



**ACME TOWNSHIP BOARD MEETING  
ACME TOWNSHIP HALL  
6042 Acme Road, Williamsburg MI 49690  
Tuesday, February 4, 2014, 7:00 p.m.**

**MEETING CALLED TO ORDER WITH THE PLEDGE OF ALLEGIANCE AT 7:00 p.m.**

**Members present:** C. Dye, C. Collett, A. Jenema, P. Scott, D. White, J. Zollinger  
**Members excused:** G. LaPointe  
**Staff present:** J. Jocks, Township counsel  
N. Edwardson, Recording Secretary

**A. LIMITED PUBLIC COMMENT:**

**CLOSED PUBLIC COMMENT: 7:01 pm**

**B. APPROVAL OF AGENDA:**

Zollinger asked to add one item to New Business, #3 DPW sewer membrane replacement update and one on Old Business # 1 Update on Township computers and server and Scott asked to add emails regarding the bookkeeper as Old Business # 2.

**Motion by Jenema seconded by Scott to approve the agenda as amended, adding one item under New Business and two under Old Business. Motion carried by unanimous roll call vote.**

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

**D. CONSENT CALENDAR:**

The purpose is to expedite business by grouping non-controversial items together for one Board motion (roll call vote) without discussion. A request to remove any item for discussion later in the agenda from any member of the Board, staff or public shall be granted.

**1. RECEIVE AND FILE:**

1. **Treasurer's Report 12/31/13**
2. **Clerk's Report 12/31/13**
3. **Draft Unapproved Meeting Minutes:**
  - a. **Planning Commission 01/13/14**
  - b. **ZBA meeting 01/09/14**
- d. **Parks and Maintenance Report – Tom Henkel**
- e. **The Metro Insider Newsletter January 2014**
- f. **Planning, Zoning & Administrative Activity Report**
- g. **North Flight 2014**

**2. ACTION – Consider approval:**

- a. **Township Board meeting minutes of 1/7/14**
- b. **Accounts Payable Prepaid of \$3,982.72 and Current to be approved of \$25,692.50 (Recommend approval: Cathy Dye, Clerk)**

**Motion by Jenema, seconded by Collette to approve the consent calendar less Item 1# d Parks & Maintenance report, and Item 2# b Current bills. Motion carried by unanimous roll vote.**

**E ITEMS REMOVED FROM THE CONSENT CALENDAR:**

1. **Parks and Maintenance Report - Henkel**  
Jenema asked if the Tart Trails offices were informed that Henkel has stopped plowing  
Because there is no place to push the snow. Zollinger commented that they were notified.

**Motion by Jenema, seconded by White to accept the Parks and Maintenance report as presented. Motion carried by unanimous roll call vote.**

2. **Current invoices to be approved**  
Dye requested one additional invoice for Brick House Interactive for \$1,352.50 to be approved bringing the total invoices to \$27,024.00.

**Motion by Scott, seconded by Jenema, to approve the Current invoices as amended. Motion carried by unanimous roll call vote.**

**F. REPORTS:**

1. **Sheriff's Report – Deputy: Ken Chubb**  
Chubb reported 206 calls the last month with 31 car accidents.
2. **County Commissioner's Report – Larry Inman:**  
Inman was unable to attend tonight's meeting.
3. **County Road commission report – Bill Mouser**  
No report given

**G. Public Hearing : None**

**H. NEW BUSINESS:**

1. **Adoption of Resolution # R-2014-08 Community Recreation and Natural Resource Conservation Plan**

**Motion by Jenema, seconded by Dye to approve Resolution R # 2014-08 as presented. Motion carried unanimously.**

2. **Distribution of Acme Township Master Plan**  
Wentzloff, Chair of the Planning Commission was present. She commented that the Planning Commission is at a juncture where they would request the Board of Trustees approval to distribute the Acme Township Community Master Plan to various inter-governmental agencies for their review and comments. There will be 63 days to review and then a public hearing after that.

**Motion by White, seconded by Scott to approve the distribution of the Acme Township Master plan to various inter-governmental agencies for their review and comments. Motion unanimously.**

3. **DPW Sewer membrane replacement update**  
Zollinger stated that there had been a few articles in the Record Eagle recently he wanted to keep the Board informed. It is the plan to replace one membrane in September of 2014. This would be a cost of around \$31,000.00 for Acme. This is based on flow not ownership.

**I. OLD BUSINESS:**

1. **Township computers and servers**  
Zollinger stated that our computers and server are old. In another year the server will be non supported. We have had recent problems with updating but did not lose any information. Collett offered to work on the RFP and look into some providers.

**2. Dennis Drennan**

Scott expressed concerns about recent emails that indicated Drennan would not communicate with our Treasurer, Collett. Scott stated that he made it very clear in his motion at the last Board meeting that everyone had to communicate with each other.

**Motion by Zollinger, seconded by White, that Zollinger will contact Dennis Drennan, our Bookkeeper, and ask Drennan if he is willing to communicate with all Board members by Email. If not then the Board will dismiss him from his services to the township. Motion carried by 5 in favor (Collett, Jenema, Scott, White, Zollinger) and 1 opposed (Dye)**

**J. PUBLIC COMMENT & OTHER BUSINESS THAT MAY COME BEFORE THE BOARD:**

R. Challenger, 3885 Bunker Hill Road, express disappointed that after a two month absence from the Board meetings he finds that we are still bickering.

A. Rundhaugh, 3733 Bunker Hill Road, a Acme township resident since 1970 has seen a lot of Boards come and go and does not recall so much bickering between Board members as we currently have. She would encourage some "soul searching. She also commented on the notice for election workers.

Brian Kelley, address unknown, also expressed that it was time for the Board to move on pass the recent disagreements. He also provided a letter (attached to minutes) addressing issues with the Master Plan.

**Meeting adjourned at 8:30 p.m. on a motion by Scott with support from Jenema.**



**ACME TOWNSHIP REGULAR BOARD MEETING**  
**ACME TOWNSHIP HALL**  
**6042 Acme Road, Williamsburg MI 49690**  
**Tuesday, February 4, 2014, 7:00 p.m.**

**GENERAL TOWNSHIP MEETING POLICIES**

- A. All cell phones shall be switched to silent mode or turned off.**
- B. Any person may make a video, audio or other record of this meeting. Standing equipment, cords, or portable microphones must be located so as not to block audience view.**

**CALL TO ORDER WITH PLEDGE OF ALLEGIANCE**  
**ROLL CALL**

**A. LIMITED PUBLIC COMMENT:**

Public Comment periods are provided at the beginning and end of each meeting agenda. Members of the public may address the Board regarding any subject of community interest during these periods. Comment 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. CONSENT CALENDAR:** The purpose is to expedite business by grouping non-controversial items together for one Board motion (roll call vote) without discussion. A request to remove any item for discussion later in the agenda from any member of the Board, staff or public shall be granted.

**1. RECEIVE AND FILE:**

- a. Treasurer's Report 12/31/13**
- b. Clerk's Report 12/31/13**
- c. Draft Unapproved Meeting Minutes:**
  - a. Planning Commission 01/13/14**
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- d. Parks and Maintenance Report – Tom Henkel**
- e. The Metro Insider Newsletter January 2014**
- f. Planning, Zoning & Administrative Activity Report**

**2. ACTION – Consider approval:**

- a. Township Board meeting minutes of 1/7/14**
- b. Accounts Payable Prepaid of \$3,982.72 and Current to be approved of \$25,692.50 (Recommend approval: Cathy Dye, Clerk)**

**E. ITEMS REMOVED FROM THE CONSENT CALENDAR:**

- 1. \_\_\_\_\_**
- 2. \_\_\_\_\_**
- 3. \_\_\_\_\_**

**F. SPECIAL PRESENTATIONS/DISCUSSIONS:**

**G. REPORTS:**

- 1. Sheriff's Report – Deputy: Ken Chubb**
- 2. County Commissioner's Report – Larry Inman:**
- 3. County Road commission Report-Bill Mouser**

**H. Correspondence:**



**I. Public Hearing :**

**J. NEW BUSINESS:**

- 1. Adoption of Resolution # R-2014-08 Community Recreation and Natural Resource Conservation Plan**
- 2. Distribution of Acme Township Master Plan for various inter-governmental agencies for their review and comment.**

**K. OLD BUSINESS: None**

**PUBLIC COMMENT & OTHER BUSINESS THAT MAY COME BEFORE THE BOARD:**

**ADJOURN**

ACME TOWNSHIP

MONTHLY TREASURERS REPORT

RECONCILED WITH BANK AS OF DECEMBER 31, 2013

	FUND #	NOVEMBER 30, 2013 ACCOUNT BALANCE	Net Change	DECEMBER 31, 2013 ACCOUNT BALANCE
<b>UNRESTRICTED ACCOUNTS:</b>				
GENERAL FUND TOTAL ACCOUNTS (1 CHECKING AND 2				
ASSIGNED FROM GENERAL FUND BALANCE:				
SELF FUNDED ACCTS PAYABLE 6 M COMMITTED	101	\$ 969,648	2,296	\$ 971,944
SAYLOR PARK BOAT LAUNCH IMPROVEMENT				
SEPTAGE PLANT FUNDS				
HOXSIE HOUSE RELOCATION				
PUBLIC BROADCAST EQUIPMENT FUND				
PA48 METRO ACCT FUND				
<b>TOTAL ASSIGNED FROM GENERAL FUND BALANCE:</b>				
UNRESTRICTED BALANCE, Net of Assigned:		\$251,161	3,825	\$ 254,987
<i>Funds within General Fund Bank Account</i>				
CEMETARY FUND	209	7,185	500	7,685
FIRE FUND	206	21,860	10,609	32,468
POLICE FUND	207	131,137	13,804	144,941
LIQUOR FUND 212 MM and 101-212	212	21,343	(8,499)	12,844
PA48 TOWNSHIP IMPROVEMENT-R.O.W. RESTRICTED	246	20,401	0	20,401
		\$ 201,925	16,414	\$ 218,338
				473,325
<b>RESTRICTED BY BOARD RESOLUTION ACCOUNTS:</b>				
SHORELINE PRESER.FUND	224	61,541	3	61,543
PARKS & RECREATION	226	9,901	(15)	9,886
-TRANS FROM NEW URB TO PARK/SHORELINE COMMITTED	227	28,009	1	28,010
		\$ 99,450	(11)	\$ 99,440
<b>RESTRICTED BY MILLAGE:</b>				
FARMLAND DEVE. RIGHTS	225	564,829	30,641	595,470
TAX COLLECTION	703	48,457	330,311	378,768
		\$ 613,286	360,952	\$ 974,238
<b>RESTRICTED BY REVENUE SOURCE ACCOUNTS:</b>				
SEWER FUND	590	887,895	(16,596)	871,299
PLANNING REVIEW FEES (T & A) ESCROW RESTRICTED	701	6,535	5,265	11,800
ACME TOWNSHIP RESTRICTED FUNDS		\$ 894,430	(11,331)	\$ 883,099
<b>ACME TOWNSHIP ALL ACCOUNT BALANCES</b>		\$ 2,778,738	368,320	\$ 3,147,059

Connie Collett

REVENUE/EXPENDITURE REPORT

By Department

ACME TOWNSHIP

For the Period: 7/1/2013 to 12/31/2013	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund Type: 1.1 GENERAL FUND							
<b>Fund: 101 - GENERAL FUND</b>							
Revenues							
Dept: 000							
402.000 CURRENT PROPERTY TAXES	204,203.00	204,203.00	24,947.73	24,947.73	0.00	179,255.27	12.2
412.000 PERSONAL PROP TAXES	10,876.00	10,876.00	193.11	193.11	0.00	10,682.89	1.8
420.000 DELQUENT PERS PROP TAX	1,000.00	1,000.00	159.80	0.00	0.00	840.20	16.0
445.020 PENALTIES& INTEREST	300.00	300.00	0.00	0.00	0.00	300.00	0.0
446.000 DEL PERS INTEREST & PENALTY	1,200.00	1,200.00	30.81	0.00	0.00	1,169.19	2.6
447.000 ADMINISTRATIVE FEE 1%	103,264.00	103,264.00	74,309.66	3,481.69	0.00	28,954.34	72.0
448.000 CABLE TV FEE	77,432.00	77,432.00	40,123.58	0.00	0.00	37,308.42	51.8
465.000 PASSPORT FEES	2,800.00	2,800.00	1,400.00	275.00	0.00	1,400.00	50.0
574.000 ST SHARED SALES TAX	327,775.00	327,775.00	163,981.00	0.00	0.00	163,794.00	50.0
577.000 SWAMP TAX	750.00	750.00	0.00	0.00	0.00	750.00	0.0
602.000 GRANTS	0.00	0.00	2,892.21	0.00	0.00	-2,892.21	0.0
607.000 CHARGES FOR SERVICES	250.00	250.00	0.00	0.00	0.00	250.00	0.0
608.001 Zoning Fees	53,500.00	53,500.00	70,593.46	0.00	0.00	-17,093.46	132.0
610.000 Revenues for Escrow Account	500.00	500.00	914.05	0.00	0.00	-414.05	182.8
665.000 INTEREST ON INVESTMENTS	250.00	250.00	1,662.51	38.49	0.00	-1,412.51	665.0
665.001 INTEREST SEPTAGE RECEIVED	0.00	0.00	1,529.30	0.00	0.00	-1,529.30	0.0
667.000 RENT-PARKS	500.00	500.00	-130.00	0.00	0.00	630.00	-26.0
671.000 MISC REVENUES	0.00	0.00	39.00	39.00	0.00	-39.00	0.0
671.010 CIVIL INFRACTION FEES	0.00	0.00	250.00	0.00	0.00	-250.00	0.0
676.000 REIMBURSEMENTS	27,000.00	27,000.00	11,491.25	504.92	0.00	15,508.75	42.6
687.000 REFUNDS & REBATES	0.00	0.00	1,720.00	1,411.00	0.00	-1,720.00	0.0
<b>Dept: 000</b>	<b>811,600.00</b>	<b>811,600.00</b>	<b>396,107.47</b>	<b>30,890.94</b>	<b>0.00</b>	<b>415,492.53</b>	<b>48.8</b>
Revenues	811,600.00	811,600.00	396,107.47	30,890.94	0.00	415,492.53	48.8
Expenditures							
Dept: 000							
465.001 POSTAGE FOR PASSPORTS	500.00	500.00	0.00	0.00	0.00	500.00	0.0
992.000 CONTINGENCY	20,000.00	4,998.00	0.00	0.00	0.00	4,998.00	0.0
994.000 TC TALUS CONTRACT SERVICES	600.00	600.00	0.00	0.00	0.00	600.00	0.0
998.000 GT COUNTY ROAD COMMISSION TART	1,013.00	1,013.00	837.90	0.00	0.00	175.10	82.7
999.000 TRANSFER TO OTHER FUNDS	0.00	5,507.00	5,507.63	0.00	0.00	-0.63	100.0
<b>Dept: 000</b>	<b>22,113.00</b>	<b>12,618.00</b>	<b>6,345.53</b>	<b>0.00</b>	<b>0.00</b>	<b>6,272.47</b>	<b>50.3</b>
Dept: 101 TOWNSHIP BOARD OF TRUSTEES							
702.000 SALARIES	24,000.00	24,000.00	12,005.76	2,005.76	0.00	11,994.24	50.0
703.001 SECRETARY	27,414.00	27,414.00	14,293.81	2,208.80	0.00	13,120.19	52.1
705.001 PER DIEM TRUSTEES	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	0.0
710.000 UNEMPLOYMENT EXPENSE	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	0.0
714.000 FICA LOCAL SHARE	3,932.00	3,932.00	1,956.06	308.05	0.00	1,975.94	49.7
726.000 SUPPLIES & POSTAGE	4,000.00	4,000.00	583.71	245.54	0.00	3,416.29	14.6
801.000 ACCOUNTING & AUDIT	20,000.00	20,000.00	17,000.00	5,490.00	0.00	3,000.00	85.0
801.001 INTERNAL ACCOUNTANT	10,000.00	10,000.00	6,015.00	1,575.00	0.00	3,985.00	60.2
802.001 ATTORNEY SERVICES LITIGATION	3,000.00	3,000.00	300.50	0.00	0.00	2,699.50	10.0
802.002 ATTORNEY SERVICES	16,500.00	16,500.00	9,739.50	2,795.00	0.00	6,760.50	59.0
802.004 CONTRACTED EMPLOYEE SERVICES	2,800.00	2,800.00	0.00	0.00	0.00	2,800.00	0.0
802.005 CONTRACTED COMMUNITY SERVICES	0.00	2,892.21	2,892.21	0.00	0.00	0.00	100.0
803.003 ENGINEERING SERVICES	35,000.00	35,000.00	1,021.25	521.25	0.00	33,978.75	2.9
804.000 SOFTWARE SUPPORT & PROCESSING	5,900.00	5,900.00	2,017.50	0.00	0.00	3,882.50	34.2
855.000 ACME NEWSLETTER	500.00	500.00	0.00	0.00	0.00	500.00	0.0
860.000 TRAVEL & MILEAGE	1,500.00	1,500.00	13.56	0.00	0.00	1,486.44	0.9
874.000 RETIREMENT/PENSION	2,740.00	2,740.00	2,666.56	0.00	0.00	73.44	97.3
900.000 PUBLICATIONS	1,800.00	1,800.00	772.00	0.00	0.00	1,028.00	42.9
910.000 INSURANCE	5,024.95	5,704.95	3,276.53	1,055.34	0.00	2,428.42	57.4
958.000 EDUCATION/TRAINING/CONVENTIONS	1,000.00	1,000.00	130.50	130.50	0.00	869.50	13.1
960.000 dues subscriptions	800.00	800.00	269.10	269.10	0.00	530.90	33.6
<b>TOWNSHIP BOARD OF TRUSTEES</b>	<b>176,910.95</b>	<b>180,483.16</b>	<b>74,953.55</b>	<b>16,604.34</b>	<b>0.00</b>	<b>105,529.61</b>	<b>41.5</b>
Dept: 171 SUPERVISOR EXPENDITURES							

REVENUE/EXPENDITURE REPORT

ACME TOWNSHIP

For the Period: 7/1/2013 to 12/31/2013	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund Type: 1.1 GENERAL FUND							
<b>Fund: 101 - GENERAL FUND</b>							
Expenditures							
Dept: 171 SUPERVISOR EXPENDITURES							
702.000 SALARIES	37,000.00	37,000.00	18,365.43	2,846.16	0.00	18,634.57	49.6
714.000 FICA LOCAL SHARE	2,812.00	2,812.00	1,404.90	217.72	0.00	1,407.10	50.0
860.000 TRAVEL & MILEAGE	500.00	500.00	212.44	0.00	0.00	287.56	42.5
874.000 RETIREMENT/PENSION	2,159.00	2,159.00	1,211.54	0.00	0.00	947.46	56.1
958.000 EDUCATION/TRAINING/CONVENTIONS	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00	0.0
<b>SUPERVISOR EXPENDITURES</b>	<b>43,971.00</b>	<b>43,971.00</b>	<b>21,194.31</b>	<b>3,063.88</b>	<b>0.00</b>	<b>22,776.69</b>	<b>48.2</b>
Dept: 191 ELECTION EXPENDITURES							
702.000 SALARIES	9,600.00	9,600.00	6,767.50	20.00	0.00	2,832.50	70.5
714.000 FICA LOCAL SHARE	0.00	0.00	-223.19	0.00	0.00	223.19	0.0
726.000 SUPPLIES & POSTAGE	3,500.00	3,500.00	1,292.70	560.00	0.00	2,207.30	36.9
900.000 PUBLICATIONS	500.00	500.00	63.74	144.00	0.00	436.26	12.7
<b>ELECTION EXPENDITURES</b>	<b>13,600.00</b>	<b>13,600.00</b>	<b>7,900.75</b>	<b>724.00</b>	<b>0.00</b>	<b>5,699.25</b>	<b>58.1</b>
Dept: 209 ASSESSOR'S EXPENDITURES							
702.000 SALARIES	5,000.00	5,000.00	2,500.02	416.67	0.00	2,499.98	50.0
714.000 FICA LOCAL SHARE	383.00	383.00	191.22	31.87	0.00	191.78	49.9
726.000 SUPPLIES & POSTAGE	2,600.00	2,600.00	84.18	77.74	0.00	2,515.82	3.2
803.002 ASSESSING CONTRACT SERVICES	28,750.00	28,750.00	12,200.00	2,500.00	0.00	16,550.00	42.4
803.004 ASSESSOR'S EVALUATION SERVICES	1,000.00	1,000.00	75.00	75.00	0.00	925.00	7.5
804.000 SOFTWARE SUPPORT & PROCESSING	2,000.00	2,000.00	1,155.00	0.00	0.00	845.00	57.8
956.000 MISCELLANEOUS	180.00	180.00	0.00	0.00	0.00	180.00	0.0
<b>ASSESSOR'S EXPENDITURES</b>	<b>39,913.00</b>	<b>39,913.00</b>	<b>16,205.42</b>	<b>3,101.28</b>	<b>0.00</b>	<b>23,707.58</b>	<b>40.6</b>
Dept: 215 CLERK'S EXPENDITURES							
702.000 SALARIES	37,008.00	37,008.00	18,503.94	2,846.76	0.00	18,504.06	50.0
703.000 WAGES DEPUTY/SEC/PRT TIME	14,144.00	14,144.00	5,384.46	1,020.00	0.00	8,759.54	38.1
714.000 FICA LOCAL SHARE	3,888.00	3,888.00	1,518.26	231.53	0.00	2,369.74	39.0
726.000 SUPPLIES & POSTAGE	1,800.00	1,800.00	439.49	42.94	0.00	1,360.51	24.4
804.000 SOFTWARE SUPPORT & PROCESSING	3,000.00	3,000.00	2,638.70	9.95	0.00	361.30	88.0
860.000 TRAVEL & MILEAGE	1,000.00	1,000.00	609.07	0.00	0.00	390.93	60.9
874.000 RETIREMENT/PENSION	2,339.00	2,339.00	3,529.55	0.00	0.00	-1,190.55	150.9
910.000 INSURANCE	8,400.00	9,783.00	5,682.39	1,815.32	0.00	4,100.61	58.1
958.000 EDUCATION/TRAINING/CONVENTIONS	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00	0.0
<b>CLERK'S EXPENDITURES</b>	<b>73,079.00</b>	<b>74,462.00</b>	<b>38,305.86</b>	<b>5,966.50</b>	<b>0.00</b>	<b>36,156.14</b>	<b>51.4</b>
Dept: 247 BOARD OF REVIEW							
702.000 SALARIES	800.00	800.00	0.00	0.00	0.00	800.00	0.0
714.000 FICA LOCAL SHARE	61.00	61.00	0.00	0.00	0.00	61.00	0.0
900.000 PUBLICATIONS	200.00	200.00	0.00	0.00	0.00	200.00	0.0
956.000 MISCELLANEOUS	100.00	100.00	0.00	0.00	0.00	100.00	0.0
<b>BOARD OF REVIEW</b>	<b>1,161.00</b>	<b>1,161.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,161.00</b>	<b>0.0</b>
Dept: 253 TREASURER'S EXPENDITURES							
702.000 SALARIES	34,510.00	34,510.00	17,255.03	2,654.62	0.00	17,254.97	50.0
703.000 WAGES DEPUTY/SEC/PRT TIME	15,808.00	15,808.00	7,112.56	1,024.00	0.00	8,695.44	45.0
714.000 FICA LOCAL SHARE	3,825.00	3,825.00	1,840.18	277.32	0.00	1,984.82	48.1
726.000 SUPPLIES & POSTAGE	5,000.00	5,000.00	2,421.82	4.14	0.00	2,578.18	48.4
804.000 SOFTWARE SUPPORT & PROCESSING	2,560.00	2,560.00	764.00	0.00	0.00	1,796.00	29.8
860.000 TRAVEL & MILEAGE	500.00	500.00	0.00	0.00	0.00	500.00	0.0
874.000 RETIREMENT/PENSION	2,012.00	2,012.00	1,393.68	0.00	0.00	618.32	69.3
900.000 PUBLICATIONS	100.00	100.00	0.00	0.00	0.00	100.00	0.0
910.000 INSURANCE	1,340.00	1,340.00	770.01	233.58	0.00	569.99	57.5
958.000 EDUCATION/TRAINING/CONVENTIONS	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	0.0
<b>TREASURER'S EXPENDITURES</b>	<b>66,655.00</b>	<b>66,655.00</b>	<b>31,557.28</b>	<b>4,193.66</b>	<b>0.00</b>	<b>35,097.72</b>	<b>47.3</b>
Dept: 265 TOWNHALL EXPENDITURES							
726.000 SUPPLIES & POSTAGE	3,000.00	3,000.00	1,075.21	153.08	0.00	1,924.79	35.8
850.000 TELEPHONE	3,000.00	3,000.00	1,133.66	236.82	0.00	1,866.34	37.8



