Golf Course can be conditionally approved subject to review of an updated set of plans that address the bolded items outlined in this memo and summarized below:

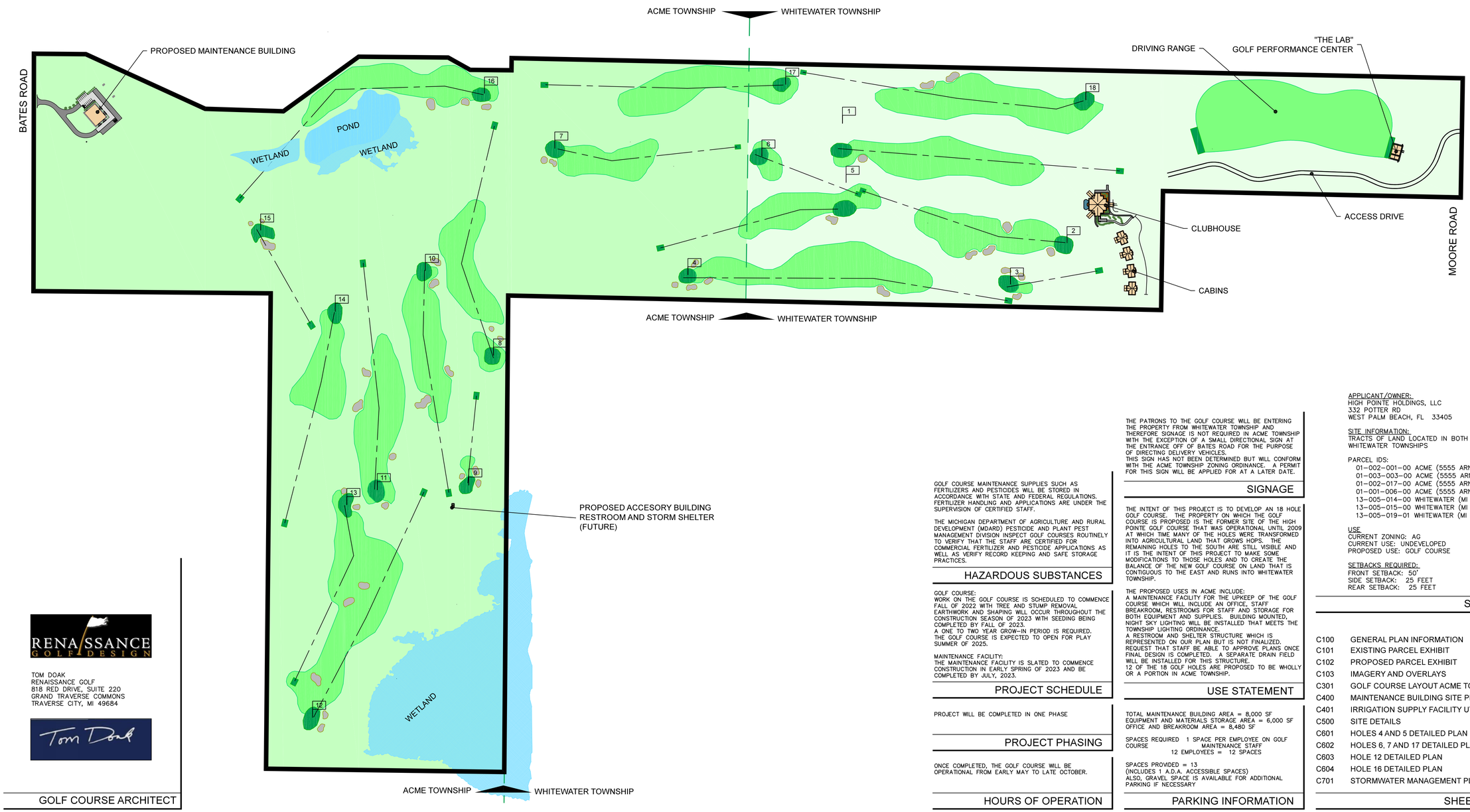
- Provide existing USDA NRCS soils classifications,
- Provide data on highest known water table elevation in relation to bottom or infiltration basin.
- Provide infiltration test data supporting 8 inches per hour infiltration or other supporting information.
- A drain time calculation on the plans that shows the basin should drain within 72 hours of a design storm event.
- Additional details of the overflow are needed to show the overflow location, geometry, elevation, riprap or erosion control blanket.
- Add a construction note identifying that the basins will be inspected and cleaned of silt and debris at least annually and that the sediment will be cleaned when required.

HIGH POINTE

REINCARNATION OF TOM DOAK'S ORIGINAL GOLF COURSE



PROJECT LOCATION MAP



RENAISSANCE GOLF DESIGN

TOM DOAK
RENAISSANCE GOLF
818 RED DRIVE, SUITE 220
GRAND TRAVERSE COMMONS
TRAVERSE CITY, MI 49684

Tom Doak

GOLF COURSE ARCHITECT

GOLF COURSE MAINTENANCE SUPPLIES SUCH AS FERTILIZERS AND PESTICIDES WILL BE STORED IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS. FERTILIZER HANDLING AND APPLICATIONS ARE UNDER THE SUPERVISION OF CERTIFIED STAFF.

THE MICHIGAN DEPARTMENT OF AGRICULTURE AND RURAL DEVELOPMENT (MDARD) PESTICIDE AND PLANT PEST MANAGEMENT DIVISION INSPECT GOLF COURSES ROUTINELY TO VERIFY THAT THE STAFF ARE CERTIFIED FOR COMMERCIAL FERTILIZER AND PESTICIDE APPLICATIONS AS WELL AS VERIFY RECORD KEEPING AND SAFE STORAGE PRACTICES.

HAZARDOUS SUBSTANCES

GOLF COURSE:
WORK ON THE GOLF COURSE IS SCHEDULED TO COMMENCE FALL OF 2022 WITH TREE AND STUMP REMOVAL. EARTHWORK AND SHAPING WILL OCCUR THROUGHOUT THE CONSTRUCTION SEASON OF 2023 WITH SEEDING BEING COMPLETED BY FALL OF 2023.
A ONE TO TWO YEAR GROW-IN PERIOD IS REQUIRED. THE GOLF COURSE IS EXPECTED TO OPEN FOR PLAY SUMMER OF 2025.

MAINTENANCE FACILITY:
THE MAINTENANCE FACILITY IS SLATED TO COMMENCE CONSTRUCTION IN EARLY SPRING OF 2023 AND BE COMPLETED BY JULY, 2023.

PROJECT SCHEDULE

PROJECT WILL BE COMPLETED IN ONE PHASE

PROJECT PHASING

ONCE COMPLETED, THE GOLF COURSE WILL BE OPERATIONAL FROM EARLY MAY TO LATE OCTOBER.

HOURS OF OPERATION

THE PATRONS TO THE GOLF COURSE WILL BE ENTERING THE PROPERTY FROM WHITEWATER TOWNSHIP AND THEREFORE SIGNAGE IS NOT REQUIRED IN ACME TOWNSHIP WITH THE EXCEPTION OF A SMALL DIRECTIONAL SIGN AT THE ENTRANCE OFF OF BATES ROAD FOR THE PURPOSE OF DIRECTING DELIVERY VEHICLES.
THIS SIGN HAS NOT BEEN DETERMINED BUT WILL CONFORM WITH THE ACME TOWNSHIP ZONING ORDINANCE. A PERMIT FOR THIS SIGN WILL BE APPLIED FOR AT A LATER DATE.

SIGNAGE

THE INTENT OF THIS PROJECT IS TO DEVELOP AN 18 HOLE GOLF COURSE. THE PROPERTY ON WHICH THE GOLF COURSE IS PROPOSED IS THE FORMER SITE OF THE HIGH POINTE GOLF COURSE THAT WAS OPERATIONAL UNTIL 2009 AT WHICH TIME MANY OF THE HOLES WERE TRANSFORMED INTO AGRICULTURAL LAND THAT GROWS HOPS. THE REMAINING HOLES TO THE SOUTH ARE STILL VISIBLE AND IT IS THE INTENT OF THIS PROJECT TO MAKE SOME MODIFICATIONS TO THOSE HOLES AND TO CREATE THE BALANCE OF THE NEW GOLF COURSE ON LAND THAT IS CONTIGUOUS TO THE EAST AND RUNS INTO WHITEWATER TOWNSHIP.

THE PROPOSED USES IN ACME INCLUDE:
A MAINTENANCE FACILITY FOR THE UPKEEP OF THE GOLF COURSE WHICH WILL INCLUDE AN OFFICE, STAFF BREAKROOM, RESTROOMS FOR STAFF AND STORAGE FOR BOTH EQUIPMENT AND SUPPLIES. BUILDING MOUNTED, NIGHT SKY LIGHTING WILL BE INSTALLED THAT MEETS THE TOWNSHIP LIGHTING ORDINANCE.
A RESTROOM AND SHELTER STRUCTURE WHICH IS REPRESENTED ON OUR PLAN BUT IS NOT FINALIZED. REQUEST THAT STAFF BE ABLE TO APPROVE PLANS ONCE FINAL DESIGN IS COMPLETED. A SEPARATE DRAIN FIELD WILL BE INSTALLED FOR THIS STRUCTURE.
12 OF THE 18 GOLF HOLES ARE PROPOSED TO BE WHOLLY OR A PORTION IN ACME TOWNSHIP.

USE STATEMENT

TOTAL MAINTENANCE BUILDING AREA = 8,000 SF
EQUIPMENT AND MATERIALS STORAGE AREA = 6,000 SF
OFFICE AND BREAKROOM AREA = 8,480 SF

SPACES REQUIRED 1 SPACE PER EMPLOYEE ON GOLF COURSE MAINTENANCE STAFF
12 EMPLOYEES = 12 SPACES

SPACES PROVIDED = 13
(INCLUDES 1 A.D.A. ACCESSIBLE SPACES)
ALSO, GRAVEL SPACE IS AVAILABLE FOR ADDITIONAL PARKING IF NECESSARY

PARKING INFORMATION

APPLICANT/OWNER:
HIGH POINTE HOLDINGS, LLC
332 POTTER RD
WEST PALM BEACH, FL 33405

SITE INFORMATION:
TRACTS OF LAND LOCATED IN BOTH ACME AND WHITEWATER TOWNSHIPS

PARCEL IDS:
01-002-001-00 ACME (5555 ARNOLD, LLC)
01-003-003-00 ACME (5555 ARNOLD, LLC)
01-002-017-00 ACME (5555 ARNOLD, LLC)
01-001-006-00 ACME (5555 ARNOLD, LLC)
13-005-014-00 WHITEWATER (MI LOCAL HOPS)
13-005-015-00 WHITEWATER (MI LOCAL HOPS)
13-005-019-01 WHITEWATER (MI LOCAL HOPS)

USE
CURRENT ZONING: AG
CURRENT USE: UNDEVELOPED
PROPOSED USE: GOLF COURSE

SETBACKS REQUIRED:
FRONT SETBACK: 50'
SIDE SETBACK: 25 FEET
REAR SETBACK: 25 FEET

SITE DATA

C100 GENERAL PLAN INFORMATION
C101 EXISTING PARCEL EXHIBIT
C102 PROPOSED PARCEL EXHIBIT
C103 IMAGERY AND OVERLAYS
C301 GOLF COURSE LAYOUT ACME TOWNSHIP
C400 MAINTENANCE BUILDING SITE PLAN
C401 IRRIGATION SUPPLY FACILITY UTILITY PLAN
C500 SITE DETAILS
C601 HOLES 4 AND 5 DETAILED PLAN
C602 HOLES 6, 7 AND 17 DETAILED PLAN
C603 HOLE 12 DETAILED PLAN
C604 HOLE 16 DETAILED PLAN
C701 STORMWATER MANAGEMENT PLAN

SHEET INDEX

SITE ENGINEER:
jozwiak consulting
p.o. box 5342 | traverse city, mi 49696 | 231-218-1201
www.jozwiakconsulting.com

PLAN DATE:
8-12-2022 ACME TOWNSHIP SUBMITTAL

LOCATION:
M-72 AREA
ACME / WILLIAMSBURG

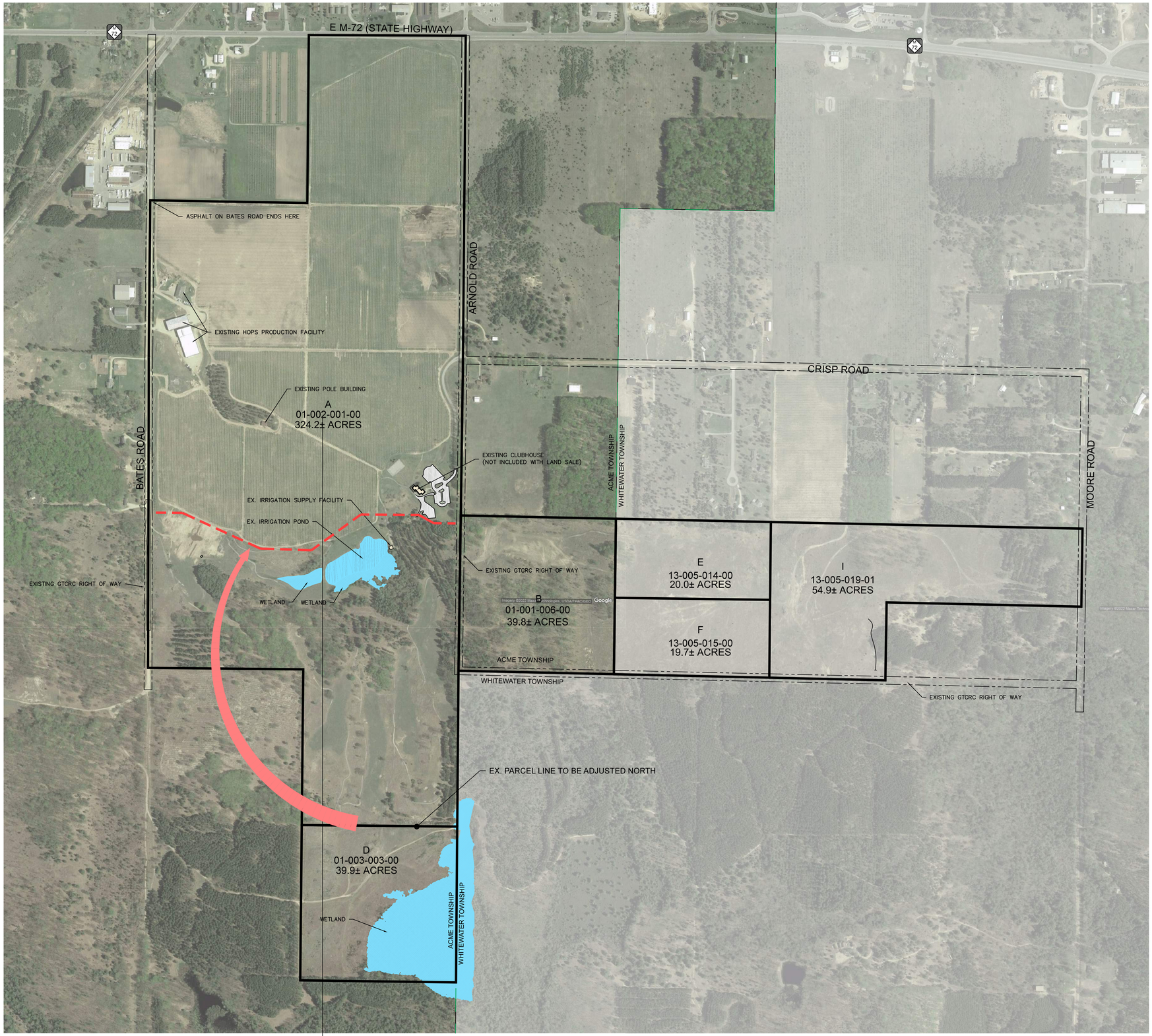
PROJECT:
HIGH POINTE GOLF COURSE

CLIENT:
HIGH POINTE HOLDINGS, LLC
322 POTTER RD.
WEST PALM BEACH, FL 33405

PROJECT NO.:
2022-113

GENERAL PLAN INFORMATION

C100



ACQUIRE THE FOLLOWING PARCELS
PART OF PARCEL A
ALL OF PARCELS D, B, E, F AND I

A LOT LINE ADJUSTMENT WILL BE COMPLETED THAT WILL INCREASE PARCEL D TO INCLUDE THAT PORTION OF PARCEL A INDICATED.