REVENUE/EXPENDITURE REPORT

ACME TOWNSHIP

For the Period: 7/1/2013 to 12/31/2013	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund Type: 1.1 GENERAL FUND							
<b>Fund: 101 - GENERAL FUND</b>							
Expenditures							
Dept: 265 TOWNHALL EXPENDITURES							
851.000 CABLE INTERNET SERVICES	1,500.00	1,500.00	984.47	112.47	0.00	515.53	65.6
920.000 ELECTRIC UTILITIES TOWNHALL	8,500.00	8,500.00	3,338.54	0.00	0.00	5,161.46	39.3
921.000 STREET LIGHTS	10,800.00	10,800.00	5,632.65	969.17	0.00	5,167.35	52.2
922.000 MICH CON GAS	3,500.00	3,500.00	442.91	275.01	0.00	3,057.09	12.7
923.000 SEWER TOWNSHIP HALL	900.00	900.00	360.00	180.00	0.00	540.00	40.0
930.000 REPAIRS & MAINT	18,500.00	18,500.00	1,553.87	88.83	0.00	16,946.13	8.4
<b>TOWNHALL EXPENDITURES</b>	<b>49,700.00</b>	<b>49,700.00</b>	<b>14,521.31</b>	<b>2,015.38</b>	<b>0.00</b>	<b>35,178.69</b>	<b>29.2</b>
Dept: 410 PLANNING & ZONING EXPENDITURES							
702.002 ZONING ADMIN SALARY	25,875.00	25,875.00	12,740.94	1,669.68	0.00	13,134.06	49.2
705.000 PER DIEM PLANNING/ZBA	13,600.00	13,600.00	5,121.00	1,887.00	0.00	8,479.00	37.7
714.000 FICA LOCAL SHARE	2,089.00	2,089.00	1,366.43	272.08	0.00	722.57	65.4
726.000 SUPPLIES & POSTAGE	1,000.00	1,000.00	54.46	5.06	0.00	945.54	5.4
802.002 ATTORNEY SERVICES	20,000.00	20,000.00	1,560.50	0.00	0.00	18,439.50	7.8
803.000 PLANNER SERVICES	50,000.00	50,000.00	560.00	205.00	0.00	49,440.00	1.1
803.001 PLANNING CONSULTANT	27,000.00	33,000.00	17,958.85	3,250.00	0.00	15,041.15	54.4
804.000 SOFTWARE SUPPORT & PROCESSING	500.00	500.00	0.00	0.00	0.00	500.00	0.0
860.000 TRAVEL & MILEAGE	500.00	500.00	343.33	138.80	0.00	156.67	68.7
874.000 RETIREMENT/PENSION	2,587.00	2,587.00	0.00	0.00	0.00	2,587.00	0.0
900.000 PUBLICATIONS	1,200.00	1,200.00	605.10	0.00	0.00	594.90	50.4
949.000 RENTAL OF SPACE	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	0.0
958.000 EDUCATION/TRAINING/CONVENTIONS	3,000.00	3,000.00	405.00	55.00	0.00	2,595.00	13.5
960.000 dues subscriptions	350.00	350.00	0.00	0.00	0.00	350.00	0.0
<b>PLANNING &amp; ZONING EXPENDITURES</b>	<b>148,701.00</b>	<b>154,701.00</b>	<b>40,715.61</b>	<b>7,482.62</b>	<b>0.00</b>	<b>113,985.39</b>	<b>26.3</b>
Dept: 750 MAINT & PARKS EXPENDITURES							
702.000 SALARIES	47,660.49	47,660.49	23,859.02	3,665.60	0.00	23,801.47	50.1
703.000 WAGES DEPUTY/SEC/PRT TIME	6,500.00	6,500.00	6,876.50	0.00	0.00	-376.50	105.8
714.000 FICA LOCAL SHARE	3,623.00	3,623.00	2,031.58	224.68	0.00	1,591.42	56.1
726.000 SUPPLIES & POSTAGE	2,000.00	2,000.00	165.79	0.00	0.00	1,834.21	8.3
874.000 RETIREMENT/PENSION	4,766.00	4,766.00	4,703.12	0.00	0.00	62.88	98.7
910.000 INSURANCE	8,085.00	9,517.00	5,385.92	1,736.44	0.00	4,131.08	56.6
930.000 REPAIRS & MAINT	25,145.00	25,145.00	14,779.91	1,061.53	0.00	10,365.09	58.8
930.001 PARK EQUIP MAINT	3,500.00	3,500.00	0.00	0.00	0.00	3,500.00	0.0
956.000 MISCELLANEOUS	6,500.00	6,500.00	2,369.00	0.00	0.00	4,131.00	36.4
<b>MAINT &amp; PARKS EXPENDITURES</b>	<b>107,779.49</b>	<b>109,211.49</b>	<b>60,170.84</b>	<b>6,688.25</b>	<b>0.00</b>	<b>49,040.65</b>	<b>55.1</b>
Dept: 861 RETIREMENT/PENSION							
874.000 RETIREMENT/PENSION	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	0.0
<b>RETIREMENT/PENSION</b>	<b>1,000.00</b>	<b>1,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,000.00</b>	<b>0.0</b>
Dept: 865 INSURANCE							
910.000 INSURANCE	15,000.00	15,000.00	11,035.00	0.00	0.00	3,965.00	73.6
<b>INSURANCE</b>	<b>15,000.00</b>	<b>15,000.00</b>	<b>11,035.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3,965.00</b>	<b>73.6</b>
Dept: 970 CAPITAL IMPROVEMENTS							
973.000 CLERK'S CAPITAL	2,867.00	2,867.00	0.00	0.00	0.00	2,867.00	0.0
975.000 TWNHALL CAPITAL IMPROVE	13,800.00	13,800.00	0.00	0.00	0.00	13,800.00	0.0
<b>CAPITAL IMPROVEMENTS</b>	<b>16,667.00</b>	<b>16,667.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>16,667.00</b>	<b>0.0</b>
<b>Expenditures</b>	<b>776,250.44</b>	<b>779,142.65</b>	<b>322,905.46</b>	<b>49,839.91</b>	<b>0.00</b>	<b>456,237.19</b>	<b>41.4</b>
<b>Net Effect for GENERAL FUND</b>	<b>35,349.56</b>	<b>32,457.35</b>	<b>73,202.01</b>	<b>-18,948.97</b>	<b>0.00</b>	<b>-40,744.66</b>	<b>225.5</b>
Change in Fund Balance:			<b>73,202.01</b>				

REVENUE/EXPENDITURE REPORT

ACME TOWNSHIP

For the Period: 7/1/2013 to 12/31/2013	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Net Effect for GENERAL FUND	35,349.56	32,457.35	73,202.01	-18,948.97	0.00	-40,744.66	
Fund Type: 1.2 SPECIAL REVENUE FUNDS							
<b>Fund: 206 - FIRE FUND</b>							
Revenues							
Dept: 000							
402.000 CURRENT PROPERTY TAXES	88,025.00	88,025.00	84,870.57	84,870.57	0.00	3,154.43	96.4
Dept: 000	88,025.00	88,025.00	84,870.57	84,870.57	0.00	3,154.43	96.4
Revenues	88,025.00	88,025.00	84,870.57	84,870.57	0.00	3,154.43	96.4
Expenditures							
Dept: 000							
802.004 CONTRACTED EMPLOYEE SERVICES	83,500.00	83,500.00	28,413.76	0.00	0.00	55,086.24	34.0
805.000 METRO FIRE CONTRACT	0.00	0.00	74,261.75	74,261.75	0.00	-74,261.75	0.0
Dept: 000	83,500.00	83,500.00	102,675.51	74,261.75	0.00	-19,175.51	123.0
Expenditures	83,500.00	83,500.00	102,675.51	74,261.75	0.00	-19,175.51	123.0
Net Effect for FIRE FUND	4,525.00	4,525.00	-17,804.94	10,608.82	0.00	22,329.94	-393.5
Change in Fund Balance:			-17,804.94				



REVENUE/EXPENDITURE REPORT

ACME TOWNSHIP

For the Period: 7/1/2013 to 12/31/2013	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund Type: 1.2 SPECIAL REVENUE FUNDS							
<b>Fund: 207 - POLICE PROTECTION</b>							
Revenues							
Dept: 000							
402.000 CURRENT PROPERTY TAXES	43,823.00	43,823.00	5,304.41	5,304.41	0.00	38,518.59	12.1
698.000 TRANS IN FRM OTHER FUNDS	8,500.00	8,500.00	8,500.00	8,500.00	0.00	0.00	100.0
Dept: 000	52,323.00	52,323.00	13,804.41	13,804.41	0.00	38,518.59	26.4
Revenues	52,323.00	52,323.00	13,804.41	13,804.41	0.00	38,518.59	26.4
Expenditures							
Dept: 000							
802.000 COMMUNITY POLICING CONTRACT	78,678.00	78,678.00	37,080.50	0.00	0.00	41,597.50	47.1
850.000 TELEPHONE	552.00	552.00	0.00	0.00	0.00	552.00	0.0
956.000 MISCELLANEOUS	0.00	0.00	190.76	0.00	0.00	-190.76	0.0
Dept: 000	79,230.00	79,230.00	37,271.26	0.00	0.00	41,958.74	47.0
Expenditures	79,230.00	79,230.00	37,271.26	0.00	0.00	41,958.74	47.0
Net Effect for POLICE PROTECTION	-26,907.00	-26,907.00	-23,466.85	13,804.41	0.00	-3,440.15	87.2
Change in Fund Balance:			-23,466.85				

REVENUE/EXPENDITURE REPORT

ACME TOWNSHIP

For the Period: 7/1/2013 to 12/31/2013	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund Type: 1.2 SPECIAL REVENUE FUNDS							
<b>Fund: 209 - CEMETERY FUND</b>							
Revenues							
Dept: 000							
643.000 CEMETARY lot & plots	5,000.00	5,000.00	2,000.00	0.00	0.00	3,000.00	40.0
646.000 BURIAL FEE PAYMENTS	4,000.00	4,000.00	2,100.00	500.00	0.00	1,900.00	52.5
Dept: 000	9,000.00	9,000.00	4,100.00	500.00	0.00	4,900.00	45.6
Revenues	9,000.00	9,000.00	4,100.00	500.00	0.00	4,900.00	45.6
Expenditures							
Dept: 000							
726.000 SUPPLIES & POSTAGE	300.00	300.00	0.00	0.00	0.00	300.00	0.0
802.004 CONTRACTED EMPLOYEE SERVICES	4,000.00	4,000.00	1,800.00	0.00	0.00	2,200.00	45.0
930.000 REPAIRS & MAINT	4,000.00	4,000.00	830.83	0.00	0.00	3,169.17	20.8
Dept: 000	8,300.00	8,300.00	2,630.83	0.00	0.00	5,669.17	31.7
Expenditures	8,300.00	8,300.00	2,630.83	0.00	0.00	5,669.17	31.7
Net Effect for CEMETERY FUND	700.00	700.00	1,469.17	500.00	0.00	-769.17	209.9
Change in Fund Balance:			1,469.17				

REVENUE/EXPENDITURE REPORT

ACME TOWNSHIP

For the Period: 7/1/2013 to 12/31/2013

Fund Type: 1.2 SPECIAL REVENUE FUNDS

	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
<b>Fund: 212 - LIQUOR FUND</b>							
Revenues							
Dept: 000							
443.000 LIQUOR LICENSE FEES	8,500.00	8,500.00	8,950.15	0.00	0.00	-450.15	105.3
665.000 INTEREST ON INVESTMENTS	0.00	0.00	6.14	1.04	0.00	-6.14	0.0
Dept: 000	8,500.00	8,500.00	8,956.29	1.04	0.00	-456.29	105.4
Revenues	8,500.00	8,500.00	8,956.29	1.04	0.00	-456.29	105.4
Expenditures							
Dept: 000							
999.000 TRANSFER TO OTHER FUNDS	8,500.00	8,500.00	8,500.00	8,500.00	0.00	0.00	100.0
Dept: 000	8,500.00	8,500.00	8,500.00	8,500.00	0.00	0.00	100.0
Expenditures	8,500.00	8,500.00	8,500.00	8,500.00	0.00	0.00	100.0
Net Effect for LIQUOR FUND	0.00	0.00	456.29	-8,498.96	0.00	-456.29	0.0
Change in Fund Balance:			456.29				

REVENUE/EXPENDITURE REPORT

ACME TOWNSHIP

For the Period: 7/1/2013 to 12/31/2013	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund Type: 1.2 SPECIAL REVENUE FUNDS							
<b>Fund: 225 - FARMLAND PRESERVATION</b>							
Revenues							
Dept: 000							
402.000 CURRENT PROPERTY TAXES	254,600.00	254,600.00	31,314.70	31,314.70	0.00	223,285.30	12.3
412.000 PERSONAL PROP TAXES	12,200.00	12,200.00	242.43	242.43	0.00	11,957.57	2.0
420.000 DELQUENT PERS PROP TAX	0.00	0.00	150.70	0.00	0.00	-150.70	0.0
665.000 INTEREST ON INVESTMENTS	1,200.00	1,200.00	427.15	28.92	0.00	772.85	35.6
Dept: 000	268,000.00	268,000.00	32,134.98	31,586.05	0.00	235,865.02	12.0
Revenues	268,000.00	268,000.00	32,134.98	31,586.05	0.00	235,865.02	12.0
Expenditures							
Dept: 000							
802.002 ATTORNEY SERVICES	6,000.00	6,000.00	315.00	270.00	0.00	5,685.00	5.3
802.004 CONTRACTED EMPLOYEE SERVICES	29,000.00	29,000.00	0.00	0.00	0.00	29,000.00	0.0
902.000 BANK CHARGES	4,000.00	4,000.00	1,790.38	0.00	0.00	2,209.62	44.8
941.000 PDR PYMT TO LANDOWNERS	585,000.00	585,000.00	0.00	0.00	0.00	585,000.00	0.0
942.000 APPRASAL EXPENSES	5,500.00	5,500.00	2,500.00	0.00	0.00	3,000.00	45.5
999.000 TRANSFER TO OTHER FUNDS	196,000.00	196,000.00	0.00	0.00	0.00	196,000.00	0.0
Dept: 000	825,500.00	825,500.00	4,605.38	270.00	0.00	820,894.62	0.6
Expenditures	825,500.00	825,500.00	4,605.38	270.00	0.00	820,894.62	0.6
Net Effect for FARMLAND PRESERVATION	-557,500.00	-557,500.00	27,529.60	31,316.05	0.00	-585,029.60	-4.9
Change in Fund Balance:			27,529.60				

REVENUE/EXPENDITURE REPORT

ACME TOWNSHIP

For the Period: 7/1/2013 to 12/31/2013	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund Type: 1.2 SPECIAL REVENUE FUNDS							
<b>Fund: 226 - PARK and RECREATION FUND</b>							
Revenues							
Dept: 000							
665.000 INTEREST ON INVESTMENTS	0.00	0.00	7.94	0.43	0.00	-7.94	0.0
676.000 REIMBURSEMENTS	85.00	85.00	0.00	0.00	0.00	85.00	0.0
698.000 TRANS IN FRM OTHER FUNDS	27,800.00	27,800.00	0.00	0.00	0.00	27,800.00	0.0
Dept: 000	27,885.00	27,885.00	7.94	0.43	0.00	27,877.06	0.0
Revenues	27,885.00	27,885.00	7.94	0.43	0.00	27,877.06	0.0
Expenditures							
Dept: 000							
902.000 BANK CHARGES	0.00	0.00	15.00	15.00	0.00	-15.00	0.0
930.002 PARKS & RECREATION EXPENDITURE	27,800.00	27,800.00	0.00	0.00	0.00	27,800.00	0.0
930.003 PHRAGMITES ERADICATION	1,000.00	1,000.00	-135.00	0.00	0.00	1,135.00	-13.5
Dept: 000	28,800.00	28,800.00	-120.00	15.00	0.00	28,920.00	-0.4
Expenditures	28,800.00	28,800.00	-120.00	15.00	0.00	28,920.00	-0.4
Net Effect for PARK and RECREATION FUND	-915.00	-915.00	127.94	-14.57	0.00	-1,042.94	-14.0
Change in Fund Balance:			127.94				

REVENUE/EXPENDITURE REPORT

ACME TOWNSHIP

For the Period: 7/1/2013 to 12/31/2013	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund Type: 1.2 SPECIAL REVENUE FUNDS							
<b>Fund: 227 - NEW URBANIST TOWN CENTER</b>							
Revenues							
Dept: 000							
665.000 INTEREST ON INVESTMENTS	50.00	50.00	22.43	1.22	0.00	27.57	44.9
Dept: 000	50.00	50.00	22.43	1.22	0.00	27.57	44.9
Revenues	50.00	50.00	22.43	1.22	0.00	27.57	44.9
Net Effect for NEW URBANIST TOWN CENTER	50.00	50.00	22.43	1.22	0.00	27.57	44.9
Change in Fund Balance:			22.43				



REVENUE/EXPENDITURE REPORT

ACME TOWNSHIP

For the Period: 7/1/2013 to 12/31/2013	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Net Effect for SPECIAL REVENUE FUNDS	-580,047.00	-580,047.00	-11,666.36	47,716.97	0.00	-568,380.64	
Fund Type: 2.1 ENTERPRISE FUNDS							
<b>Fund: 224 - SHORELINE PPRESERVATION</b>							
Revenues							
Dept: 000							
602.000 GRANTS	0.00	0.00	37,201.01	0.00	0.00	-37,201.01	0.0
665.000 INTEREST ON INVESTMENTS	5.00	5.00	48.34	2.68	0.00	-43.34	966.8
698.000 TRANS IN FRM OTHER FUNDS	0.00	5,507.00	5,507.63	0.00	0.00	-0.63	100.0
Dept: 000	5.00	5,512.00	42,756.98	2.68	0.00	-37,244.98	775.7
Revenues	5.00	5,512.00	42,756.98	2.68	0.00	-37,244.98	775.7
Expenditures							
Dept: 000							
802.002 ATTORNEY SERVICES	0.00	0.00	-5,000.00	0.00	0.00	5,000.00	0.0
898.000 COST RELATED TO SHORELINE PROJ	0.00	0.00	40,998.84	0.00	0.00	-40,998.84	0.0
902.000 BANK CHARGES	0.00	0.00	559.62	0.00	0.00	-559.62	0.0
956.000 MISCELLANEOUS	0.00	5,507.00	0.00	0.00	0.00	5,507.00	0.0
999.000 TRANSFER TO OTHER FUNDS	52,000.00	52,000.00	0.00	0.00	0.00	52,000.00	0.0
Dept: 000	52,000.00	57,507.00	36,558.46	0.00	0.00	20,948.54	63.6
Expenditures	52,000.00	57,507.00	36,558.46	0.00	0.00	20,948.54	63.6
Net Effect for SHORELINE PPRESERVATION	-51,995.00	-51,995.00	6,198.52	2.68	0.00	-58,193.52	-11.9
Change in Fund Balance:			6,198.52				

REVENUE/EXPENDITURE REPORT

ACME TOWNSHIP

For the Period: 7/1/2013 to 12/31/2013	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund Type: 2.1 ENTERPRISE FUNDS							
<b>Fund: 590 - ACME RELIEF SEWER</b>							
Revenues							
Dept: 000							
460.000 USAGE&CONNECTION FEES	849,297.00	849,297.00	422,137.55	2,710.03	0.00	427,159.45	49.7
665.000 INTEREST ON INVESTMENTS	0.00	0.00	568.30	45.66	0.00	-568.30	0.0
668.000 INTEREST & FEES	0.00	0.00	3,747.64	0.00	0.00	-3,747.64	0.0
687.000 REFUNDS & REBATES	0.00	0.00	1,008.00	1,008.00	0.00	-1,008.00	0.0
Dept: 000	849,297.00	849,297.00	427,461.49	3,763.69	0.00	421,835.51	50.3
Dept: 550 HOPE VILLAGE- WATER							
445.020 PENALTIES& INTEREST	0.00	0.00	-0.02	0.00	0.00	0.02	0.0
450.000 USAGE FEES	0.00	0.00	7,000.02	0.00	0.00	-7,000.02	0.0
HOPE VILLAGE- WATER	0.00	0.00	7,000.00	0.00	0.00	-7,000.00	0.0
Dept: 555 LOCHENHEATH WATER							
445.020 PENALTIES& INTEREST	0.00	0.00	4,200.00	0.00	0.00	-4,200.00	0.0
450.000 USAGE FEES	0.00	0.00	20.00	0.00	0.00	-20.00	0.0
LOCHENHEATH WATER	0.00	0.00	4,220.00	0.00	0.00	-4,220.00	0.0
Revenues	849,297.00	849,297.00	438,681.49	3,763.69	0.00	410,615.51	51.7
Expenditures							
Dept: 000							
802.002 ATTORNEY SERVICES	1,334.00	1,334.00	0.00	0.00	0.00	1,334.00	0.0
956.000 MISCELLANEOUS	19,786.00	19,786.00	523.95	0.00	0.00	19,262.05	2.6
956.001 OPERATING & MAINT EXP	262,960.00	262,960.00	100,027.32	12,260.58	0.00	162,932.68	38.0
956.003 HOCH ROAD #697 EXP	1,364.00	1,364.00	0.00	0.00	0.00	1,364.00	0.0
995.001 INTEREST on BONDS	450,155.00	450,155.00	33,681.60	0.00	0.00	416,473.40	7.5
Dept: 000	735,599.00	735,599.00	134,232.87	12,260.58	0.00	601,366.13	18.2
Dept: 500 SEPTAGE TREATMENT PLANT							
950.020 PRINICIPAL PMTS ON JOINT VENTUR	0.00	0.00	6,084.62	0.00	0.00	-6,084.62	0.0
995.001 INTEREST on BONDS	0.00	0.00	1,529.30	0.00	0.00	-1,529.30	0.0
SEPTAGE TREATMENT PLANT	0.00	0.00	7,613.92	0.00	0.00	-7,613.92	0.0
Dept: 550 HOPE VILLAGE- WATER							
956.001 OPERATING & MAINT EXP	0.00	0.00	4,385.64	485.03	0.00	-4,385.64	0.0
HOPE VILLAGE- WATER	0.00	0.00	4,385.64	485.03	0.00	-4,385.64	0.0
Expenditures	735,599.00	735,599.00	146,232.43	12,745.61	0.00	589,366.57	19.9
Net Effect for ACME RELIEF SEWER	113,698.00	113,698.00	292,449.06	-8,981.92	0.00	-178,751.06	257.2
Change in Fund Balance:			292,449.06				
Net Effect for ENTERPRISE FUNDS	61,703.00	61,703.00	298,647.58	-8,979.24	0.00	-236,944.58	
Grand Total Net Effect:	-482,994.44	-485,886.65	360,183.23	19,788.76	0.00	-846,069.88	