PARCELS D AND B ARE LOCATED IN ACME TOWNSHIP
PARCELS E, F AND I ARE LOCATED IN WHITEWATER TOWNSHIP AND WILL BE COMBINED AND DENOTED AS PARCEL I.

HIGH POINTE GOLF COURSE LAND ACQUISTION SUMMARY

NORTH

0' 400' 800'

SITE ENGINEER:
jozwiak consulting
p.o. box 5342 | traverse city, mi 49696 | 231-218-1201
www.jozwiakconsulting.com

PLAN DATE:
8-12-2022 ACME TOWNSHIP SUBMITTAL

LOCATION:
M-72 AREA
ACME / WILLIAMSBURG

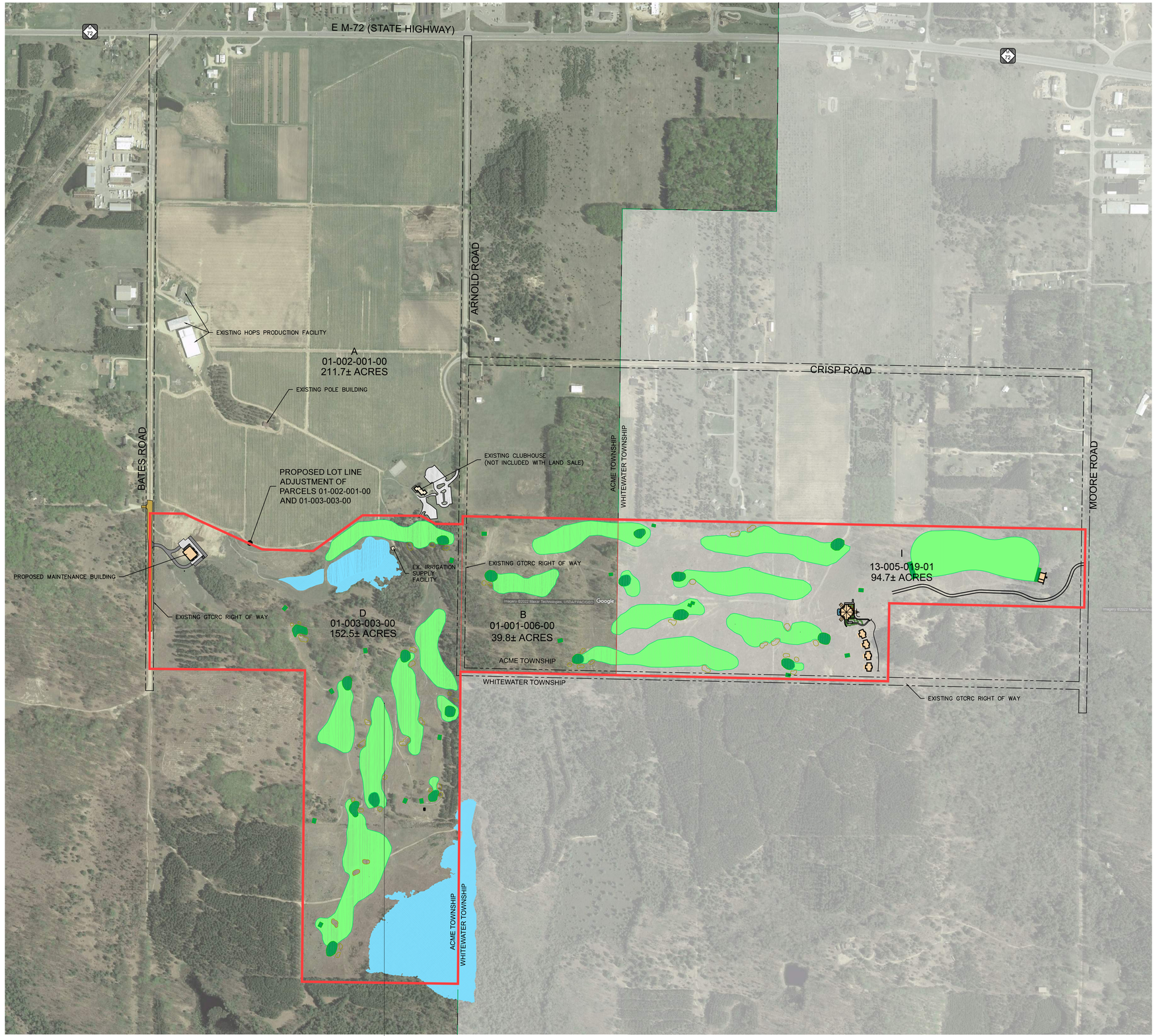
PROJECT:
HIGH POINTE GOLF COURSE

CLIENT:
HIGH POINTE HOLDINGS, LLC
322 POTTER RD.
WEST PALM BEACH, FL 33405

PROJECT NO.:
2022-113

EXISTING
PARCEL
EXHIBIT

C101



ACME TOWNSHIP

Part of Section 5, T27N, R9W, Acme Township, Grand Traverse County, Michigan, more fully described as:
BEGINNING at the Southwest corner of Section 5; thence N 00°49'31" E, 1315.94 feet along the West line fo Section 5; thence S 88°47'05" E, 1315.39 feet along the South 1/8 line; thence S 00°45'44" W, 1317.35 feet; thence N 88°43'26" W, 1316.85 feet along the South line of Section 5 to the POINT OF BEGINNING.
Containing 39.78 acres, more or less. Subject to and together with agreements, covenants, easements, and restrictions of record.

LEGAL DESCRIPTION (PARCEL B)

Part of Section 7, T27N, R9W, Acme Township, Grand Traverse County, Michigan, more fully described as:
BEGINNING at the East 1/4 corner of said Section 7;
thence N 89°14'31" W, 1319.69 feet along the East – West 1/4 line of Section 7; thence N 00°33'32" E, 2635.50 feet along the East 1/8 line of Section 7; thence N 89°28'03" W, 1314.59 feet; thence N 00°07'38" E, 1315.72 feet; thence S 89°28'21" E, 287.21 feet; thence S 65°24'46" E, 727.70 feet; thence S 88°12'11" E, 432.95 feet; thence N 54°04'18" E, 515.43 feet; thence S 89°28'21" E, 495.04 feet; thence S 60°52'40" E, 140.47 feet; thence S 89°28'21" E, 228.27 feet; thence S 00°34'57" W, 3889.39 feet along the East line of Section 7 to the POINT OF BEGINNING.
Containing 152.5 acres, more or less.
Subject to and together with agreements, covenants, easements, and restrictions of record.

PROPOSED LEGAL DESCRIPTION (PARCEL D)

WHITEWATER

Part of Section 5, T27N, R9W, Acme Township, Grand Traverse County, Michigan, more fully described as:
BEGINNING at the South 1/4 corner of Section 5; thence N 88°43'26" W, 1316.85 feet along the South line of Section 5; thence N 00°45'44" E, 1317.35 feet; thence S 88°47'05" E, 3954.08 feet along the S 1/8 line of Section 5; thence S 00°54'58" W, 660.97 feet along the East line of Section 5; thence N 88°45'06" W, 1650.00 feet; thence S 00°54'58" W, 660.00 feet; thence N 88°42'32" W, 983.70 feet along said South line to the POINT OF BEGINNING.
Containing 94.71 acres, more or less. Subject to and together with agreements, covenants, easements, and restrictions of record.