**BALANCE SHEET**

ACME TOWNSHIP

As of: 12/31/2013

Balances

Fund: 101 - GENERAL FUND

Assets

001.000	CASH-CHECKING	518,610.33
004.000	MONEY MARKET	453,333.81
100.000	ACCOUNTS RECEIVABLE	169,000.21
101.000	DUE FROM STATE OF MICHIGAN	105,868.00
102.000	DUE FROM OTHER FUNDS	89,829.32
123.000	PREPAID EXPENSE	3,107.09

Total Assets

1,339,748.76

Liabilities

214.000	DUE TO OTHER FUNDS	3,422.03
228.000	ACCURED PAYROLL	4,673.52
228.100	FICA	498.93
229.000	FEDERAL WITH HOLDING TAX	61.94
230.000	ACCRUED RETIREMENT PENSION	13,504.45
231.200	OTHER PAYROLL DEDUCTIONS	5,786.52
231.300	FLEX PLAN	401.50
232.000	PASSPORT PAYABLE	-120.00
339.000	DEFERRED REVENUE	65,766.20

Total Liabilities

93,995.09

Reserves/Balances

390.000	Fund Balance	1,172,551.66
398.000	Change in Fund Balance	73,202.01

Total Reserves/Balances

1,245,753.67

Total Liabilities & Balances

1,339,748.76

BALANCE SHEET

ACME TOWNSHIP

As of: 12/31/2013

Balances

Fund: 206 - FIRE FUND

Assets

001.000 CASH-CHECKING

32,468.43

123.000 PREPAID EXPENSE

287,500.00

Total Assets

319,968.43

Reserves/Balances

390.000 Fund Balance

337,773.37

398.000 Change in Fund Balance

-17,804.94

Total Reserves/Balances

319,968.43

Total Liabilities & Balances

319,968.43

BALANCE SHEET

ACME TOWNSHIP

As of: 12/31/2013

Balances

Fund: 207 - POLICE PROTECTION

Assets

001.000 CASH-CHECKING

144,941.32

Total Assets

144,941.32

Reserves/Balances

390.000 Fund Balance

168,408.17

398.000 Change in Fund Balance

-23,466.85

Total Reserves/Balances

144,941.32

Total Liabilities & Balances

144,941.32

BALANCE SHEET

ACME TOWNSHIP

As of: 12/31/2013

Balances

Fund: 209 - CEMETERY FUND

Assets

001.000 CASH-CHECKING

7,684.59

Total Assets

7,684.59

Reserves/Balances

390.000 Fund Balance

6,215.42

398.000 Change in Fund Balance

1,469.17

Total Reserves/Balances

7,684.59

Total Liabilities & Balances

7,684.59



BALANCE SHEET

Page: 5

2/3/2014

12:09 pm

ACME TOWNSHIP

As of: 12/31/2013

Balances

Fund: 212 - LIQUOR FUND

Assets

001.000 CASH-CHECKING

12,842.54

004.000 MONEY MARKET

1.04

Total Assets

12,843.58

Reserves/Balances

390.000 Fund Balance

12,387.29

398.000 Change in Fund Balance

456.29

Total Reserves/Balances

12,843.58

Total Liabilities & Balances

12,843.58

BALANCE SHEET

ACME TOWNSHIP

As of: 12/31/2013

Balances

Fund: 224 - SHORELINE PPRESERVATION

Assets

001.000 CASH-CHECKING	61,543.47
101.000 DUE FROM STATE OF MICHIGAN	-0.02

Total Assets

61,543.45

Liabilities

214.000 DUE TO OTHER FUNDS	675.00
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Total Liabilities

675.00

Reserves/Balances

390.000 Fund Balance	54,669.93
398.000 Change in Fund Balance	6,198.52

Total Reserves/Balances

60,868.45

Total Liabilities & Balances

61,543.45

**BALANCE SHEET**

Page: 7

2/3/2014

12:09 pm

ACME TOWNSHIP

As of: 12/31/2013

Balances

Fund: 225 - FARMLAND PRESERVATION

Assets

001.000 CASH-CHECKING

495,356.26

004.000 MONEY MARKET

100,113.83

102.000 DUE FROM OTHER FUNDS

1,350.00

Total Assets

596,820.09

Liabilities

214.000 DUE TO OTHER FUNDS

1,290.00

Total Liabilities

1,290.00

Reserves/Balances

390.000 Fund Balance

568,000.49

398.000 Change in Fund Balance

27,529.60

Total Reserves/Balances

595,530.09

Total Liabilities & Balances

596,820.09

BALANCE SHEET

Page: 8

2/3/2014

12:09 pm

ACME TOWNSHIP

As of: 12/31/2013

Balances

Fund: 226 - PARK and RECREATION FUND

Assets

001.000 CASH-CHECKING

9,886.03

102.000 DUE FROM OTHER FUNDS

135.00

Total Assets

10,021.03

Liabilities

202.000 ACCOUNTS PAYABLE

279.08

Total Liabilities

279.08

Reserves/Balances

390.000 Fund Balance

9,614.01

398.000 Change in Fund Balance

127.94

Total Reserves/Balances

9,741.95

Total Liabilities & Balances

10,021.03

BALANCE SHEET

Page: 9

2/3/2014

12:09 pm

ACME TOWNSHIP

As of: 12/31/2013

Balances

Fund: 227 - NEW URBANIST TOWN CENTER

Assets

001.000 CASH-CHECKING

28,010.06

Total Assets

28,010.06

Liabilities

214.000 DUE TO OTHER FUNDS

135.00

Total Liabilities

135.00

Reserves/Balances

390.000 Fund Balance

27,852.63

398.000 Change in Fund Balance

22.43

Total Reserves/Balances

27,875.06

Total Liabilities & Balances

28,010.06

BALANCE SHEET

Page: 10

2/3/2014

12:09 pm

ACME TOWNSHIP

As of: 12/31/2013

Balances

Fund: 246 - TWP IMPROVEMENT REVOLVING FUND

Assets

001.000 CASH-CHECKING

20,400.57

Total Assets

20,400.57

Reserves/Balances

390.000 Fund Balance

20,400.57

Total Reserves/Balances

20,400.57

Total Liabilities & Balances

20,400.57



**BALANCE SHEET**

ACME TOWNSHIP

As of: 12/31/2013

Balances

Fund: 590 - ACME RELIEF SEWER

Assets

001.000	CASH-CHECKING	674,822.77
004.000	MONEY MARKET	196,475.95
007.000	CASH WITH FISCAL AGENT	0.40
045.000	RECEIVABLE-CURRENT	2,072.78
100.000	ACCOUNTS RECEIVABLE	190,127.43
132.000	SEPTIC PLANT	470,853.00
133.000	ACCUMULATED DEPRECIATION	-56,320.00
152.000	WATER SYSTEMS	177,000.00
153.000	ACCUMULATED DEPRECIATION-WATER	-56,935.00
154.000	SEWER SYSTEMS	11,611,103.07
155.000	ACCUMULATED DEPREC-SEWER	-4,947,949.00
160.000	LOAN ACQUISITION FEES	1,723.00
161.000	ACCUM AMORT LOAN ACCQU FEES	-1,723.00

	<b>Total Assets</b>	8,261,251.40
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Liabilities

202.000	ACCOUNTS PAYABLE	1,471.63
214.000	DUE TO OTHER FUNDS	9,598.04
250.000	BONDS PAYABLE	1,564,003.37
250.001	ACCR.INTEREST ON BONDS	9,388.32
251.002	PREMIUM OF REFUNDED BONDS	66,436.03
300.000	BONDS	330,750.00

	<b>Total Liabilities</b>	1,981,647.39
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Reserves/Balances

390.000	Fund Balance	652,402.73
395.000	RETAINED EARNINGS	5,334,752.22
398.000	Change in Fund Balance	292,449.06

	<b>Total Reserves/Balances</b>	6,279,604.01
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	<b>Total Liabilities &amp; Balances</b>	8,261,251.40
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## BALANCE SHEET

Page: 12

2/3/2014

12:09 pm

ACME TOWNSHIP

As of: 12/31/2013

Balances

## Fund: 701 - TRUST AND AGENCY

## Assets

001.000 CASH-CHECKING	11,800.20
100.000 ACCOUNTS RECEIVABLE	65,766.20
102.000 DUE FROM OTHER FUNDS	2,747.03

## Total Assets

80,313.43

## Liabilities

202.000 ACCOUNTS PAYABLE	14,344.22
214.000 DUE TO OTHER FUNDS	85,121.15
255.000 ESCROW DEPOSITS	1,876.62
273.000 UNDISTRIBUTED INCOME	-14,340.85
282.001 ENGLE WINERY SITE IMPROVEMENTS	-415.00
282.014 AMENDMENT 014 TC REAL ESTATE R	1,154.37
282.019 AMENDMENT 019 ANDRES REZONING	-15.72
282.052 CHERRY COUNTRY FRUITWORKS ZBA	725.00
282.054 TRAVERSE CITY BULL DOGS ATHLE	970.00
282.055 STEINORTH FINE HOMES	430.00
282.056 MUNN, JIM	800.00
282.057 9536 WINTER RD ZBA	400.00
282.059 6041 PLUM DR ZBA	400.00
282.101 RV PARK EXPANSION SITE	261.72
282.102 SHORELINE FRUIT EXPANSION SITE	1,224.50
282.141 AMENDMENT 141 IMMANUEL REZONIN	-6,099.75
282.210 EASTWOOD CUSTOM HOMES	390.00
282.352 HOLMAN ZBA	483.33
282.423 POW/WINDWARD RIDGE	-2,288.40
282.503 MEIJERS	-6,042.87
282.603 LOCHENHEATH PHASE 2 SUP	-4,611.00
282.803 TRAVERSE BAY RV SUP	78.30
282.901 VGT PHASE 1 SITE PLAN/SUP	5,685.74

## Total Liabilities

80,531.36

## Reserves/Balances

390.000 Fund Balance	-217.93
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## Total Reserves/Balances

-217.93

## Total Liabilities &amp; Balances

80,313.43

BALANCE SHEET

Page: 13

2/3/2014

12:09 pm

ACME TOWNSHIP

As of: 12/31/2013

Balances

Fund: 703 - CURRENT TAX COLLECTION

Assets

001.000 CASH-CHECKING

378,767.58

Total Assets

378,767.58

Liabilities

273.000 UNDISTRIBUTED INCOME

357,089.46

Total Liabilities

357,089.46

Reserves/Balances

390.000 Fund Balance

21,678.12

Total Reserves/Balances

21,678.12

Total Liabilities & Balances

378,767.58

BALANCE SHEET

Page: 14  
2/3/2014  
12:09 pm

ACME TOWNSHIP

As of: 12/31/2013

Balances

Fund: 817 - ARNOLD ROAD SPECIAL ASSESSMENT

Assets

045.000 RECEIVABLE-CURRENT	504.66
049.000 RECEIVABLES-DEFERRED	0.87

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Total Assets	505.53
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Liabilities

339.000 DEFERRED REVENUE	505.53
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Total Liabilities	505.53
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Total Liabilities & Balances	505.53
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DRAFT UNAPPROVED  
ACME TOWNSHIP PLANNING COMMISSION MEETING  
ACME TOWNSHIP HALL  
6042 Acme Road, Williamsburg MI 49690  
Monday, January 13, 2014, 7:00 p.m.

6:30 P.M. PLANNING COMMISSIONERS EDUCATIONAL TRAINING SESSION: Cancelled

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE 7:07 p.m.

ROLL CALL: Wentzloff x Feringa x Finch x Forgette x Rosa x Timmins\_x  
White x DeMarsh x

Excused: Lennox

Staff Present: Jocks x Iacoangeli x

**A. LIMITED PUBLIC COMMENT:**

Public Comment periods are provided at the beginning and end of each meeting agenda. Members of the public may address the Board regarding any subject of community interest during these periods. Comment during other portions of the agenda may or may not be entertained at the moderator's discretion.

Opened 7:09 closed same time

**B. APPROVAL OF AGENDA:**

Motion by: Feringa 2<sup>nd</sup>: White

With the amendment to New Business, addition of Medical Marihuana Dispensary Ordinance.  
Yes votes 8 No votes 0 Motion carries

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

**D. CONSENT CALENDAR:** The purpose is to expedite business by grouping non-controversial items together for one Board motion (roll call vote) without discussion. A request to remove any item for discussion later in the agenda from any member of the Board, staff or public shall be granted.

**a) RECEIVE AND FILE:**

**1. Draft Unapproved Minutes of:**

1. Township Board minutes: 12/3/13
2. Planning, Zoning & Administrative report

**Draft Unapproved Minutes of:**

1. Planning Commission minutes 12/16/13

Motion by: Timmins 2<sup>nd</sup>: Forgette

Roll Call Vote White Yes Timmins Yes Wentzloff yes Feringa yes DeMarsh yes Finch yes  
Forgette yes Rosa yes

\*note to remove the language of roll call vote from the consent calendar

**E. ITEMS REMOVED FROM THE CONSENT CALENDAR:**

1. \_\_\_\_\_
2. \_\_\_\_\_

**F. Correspondence:**

**G. Public Hearings:**

**H. NEW BUSINESS:**

**1. Medical Marijuana Dispensaries**

Jeff Jocks states that inquiries have been made by a few individuals as to re-opening or opening dispensaries if House Bill 4271 passes. This bill would allow for changes to the present Medical Marijuana law. Discussion followed as to how the Planning Commission would like to handle this, and whether or not the PC would like to look at putting a moratorium on new dispensaries so that the PC could research implications of this and review our present ordinance. Discussion about re-working the ordinance to put more space between dispensaries. Rosa asks with all of our park land, schools and other areas that they must already be 1000 ft. from is there really any more space for them?

**Motion by White Second by Rosa**

**Wentzloff x Feringa x Finch x Forgette x Rosa x Timmins x**

**White x DeMarsh x vote: all yes motion carries**

**Motion to set a public hearing for a moratorium of Medical Marijuana Dispensaries**

**I. OLD BUSINESS:**

**1. Form Based Code**

John I informed the Planning Commission that all changes requested at the December meeting have been made to the document. He suggests that the plan be sent to the County Planning Department for their review and comment before we schedule a public hearing. Jeff Jocks has reviewed the plan.

**Motion by: Feringa 2<sup>nd</sup>: Forgette**

**2. A-1 Agricultural Ordinance Amendment**

Rosa and Wentzloff attended the meeting; there was a good turn out and a line by line review.

Suggested changes included setting land for animals at 5 acres instead of 10. Changing the amount of ingredients obtained for Wineries, Distilleries and Microbreweries at 50% from Acme Township.

Discussion followed pertaining to the likely hood that 50% could be grown in Acme Township.

Small wine makers are defined as less than 50,000 barrels, ingredients for 50% of production that large would not be easy to obtain in Acme.

John I pointed out we should not look at the Peninsula's ordinance because the Peninsula has a Federal recognition which requires a higher amount of produce coming directly from that area in order to keep the recognition. Suggest the Planning Commission send the ordinance to the county planning for their review while the commission continues to discuss it.

Rosa questioned if we need a provision to let newly opened wineries purchase grapes elsewhere until the Acme land can support the local demand?

Closest place to Malt Grains is in Wisconsin, even if it's grown locally it will have to be shipped to be proceed unless a Brewery is able to Malt themselves. White states we should only require 5% or maybe 3% or 10% from Acme. He thinks 50% is wrong. He thinks proposed property size is too small. He is looking at the acreage and what they are growing.

John I stated the Planning Commission should not be concerned with the % grown within the township but with how much land it sits on and is planted and the size of the operation. Who would monitor the amount of ingredients in the beverages came from Acme?

Jeff Jocks commented that "value added farm product" is not a use and the language needs to be changed. Jocks suggested "Production Facilities for value added Farm Products". Asked to have green houses back in. Wentzloff states that omission was just an error. Wentzloff asked if a non-conforming lot had horses on it and it was sold would the new owners get to continue having horses also?

Jocks answered if it is a non-conforming prior to the ordinance they would still get to have horses as long as there were no gaps in between having them. If someone sells a property with a non-conforming use the use goes with the property as long as the use started before the ordinance was

adopted.

**Motion by: White 2<sup>nd</sup>: Finch**

**To send the Agricultural Ordinance to the County Planning Commission with revisions.**

**All yes to approve. Motion passes.**

**PUBLIC COMMENT & OTHER BUSINESS THAT MAY COME BEFORE THE BOARD:**

Public comment opened at 8:45 Closed at

Charlene Abernathy – Thought that the discussion on Medical Marihuana Dispensaries took up a lot of time the first time the planning commission went over it and hopes we don't go over it again.

Brian Kelley 4893 Ridgecrest ; New to Acme coming up to speed on everything and has had a hard time getting documents off line. Was concerned with the timeliness of public release so that the public could make educated comments. Missing pages.

John I stated that the revised Master Plan was posted on-line today.

He was shocked to see trailer parks in the farming area?

White replied that they were for migrant workers.

Asked about manufactured housing.

Wentzloff responded that it was to give people more affordable housing options.

John I informed the Planning Commission about the change in the SUP for the T.C Bulldogs. They added the 40 parking spaces and then realized that 40 was the number of spaces for 2 soccer fields.

They asked the board to approve to fields in the first phase , the board agreed.

Conceptual design for design was submitted for a Speedway where Richland Gas is.

Tractor Supply is looking at a site on 72 near Bates Rd.

Bayshore Strategy meeting 1pm at the Governmental Center.

Request from Dorothy Dunville to fill out a survey to help for grants on the Hoxie House.

**PC Calendar Item-**

**ADJOURN: Motion by: Forgette**

**2<sup>nd</sup>: Timmins**



**ACME TOWNSHIP  
Zoning Board of Appeals**

**Jan 9, 2014**

Thursday, 7:07 a.m.  
Acme Township Hall  
Acme, Michigan

**Meeting called to Order at 7:00 p.m.**

**Members present:** J. Kuncaitis (Chair), L. LaSusa, T. Forgette  
**Members excused:** L. Belcher  
**Staff present:** N. Lennox; Zoning Administrator, Recording Secretary

**1. Review and approval of the agenda, inquiry as to conflicts of interest: None**

**2. Correspondence: None**

**2. Hearings: 2013-04Z Variance request for 6041 Plum Dr.**

**Lennox reads notice in Record Eagle.**

Applicant Ted Price of River North Construction requests a variance of 10 feet to the North side and a variance of 10 feet to the front (from Easement) for the purpose of building a new home. Section 6.12 of the Acme Township Zoning Ordinance requires a side set back of 20 feet and a front set back (from easement) of 30 feet. The request is due to the topography of the lot and the driveway/utility easement in front of the proposed building site. The applicant has 3 options for the placement of the 2500 sq. ft. house and discusses all options with the board, however all encroach into the set-backs. Ted Price states that to the rear of the building site there is a drop off and wet lands.

**Public Comment Opened 8:15 p.m.: None, Closed: 8:15 p.m.**

Board discussion regarding the necessity of up to 10' North side and 10' front variance. Applicant states he would like up to the 10', but may not use all of it. He would like the flexibility to site the house as necessary.

Lennox adds that when the exact site plan is submitted for a Land Use Permit it will be attached to the records.

Kuncaitis states that this meets all of the basic conditions in 5.4.1 Article V, and meets Special Condition of 5.4.2.a, due to the topography.

**Motion by LaSusa, supported by Forgette**

**Motion carries unanimously.**

**4. Approval of minutes from the November 21, 2013, meeting:**

**Motion by LaSusa, supported by Forgette to approve the minutes of the November 21, 2013, meeting as presented. Motion carries unanimously.**

**ADJOURNED AT 7:45 pm**





# Memo

To: Acme Township Board of Trustees  
From: Tom Henkel, Buildings, Grounds and Parks Manager  
Date: 1/30/2014  
Re: Buildings, Grounds & Parks Update

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The following is a summary of key building, grounds and parks activities underway.

**This List may not be exhaustive.**

## **Parks:**

- Plowing parking lots and spots at all parks, natural areas.
- Stopped plowing Tart Trail from 5 mile to Bunker Hill as of 1/25/2013 there is no place to push the snow of the trail. The snow is packed against the rail road right of way fence to the east. If I push the snow to the west in a windrow it will just fill in quicker and deeper. The westerly winds pack it in heavy and fills in quickly. A rotary or blower would be required to remove the snow in a 10' swath before I could resume plowing with our truck.
- Bayside Park parking area is about half full of snow piles. If the snow keeps coming we will need to hire a pay loader to pile the snow up. If we want to keep it open all this year.
- Attended the Michigan Recreation & Parks Association Conference and Trade Show. The classes I attended follow:

Waterfront Liability Risks

Playground Liability Risks

Playground Maintenance and Safety

Risk Management for Parks and Recreation: Balancing Risk and Rewards

Budgeting: It's Really Just a Story Problem

Saginaw Bay Birding Trail: Recreation as a means to Build Conservation Awareness

Achieving Success and Board Support.

Heritage: Adding Value, Making Place

The Economic Benefits of Parks, Trails and Recreation

The role of Repositioning in the Future Viability of Parks and Recreation

Great speakers, great information, well organized and in our hometown this year, a great value at \$250.00

#### **Cemeteries:**

- Closed for winter

#### **Buildings/Grounds**

- Plowing at hall, 103" of snow as of 1/30/2014. Normal to date yearly average 101.4. We are running out of space at the hall for snow piles. I am carrying the snow around to the back of the hall, as much as possible. So I will see who I can get and how much money it will cost to remove some of the piles.
- Plowing fire department water points and boat ramps for access to the bay.
- Working on roof leaks in hall with roofing company that installed it. I installed some containers to catch the drips; it will be spring before we can repair the roof.
- Normal cleaning routines.

#### **Equipment/Fixtures:**

### **Surface Water Quality Testing:**

- Not completed due to weather and safety concerns, (can't park in the road and no shoulders to pull off on). Also the creeks are pretty much iced over where I have checked.

### **Planning:**

- Working on detailed Park Maintenance Plan per Park Advisory Board and the budget process.

### **General Activities:**

- I was off for 4 days with the weekend in the middle with the flu, I suggest flu shots if you haven't had it yet it. Believe me when I say I will get one next year, it was bad!

*Thanks*

*Tom Henkel*

# THE METRO INSIDER...



Volume 7, Issue 1

January 2014

GRAND TRAVERSE METRO EMERGENCY SERVICES AUTHORITY

In Northern Michigan we can expect several months ahead of continued winter conditions, including icy and snow covered roads. And as the frigid temperatures have set in, Metro Fire Department reminds you to be sure you and your vehicle are prepared for winter driving.

## Tips for preparing your vehicle

As part of your regular auto maintenance, have the battery condition checked. Cold weather and a weak battery can leave you stranded. Likewise, winter demands a greater use of lights, so make sure they're working properly. Also, make sure all belts and hoses are checked along with routine maintenance. During winter, you must have a vehicle that will start and not leave you stranded with mechanical failure. Don't forget to have the cooling system fluid checked. A simple test can be performed to make sure your coolant will withstand the winter cold. Drivers should keep the gas tank at least half full, to avoid gas line freeze. Additive in the gas tank can also keep moisture from freezing in the lines.



## Reminders for driving in snow and ice

The best advice for driving in bad winter weather is not to drive at all, if you can avoid it.

Don't go out until the snow plows and sanding trucks have had a chance to do their work, and allow yourself extra time to reach your destination.

If you must drive in snowy conditions, make sure your car is prepared (TIPS), and that you know how to handle road conditions.

It's helpful to practice winter driving techniques in a snowy, open parking lot, so you're familiar with how your car handles. Consult your owner's manual for tips specific to your vehicle.

### Driving safely on icy roads

- Decrease your speed and leave yourself plenty of room to stop. You should allow at least three times more space than usual between you and the car in front of you.
- Brake gently to avoid skidding. If your wheels start to lock up, ease off the brake.
- Turn on your lights to increase your visibility to other motorists.
- Keep your lights and windshield clean.
- Use low gears to keep traction, especially on hills.

**Winter Driving In Northern Michigan... Continued to Page 3**

## Message from Chief Patrick J. Parker



Happy New Year to you all! I hope you all had a great holiday season. Like we said last month, this year promises to be full of adventures with answers to a location for a new Station 8 and hopefully an answer to the question on whether we should consolidate with the Traverse City Fire Department or other potential strategic partnerships.

It is this last item that I would like to expound upon. In November we contracted with ESCI (Emergency Services Consulting International) to help us answer the question if it makes operational and financial sense to consolidate with TCFD. This is a question that has been lingering for the past 5 years. A go/no go needs to be answered this spring as it is holding us back from moving ahead on some strategic initiatives.

The firm that we chose has looked at hundreds of fire department mergers and consolidations all across the country. Their biggest project was to bring a 3 county fire

department together around Portland, Oregon. ESCI will be in Traverse City from February 4 thru the 6th. We already have sent them a large data request and they will be interviewing all parties involved in order to seek a recommended direction. Areas that they will be concentrating on are: the Organization, Staffing, Service, Fire Prevention, Financial Analysis and Delivery of EMS.

The report is due out sometime in late April and hopefully it has a direction that all parties can act upon. We all have our opinions on the issue, but we should keep an open mind. I have always tried to do what is best for our citizens, without a study by an outside organization; it might always be a gut feeling fueled with emotion.

Many of you may see the consultants during their tour of our operation. Please be courteous but be yourself. We will share the results with you all just as soon as we receive it.

Until next time, Be Safe Out There!

*Chief Parker*



### What is CodeRED and why is it important to me?

CodeRED is an emergency notification service that allows emergency officials to notify residents and businesses by telephone, cell phone, text message, email and social media regarding time-sensitive general and emergency notifications. Only authorized officials have access to the CodeRED system.

### When will CodeRED be used?

Any message regarding the safety, property or welfare of the community will be disseminated using the CodeRED system. These may include AMBER alerts, notifications of hazardous traffic or road conditions, boil water advisories or evacuation notices.

### Does the CodeRED system replace other systems that have been used to provide time-sensitive information to residents?

This system is an enhancement to existing means of communication and is meant to supplement current or past systems used for mass notification.

### Does the CodeRED system already have my telephone number, or do I need to sign up to receive CodeRED notifications?

The CodeRED database contains information received from public databases, including regional phonebooks. *However, no resident should assume that their information is in the system.* The home page of the Grand Traverse County Emergency Management website, [http://www.co.grand-traverse.mi.us/departments/Emergency\\_Management\\_Homeland\\_Security.htm](http://www.co.grand-traverse.mi.us/departments/Emergency_Management_Homeland_Security.htm) has a link to the CodeRED Community Notification Enrollment page where you can register online. If you can not register online, you can call 231-922-4495 and speak with one of our communications specialists to complete your registration over the telephone.

## Winter Driving In Northern Michigan... Continued from Page 1

- Don't use cruise control or overdrive on icy roads.
- Be especially careful on bridges, overpasses and infrequently traveled roads, which will freeze first. Even at temperatures above freezing, if the conditions are wet, you might encounter ice in shady areas or on exposed roadways like bridges.
- Don't pass snow plows and sanding trucks. The drivers have limited visibility, and you're likely to find the road in front of them worse than the road behind. Don't assume your vehicle can handle all conditions. Even four-wheel and front-wheel drive vehicles can encounter trouble on winter roads.

### Emergency Kit

First Aid Kit

Shovel

Windshield scraper

Cell phone adapter to plug into lighter

Battery powered radio

Car Jumper cables

Bottles of water

Extra Blanket or a warm sleeping bag

Energy bars

Matches and small candles

Winter hats, gloves or mittens

Medications

Road flares

Tow chain or rope

Tire chains if needed

Battery operated flashlight

Highly visible material to use as an emergency flag

Road salt, sand, or cat litter for traction





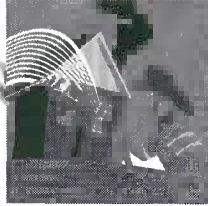
**This is the first annual  
Grand Traverse Guns-N-Hoses  
Benefit  
Hockey Game.**

**Local law enforcement will square off against local Firefighters/EMS** to raise money for the Dunklow family in Traverse City. 17 month old Draven Dunklow was recently diagnosed with retinoblastoma, which is a rapidly developing eye cancer. Draven has started undergoing chemotherapy at DeVos Children's Hospital.

**Admission will be \$5.00 per person (donations also accepted).**  
All proceeds will be given to the Dunklow Family to help cover expenses.

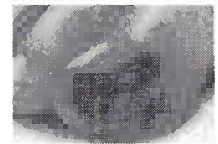
## Extinguishing the FLAME in Inflammation

Contributed by: Beth Pryde , GT Metro Wellness Coordinator



As firefighters flames are no stranger to you. Hot, dangerous, destructive, life threatening and even live taking in worst case situations. It is your job to extinguish flames and limit these damaging effects. So it is with an extension of the word Flame. To inflame is to "set alight" according to Wikipedia's definition. In the human body to "set alight" would translate to inflammation, the bodies normal, healthy response to injury, illness. Our defense system to fight infection and disease. Most of us have had some sort of acute inflammatory process related to an injury of some kind...sprained ankle, infected cut or maybe just a stubbed toe or ingrown toenail (OUCH!)

Chronic inflammation on the other hand is different all together in that it keeps our immune system switch turned on all the time which can cause permanent damage in the body. In fact it's effect can cause simultaneous destruction and healing of tissue. Disease processes like Alzheimer's, Arthritis ( both rheumatoid and osteo), many Cancers, and Heart Attacks and Strokes have been directly linked to chronic systemic inflammation. In fact recent studies have discovered it is the damage done to blood vessels from chronic inflammation which contributed the greatest to the risk of having a heart attack. What factors contribute to creating this chronic inflammatory process? Stress, Smoking, being Overweight, Low levels of exercise or sedentary lifestyle, lack of Sleep are the biggest contributors.



As heart attacks are a leading cause of firefighter death, only second to on site accident, let's look at how this chronic inflammation process can be possibly extinguished and limit the damaging effects for improved health and a long enjoyable life.

First there is a way to indentify if there is a fire going on inside your body. It is a blood test call C-Reactive Protein or CRP; a measure of a protein in your blood that is present when inflammation is present somewhere in your body. Secondly there are many controllable lifestyle factors we can tend to on a daily basis, such as the types of foods we eat, and the way we spend our time both at work and in our free time. So first and foremost if you are having unexplained pain or fatigue ( or you have a family history of heart attack or stroke) have your CRP level checked. From there, here are some foods to avoid or limit as they can be irritants and exacerbate the inflammatory process: Refined sugar ( curb that sweet tooth), White flour, corn, or rice products ( they are basically just sugar in another form), Fried foods, Sausage or cured meats ( contain nitrites and nitrates), Excess salt or alcohol. Moderation is a key factor with known body inflammatory triggers.

On the other hand foods that keep inflammation and therefore illness at bay are: Omega 3 fatty acid foods ( salmon, tuna, mackerel), Whole grains ( less sugar, more fiber to decrease C-reactive protien), Dark green leafy and colorful veggies and fruit ( lots of fiber and antioxidants), Nuts( contain good Omega fats and fiber), berries, olive oil, low fat dairy, garlic/onions, spices ( all have properties or components that are known to decrease inflammation ).

And finally make an effort to prioritize at least 6 hour of sleep each night, incorporate a minimum of 30 minutes of effort filled exercise 4 days/week, stop smoking, and find healthy ways to manage stress levels ( two ways already mentioned above, meditation, music).

You work hard putting out fires to help and save others, why not make the same effort to help put out your own fires and saving your own life.

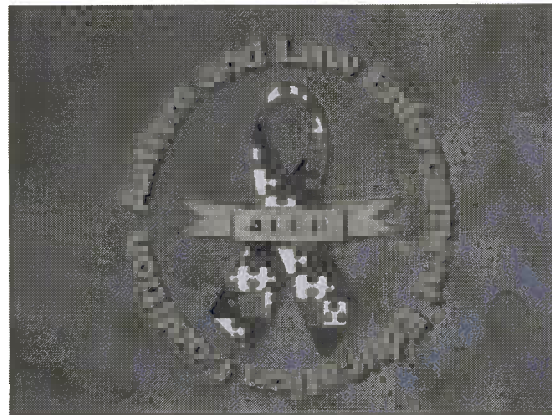


**REQUIRED BY ALL GTMESA EMPLOYEES**

# Autism Education For First Responders

## TRAINING FOR FIRE / EMS / POLICE

**By Jason Dorval FF/Paramedic  
Whately (MA) Fire Department**



*Monday, January 27, 2014 – Garfield Twp. Hall- 7PM-9:30PM*

*Tuesday, January 28, 2014 – Garfield Twp. Hall- 7PM-9:30PM*

*Wednesday, January 29, 2014 – East Bay Twp. Hall- 7PM-9:30PM*

**Medical CEU Hours to be approved for training**

*Sponsored by Grand Traverse Metro Fire Department*

**For more information or to reserve a seat,**

**contact Meredith Hawes at [mhawes@gtmetrofire.org](mailto:mhawes@gtmetrofire.org) or (231)947-3000 ext. 1324**

**GRAND TRAVERSE METRO EMERGENCY SERVICES AUTHORITY  
TRAINING ANNOUNCEMENT**

**MEDICAL**

**Monday February 3, 2014**  
Patient Assessment (1L, 1P)  
Station 8 @ 1900

**Wednesday February 5, 2014**  
Special Programs (1L, 1P)  
Station 11 @ 1900

**Thursday February 20, 2014**  
Darkness to Light (Required)  
Station 12 @ 1900

**Wednesday February 26, 2014**  
Crime Scene Awareness (1L)  
Station 9 @ 1900

**FIRE**

**Monday February 10, 2014**  
High-rise Fire Training  
Station 8 @ 1900

**Monday-Wednesday February 10-12, 2013**  
High-rise Fire Training  
Daily Duty Shifts

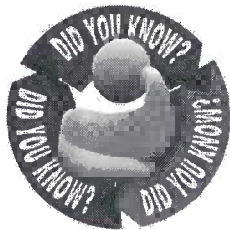
**Wednesday February 12, 2014**  
Rules of Engagement  
Station 11 @ 1900 hrs

**Tuesday-Thursday February 18-20, 2014**  
HazMat Detection /Instrumentation  
Duty Shifts 1000/1300

*\*Color indicates Scheduled Shift Color*

**Keep an eye out for our Annual Report — 2014**

*Here is a quick snap-shot  
for the 2013 Total Incidents  
listed by Station.*

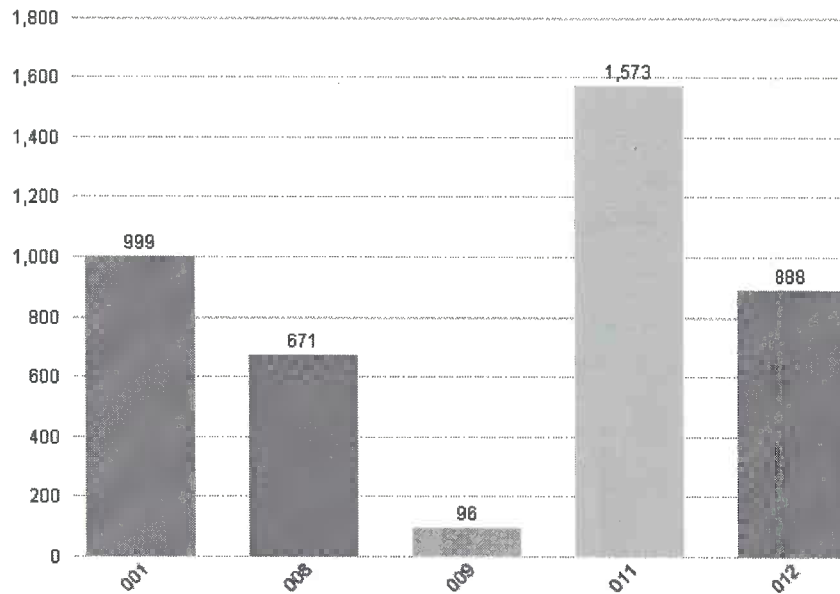


**Trivia Question:**

*In 2013, what day of the  
week holds the highest  
number of calls?*

*Answer: on Page 8*

4227 Total Incidents



**GRAND TRAVERSE METRO  
EMERGENCY SERVICES AUTHORITY**

897 Parsons Rd  
Traverse City, MI 49686  
Phone: (231) 947-3000  
Fax: (231) 947-8728  
Website: [www.gtmetofire.org](http://www.gtmetofire.org)

**We are on the web!**  
**WWW.GTMETROFIRE.ORG**

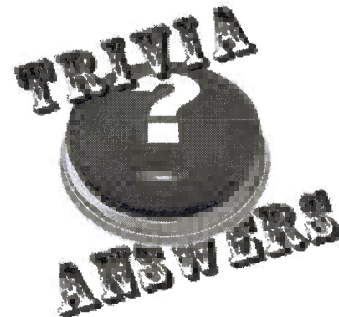
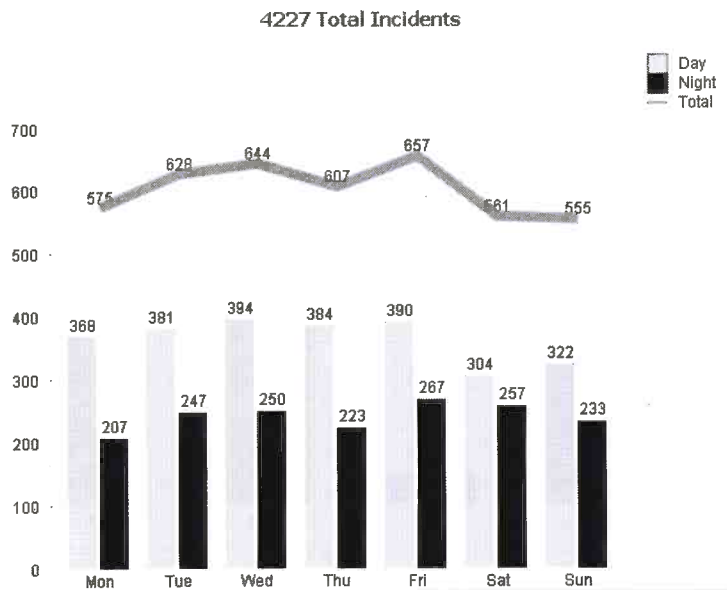


Or Like us on Facebook...  
Grand Traverse Metro Emergency Services Authority

Please review your withholding status and if you wish to make any changes, please complete and submit a new Form W-4 for federal withholding and/or Form MI-W4 for Michigan withholding. Please note that if you are claiming "exempt" status from withholding taxes you must annually submit a new Form W-4 as the current form on file expires February 17, 2014. If this form is not received by that date, your withholding marital status will be changed to single with zero withholding allowances.

Forms W-4 and MI-W4 may be found on the "Client & Employee Services" page of IPS's website at [www.ipspayroll.com](http://www.ipspayroll.com), or at the Admin Office.

Please make sure your mailing address is correct on your paystubs. This is the address that will be used by IPS for mailing your Forms W-2 in January.



Trivia Answer:

**FRIDAY**

390 calls during the day  
267 calls during the night



# Memo

To: Acme Township Board of Trustees & Planning Commission  
From: Nikki Lennox, Zoning Administrator  
Date: 01/31/2014  
Re: Planning, Zoning & Administrative Update

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The following is a summary of key planning, zoning and administrative activities underway.

### **General Planning & Zoning:**

- 43 LUP's issued for the year 2013. Included were permits for 16 new homes.
- Permit fees for the year 2013 totaled: \$3235.45
- 1 LUP issued in January for demolition of home on GTTC property
- 1 LUP issued in January for Bertha Voss School for a green house type temporary structure

### **Planning and Zoning Projects:**

1. Master Plan Update: Master Plan has been forwarded to the Township Board for approval for distribution to area government municipalities. A review and comment period of 65 days will begin. Afterwards the Planning Commission will hold hearings for adoption.
2. Form Based Code Ordinance for the Waterfront Mixed Use Business District: The plan will include businesses on US-31, and also M-72 West, but not including the VGT or B-4 District properties. This would provide for uniform standards for the Business Districts. Current zoning would still be in effect for present businesses, unless their property is re-developed. A hearing on this proposed ordinance will be held at the February 10<sup>th</sup> Planning Commission meeting.
3. The A-1 Agricultural Ordinance Amendment: Ordinance amendment that includes changes to the Winery Ordinance, that includes food hubs with shared commercial kitchens, small wineries, distilleries, and similar. The Planning Commission continues to discuss this amendment. A hearing for adoption will be held in the next few months.
4. The Planning Commission adopted an ordinance for the keeping of chickens in residential zoned districts in December.

### **MISC**

The Bayshore Corridor group continues to meet and formulate a "strategy" for all municipalities along the bay. The group is comprised of Acme, East Bay, Traverse City and Elmwood Townships. Focus is to identify values and issues that are common along the Bay and develop a strategy for enhancing values and addressing issues that affect the "Corridor", such as sidewalks, bay accessibility, traffic safety, way-finding, etc.





**ACME TOWNSHIP BOARD MEETING**  
**ACME TOWNSHIP HALL**  
**6042 Acme Road, Williamsburg MI 49690**  
**Tuesday, January 7, 2014, 7:00 p.m.**

**GENERAL TOWNSHIP MEETING POLICIES**

- A. All cell phones shall be switched to silent mode or turned off.
- B. Any person may make a video, audio or other record of this meeting. Standing equipment, cords, or portable microphones must be located so as not to block audience view.

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

**ROLL CALL**

**A. PUBLIC OPEN DISCUSSION:**

L. Wikle, 7174 Deepwater Point Rd, commented that the item regarding the qualifications of our current bookkeeper, Dennis Drennan was not on the agenda. Wikle provided a handout to the Board requesting that the item be added to the agenda for discussion.

**B. LIMITED PUBLIC COMMENT:**

R. Roe, 4219 Paper Birch Lane, thanked the Board for considering the procedure for establishing Special Assessment Districts.

**C. APPROVAL OF AGENDA:**

Motion by LaPointe, seconded by White to approval the agenda with the addition of Items # 4, Dennis Drennan and # 5 LaPointe's response to the recent "Cease and Desist" letter at the December Board meeting under New Business. Motion carried.

**D. INQUIRY AS TO CONFLICTS OF INTEREST: None noted**

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

**1. RECEIVE AND FILE:**

- a. Treasurer's Report 11/20/13
- b. Clerk's Report and Balance Sheet
- c. Draft Unapproved Meeting Minutes:
  - a. Planning Commission 12/16/13
- d. Parks and Maintenance Report – Tom Henkel
- e. The Metro Insider Newsletter December 2013
- f. Planning, Zoning & Administrative Activity Report
- g. North Flight November 2013

**2. ACTION – Consider approval:**

- a. Township Board meeting minutes of 12/03/13
- b. Accounts Payable Prepaid of \$1,829.34 and Current to be approved of \$41,667.37 (Recommend approval: Cathy Dye, Clerk)
- c. MDOT Annual Permit :Trunkline Right –Of-Way Form 2207B

**F. ITEMS REMOVED FROM THE CONSENT CALENDAR:**

LaPointe would like the 1 a. Treasurer's report pulled and Collett and Dye are requesting Accounts Payable 2 b. be removed.

**Motion by Dye to remove 1 a. Treasurer's report and 2 b. Accounts Payable from the Consent Calendar. Motion carried by unanimous roll call vote.**

**1. Treasurer's report**

LaPointe asked Collett why the Balance Sheet does not balance with the Treasurer/Bank Accounts. Collett replied that was a clerk question. Collett commented that she did the transfer but the clerk did not do the journal entry. LaPointe withdrew his question.

**Motion by LaPointe, seconded by Collett to approve the Treasurer's report as presented. Motion carried by unanimous vote.**

**2. Accounts Payable**

Dye provided additional invoices to be approved from the original report.

Collett raised concerns about how the township handles the "Trust and Agency" (701) accounts. Collett would like a review from legal counsel. Discussion followed.

**Motion by Scott, seconded by LaPointe, that we go forward with the current procedure on 701 accounts as long as the proper documentation is attached, if not there then Collett will bring back to the Board for further review. Motion carried by unanimous roll call vote.**

**Motion by LaPointe, seconded by Scott to approve Accounts Payable as presented with additions. Motion carried by unanimous roll call vote.**

**G. SPECIAL PRESENTATIONS/DISCUSSIONS: None**

**H. REPORTS:**

**1. Sheriff's Report – Deputy: Ken Chubb**

Chubb was not present due to illness. Zollinger encouraged the Board to read the report.