PROPOSED LEGAL DESCRIPTION (PARCEL I)

GROSS COMBINED PARCEL SIZE=286.8 ACRES

NET COMBINED PARCEL SIZE=280.6 ACRES (6.2 ACRES OF RIGHT OF WAY)

LAND ACQUISITION SUMMARY

NORTH

0' 400' 800'

SITE ENGINEER:
jozwiak consulting
p.o. box 5342 | traverse city, mi 49696 | 231-218-1201
www.jozwiakconsulting.com

PLAN DATE:
8-12-2022 ACME TOWNSHIP SUBMITTAL

PROJECT:
HIGH POINTE GOLF COURSE

CLIENT:
HIGH POINTE HOLDINGS, LLC
322 POTTER RD.
WEST PALM BEACH, FL 33405

LOCATION:
M-72 AREA
ACME / WILLIAMSBURG

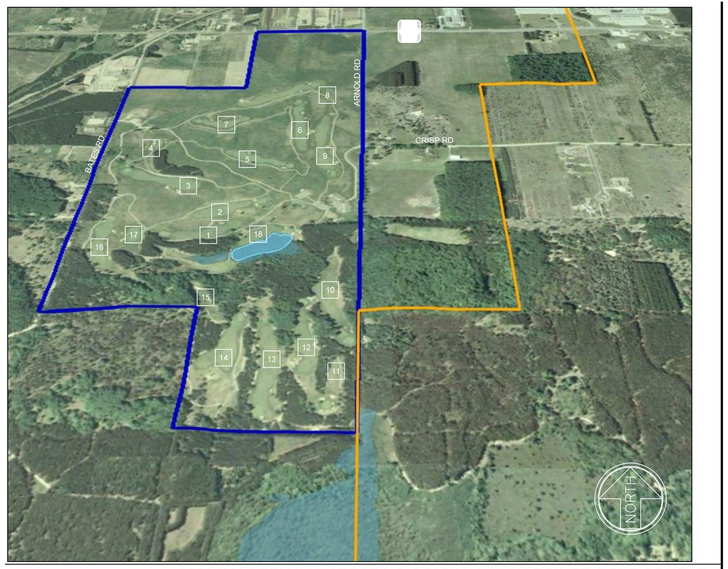
PROJECT NO.:
2022-113

PROPOSED
PARCEL
EXHIBIT

C102

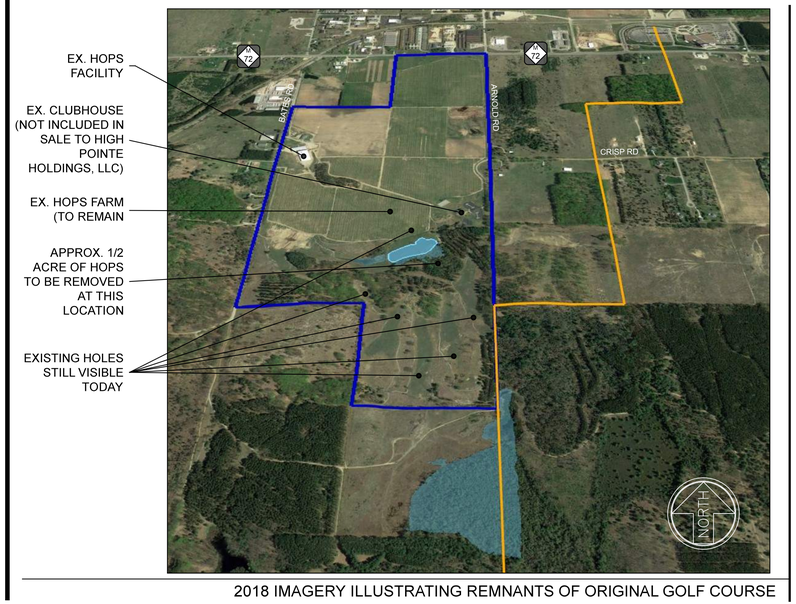
HIGH POINTE

REINCARNATION OF TOM DOAK'S ORIGINAL GOLF COURSE

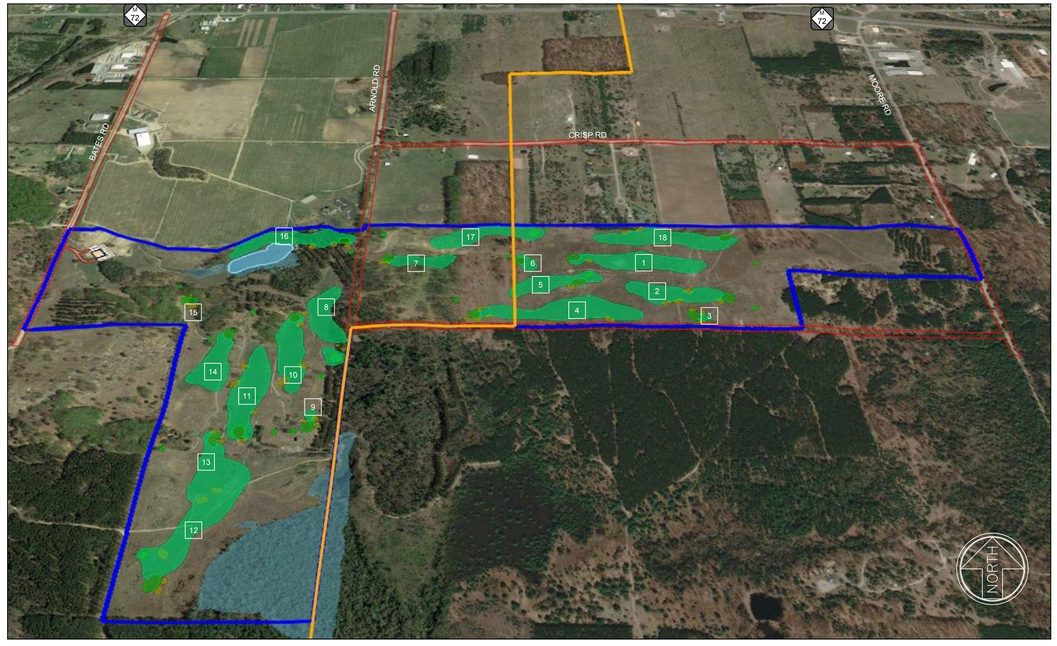


2006 IMAGERY ILLUSTRATING ORIGINAL HIGH POINTE GOLF COURSE

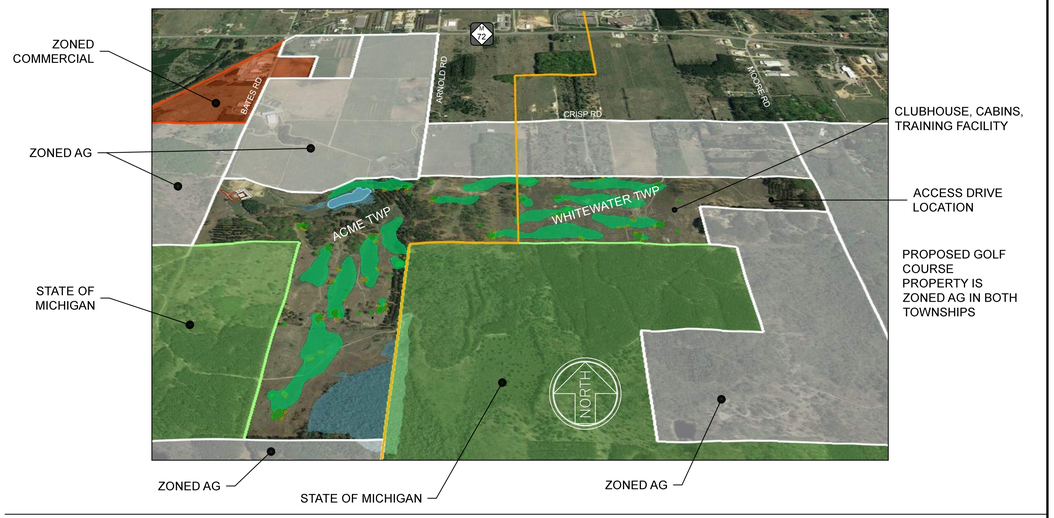
ORIGINAL COURSE SCORE CARD



2018 IMAGERY ILLUSTRATING REMNANTS OF ORIGINAL GOLF COURSE



PROPOSED GOLF COURSE LAYOUT



ADJACENT ZONING MAP

SITE ENGINEER:
jozwiak consulting
p.o. box 5342 | traverse city, mi 49696 | 231-218-1201
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PLAN DATE:
8-12-2022 ACME TOWNSHIP SUBMITTAL