**2. County Commissioner's Report – Larry Inman:**

Inman reviewed.

**3. Road Commission – Bill Mosner**

Mosner reviewed.

**I. Correspondence:**

**1. Special thank you from CCAT Gift to GTRLC**

Zollinger read into record.

**J. Public Hearing: None**

**K. NEW BUSINESS:**

**1. TCBAA SUP –Phase 1 activities- Lennox**

Traverse City Bull Dog Athletic Association (TCBAA) represented by Bill Crain, Greg Kuber, Keith Plamondon and Brian Harcey are requesting a Special Use Permit for property located at 5549 Bates Road, to allow for Institutional Uses in the Agricultural District, specifically for athletic fields for the TCBAA, a home school educational group. At the December 16, 2013, Planning Commission recommended to the Board approval of the SUP, Phase 1 for tree clearing, Mass grading of the entire site, installation of 2 soccer fields and retention ponds and addition of 40 parking spaces.

Harcey commented that this property the former Hayden Table Tennis Center was presented as a gift, by the owner, Don Hayden, to the Bull Dog Athletic Association.

**Motion by Scott to approval the Special Use Permit # 2013-10, TCBAA, for Phase I including Tree clearing, mass grading of the entire site, installation of 2 soccer fields and Retention Ponds and addition of 40 parking spaces. Seconded by LaPointe. Motion carried.**

2. **Amendment to R-1 district to allow for Chicken's Ordinance # 26 – Lennox**

Lennox reviewed her memo.

**Motion by LaPointe to approve Zoning Ordinance # 26 as presented, including renumbering of subsequent subsections m-p. Seconded by White. Motion carried.**

3. **Resolutions:**

a) **Amendment to remove reference to sexton in Cemetery Ordinance –Dye**

**Motion by LaPointe, seconded by Dye to approve Resolution R# 2014-01 removing reference to the word sexton in the Acme Township Cemetery Ordinance. Motion carried.**

b) **Procedure change for Contract Burial service—Dye**

**Motion by Scott, seconded by LaPointe to approve Resolution #R-2014-02 Contracting Burial services for Acme Cemeteries. Motion carried.**

c) **Board of Review Alternative start date approval**

**Motion by LaPointe, seconded by Scott to approve Resolution # R-2014-03 for A Board of Review alternative start date. Motion carried.**

d) **FOIA Fee schedule – Dye**

Scott asked for the blanks on the FOIA worksheet to be filled in with current prices for copying and mailing.

**Motion by White, seconded by LaPointe to approve Resolution # R-2014-04 establishing a fee schedule for FOIA. Motion carried.**

e) **SAD policy direction-Road improvements**

1. **Expression of Interest Survey**
2. **Petition**

LaPointe provided two different procedures for establishing a Special District Assessment (SAD). One is a resident based “Expression of Interest Survey” that is initiated by property owners that sign an “Expression of Interest Survey”, that has been mailed to each property owner, requesting the Township Board to levy the assessment. The second one is a resident based “Petition” which is initiated by property owners signing a petition requesting the Township Board to levy the assessment.

**Motion by LaPointe, seconded by White to approve Resolution # R-2014-05, Financial support for Acme Township SAD districts if our citizens show support for the creation of a SAD districts by either one of the two attached procedures. Motion carried.**

f) **Beach club Property taxes winter 2013**

**Motion by LaPointe, seconded by Collett to approve Resolution # R-2014-6 Allowing for the payment of property taxes on the Beach Club property. Motion carried.**

4. **Dennis Drennan**

This item was requested by L. Wikle to be added to the agenda. She provided a **handout**

that did not list, Drennan, as a licensed Certified Public Accountant in the State of Illinois. Wikle expressed concern of a misrepresentation of Drennan by the Board. Drennan was presented as being a CPA but she finds no record.

Clerk, Dye, presented the Board with Dennan's resume, which included a certificate issued by the University of Illinois showing Drennan as a registered CPA.

**Motion by Scott, seconded by LaPointe, to table this issue for 60 days or upon another recommendation for replacement or steps showing that everyone is working together. Motion carried by unanimous roll call vote.**

5. **LaPointe's response to "Cease and Desist making Deflatory statements**

Collett believes this is not the appropriate time to discuss. Collett is being represented by legal counsel. Scott suggested that LaPointe make his comments during Public Comment.

**L. OLD BUSINESS:**

1. a) **Resolution regarding deposits – LaPointe**

At the December, 2013, Board meeting, the agenda included two resolutions concerning Township finances. Legal counsel recommended holding off on considering them until further review of the law. The resolution concerning bank reconciliations was withdrawn. The remaining resolution concerns deposits of money received by the Treasurer's office. It is the opinion of legal counsel that the Township Board does have the authority to adopt a resolution setting policy for deposits of receipts to the Township. Collett believes there is no reason to have such a resolution. Collett and her deputy are completely conscious of getting the deposits into the bank. Collett stated that residents can now go on line and check their taxes and also pay by credit card.

Zollinger suggested that we table until after this current tax season and then visit again.

**Motion by Scott, seconded by LaPointe to table the Resolution regarding deposits. Motion carried.**

**G. PUBLIC COMMENT & OTHER BUSINESS THAT MAY COME BEFORE THE BOARD:**

LaPointe read a prepared statement responding to the "Cease and Desist making Deflatory Statements" at the December 2013 Board meeting.

**Meeting adjourned at 10:30 p.m. on a motion by Scott with support from White.**



# Check Register Report

PREPAID

Date: 01/28/2014

Time: 3:50 pm

Page: 1

Acme Township

BANK: CHASE BANK

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
<b>CHASE BANK Checks</b>							
22444	01/15/2014	Printed		0000011105	KC1	POSTAGE ASSESSMENT CHG NOTICES	1,071.00
22445	01/15/2014	Printed		4416	NEOFUNDS BY NEOPOST	POSTAGE	200.00
22446	01/15/2014	Printed		0000017150	PETTY CASH	POSTAGE/MONEYORDERS/	168.07
22447	01/15/2014	Printed		0000020450	SHELL OIL COMPANY	GAS	322.67
22448	01/28/2014	Printed		00002880	CHASE USA	MASTERCARD CHARGES	1,197.99
22449	01/28/2014	Printed		0000003300	CONSUMERS ENERGY	ELECTRIC	23.52
22450	01/28/2014	Printed		0000003300	CONSUMERS ENERGY	ELECTRIC	23.52
22451	01/28/2014	Printed		0000003300	CONSUMERS ENERGY	ELECTRIC	947.87
22452	01/28/2014	Printed		0000025590	MCI	LONG DISTANCE/SHERIFF LINE	28.08

**Total Checks: 9**

**Checks Total (excluding void checks): 3,982.72**

**Total Payments: 9**

**Bank Total (excluding void checks): 3,982.72**

**Edit List of Invoices - Detail w/GL**

TO BE APPROVED

Date: 01/28/2014

Time: 3:49 pm

Page 1

Acme Township

Ref. No.	Vendor Name	Post Date	Bank	Invoice Description Line 2		
Vendor No.	Vendor Address	Pay. Date	Hold?	Invoice Description Line 2		Gross Amount
	City	Disc. Date	Req. No.	Use Description 1 On Check		Taxes Withheld
	State/Province Zip/Postal	Due Date	Disc. %	Hand Check Number/Date		Discount
	Email Address	Inv. Date	Invoice No.			Net Amount
13303	A & D ASSESSING	02/05/2014	CHASE	ASSESSING		2,500.00
0000000520	4949 BREEDS HILL TRL	02/05/2014	N			0.00
	WILLIAMSBURG	02/05/2014	N	N		0.00
	MI 49690	02/05/2014	0.00	Y	0	0.00
	<Emailing Stub Disabled>	02/05/2014				2,500.00

GL Number	Account Name	Distribution Line Description	Pay Amount	Relieve Amount
101-209-803.002	ASSESSING CONTRACT SERVICES	JANUARY	2,500.00	0.00
<b>Distribution Total</b>			<b>2,500.00</b>	<b>0.00</b>

Vendor Total: 2,500.00

13262	ACME TOWNSHIP	02/05/2014	SHORE	CORRECT SHORELINE INTO FAR		675.00
0000000360	P O BOX 434	02/05/2014	N			0.00
	ACME	02/05/2014	N	N		0.00
	MI 49610	02/05/2014	0.00	N	0	0.00
	<Emailing Stub Disabled>	02/05/2014				675.00

GL Number	Account Name	Distribution Line Description	Pay Amount	Relieve Amount
224-000-214.000	DUE TO OTHER FUNDS	DEPOSIT INTO 225.000.102.000	675.00	0.00
<b>Distribution Total</b>			<b>675.00</b>	<b>0.00</b>

13263	ACME TOWNSHIP	02/05/2014	CHASE	CORRECT CK 148/GENERAL TO F		675.00
0000000360	P O BOX 434	02/05/2014	N			0.00
	ACME	02/05/2014	N	N		0.00
	MI 49610	02/05/2014	0.00	N	0	0.00
	<Emailing Stub Disabled>	02/05/2014				675.00

GL Number	Account Name	Distribution Line Description	Pay Amount	Relieve Amount
101-000-214.000	DUE TO OTHER FUNDS	DEPOSIT INTO 225.000.102.000	675.00	0.00
<b>Distribution Total</b>			<b>675.00</b>	<b>0.00</b>

13277	ACME TOWNSHIP	02/05/2014	SHORE	2013 WINTER TAX/BEACH CLUB		1,365.31
0000000360	P O BOX 434	02/05/2014	N			0.00
	ACME	02/05/2014	N	N		0.00
	MI 49610	02/05/2014	0.00	N	0	0.00
	<Emailing Stub Disabled>	02/05/2014	#2801-103-064-000			1,365.31

GL Number	Account Name	Distribution Line Description	Pay Amount	Relieve Amount
224-000-956.000	MISCELLANEOUS	5367 US 31 N/BEACH CLUB	1,365.31	0.00
<b>Distribution Total</b>			<b>1,365.31</b>	<b>0.00</b>

Vendor Total: 2,715.31

13296	BECKETT & RAEDER	02/05/2014	TRUST	SITE PLAN REVIEW		1,400.00
0000001660	535 WEST WILLIAM, SUITE 101	02/05/2014	N			0.00
	ANN ARBOR	02/05/2014	N	N		0.00
	MI 48103	02/05/2014	0.00	N	0	0.00
	<Emailing Stub Disabled>	02/05/2014	INV 2014-0690			1,400.00

GL Number	Account Name	Distribution Line Description	Pay Amount	Relieve Amount
701-400-282.054	TRAVERSE CITY BULL DOGS ATHLE	T.C. BULLDOGS	1,400.00	0.00
<b>Distribution Total</b>			<b>1,400.00</b>	<b>0.00</b>

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Ref. No.	Vendor Name	Post Date	Bank	Invoice Description Line 2	Gross Amount
Vendor No.	Vendor Address	Pay. Date	Hold?	Invoice Description Line 2	Taxes Withheld
	City	Disc. Date	Req. No.	Use Description 1 On Check	Discount
	State/Province Zip/Postal	Due Date	Disc. %	Hand Check Number/Date	Net Amount
	Email Address	Inv. Date	Invoice No.		
	BECKETT & RAEDER	02/05/2014	CHASE	PLANNING SERVICE/RETAINER	
	535 WEST WILLIAM, SUITE 101	02/05/2014	N		1,230.00
13297	ANN ARBOR	02/05/2014	N	N	0.00
0000001660	MI 48103	02/05/2014	0.00	N 0	0.00
	<Emailing Stub Disabled>	02/05/2014	INV 2014-0693 - INV 2014-0		1,230.00

GL Number	Account Name	Distribution Line Description	Pay Amount	Relieve Amount
101-410-803.001	PLANNING CONSULTANT	WATERFRONT ZONING	480.00	0.00
101-410-803.001	PLANNING CONSULTANT	RETAINER	750.00	0.00
Distribution Total			1,230.00	0.00

Vendor Total: 2,630.00

	BRICK HOUSE INTERACTIVE	02/05/2014	CHASE	WEBSITE HOSTING/ARCHIVE/AN	
	P.O. BOX 8	02/05/2014	N		240.00
13278	WILLIAMSBURG	02/05/2014	N	N	0.00
BRICK	MI 49690	02/05/2014	0.00	N 0	0.00
	<Emailing Stub Disabled>	02/05/2014	INV 010614AT		240.00

GL Number	Account Name	Distribution Line Description	Pay Amount	Relieve Amount
101-101-804.000	SOFTWARE SUPPORT & PROCESSING		240.00	0.00
Distribution Total			240.00	0.00

Vendor Total: 240.00

	EAST BAY PROFESSIONALS, INC	02/05/2014	CHASE	JANUARY 2014/RECONCILING	
	2145 CRYSTAL RIDGE DR.	02/05/2014	N		555.00
13293	TRAVERSE CITY	02/05/2014	N	N	0.00
EBP	MI 49686	02/05/2014	0.00	N 0	0.00
	<Emailing Stub Disabled>	02/05/2014	INV 406		555.00

GL Number	Account Name	Distribution Line Description	Pay Amount	Relieve Amount
101-101-801.001	INTERNAL ACCOUNTANT	JANUARY	555.00	0.00
Distribution Total			555.00	0.00

Vendor Total: 555.00

	ENGINEERING PROTECTION SYS	02/05/2014	CHASE	SECURITY SERVICES	
	750 FRONT STREET N W	02/05/2014	N		153.00
13279	GRAND RAPIDS	02/05/2014	N	N	0.00
0000005200	MI 49504	02/05/2014	0.00	N 0	0.00
	<Emailing Stub Disabled>	02/05/2014	INV 700701		153.00

GL Number	Account Name	Distribution Line Description	Pay Amount	Relieve Amount
101-750-930.000	REPAIRS & MAINT		153.00	0.00
Distribution Total			153.00	0.00

Vendor Total: 153.00

	EXCEL OFFICE INTERIORS	02/05/2014	CHASE	BOARD MEETING CHAIRS	
	2487 RICE STREET	02/05/2014	N		1,500.00
13280	TRAVERSE CITY	02/05/2014	N	N	0.00
0000005400	MI 49684	02/05/2014	0.00	N 0	0.00
	<Emailing Stub Disabled>	02/05/2014	INV 81373		1,500.00

GL Number	Account Name	Distribution Line Description	Pay Amount	Relieve Amount
101-265-930.000	REPAIRS & MAINT	BOARD MEETING CHAIRS	1,500.00	0.00

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Vendor No.	Vendor Address	Pay. Date	Hold?	Invoice Description Line 2	Taxes Withheld
	City	Disc. Date	Req. No.	Use Description 1 On Check	Discount
	State/Province Zip/Postal	Due Date	Disc. %	Hand Check Number/Date	Net Amount
	Email Address	Inv. Date	Invoice No.		

<b>Distribution Total</b>					1,500.00	0.00
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Vendor Total: 1,500.00

13281	GOVERNMENTAL BUSINESS SYS	02/05/2014	CHASE	ELECTION SUPPLIES		93.53
	4995 VARSITY DR. UNIT C	02/05/2014	N			
0000007720	LISLE	02/05/2014	N	N		0.00
	IL 60532	02/05/2014	0.00	0		0.00
	<Emailing Stub Disabled>	02/05/2014	INV 14-18022			93.53

GL Number	Account Name	Distribution Line Description	Pay Amount	Relieve Amount
101-191-726.000	SUPPLIES & POSTAGE	ABSENTE APP.SEAL.TAG.ENV	93.53	0.00
<b>Distribution Total</b>			93.53	0.00

Vendor Total: 93.53

13282	GRAND TRAVERSE METRO ESA	02/05/2014	CHASE	PT-TIME EMS STAFFING DEC PA'		9,471.25
	897 PARSONS ROAD	02/05/2014	N			
0000007950	TRAVERSE CITY	02/05/2014	N	N		0.00
	MI 49686	02/05/2014	0.00	0		0.00
	<Emailing Stub Disabled>	02/05/2014	INV #703			9,471.25

GL Number	Account Name	Distribution Line Description	Pay Amount	Relieve Amount
206-000-802.004	CONTRACTED EMPLOYEE SERVICES	DECEMBER	9,471.25	0.00

<b>Distribution Total</b>			9,471.25	0.00
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Vendor Total: 9,471.25

13287	GRAND TRAVERSE MTA ASSOCI	02/05/2014	CHASE	ANNUAL DUES FOR 2014		81.94
	JEANE BLOOD LAW/GARFIELD T	02/05/2014	N			
MTA	TRAVERSE CITY	02/05/2014	N	N		0.00
	MI 49684	02/05/2014	0.00	0		0.00
	<Emailing Stub Disabled>	02/05/2014				81.94

GL Number	Account Name	Distribution Line Description	Pay Amount	Relieve Amount
101-101-960.000	dues subcriptions	ANNUAL DUES 2014	81.94	0.00
<b>Distribution Total</b>			81.94	0.00

Vendor Total: 81.94

13283	INTEGRITY BUSINESS SOLUTION	02/05/2014	CHASE	OFFICE SUPPLIES		92.69
	1302 INDUSTRY B	02/05/2014	N			
0000010300	TRAVERSE CITY	02/05/2014	N	N		0.00
	MI 49696	02/05/2014	0.00	0		0.00
	<Emailing Stub Disabled>	02/05/2014	INV 995866-0 & 990993-0			92.69

GL Number	Account Name	Distribution Line Description	Pay Amount	Relieve Amount
101-215-726.000	SUPPLIES & POSTAGE	1099 FORMS	11.00	0.00
101-265-726.000	SUPPLIES & POSTAGE	PAPER/PINS/CALCULATOR	49.76	0.00
101-215-726.000	SUPPLIES & POSTAGE	W-2 KIT	31.93	0.00
<b>Distribution Total</b>			92.69	0.00

13294	INTEGRITY BUSINESS SOLUTION	02/05/2014	CHASE	OFFICE SUPPLIES		51.03
	1302 INDUSTRY B	02/05/2014	N			
0000010300	TRAVERSE CITY	02/05/2014	N	N		0.00
	MI 49696	02/05/2014	0.00	0		0.00
	<Emailing Stub Disabled>	02/05/2014				51.03

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Vendor No.	Vendor Address	Pay. Date	Hold?	Invoice Description Line 2	Taxes Withheld
	City	Disc. Date	Req. No.	Use Description 1 On Check	Discount
	State/Province Zip/Postal	Due Date	Disc. %	1099?	Hand Check Number/Date
	Email Address	Inv. Date	Invoice No.		Net Amount

GL Number	Account Name	Distribution Line Description	Pay Amount	Relieve Amount
101-265-726.000	SUPPLIES & POSTAGE	TOWNSHIP	6.18	0.00
101-215-726.000	SUPPLIES & POSTAGE	CLERKS EXP	44.85	0.00
<b>Distribution Total</b>			<b>51.03</b>	<b>0.00</b>

Vendor Total: 143.72

13284	INTEGRITY SOFTWARE SYSTEM:	02/05/2014	CHASE	COMPUTER SUPPORT	
	4020 COPPER VIEW,SUITE 111	02/05/2014	N		89.00
0000010360	TRAVERSE CITY	02/05/2014	N	N	0.00
	MI 49684	02/05/2014	0.00	N	0
	<Emailing Stub Disabled>	02/05/2014	INV 9491		89.00

GL Number	Account Name	Distribution Line Description	Pay Amount	Relieve Amount
101-253-804.000	SOFTWARE SUPPORT & PROCESSING	CONTACT BSA/12/19/13	44.50	0.00
101-101-804.000	SOFTWARE SUPPORT & PROCESSING	UPDATES,REVIEW BACKUP12/25	44.50	0.00
<b>Distribution Total</b>			<b>89.00</b>	<b>0.00</b>

Vendor Total: 89.00

13285	KWIK PRINT	02/05/2014	CHASE	OFFICE SUPPLIES	
	515 S GARFIELD ROAD	02/05/2014	N		75.10
0000012500	TRAVERSE CITY	02/05/2014	N	N	0.00
	MI 49686	02/05/2014	0.00	N	0
	<Emailing Stub Disabled>	02/05/2014	INV 96998		75.10

GL Number	Account Name	Distribution Line Description	Pay Amount	Relieve Amount
101-265-726.000	SUPPLIES & POSTAGE	WHITE WINDOW ENVELOPE	75.10	0.00
<b>Distribution Total</b>			<b>75.10</b>	<b>0.00</b>

13286	KWIK PRINT	02/05/2014	CHASE	HP TONER/OFFICE SUPPLIES	
	515 S GARFIELD ROAD	02/05/2014	N		55.00
0000012500	TRAVERSE CITY	02/05/2014	N	N	0.00
	MI 49686	02/05/2014	0.00	N	0
	<Emailing Stub Disabled>	02/05/2014	INV 154343		55.00

GL Number	Account Name	Distribution Line Description	Pay Amount	Relieve Amount
101-253-726.000	SUPPLIES & POSTAGE	TONER	55.00	0.00
<b>Distribution Total</b>			<b>55.00</b>	<b>0.00</b>

Vendor Total: 130.10

13295	LOVASCO	02/05/2014	CHASE	RETIREMENT PLAN ANNUAL FEE	
		02/05/2014	N		470.00
LOVA		02/05/2014	N	N	0.00
		02/05/2014	0.00	N	0
	<Emailing Stub Disabled>	02/05/2014	INV 1120		470.00

GL Number	Account Name	Distribution Line Description	Pay Amount	Relieve Amount
101-861-874.000	RETIREMENT/PENSION	PART 1 OF 2 ANNUAL FEE	470.00	0.00
<b>Distribution Total</b>			<b>470.00</b>	<b>0.00</b>

Vendor Total: 470.00



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Ref. No.	Vendor Name	Post Date	Bank	Invoice Description Line 2	Gross Amount
Vendor No.	Vendor Address	Pay. Date	Hold?	Invoice Description Line 2	Taxes Withheld
	City	Disc. Date	Req. No.	Use Description 1 On Check	Discount
	State/Province Zip/Postal	Due Date	Disc. %	Hand Check Number/Date	Net Amount
	Email Address	Inv. Date	Invoice No.		
13292	MUNN PROPERTIES LLC	02/05/2014	TRUST	CLOSE MUNN PROPERTIES ESCI	380.00
MUNN	P.O. BOX 7	02/05/2014	N		
	ACME	02/05/2014	N	N	0.00
	MI 49610	02/05/2014	N	0	0.00
	<Emailing Stub Disabled>	02/05/2014			380.00

GL Number	Account Name	Distribution Line Description	Pay Amount	Relieve Amount
701-400-282.056	MUNN, JIM	JIM MUNN/CLOSE ESCROW	380.00	0.00
Distribution Total			380.00	0.00

Vendor Total: 380.00

13288	NETONE COMMUNICATIONS INC	02/05/2014	CHASE	YEARLY HOSTING & DIAL UP	
	2186 US 10	02/05/2014	N		296.90
0000014412	SEARS	02/05/2014	N	N	0.00
	MI 49679	02/05/2014	N	0	0.00
	<Emailing Stub Disabled>	02/05/2014			296.90

GL Number	Account Name	Distribution Line Description	Pay Amount	Relieve Amount
101-101-804.000	SOFTWARE SUPPORT & PROCESSING		296.90	0.00
Distribution Total			296.90	0.00

Vendor Total: 296.90

13289	OLSON,BZDOK&HOWARD,P.C	02/05/2014	CHASE	ATTORNEY FEES	
	420 EAST FRONT ST.	02/05/2014	N		3,527.75
0000016245	TRAVERSE CITY	02/05/2014	N	N	0.00
	MI 49686	02/05/2014	Y	0	0.00
	<Emailing Stub Disabled>	02/05/2014			3,527.75

GL Number	Account Name	Distribution Line Description	Pay Amount	Relieve Amount
101-410-802.002	ATTORNEY SERVICES	5385-82/ 5385-83/AGRIC/BUSINES	645.00	0.00
101-101-802.002	ATTORNEY SERVICES	5385-00GENERAL MATTERS	2,750.00	0.00
101-101-802.001	ATTORNEY SERVICES	5385-62IMMANUEL LLC	87.75	0.00
	LITIGATION			
101-209-803.004	ASSESSOR'S EVALUATION SERVICES	5385-77 SLEEP INN	45.00	0.00
Distribution Total			3,527.75	0.00

13290	OLSON,BZDOK&HOWARD,P.C	02/05/2014	FARM	ATTORNEY FEE	
	420 EAST FRONT ST.	02/05/2014	N		615.00
0000016245	TRAVERSE CITY	02/05/2014	N	N	0.00
	MI 49686	02/05/2014	Y	0	0.00
	<Emailing Stub Disabled>	02/05/2014	INV 5385-71		615.00

GL Number	Account Name	Distribution Line Description	Pay Amount	Relieve Amount
225-000-802.002	ATTORNEY SERVICES	5385-71 FARMLAND SUBORDINATION	615.00	0.00
Distribution Total			615.00	0.00

Vendor Total: 4,142.75

13291	SVEC CONSTRUCTION COMPAN'	02/05/2014	CHASE	SALT AND SAND PARKING LOT	
	2748 GARFIELD ROAD NORTH	02/05/2014	N		100.00
SVEC	TRAVERSE CITY	02/05/2014	N	N	0.00
	MI 49686	02/05/2014	N	0	0.00
	<Emailing Stub Disabled>	02/05/2014	INV 2014-243		100.00

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Vendor No.	Vendor Address	Pay. Date	Hold?	Invoice Description Line 2	Taxes Withheld
	City	Disc. Date	Req. No.	Use Description 1 On Check	Discount
	State/Province Zip/Postal	Due Date	Disc. %	Hand Check Number/Date	Net Amount
	Email Address	Inv. Date	Invoice No.		