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WEST PALM BEACH, FL 33405

LOCATION:
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PROJECT NO.:
2022-113

IMAGERY AND OVERLAYS

C103

BATES ROAD (PUBLIC 66' WIDE)

EXISTING GRAVEL ROAD

RIGHT OF WAY

66' RIGHT OF WAY

245'

50' SETBACK

25' SIDE SETBACK

RESERVE DRAIN FIELD AREA

21'

560'

PROPOSED 1050 SF DRAIN FIELD

24' WIDE GRAVEL DRIVE

24'

PROPOSED COLUMNAR TREES
2.5" CALIPER

PROPOSED 1600 GAL. DOUBLE
COMPARTMENT SEPTIC TANK

SAN

PROPOSED ARBORVITAE
13 PROVIDED

STONE DISSIPATOR

PROPOSED STORMWATER INFILTRATION BASIN

227'

ST

PROPOSED ORNAMENTAL SHRUBBERY

20'

8'

24'

STONE DISSIPATOR

GRAVEL MANEUVERING
AND STORAGE AND
OVERFLOW PARKING

80'

PROPOSED GOLF
COURSE
MAINTENANCE
BUILDING
FF=788.0
8,000 SF
14' SIDEWALL HEIGHT

BUILDING INCLUDES
EQUIPMENT AND MATERIALS STORAGE
STAFF BREAKROOM
RESTROOMS
OFFICE

100'

15'

26'

CONCRETE PAD

PROPOSED DUMPSTER PAD
(SCREENED)

W

75' WELL ISOLATION

PROPOSED WELL

NORTH

0' 20' 40'

SITE ENGINEER:
jozwiak consulting
p.o. box 5342 | traverse city, mi 49696 | 231-218-1201
www.jozwiakconsulting.com

PLAN DATE:
8-12-2022 ACME TOWNSHIP SUBMITTAL

LOCATION:
M-72 AREA
ACME / WILLIAMSBURG

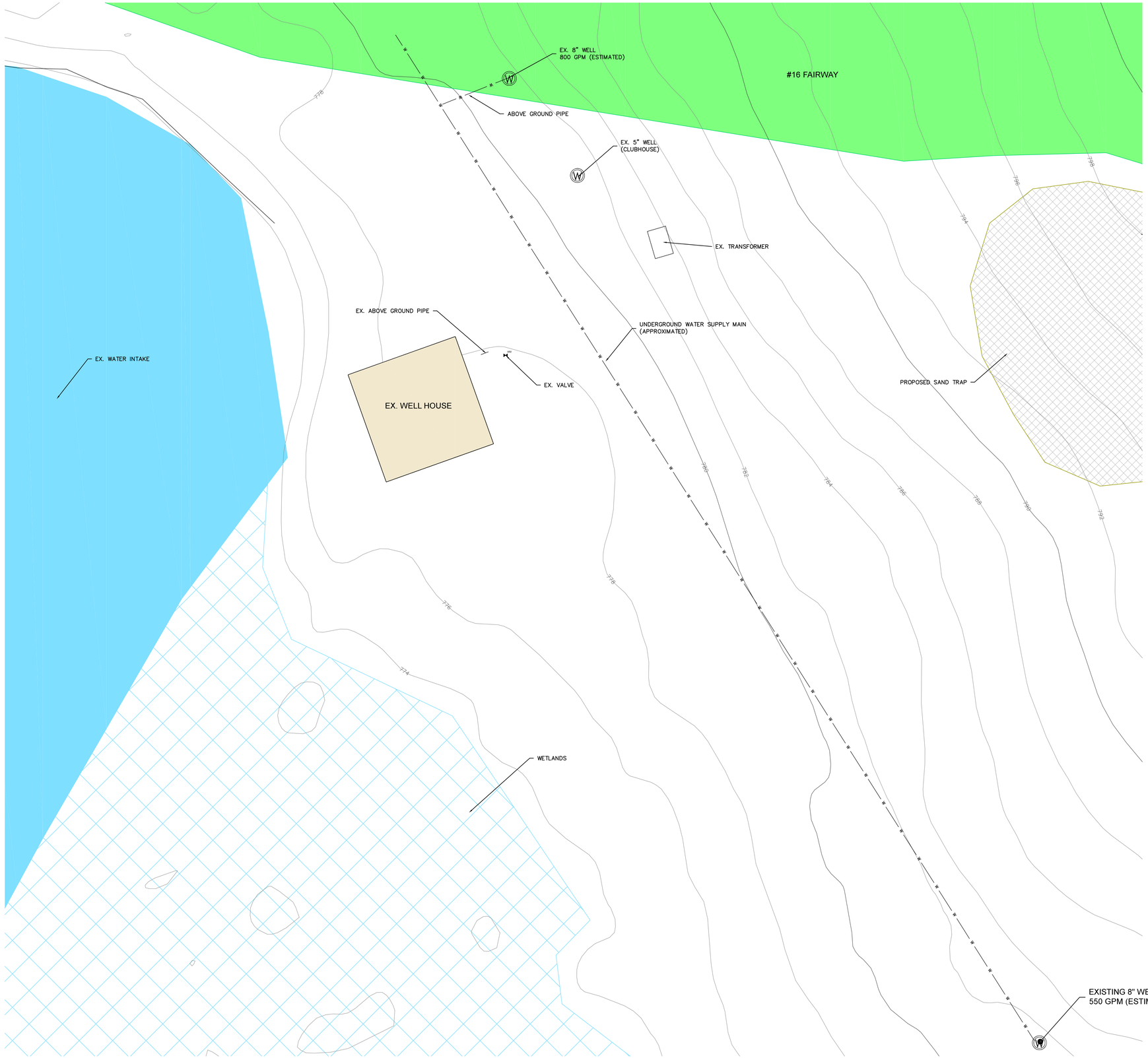
PROJECT:
HIGH POINTE GOLF COURSE

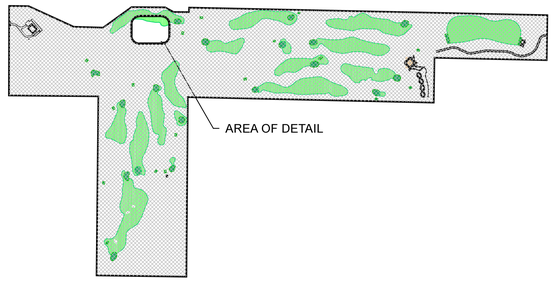
CLIENT:
HIGH POINTE HOLDINGS, LLC
322 POTTER RD.
WEST PALM BEACH, FL 33405

PROJECT NO.:
2022-113

MAINTENANCE
BUILDING SITE
PLAN

C400





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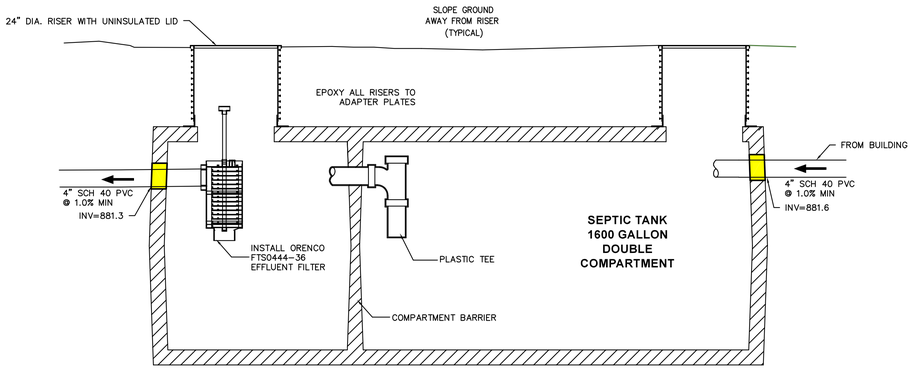
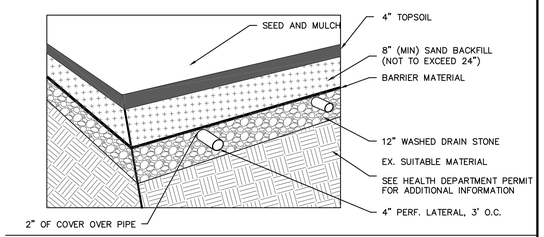
IRRIGATION
SUPPLY
FACILITY

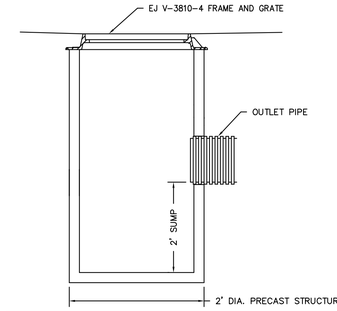
C401



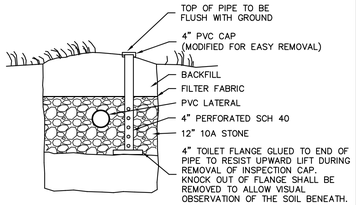
SEPTIC TANK DETAIL



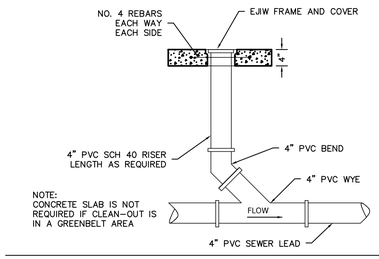
DRAIN FIELD SECTION VIEW DETAIL



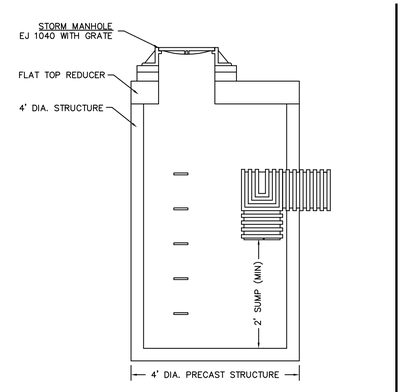
2' DIA. CATCH BASIN DETAIL



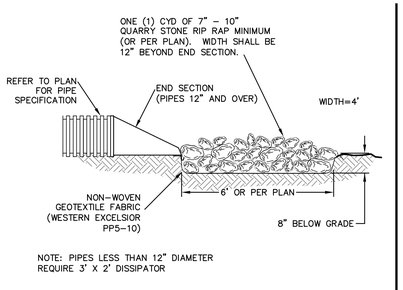
INSPECTION PORT DETAIL



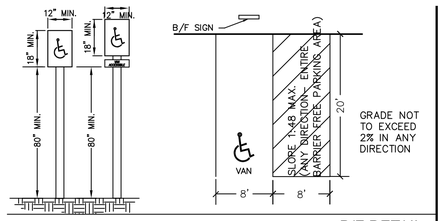
CLEAN-OUT DETAIL



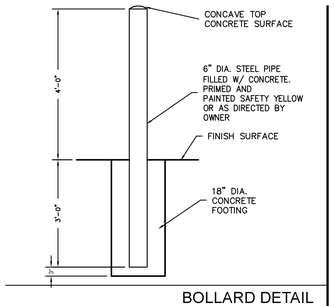
4' DIA. STORM STRUCTURE DETAIL



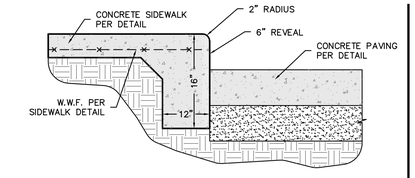
STORM OUTLET



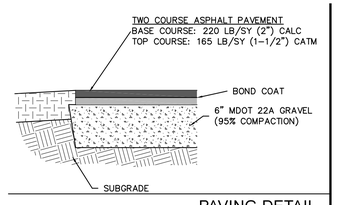
B/F DETAIL



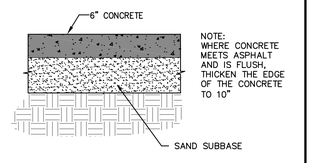
BOLLARD DETAIL



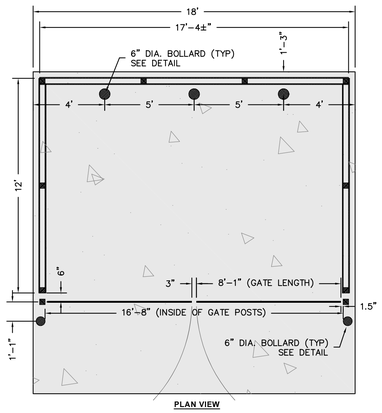
INTEGRAL CURB/SIDEWALK DETAIL



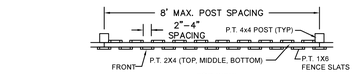
PAVING DETAIL



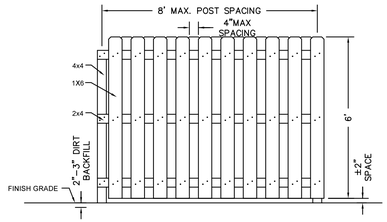
CONCRETE APRON DETAIL



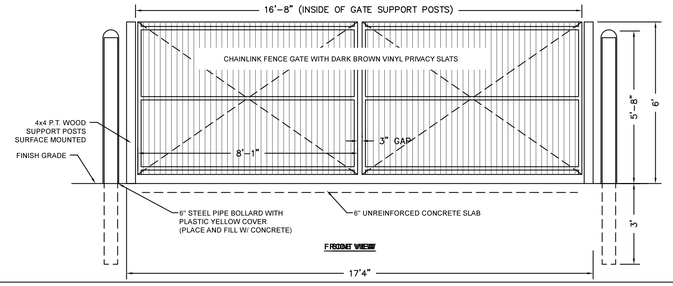
PLAN VIEW



TOP VIEW



SIDE VIEW



FRONT VIEW

DUMPSTER ENCLOSURE DETAIL

SITE ENGINEER:
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8-12-2022 ACME TOWNSHIP SUBMITTAL

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M-72 AREA
ACME / WILLIAMSBURG

PROJECT:
HIGH POINTE GOLF COURSE

CLIENT:
HIGH POINTE HOLDINGS, LLC
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WEST PALM BEACH, FL 33405

PROJECT NO.:
2022-113

MAINTENANCE BUILDING SITE DETAILS

C500

HATCHED AREA REPRESENTS AREA OF MORE SIGNIFICANT GRADING CHANGES WITHIN THE GOLF COURSE CONSTRUCTION LIMITS.
AREAS OUTSIDE OF THESE DENOTED ZONES WILL NOT SERVERLY CHANGED.

NORTH
0' 50' 100'

ACME TOWNSHIP
WHITEWATER TOWNSHIP
#2 TEE
#6 TEE
#5 GREEN
#5 TEE
#4 GREEN
FRONT SETBACK (50')
FRONT SETBACK (30')
INSTALL SILT FENCE
PROPERTY LINE
66' COUNTY ROAD RIGHT OF WAY
SAND TRAP (TYP)
1
2
4
5
6
7

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PROJECT NO.:
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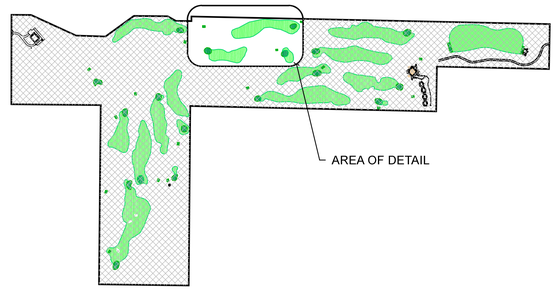
HOLES 4 AND 5 DETAILED VIEW

C601

HATCHED AREA REPRESENTS AREA OF MORE SIGNIFICANT GRADING CHANGES WITHIN THE GOLF COURSE CONSTRUCTION LIMITS.
AREAS OUTSIDE OF THESE DENOTED ZONES WILL NOT SERVERLY CHANGED.