GL Number	Account Name	Distribution Line Description	Pay Amount	Relieve Amount
101-750-930.000	REPAIRS & MAINT		100.00	0.00
<b>Distribution Total</b>			<b>100.00</b>	<b>0.00</b>

Vendor Total: 100.00

Grand Total: 25,692.50

Less Credit Memos: 0.00

Net Total: 25,692.50

Less Hand Check Total: 0.00

Outstanding Invoice Total: 25,692.50

Total Invoices: 24

**Recap by Fund**

Fund #	Fund Name	Amount To Pay	Amount To Relieve
101	GENERAL FUND	11,785.94	0.00
206	FIRE FUND	9,471.25	0.00
224	SHORELINE PPRESERVATION	2,040.31	0.00
225	FARMLAND PRESERVATION	615.00	0.00
701	TRUST AND AGENCY	1,780.00	0.00
<b>Grand Total:</b>		<b>25,692.50</b>	<b>0.00</b>

**EDIT LIST OF INVOICES  
AMENDED**

TOTAL ON REPORT CURRENTLY	25,692.50
ADD: BRICK HOUSE INTERACTIVE (final half of contract \$2705.00)	<u>+1352.50</u>
TOTAL	\$27,024.00







## Administrator/Controller Report January 2014

### Strategic Goals

1. Maintain financial strength and stability
2. Strengthen and expand the County's use of technology
3. Address infrastructure needs
4. Continue community engagement and access to information
5. Ensure that County is viewed as a fair and equitable employer
6. Expand the capabilities of the Board of Commissioners
7. Advance the health and quality of life of the region
8. Protect and preserve County's water resources, forests, natural areas and scenic beauty

### Boardman River Dams (8)

- The County was granted summary disposition on January 6 on the issues of riparian rights and the takings claim with respect to the lowering of the Boardman Pond. The court let stand the issues regarding the ownership of the exposed bottomlands and the issue of whether the exposure of potentially contaminated soils constitute a taking of the Alpers property by diminishing its value. Mediation took place on January 9, and a proposed settlement will be presented to the Board in closed session on January 15.
- The Administrator/Controller has approved revisions to the proposed Detailed Project Report (DPR) and Environmental Assessment (EA) based upon review comments from the Regional Division Office of the US Army Corps of Engineers (USACE). In a meeting with USACE on December 17<sup>th</sup>, the Corp's Project Manager outlined the need for changes to the DPR/EA to satisfy the concerns of the regional reviewers, which were subsequently authorized by the Administrator/Controller:
  1. Grand Traverse County will serve as the lone official "non-Federal sponsor".
  2. The DPR/EA will be updated to reflect the "non-residential" criteria for arsenic that was recently established by the State of Michigan.
  3. Construction of the new bridge and other work associated with Cass Road will be separately performed by the Grand Traverse County Road Commission per financial grant from the State of Michigan. Costs for such will not be included as part of the USACE project.
  4. It is expected that the revised scope of the project will result in Federal costs that fall within the \$10M cap for GLFER projects, thereby allowing for Regional approval of the feasibility study.

The Project Manager indicated on Jan 10 that he will be revising and resubmitting the DPR/EA to the Regional Division for review and approval at the earliest possible time.

### Commission on Aging (7)

- **NORTHERN HEALTH CARE MANAGEMENT WAIVER CONTRACT**

At the December 2013 PH&S Committee meeting, GTCOA staff presented a request to sign an agreement with Northern Health Care Management (NHCM) to provide services to seniors that are Medicaid waiver eligible. The request was not approved because the revenue generated does not cover the full cost of providing the services. Staff would like to re-present with some clarifying information. Currently, revenue generated is either \$2 or \$5 per hour because the seniors are already GTCOA clients. Most clients do not pay the full unit cost for services as fees are based on income. The revenue generated from NHCM would be \$16 - \$18 per hour. The number of clients using this program is minimal at this time; three from the Area Agency on Aging, and a current need from NHCM to serve two-three clients. This arrangement allows for cooperation among our agencies, as we often serve many of the same clients.

➤ **BAY AREA SENIOR ADVOCATES FUNDING**

Bay Area Senior Advocates (BASA) has used the Commission on Aging as the fiduciary for distribution of their funding for emergency senior needs (heating, home repairs, dental, etc.) for the last four years. Up until this fiscal year, funds totaled \$5,000 annually. Due to the good financial position of BASA, they have approved giving the GTCOA an additional \$11,000 (total of \$16,000 for fiscal year 2013/2014) to distribute to needy senior citizens. These funds benefit all Grand Traverse County residents 60 years of age and older. However, if we have a concern with a GTCOA client, we can arrange for them to tap in to these funds very easily. Staff will be asking the BOC for approval to accept \$16,000 from BASA for Senior Support services for fiscal year 2013/2014.

**Construction Code (7)**

- The issuance of permits has slowed, which is not uncommon for this time of year. The Construction Code office issued over 5,000 permits for 2013, with an average of three inspections per permit. Those permits included Building, Electrical, Plumbing and Mechanical. Overall, it has been a very good year for the Code Office; the best it's been in seven years. Soil Erosion permits increased 56% over 2012.

**Equalization (1, 4)**

- Tentative equalization assessment levels have been set for all property classes in each local unit. The overall assessment increase is 2.2% in all classes. The largest projected increases are in the agricultural and residential classes. Commercial and industrial class properties have remained flat or slightly declined in value. It will not be known what effect the assessed value will have on taxable value until the assessment rolls are received from the local assessors in March.
- Equalization hosted a personal property webinar on December 17<sup>th</sup> in the 2<sup>nd</sup> floor Training Room. All local assessors were invited, and the State Tax Commission provided guidance on implementing the new personal property legislation.
- New legislation in general is consuming a large amount of staff time and is diverting attention and resources from property value studies.
- The Personal Property Auditor has completed all reviews of sampled personal property accounts in each jurisdiction. It has been determined that the local assessors are

generally doing well in properly administering the personal property component of the property tax system.

- East Bay appraisers are working on the assessment levels for each class in the township, and are near completion in establishing proper adjustments. The splits and new construction database management are up to date. Personal property and exemption statements are in the process of being sent to the property owners.

### **Facilities (3)**

- The Hall of Justice experienced two flooding incidents during the recent sub-zero weather, one in Judge Phillips area and another two days later in Judge Stepka's area. Servpro was commissioned to clean up and restore the damaged areas, and the Facilities Dept and Administration are working to get all costs submitted to MMRMA for reimbursement.

### **Finance (1)**

- 2014 Budget figures were entered into the system following the Board's final approval of the budget on December 11. The office is currently involved in year-end closing activity and continues to produce information for the Board's ongoing budget discussions.

### **Health Department & Emergency Management (7)**

#### **ADMINISTRATION AND FINANCE DIVISION**

- After a complete overhaul and redesign, the 2012 annual report is complete and published on our website. To save on printing costs, we have it available in an electronic format for viewing or personal printing.

#### **ENVIRONMENTAL HEALTH & ANIMAL CONTROL DIVISION**

- Environmental health staff is now working 40 hours a week.
- Recently held their first board of appeals hearing since 2003 for a citizen who challenged the issuance of a septic permit. The board of appeals ruled in favor of environmental health.
- Beach monitoring stakeholders group met to review recent loss of funding and submitted a 2% grant through the Grand Traverse Band for 2014 monitoring.

#### **EMERGENCY MANAGEMENT & PREPAREDNESS DIVISION**

- The Health Department's Strategic National Stockpile plan was revised and a hands-on training/exercise was conducted on December 17 for all staff. We practiced requesting, delivering and dispensing prophylactic drugs for a large exposure to Tularemia.
- Working with the Local Planning Team in a total overhaul and re-write of our Emergency Operations Plan to better address hazards specific to Grand Traverse County.
- Held planning meetings and assembling a strategic planning team for the federally mandated five-year revision of the Hazard Mitigation Plan
- Lock Down drills for the fall semester have been completed. We did a total of 41. Every public and private school in Grand Traverse County conducted at least one drill this fall.

- Working with National Cherry Festival staff to conduct a Table Top Exercise for them to better prepare their staff in the event of an emergency.
- Hosting Public Information Officer Class scheduled for January 15 at the EOC.
- Agro-terrorism classes for public safety officials are scheduled for January 29 and 30 in preparation for a large, Full Scale Exercise involving the National Guard in May. Traverse City is the only location outside of California to get awarded these classes in 2014. There is already a waiting list.
- Thank you to the County Commissioners for supporting our proposal to bring an Emergency Mass Notification System to Grand Traverse County. This is new technology for us and will enable us to do the following and MORE! Emergency Management will be working closely with 9-1-1 and CodeRED representatives to build our lists and databases. We are hopeful to begin training and testing right after January 1!

#### **COMMUNITY HEALTH DIVISION**

##### *DISEASE CONTROL AND PREVENTION PROGRAMS:*

- Communicable Disease Program- Influenza season is here. Public health nurses continue to monitor absenteeism in schools during influenza season. No outbreaks to report.
- Reproductive Health – working on a grant proposal for next year’s funding from Title X.
- Adolescent Clinics
  - GTCHD Adolescent Health Clinics (K-Town Youth Care and Youth Health and Wellness Center) were invited by the Child Adolescent Health Center of Michigan to participate in a CQI initiative "Engaging young men." We are looking at ways to improve delivery of health services to young men in our target population. Information gained through this CQI project will not only benefit the young men in our community, but communities throughout the state. We are eager to get this project underway.
  - Recently, K-Town Youth Care staff presented a session on "The true spirit of giving" at The Rock in Kingsley. Over 36 students participated in this month's event. Wonderful clinic/community outreach and relationship building! K-Town staff offers health education topics at The Rock on a monthly basis. Topics range from mental health and well-being to nutrition and fitness. The Rock is a youth center which is open each week day before and after school, offering a safe and fun place for students to "hang."

##### *MATERNAL AND CHILD HEALTH PROGRAMS:*

- MIHP: Maternal screening conversion rate remains high at 91%, as well clinician average productivity continues to climb at 3.11.
- WIC: Annual Nutrition Services Plan approved by the State with comments from the WIC Director, Stan Bien, "I am very impressed with your analysis and your progress in 2013. We are continuing to explore fluoride varnish applications for our WIC children. Beginning in January, we will be running our late Wednesday clinics twice a month with appointments from 10am-6:30pm. As continued outreach, we anticipate two CMU Dietician Interns to work with WIC in March and April each for three weeks. WIC caseload has been trending up this past year, currently 2,452, reaching a 5% increase from last year's caseload. Client participation has remained above the required 97% for the past three months, with an average 98.91% regularly participating in the WIC



program. In November, the WIC team achieved the monthly goal for Nutrition Education with 401 clients attending the classes.

- Children's Special Health Care Services: Approximately 300 active caseload; letters have gone out to clients who are now required to apply for Medicaid if they do not have private insurance. If they don't qualify for Medicaid, they are required to apply for ACA insurance through the marketplace by March 31, 2013.
- Healthy Futures: Current caseload is 643 clients, which is up 4% from last month.
- Immunizations: We attended the December IAP meeting in Lansing, receiving important updates. Beginning in January, the MDCH website will include quarterly scorecards by county publically reported allowing agencies to benchmark with State averages and other agency averages. In 2014, school immunization reporting will change from 6<sup>th</sup> grade to 7<sup>th</sup> grade because of age recommendations for specific vaccinations being 11; some students are not 11 until 7<sup>th</sup> grade. The changing stats will not show until the first group of 7<sup>th</sup> graders November 2014. The IMM's team is preparing and training to go live with a fully functioning Electronic Health Record January 31, 2014. The IMM's team also will be training for new State Quality Improvement/Record Review Process called AFIX January 15.

#### **Human Resources (5)**

- General Fund positions approved in December by the Administrator/Controller:
  - Emergency Telecommunicator, Central Dispatch - 3 FTE
  - Office Clerk, Probate Court - .64 FTE
  - Legal Secretary, PAO -1 FTE
- Other positions in process:
  - Captain
  - Lieutenant
- Collective Bargaining Agreements were ratified by Teamsters General, AFSCME, and Teamsters Command.
- The County successfully transitioned all employees from Blue Cross/Blue Shield to Priority Health and Delta Dental coverage.
- MLK Day Training information was sent out to Departments and Elected Officials on December 13.
- Employee Recognition and Suggestion Award Team yearly wrap up:

#### **Employee Recognition Team**

*"To recognize and encourage employees and volunteers for their dedication to quality service and submission of constructive ideas."*

- **Suggestion Award Program** – Suggestions submitted in 2013: none implemented; however, a Suggestion from 2012 was implemented this year. The Suggestion for paperless payroll came as a result of a suggestion!

- **Making a Difference** – Since implemented in April, we’ve had 50 employees nominated for great work in their respective areas.
- **Devoted Service** – Two employees retired this year; one that had 26 years of service and the other with 28 years of service.
- **Milestones -**
  - 25 Years of Service 6
  - 20 Years of Service 5
  - 15 Years of Service 12
  - 10 Years of Service 15
  - 5 Years of Service 26

❖ Thank you to the Holiday Potluck planning team (Midge Werner, Don Sheehan, Cheri Tuller, Sarah Adams and Joanne Tuck) for organizing a wonderful gathering to allow employees time to dine, enjoy music and visit. They also held a food drive to donate to a food pantry and a coat drive for the jail impoverished. Thank you to Sheila Mosley and her “Praise and Worship” group for playing at our Holiday Potluck and to Ernie Cacciaglia for playing guitar and singing!

### **MSU Extension**

Initiatives that advance the health and quality of life of the region (Goal 7) and continue community engagement and access to information (Goal 4):

- The MSU Extension Grand Traverse County 2012-2013 Annual Report has been completed and posted on our website, [www.msue.msu.edu/GrandTraverse](http://www.msue.msu.edu/GrandTraverse), with a direct link [here](#).
- On December 10, 2013, Michelle Smith, Program Instructor for MSU Extension, presented “Nutrition on a Budget” at the L.I.F.E. Transition Conference. This conference took place at the Grand Traverse Resort for 280 Special Education High School students from five area counties including Grand Traverse County. These students were present to gain knowledge and experience to help them gain independence after high school. This conference was provided by a collaborative grant between MRS, TBAISD, and the Disability Network. During Ms. Smith’s presentation, students learned ways to plan, purchase, and prepare meals on a budget while also taking into account healthier meal options. One student stated that planning out the meals for a week and using a grocery list was not something she had ever done before, but now has a better idea of how to better manage a monthly food budget.
- The annual Northwest Michigan Orchard & Vineyard Show will be held on January 14 and 15, 2014 at the Grand Traverse Resort in Acme. This is the largest event of the year for area fruit growers, featuring educational sessions on tree fruits, grapes and, new for this year, Saskatoon berries. There is also a large exhibit hall for agricultural product and service providers to show their offerings. Typically, almost 300 people attend this show including growers from Wisconsin, Pennsylvania and New York.
- A Wine Grape Vineyard Establishment Conference will be held at the Northwest Michigan Horticultural Research Center in Leelanau County on January 21-22, 2014. This program will be presented simultaneously in Benton Harbor and Novi with video-conferencing technologies.



## **Parks and Recreation (7)**

### ➤ **2012-2015 Strategic Plan Update**

- A. Develop program plans for adults, youth, day camp, and special events
  - The Grand Traverse County Parks and Recreation recreational needs/wants survey has been distributed through TCAPS, GTACS, Forest Area Schools, and is available on the Kingsley Schools website.
  - The Traverse City Senior Center has permitted the survey to be made available to the users of the Senior Center and will e-mail it to seniors. TART Trails has agreed to distribute the survey to its stakeholders.
- B. Develop business plans for Power Island and Twin Lakes
  - The Business Development Team met just prior to the December 19, 2013 Parks and Recreation Commission meeting to approve the project planning worksheets to be included in the draft business plan for Power Island.

### ➤ **Water Safety for Freshman Program**

- The department continues to host freshmen water safety training for Traverse City Central High School. Nearly 300 students have taken the training so far this school year. We were able to have the County Medical Examiner, Dr. Houghton, join our classroom instruction, and have made some minor adjustments to the program to make the material more engaging.

### ➤ **Michigan Natural Resources Trust Fund (MNRTF) Update**

- During its December 4, 2013 meeting, the MNRTF awarded several million dollars in both acquisition and development grants; however, the Maple Bay Park project did not receive funding. The focus this year was on developing projects in urban areas, and on trail projects. As it was proposed, the Maple Bay project did not have enough emphasis on trails. Since the grant was submitted, the DEQ introduced the water trail that begins in Lake Skegemog and ends at Keith J. Charters State Park, with a point of refuge at Maple Bay. The water trail and the U.S. 35 bike corridor should increase the competitiveness of a 2014 grant submission.

## **Planning/Brownfield/Economic Development/Housing (1, 3, 4, 7, 8)**

- The Planning and Development Department has been working with the Traverse City Downtown Development Authority on a contractual arrangement to provide economic development and community development services for the downtown area and the adjoining corridors within Traverse City. The Department is currently assessing its operations to ensure capacity to meet current and planned program needs and effective delivery of services utilizing the County's array of economic development tools. A three-party Interlocal Agreement between the DDA, the City, and the County will be drafted for consideration.
- Utilizing a marketing grant from the Michigan Economic Development Corporation, the Grand Traverse Region Next Michigan Development Corporation has contracted with Flight Path Creative, LLC of Traverse City to develop a new strategy, new name/brand for the Corporation, and a new website and marketing tools.

## **Prosecutor's Office**

➤ **PROSECUTION**

As the County's Chief Law Enforcement Officer, the Prosecuting Attorney is responsible for the prosecution of crimes including juvenile, misdemeanor and felony offenses, protection of abused and neglected children, and establishment of child support for needy children. For the month of December, we engaged in the following:

- Authorized 196 misdemeanor warrants
- Authorized 41 felony warrants
- Authorized 18 juvenile warrants
- Initiated 5 neglect/abuse cases (Our office has 52 open neglect/abuse cases involving 77 children)
- Reviewed 22 referrals from the office of child support
- Handled the following matters in Family Court:
  - 5 paternity cases
  - 14 child support cases
  - Obtained 5 judgments of child support

➤ **CIVIL COUNSEL**

***Contract Drafting and Review***

As the County's civil counsel, we assist various County departments in reviewing and drafting contracts and other agreements. Our involvement ranges from reviewing a contract and approving it "as to form," to negotiating the terms and conditions of the contract with the other party. For the month of December, we reviewed **seven** contracts for the following departments:

- Health: 2
- Administration: 2
- Parks and Recreation: 2
- Traverse Area District Library 1

***FOIA Coordination***

In 1997, the County Board of Commissioners designated the Prosecuting Attorney as the FOIA coordinator for Grand Traverse County. As the coordinator, we ensure that the various county departments are complying with Michigan's FOIA law including determining whether the requested information should be exempt from disclosure. For the month of December, we reviewed **eight** FOIA requests, and provided advice and consultation to the following departments:

- Central Dispatch
- Soil Erosion
- Human Resources
- Board of Commissioners

***Board of Commissioners/ Staff Questions***

Part of our duties as Civil Counsel involves answering questions and preparing opinion memoranda for the Board of Commissioners and County staff related to a wide variety of issues, ranging from compliance with state and federal statutes to advising on exposure to

liability. For the month of December, we prepared four memoranda for the Board of Commissioners and various departments including:

- Administration
- Equalization
- Health
- Storm Water Ordinance

### ***Litigation***

We represent the County in civil actions filed in the Grand Traverse County District and Circuit Courts as well as the Federal District Courts. For the month of December, we represented the County in the following cases:

- *Parcel 80 BIA Appeal.* We have filed this appeal challenging the decision of the Michigan Agency of the Bureau of Indian Affairs placing 12 acres of property into trust owned by the Grand Traverse Band of Ottawa and Chippewa Indians. In November of 2012, the Grand Traverse Band filed an application with the Michigan Agency requesting 12 acres of property located in Acme Township near the Turtle Creek Casino and Hotel be placed into trust pursuant to the Indian Reorganization Act of 1934. This federal act allows recognized Native American Tribes to place land into trust, which has the affect of making property exempt from taxation. On February 28, 2013, the Superintendent for the Michigan Agency issued a decision to place the 12 acres into trust. On April 2, 2013, we filed a notice of appeal challenging the decision of the Superintendent. Citing to the United States Supreme Court decision *Carcieri v. Salazar*, we have argued that the Superintendent was without authority to place the property into trust because the Grand Traverse Band was not recognized by the Federal government in 1934 when the Indian Reorganization Act was adopted. The appeal is pending with the Regional Director of the Bureau of Indian Affairs. It will take the Regional Director at least 60 days to decide the appeal. On May 2, 2013, we filed a statement of reasons with the Bureau of Indian Affairs, which is similar to an appellate brief. In the statement we again argued that the *Carcieri* decision mandates reversal of the Superintendent's decision placing Parcel 80 into trust. **We continue to await a decision from the Regional Director.**
- *Parcel 82 BIA Appeal.* On August 1, we filed an appeal challenging the decision of the Bureau of Indian Affairs Midwest Regional Director placing 158 acres of property into trust owned by the Grand Traverse Band of Ottawa and Chippewa Indians. In November of 2011, the Grand Traverse Band filed an application with the Regional Director requesting 158 acres of property located in Acme Township near the Turtle Creek Casino and Hotel be placed into trust pursuant to the Indian Reorganization Act of 1934. On July 2, 2013, the Regional Director issued a decision to place the property into trust. We filed a notice of appeal challenging the decision of the Director. As we did in the Parcel 80 appeal, citing to the United States Supreme Court decision *Carcieri v. Salazar*, we have argued that the Director was without authority to place the property into trust because the Grand Traverse Band was not recognized by the Federal government in 1934 when the Indian Reorganization Act was adopted. **The appeal is still pending with the Bureau of Indian Affairs Appeals Board. On December 30, we filed our appellate brief with the Appeals Board. The Tribe, Secretary of Interior, and other interested parties will have**

**the opportunity to file responsive briefs within the next 30 days. We expect the Appeals Board to take at least six months to decide the appeal.**

### ***Board of Commissioners Meetings***

We attend every Board meeting, committee meeting and any special meetings. For the month of December, Bob Cooney attended the Resource Management and Administration meeting. Chris Forsyth also attended the Public Health and Safety and the Ways and Means meeting.

### ***Miscellaneous***

In addition to the items discussed above, we assist the Board of Commissioners and County Departments in other ways. Some items to note include:

- We continue to assist Administration in various issues related to the ongoing dams removal project.
- We provided guidance to the Environmental Health Department for a property owner's appeal of the issuance of a septic system permit.

### **Resource Recovery (8)**

- The Keystone Brush Site closed for the season on Saturday, November 23. During the 2013 season, 2,457 customers utilized the site, dropping off 2,785 cubic yards and 6,060 bags of leaves and brush and 364 wooden pallets. Gross revenues for the year totaled \$20,693. The site is scheduled to reopen for the 2014 season on Saturday, April 5<sup>th</sup>.
- The Traverse City Parks and Recreation Department is again accepting Christmas trees from city residents for recycling. Trees can be dropped from December 26 to January 19, from 8 am to 5 pm, at Hull Park, where they will be chipped and used as mulch on nature trails.
- The Resource Recovery Council welcomed two new members at its January 9, 2014 meeting: Garret Coggon of the Grand Traverse Conservation District to represent conservation and environmental groups, and Rob Manigold as a representative of the general public. Mr. Manigold, as a long-time supervisor of Peninsula Township, has previously been a township association representative on the Resource Recovery Council, including holding the position of chair. Mark Bevelhymer of American Waste was also reappointed to the Council as a representative of the solid waste industry.
- The department is in the process of mailing 2014 hauler license applications out to all local area waste and recycling haulers. In order to be in compliance with Grand Traverse County Ordinance #17, anyone collecting, transporting, delivering, or disposing of solid waste, yard waste, or recyclable materials generated by another person within Grand Traverse County must obtain a hauler license.

### **Legislative Report**

- Representative Wayne Schmidt introduced HB 5215 to hold local taxing units harmless for the veterans property tax exemption enacted in late 2013. An email to Rep. Schmidt thanking him for introducing this important legislation was sent on January 8<sup>th</sup>.

01/20/2014

Mr. Jay Zollinger  
Supervisor  
ACME TOWNSHIP  
6042 Acme Road  
Williamsburg, MI 49690

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Re: Community Master Plan

Dear Supervisor Zollinger:

The Acme Township Planning Commission is at a juncture where we would request the Board of Trustees approval to distribute the Acme Township Community Master Plan to the various inter-governmental agencies for their review and comment.

Section 41 of the Michigan Planning Enabling Act states:

*"After preparing a proposed master plan, a planning commission shall submit the proposed master plan to the legislative body for review and comment. The process of adopting a master plan shall not proceed further unless the legislative body approves the distribution of the proposed master plan."*

Subsequently if the Board of Trustees approves the plan for distribution it shall notify the Secretary of the Planning Commission (Ms. Marcie Timmins) who will coordinate the distribution to the other governmental agencies.

The Planning Commission has worked since last November of 2012 on the preparation of the community master plan and has extensively used the community input provided through the community survey conducted by NMC. I would recommend that the Board approve the Community Master Plan for distribution so we may obtain comments from adjoining municipalities, county and state agencies, and utility companies.

Sincerely,



Karly Wentzloff,  
Chair, Acme Township Planning Commission





# Acme Township

community master plan 2013

## ACKNOWLEDGEMENTS

### *Acme Township Board of Trustees*

Jay B. Zollinger, Supervisor

Cathy Due, Clerk

Connie Collett, Treasurer

Amy Jenema, Trustee

Gordie LaPointe, Trustee

Paul Scott, Trustee

Doug White, Trustee

### *Acme Township Planning Commission*

Karly Wentzloff, Chairperson

Steve Feringa, Vice-Chairperson

Beth Finch

Trae Forgette

Dan Rosa

Marcie Timmins

Doug White, Trustee

John DeMarsh

*former members*

Virginia Tegel, Chairperson

Bob Carstens, Vice-Chairperson

January 2014





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# INTRODUCTION



1. Regional location map



ACME TOWNSHIP  
Regional Location

-  County Boundary
-  Major Highway
-  State or National Park





## REGIONAL CONTEXT

Acme Township is located in the northwest quadrant of Michigan’s Lower Peninsula, abutting the East Arm of the Grand Traverse Bay. The lands surrounding the Bay constitute the Grand Traverse region, with topography characterized by forests, productive farmland, rolling hills formed by glacial activity, and copious inland lakes, streams, and wetlands. As these characteristics have shaped the settlements that grew up among them, the region has become known for its agricultural products, its “resort” quality, and its abundance of recreational opportunities.

Antrim, Benzie, Grand Traverse, Kalkaska, Leelanau, and Wexford Counties came together in 2007 to launch a comprehensive and far-reaching planning initiative called The Grand Vision. Three years of intensive public participation yielded six guiding principles and a new web of partnership networks across the region. Grand Traverse County, home to Acme Township, has released a master plan concurrently with the writing of this plan that expresses its intent to serve as convener, educator, and resource provider to its communities in order to help match local goals and objectives with the principles of the Grand Vision.<sup>1</sup> Acme Township’s position at the intersection of US-31 and M-72 has brought it to the attention of the Grand Vision’s “Growth and Investment” principle.

**Grand Vision Principles**

*Transportation*  
A regional multi-modal transportation system that supports energy conservation

*Energy*  
Sustainable-energy uses in construction, transportation and economic development

*Natural Resources*  
Protected and preserved water, forests, natural and scenic areas

*Growth and Investment*  
Unique and vibrant communities that strengthen the local economy

*Food and Farming*  
Local farms and regional food systems as a viable part of our communities

*Housing*  
A diverse mix of regional housing choices with affordable options

***“Growth and Investment areas are based on the existing development pattern, zoning, community assets like schools and post offices, and infrastructure. In these areas, growth consists of existing towns and established contiguous areas of a township where infrastructure and services are available. Land use in these areas are of a mixed-use village form and provide excellent opportunities for new businesses and housing modeled after the region’s pattern of traditional towns and villages.”***

— A Master Plan for Grand Traverse County, 2013

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# CONTEXT



## COMMUNITY CHARACTER

As in nearly all communities, Acme Township's varied history is etched into its landscape. Its forests hearken back to its pre-European settlement landcover of sugar maple, elm, basswood, yellow birch, hemlock, and white pine,<sup>2</sup> although the sawmill established by Village of Acme founder L.S. Hoxie in 1858 transformed most of those trees into building material for the rapidly expanding Chicago area and the American west. The sudden wealth generated from this export gave rise to development: commerce, industry, and the buildings, roads, and rails to serve them arrived in concert with Acme's lumber boom.

Those fortunes waned with the tree supply in the early 1900s. The cut-over condition of the land saved prospective farmers from having to clear their fields, although it soon became apparent that not all of the soils were suitable for agriculture. As the 20<sup>th</sup> century waxed, the area found its niche in fruit production on the fertile lands while state and federal conservation departments acquired the marginal or infertile acreage, and elements coalesced to set the stage for what we now call Acme's scenic rural character.

That character has long been prized by urban refugees seeking respite in water and woods. Chicago tourists promptly used their newly-invented

cars to venture up Lake Michigan's eastern coast, and in 1911 the West Michigan Lakeshore Highway Association began planning the first improved highway from Chicago to Mackinaw City to support a neophyte resort industry.<sup>3</sup> That road, called the West Michigan Pike and advertised as "Lake Shore all the Way," was completed in 1922, literally paving the way for new lodging, restaurant, and attraction opportunities. It became part of the state highway system as M-11 and joined the national highway system four years later as US-31. M-72's east-west route across the peninsula grew more slowly, but its route between Traverse City and Kalkaska via Acme had been established by 1946 and fully paved by 1959.<sup>4</sup>

Today, the northern and interior portions of Acme Township are lined with productive farms, protected by one of only two Purchase of Development Right (PDR) programs in the county. Commercial development hugs the trunklines and continues to intensify as development of the Grand Traverse Town Center gets underway. The Grand Traverse Resort, owned by the Grand Traverse Band of Ottawa and Chippewa Indians, offers a getaway experience complete with premiere golf, spa, and casino. The southwest corner of the Township provides growing Traverse City with suburbs, while residential development of a more rural nature

dots the northern East Bay shoreline. And the heart of Acme Township, at the junction of US-31, M-72, and the East Bay, is undergoing intensive revitalization to connect commerce, recreation, and livability as part of the Acme Shores Placemaking Project.

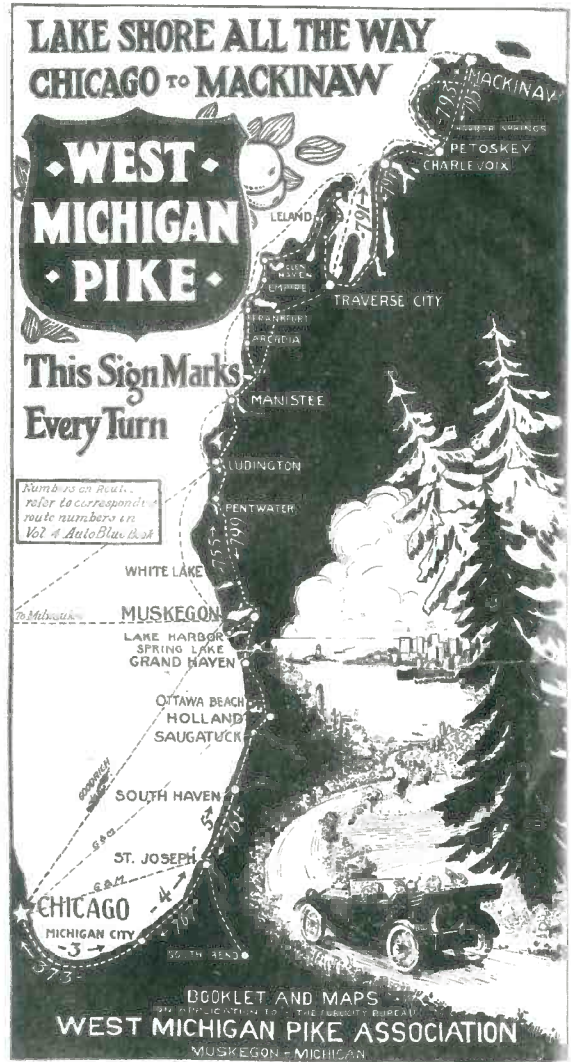
## DEMOGRAPHICS

Statistics can be overwhelming. As interesting as any individual fact may be, poring over pages of charts and percentages can rapidly descend into confusion. Figure 2 presents a "demographic dashboard" to illustrate key Acme Township facts and place them in context relative to Grand Traverse County, the State of Michigan, and the United States.

### *Population*

The 2010 Census counted 4,375 Acme Township residents, a 43-resident gain over the 2000 count. This 0.1% rate of growth was slower than the United States (0.97%) or Grand Traverse County (1.2%), but avoided becoming part of Michigan's notorious population loss during that decade (-0.06%). These residents make up 1,806 households with an average household size of 2.42 persons, slightly larger than in Grand Traverse County (2.39) and smaller than the rest of Michigan (2.49) and the United States (2.58). More households are made up of families than in the aggregated populations



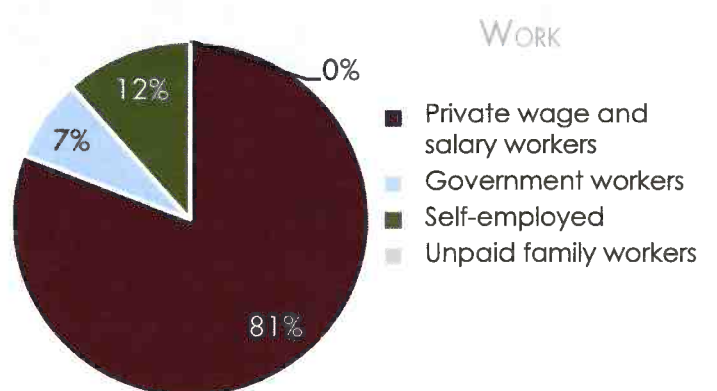
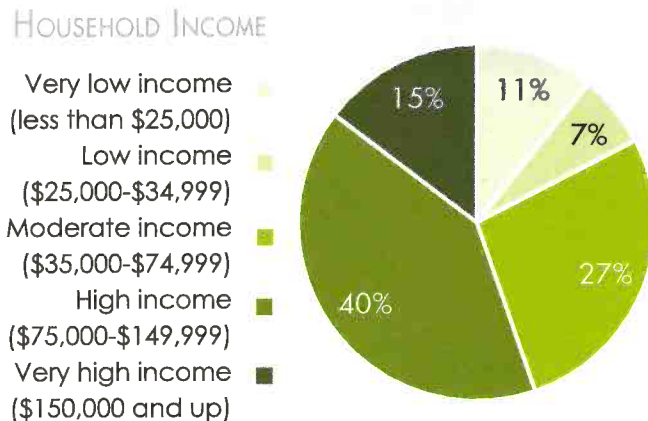
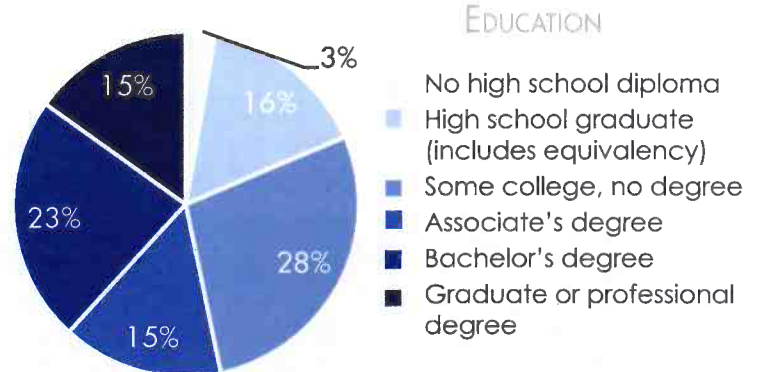
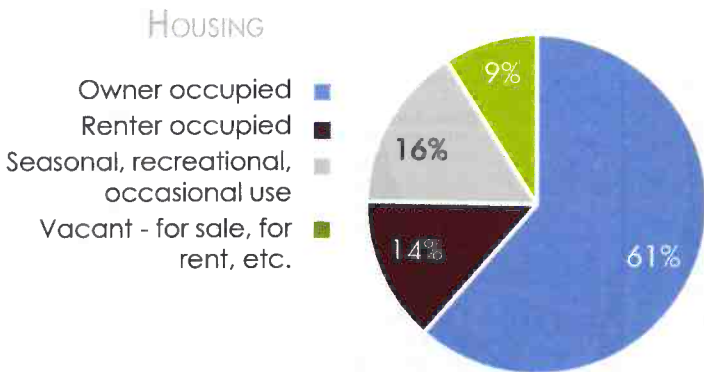
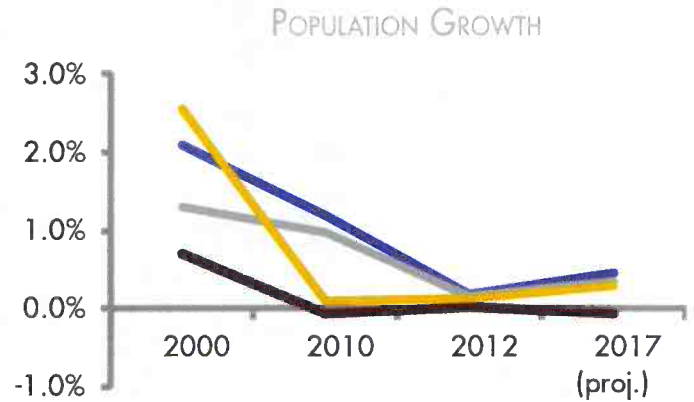
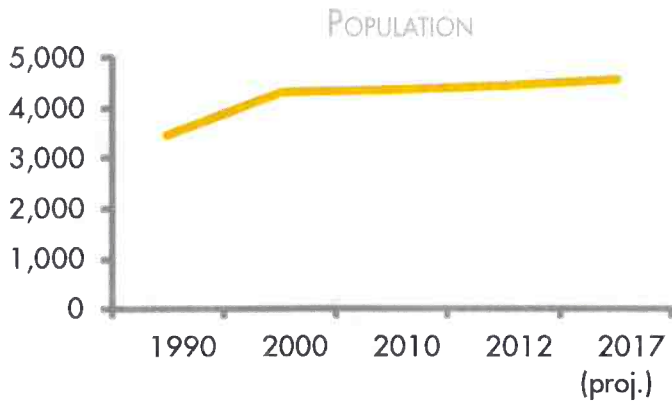


# Acme Township Dashboard

2. Demographic dashboard

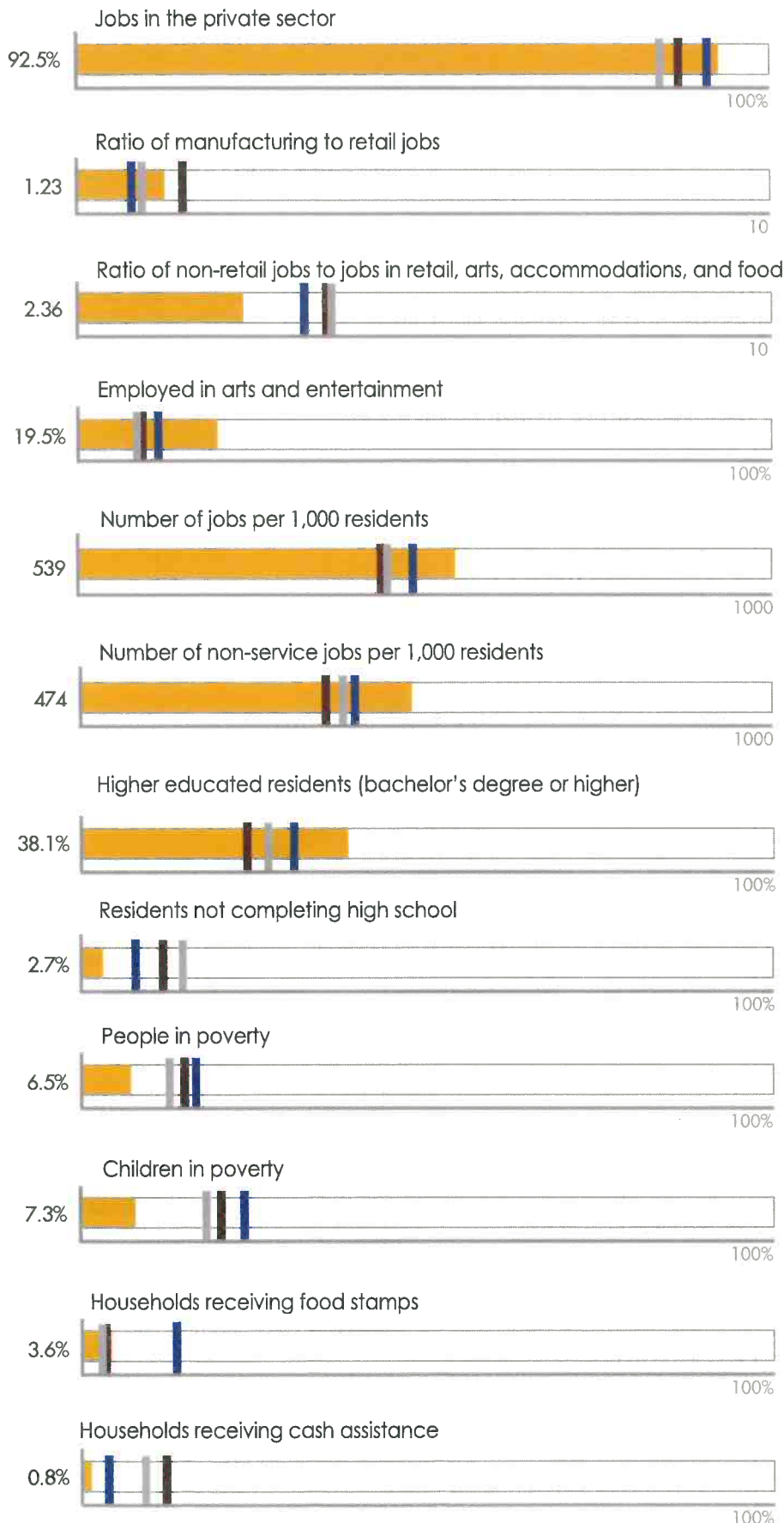
Key for population and prosperity index graphs:

■ Acme Township   
 ■ Grand Traverse County   
 ■ Michigan   
 ■ United States



Classifications modified from HUD guidelines, using the state median income of \$48,432.

PROSPERITY INDEX



HOUSEHOLDS

1,782  
total households  
2.45  
person average household size  
\$195,500  
owner-occupied median home value

782  
median gross rent

75%  
housing units with a mortgage

EDUCATION

23.9%  
population enrolled in school

97.3%  
high school graduate or higher

38.1%  
bachelor's degree or higher

COMMUTING

95%  
workers who commute

90%  
commuters who drive alone

19.1  
minute average commute

EMPLOYMENT

12.6%  
unemployment rate

12.9%  
civilian veterans

INCOME

\$76,870  
median household income

\$31,923  
median earnings for workers

\$62,624  
male full-time, year-round earnings

\$42,378  
female full-time, year-round earnings

6.5%  
population in poverty

7.3%  
children in poverty

TOP INDUSTRIAL SECTORS

22%  
education, health care, social assistance

20%  
arts, recreation, accommodation, food

12%  
manufacturing



(71.1% vs. 64.8-66.4%), particularly husband-wife families (60.3% vs. 48.0-51.2%), though fewer have children in them (27.2% vs. 29-33.4%).