NORTH
0' 50' 100'

INSTALL SILT FENCE
PROPERTY LINE
SIDE SETBACK (25')
#17 TEE
#17 GREEN
#18 TEE
17
#7 GREEN
#7 TEE
#6 GREEN
SAND TRAP (TYP)
7
6
ACME TOWNSHIP
WHITEWATER TOWNSHIP

SITE ENGINEER:
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ACME / WILLIAMSBURG

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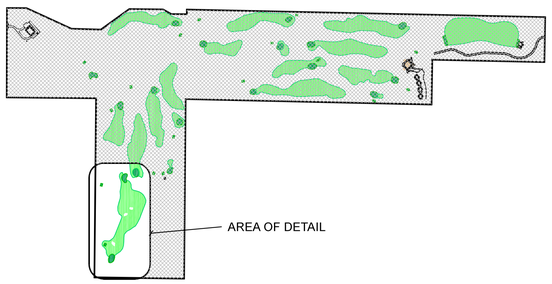
WEST PALM BEACH, FL 33405

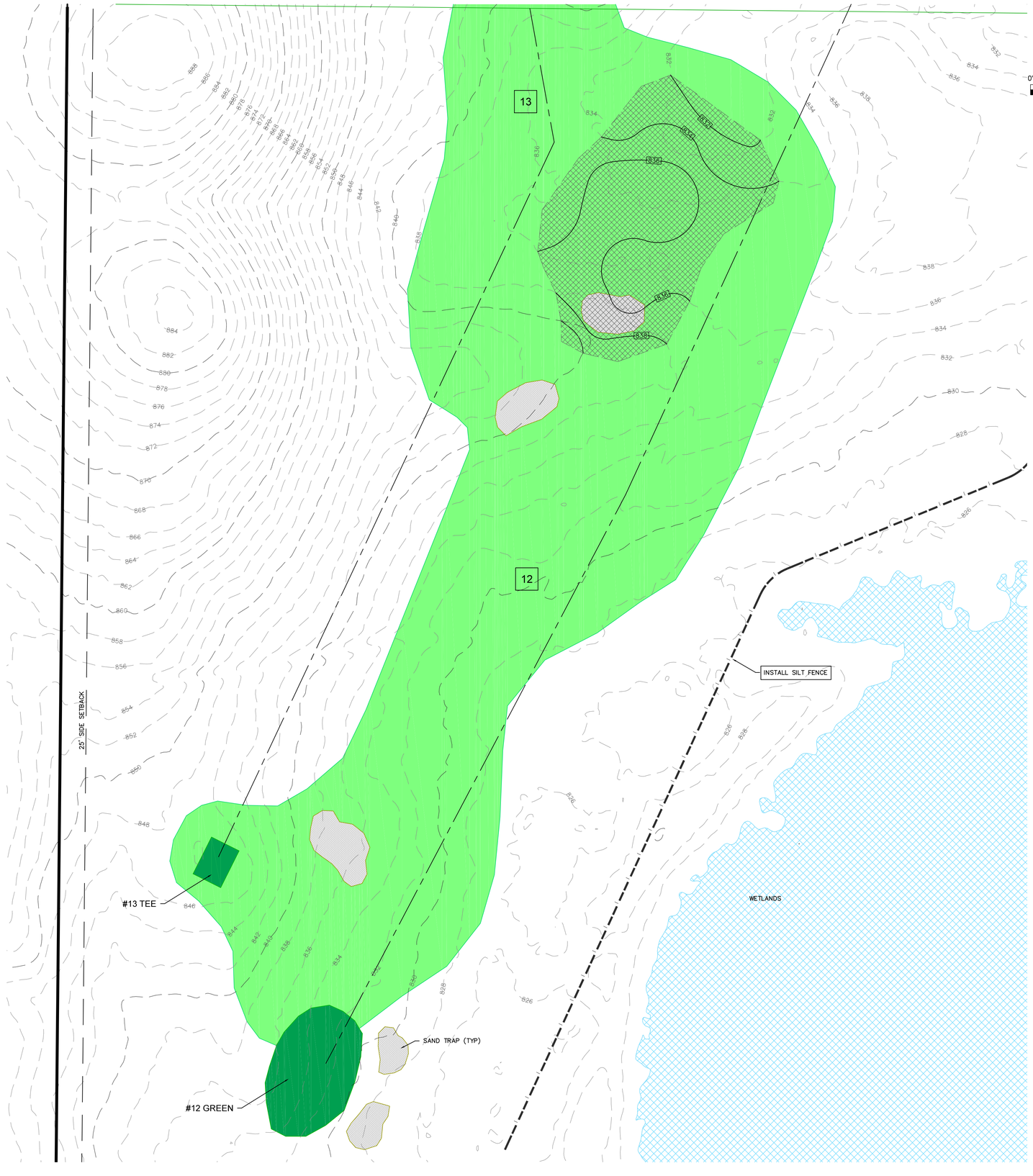
PROJECT NO.:
2022-113

HOLES 6, 7 AND 17 DETAILED VIEW

C602

HATCHED AREA REPRESENTS AREA OF MORE SIGNIFICANT GRADING CHANGES WITHIN THE GOLF COURSE CONSTRUCTION LIMITS.
AREAS OUTSIDE OF THESE DENOTED ZONES WILL NOT SERVERLY CHANGED.





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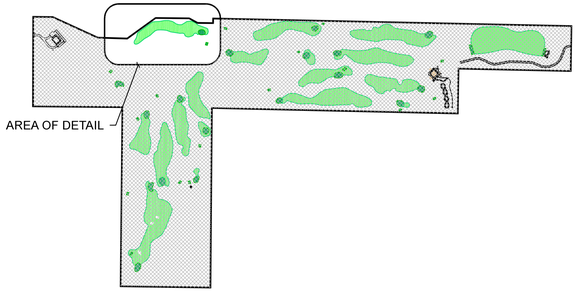
322 POTTER RD.
WEST PALM BEACH, FL 33405

PROJECT NO.:
2022-113

HOLE 12
DETAIL VIEW

C603

HATCHED AREA REPRESENTS AREA OF MORE SIGNIFICANT GRADING CHANGES WITHIN THE GOLF COURSE CONSTRUCTION LIMITS. AREAS OUTSIDE OF THESE DENOTED ZONES WILL NOT SERVERLY CHANGED.



NORTH

0' 50' 100'

HOPS TO BE REMOVED

PROPOSED PROPERTY LINE

25' SIDE SETBACK

EX. TRANSFORMER

EX. DRIVE

EX. ELECTRIC METER PANEL

EX. ASPHALT

EX. DRAIN FIELD FOR CLUBHOUSE

EX. ELEC RISER

16

EX. 8" WELL
800 GPM (ESTIMATED)

EX. 5" WELL
(CLUBHOUSE)

SAND TRAP (TYP)

INSTALL SILT FENCE

DEFINED SLOPE TO POND EDGE

EX. WELL HOUSE

EX. IRRIGATION POND

EX. TRANSFORMER

#16 GREEN

EXISTING 8" WELL
550 GPM (ESTIMATED)

#8 TEE

WETLANDS

WETLANDS

INSTALL SILT FENCE

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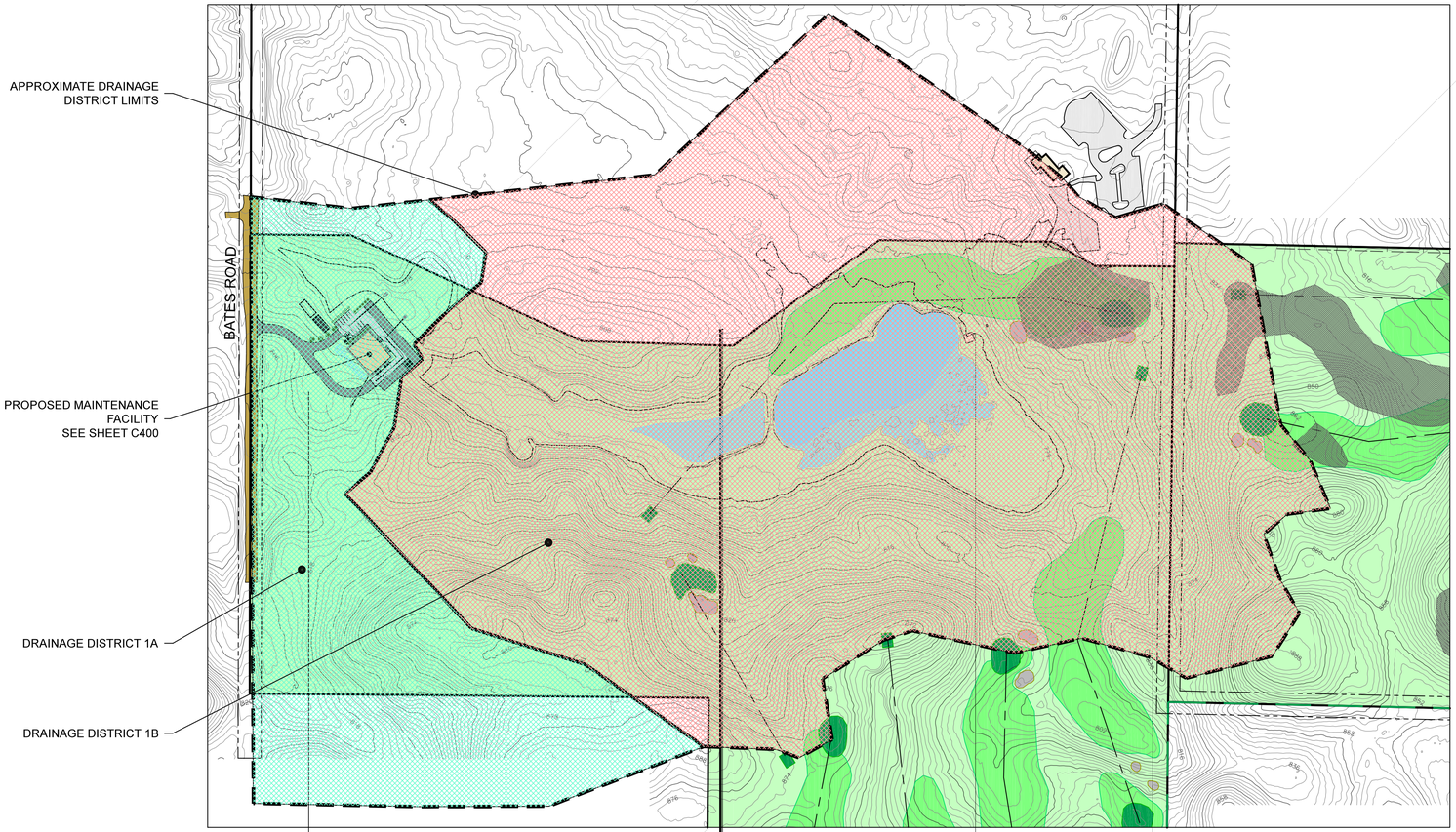
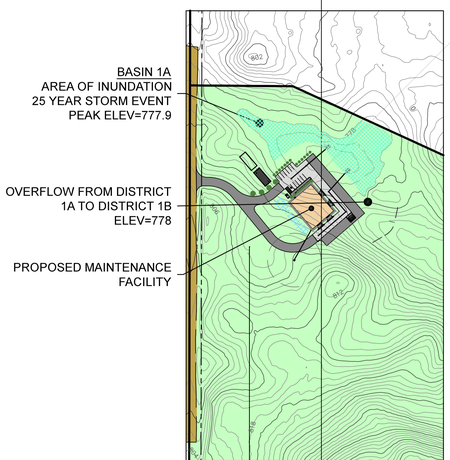
HOLE 16
DETAILED
VIEW

C604



DRAINAGE DISTRICT MAP FOR IRRIGATION POND AND MAINTENANCE BUILDING



Inflow Area = 25.517 ac, 3.15% Impervious, Inflow Depth = 1.40" for 25-Year event
Inflow = 19.79 cfs @ 12.87 hrs, Volume= 2.979 af
Outflow = 6.31 cfs @ 14.00 hrs, Volume= 2.979 af, Atten= 68%, Lag= 67.8 min
Discarded = 6.31 cfs @ 14.00 hrs, Volume= 2.979 af
Primary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af
Routed to Pond 3P : BASIN 1B

Routing by Stor-Ind method, Time Span= 5.00-75.00 hrs, dt= 0.05 hrs
Peak Elev= 777.77 @ 14.00 hrs Surf.Area= 34,079 sf Storage= 54,358 cf

Plug-Flow detention time= 118.2 min calculated for 2.977 af (100% of inflow)
Center-of-Mass det. time= 118.1 min (993.2 - 875.1)

Volume	Invert	Avail.Storage	Storage Description
#1	774.00'	169,600 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

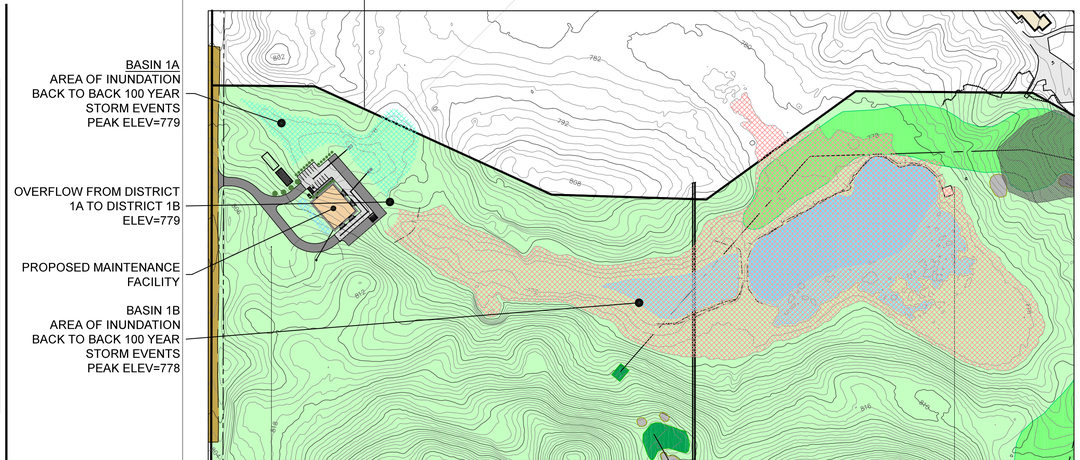
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
774.00	3,070	0	0
776.00	12,413	15,483	15,483
777.00	21,585	16,999	32,482
778.00	37,480	29,533	62,015
780.00	70,105	107,585	169,600

Device	Routing	Invert	Outlet Devices
#1	Discarded	774.00'	**8.000 in/hr Exfiltration over Surface area**
#2	Primary	779.00'	**50.0' long x 50.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Discarded OutFlow Max=6.31 cfs @ 14.00 hrs HW=777.79' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 6.31 cfs)

Primary OutFlow Max=0.00 cfs @ 5.00 hrs HW=774.00' (Free Discharge)
└**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

25 YEAR STORM INUNDATION AREA FOR DRAINAGE DISTRICT 1A



Inflow Area = 109.699 ac, 0.73% Impervious, Inflow Depth = 5.42" for BACK TO BACK 100 YEAR
Inflow = 214.64 cfs @ 36.91 hrs, Volume= 49.504 af
Outflow = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af, Atten= 100%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-75.00 hrs, dt= 0.05 hrs
Peak Elev= 777.90 @ 51.40 hrs Surf.Area= 579,273 sf Storage= 2,156,351 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	772.00'	3,541,037 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
772.00	78,800	0	0
774.00	303,200	382,000	382,000
776.00	471,600	774,800	1,156,800
778.00	684,801	1,056,401	2,213,201
780.00	743,035	1,327,836	3,541,037

BACK TO BACK 100 YEAR STORM FLOOD AREA - DRAINAGE DISTRICT 1A AND 1B

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STORMWATER MANAGEMENT PLAN

C701