The median age of 46.6 is older than in any of the aggregated populations (range: 37.2-41.3 years), and more households have at least one individual aged 65 or older than in the larger populations (32.3% vs. 24.9%-25.8%). Figure 3 shows that on closer inspection, there is a particular dearth of Acme residents between about 20 and 40 years old. This situation merits attention because this age group is among the most productive: as can be seen in table 4, they are one of the two age brackets which contribute a greater share of Acme Township’s total disposable

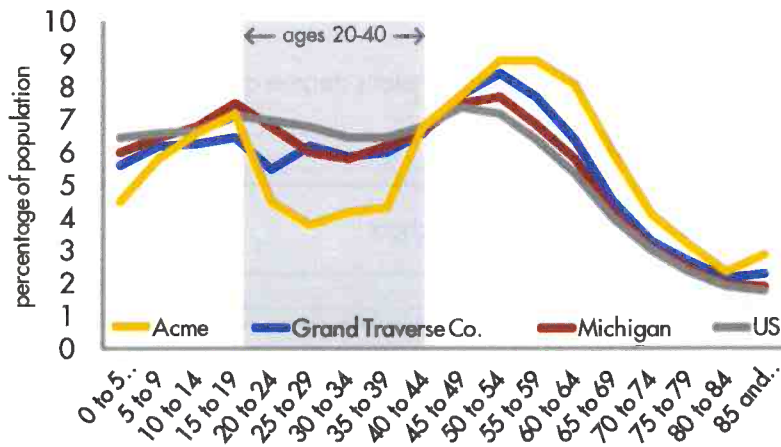
income than the share of households it represents. During their public engagement session, Acme Township business owners particularly noted a need to attract younger families to the area.

### Housing

Housing construction history paints a vivid picture of Acme Township’s explosion in popularity circa 1970. Before that year, the township had a total of 473 homes. Nearly twice as many were built in the following decade alone, followed by two more decades of frantic development before the housing crisis returned the pace back to the level of the 1960s. Today, there are 2,399 dwelling units in the Township, of which 1,806 are occupied. Sixty-four percent of the

3: Population by age (right)

4: Disposable income by age of householder (below)



← ages 20-40 →

AGE OF HOUSEHOLDER							
	<25	25-34	35-44	45-54	55-64	65-74	75+
Total households	40	145	238	396	441	290	270
Average disposable income	\$36,625	\$51,776	\$62,633	\$67,615	\$60,941	\$46,698	\$35,102
Share of households	2.2%	21.0%		46.0%		30.8%	
Share of disposable income	1.5%	22.3%		53.4%		22.9%	
Disposable income/households	0.68	1.06		1.16		0.74	

unoccupied units, or 15.8% of all housing structures, are for seasonal or recreational use, a number that is significantly higher than in other populations (range: 3.5-8.6%) and provides hard evidence of the Township's appeal to those looking for a getaway. Most homes (86.1%) are heated by utility gas, with a few using bottled, tank, or liquid petroleum gas (7.0%), electricity (3.4%), wood (1.7%), or fuel oil (0.4%).

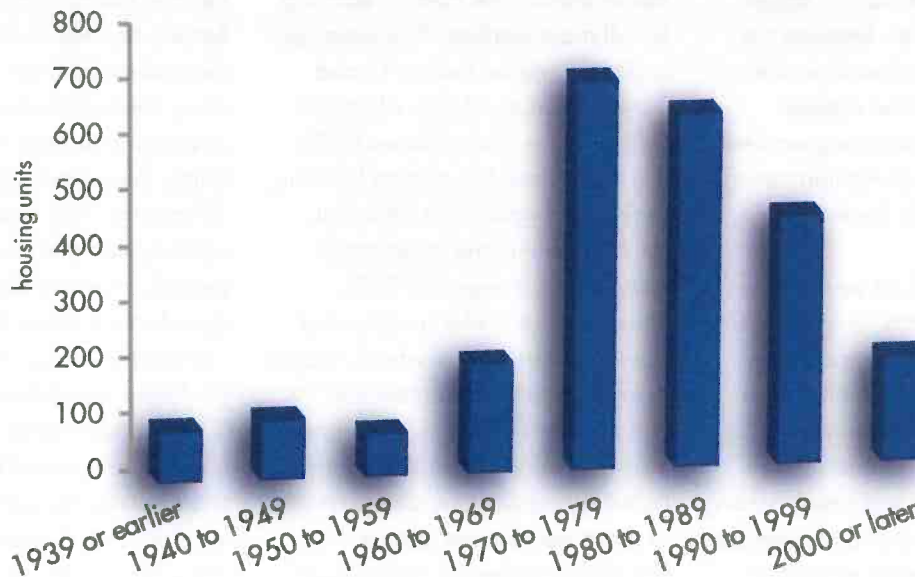
Most of the homes (81.7%) are owner-occupied, and three quarters of the owner-occupied homes are mortgaged. The median home value is \$195,000. Thirty percent of the structures are multi-family units, with the rest either detached or attached single-family units. The median gross rent is \$782, and over a

quarter of renting households (27.3%) are paying more than 35% of their household income for rent. The rental vacancy rate of 30.9% is three times that at the county, state, and national levels, perhaps reflecting seasonal rentals.

### Education

Acme Township is home to a well-educated populace. It comes remarkably close to achieving universal secondary education: 97.3% of residents have a high school diploma, compared with 85.4% nationwide. Well over one third (38.1%) have bachelor's degrees, about 10 percentage points higher than in the aggregated populations, and an impressive 15% hold a graduate or professional degree.

5: Housing unit construction over time



### *Income*

The strong link between education and income is demonstrated in Acme Township, where the median household income of \$76,870 is 146% of the national median. Almost 15% of households earn more than \$150,000 per year, more than twice the rate of Grand Traverse County (6.4%) or the state of Michigan (6.6%). Due to Acme's higher median age, slightly more people have Social Security or retirement incomes than in the larger populations (33.1% vs. 27.9-30.6% and 24.5% vs. 17.5-22.3%, respectively).

The ratio of manufacturing workers to retail workers in Acme is 1.26 (272/222), indicating an economy balanced between the two sectors and therefore best able to adjust to changes in either. Because the median earnings of retail workers are about 57% of the median earnings of manufacturing workers, the slight tilt toward manufacturing is advantageous to the workforce.

Just under 20% of all workers are employed in the arts, entertainment, recreation, and accommodation fields, a figure that is higher than in Grand Traverse County (11.7%), Michigan, or the US (both 9%). These fields consistently rank among the lowest-paid: among all workers in the US, the median income in this sector (\$15,343) is 46% of the overall median income (\$33,149),

and among year-round, full-time workers, it is 62% (\$26,303 vs. \$42,431). In Acme Township, the ratio of all workers' earnings in art, entertainment, recreation, and accommodation to overall median earnings is even smaller at 41.2%. However, there is a dramatic reversal among full-time, year-round workers in those fields, where earnings shoot up to 167.2% of the overall median. This is primarily due to the Grand Traverse Resort and its workforce. According to the Traverse City Area Chamber of Commerce, the Grand Traverse Resort is the third largest employer in the Grand Traverse County with 943 employees.<sup>5</sup>

The median earnings for all female workers in Acme Township are about 60% of the median earnings for all male workers. This wage gap is slightly greater than in Grand Traverse County (65%), Michigan (63%), or the United States (69%). It is slightly smaller among full-time, year-round workers at 69%, but still lags behind the aggregated populations (range: 70-78%). These numbers offer a somewhat homogenized view of what turns out to be a quite varied landscape. As can be seen in table 6, the highest-paying profession for all workers is Public Administration, and so many of those workers are female that a median income for males could not be computed. On the other hand, educational services, health

care, and social assistance had by far the greatest number of workers, and there the females' median earnings are dwarfed by the males' (\$104,667 vs. \$32,083) despite making up over three quarters of the workforce. Only in the field of manufacturing do the women out-earn the men.

Poverty is low in Acme Township at 6.5%, as compared with 10.9% for Grand Traverse County, 15.7% for Michigan, and 14.3% for the country overall. Child poverty, which is often substantially higher than the overall poverty rate due to a single household's economic circumstances affecting several children simultaneously, is also low at 7.3%. The highest poverty rates in the township occur in female-headed households (15.1%), and female-headed households with dependent children are more than three times as likely as the general population to have had an income below the poverty level in the last 12 months. This is particularly salient given that over the same period, 61.4% of the women who gave birth in Acme Township were unmarried—almost twice the rate in the larger populations (range: 34.3-37.6%). Addressing the wage gap is a critical piece of the solution to this disparity, as are support systems for child care, flexible work and school schedules, and a breadth of transportation options.

6. Income by industry and gender

	ALL WORKERS				FULL-TIME, YEAR-ROUND WORKERS					
	Median earnings % of workforce	% male	Median earnings: male	% female	Median earnings: female	% of male earnings	Median earnings: male	% female	Median earnings: female	Female earnings as % of male earnings
Civilian employed population 16 years and over	\$40,805	54%	\$51,885	46%	\$31,157	60%	\$61,719	44%	\$42,378	68%
Public administration	\$70,341	20%	2,500-	80%	\$70,909	-	-	91%	\$70,909	-
Transportation, warehousing, utilities	\$63,542	35%	\$86,250	65%	\$63,542	74%	-	79%	\$63,542	-
Information	\$54,167	75%	-	25%	-	-	-	25%	-	-
Finance and insurance, real estate, rental, leasing	\$50,625	72%	\$62,530	28%	\$29,861	48%	\$57,500	26%	\$45,781	80%
Construction	\$47,679	69%	\$49,524	31%	\$29,779	60%	\$50,234	34%	\$29,779	59%
Professional, scientific, management, administrative, waste management	\$46,429	66%	\$46,607	34%	\$42,273	91%	\$66,538	30%	\$42,159	63%
Manufacturing	\$42,604	74%	\$41,250	26%	\$43,177	105%	\$41,193	29%	\$43,177	105%
Educational services, health care, social assistance	\$36,277	23%	\$104,667	77%	\$32,083	31%	\$104,000	74%	\$40,083	39%
Agriculture, forestry, fishing, hunting, mining	\$32,188	4%	\$40,750	14%	-	-	\$52,963	0%	-	-
Wholesale trade	\$26,657	4%	\$26,250	17%	-	-	-	52%	-	-
Retail trade	\$24,211	9%	\$63,075	50%	\$23,032	37%	\$63,675	42%	\$23,542	37%
Arts, entertainment, recreation, accommodation, food services	\$16,806	20%	\$26,029	36%	\$11,173	43%	\$86,957	25%	\$27,000	31%
Other services, except public administration	\$11,250	3%	\$44,904	63%	\$6,705	15%	-	0%	-	-



### *Businesses*

According to the proprietary Esri Business Analyst software, 245 businesses in Acme Township employ 3,736 persons. Since there are only 2,359 employed Acme Township residents, the jobs-to-workers ratio is 1.58, meaning that there is a net influx of persons into the Township for work. While the discussion in the previous section focused on the employment of Acme Township residents, this section

focuses on persons who work in Acme Township, regardless of their place of residence.

Almost half of Acme Township jobs (45.1%, or 1,684 workers) are in the 24 businesses with the North American Industrial Classification System (NAICS) code of "Accommodation and Food Services," and nearly another quarter (22.4%) provide "other services, except public

administration." "Retail trade" has the highest number of businesses at 43 (17.6% of all businesses) and the third highest number of employees at 415 (11.1% of the workforce). "Construction" and "Professional, scientific, and technical services" each occupy just over 10% of the share of businesses (30 and 27, respectively) and 3% of the share of employees (116 and 125, respectively).



## NATURAL AND CULTURAL RESOURCES

One of Acme Township's largest and most obvious natural resources is its approximately 9.5 miles of shoreline along the East Grand Traverse Bay. Proximity to water is a draw for nearly any human habitation, and the turquoise expanse of Lake Michigan is a unique jewel. The seemingly limitless supply of freshwater has been of critical value since the early

days of Acme's settlement, and its moderating effect on the otherwise harsh northern Michigan climate is similarly fundamental. Less essential, but still pivotal, benefits include stellar aesthetics and recreational opportunities. The Grand Traverse Bay as a whole has anchored attraction to the Traverse City area throughout the region's developed history, and Acme Township's position on the "east coast" is a great privilege.

Another of Acme's important natural resources is its fertile soil. According to the Natural Resources Conservation Service of the United States Department of Agriculture, parts of Acme Township are classified as "prime farmland," meaning the land has the best combination of physical and chemical characteristics for the production of food, fiber, and forage. Producing primarily apples and cherries, much of this land is

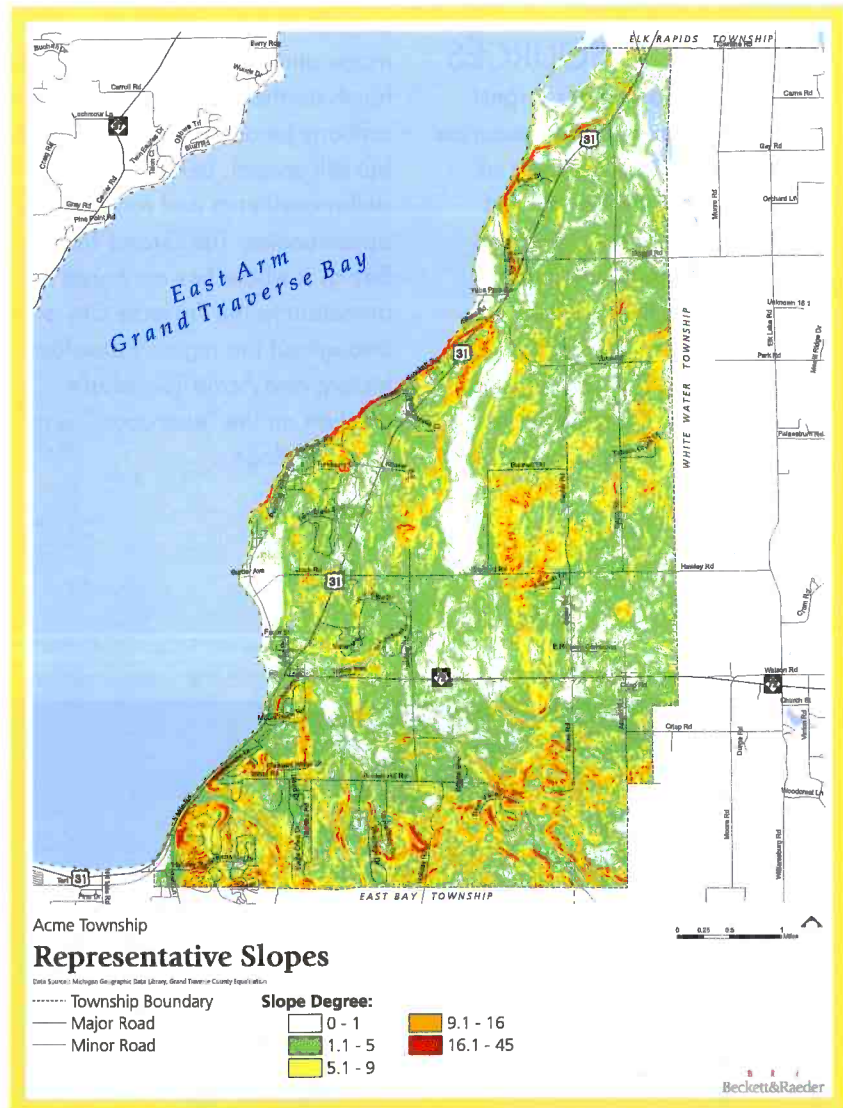


either already protected by Acme's Purchase of Development Rights program or eligible to receive such protection.

Acme's topography includes a series of glacial moraines running north and south through the Township. These ridgelines and valleys are part of the region's distinct setting, offering lovely views of the surrounding landscape and breathtaking vistas of East Bay. They also play an important role in soil fertility by affecting water drainage and air circulation patterns. Figure 8 shows the areas where elevation changed at least 30 meters over a 750 meter radius to produce cold air drainage.

The Northern Michigan wine industry has been building steam since the 1970s and has begun maturing into international recognition since the 1990s. Good agricultural conditions have given rise to a cluster of vineyards and associated tasting rooms, which have begun to coalesce into a regional draw. Though a 2008 assessment of seven Michigan counties for vineyard suitability found weather conditions in Acme Township to be less than ideal due to its short growing season,<sup>6</sup> its immediate proximity to a vast swath of eminently suitable land indicates that vineyard cultivation may still be possible with a few adjustments. Vineyards sited to face south or west can best take

## 7. Representative slopes map

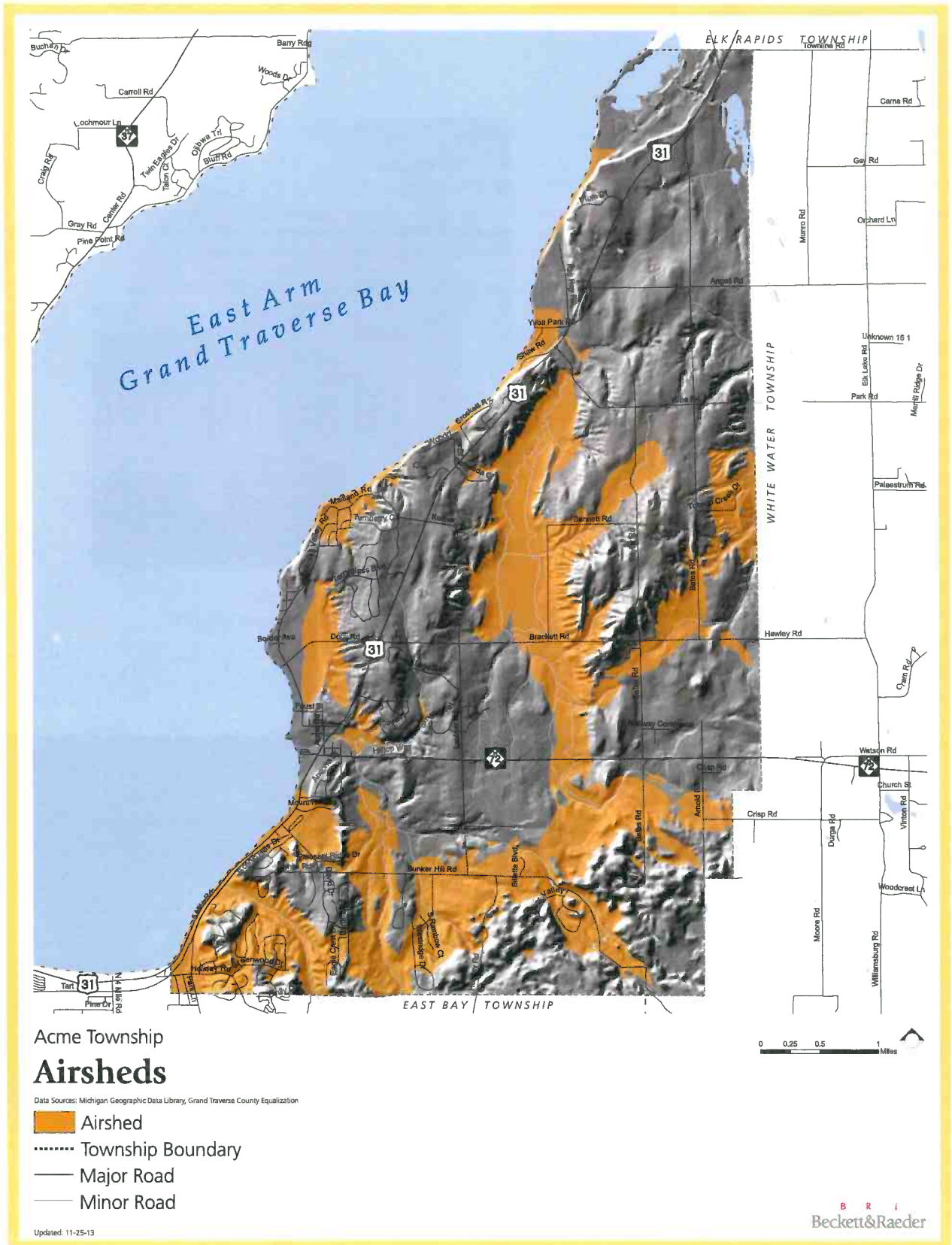


***“At the tip of the [Old Mission] peninsula, you will stand in the center of a band, from about the 50th to 30th degree latitudes, that circles the globe like a necklace strung with some of the world’s great winemaking regions. To name but three in the Northern Hemisphere, they are Bordeaux in France, Piedmont in Italy and our own Columbia Valley of Washington and Oregon.”***

— The Chicago Tribune, 2013<sup>7</sup>



8. Airshed map



advantage of the sun's warmth during the day. Those on sloping ground can take advantage of the tendency of cooler, heavier air to sink, passing by the delicate fruit and leaves to pool in concentrated valley pockets. These circulation patterns, known as "airsheds," can be significantly affected by the built environment, as when a structure at one end of a valley blocks the flow of warmer daytime air and thus traps the frost.

The Hoxie House in figure 9, built for founder Leonard Hoxie, has stood beside the East Bay since 1875. Most recently known as the Knollwood Motel, the parcel was among the shorefront properties purchased in conjunction with the Acme Shores Placemaking Project. The Acme Township Heritage Society, formed in 2010 and now headquartered in the Hoxie House, rallied the community around an effort to save the house through public awareness efforts and regular fundraisers.<sup>8</sup> The Society secured an agreement from the Township to move the house and received an offer of a parcel of land 4,000 yards away on the 182-acre Grand Traverse Town Center development slated to host a Meijer store.<sup>9</sup> The Acme Heritage Society plans to raise \$125,000 for moving and improvements so that the house can arrive at its new site in May of 2014, where it will become the Society's historical museum.

The John Pulcipher House, shown



9. Hoxie House  
Photo: Grand Traverse Insider



10. John Pulcipher House

in figure 10 and constructed in 1883 by Acme Township’s organizer and first supervisor, fulfilled a promise to Mr. Pulcipher’s Ohio schoolteacher wife that he would build her a fine house for accompanying him so far from home.<sup>10</sup> It remained in the family until Pulcipher’s niece ceased to occupy the house in 1964, and then the un-plumbed, un-electrified house stayed vacant for the next 35 years. The Veliquette family bought the property toward the end of the 20<sup>th</sup> century in order to add the 150 acres of Pulcipher cherry orchards to the 250 adjacent acres the Veliquettes already owned. The family decided to embark on a full restoration of the home in 1999. It was placed on the National Register of Historic Places in 2001 and is now operated as the Country Hermitage Bed and Breakfast.

## OPEN SPACE AND RECREATION

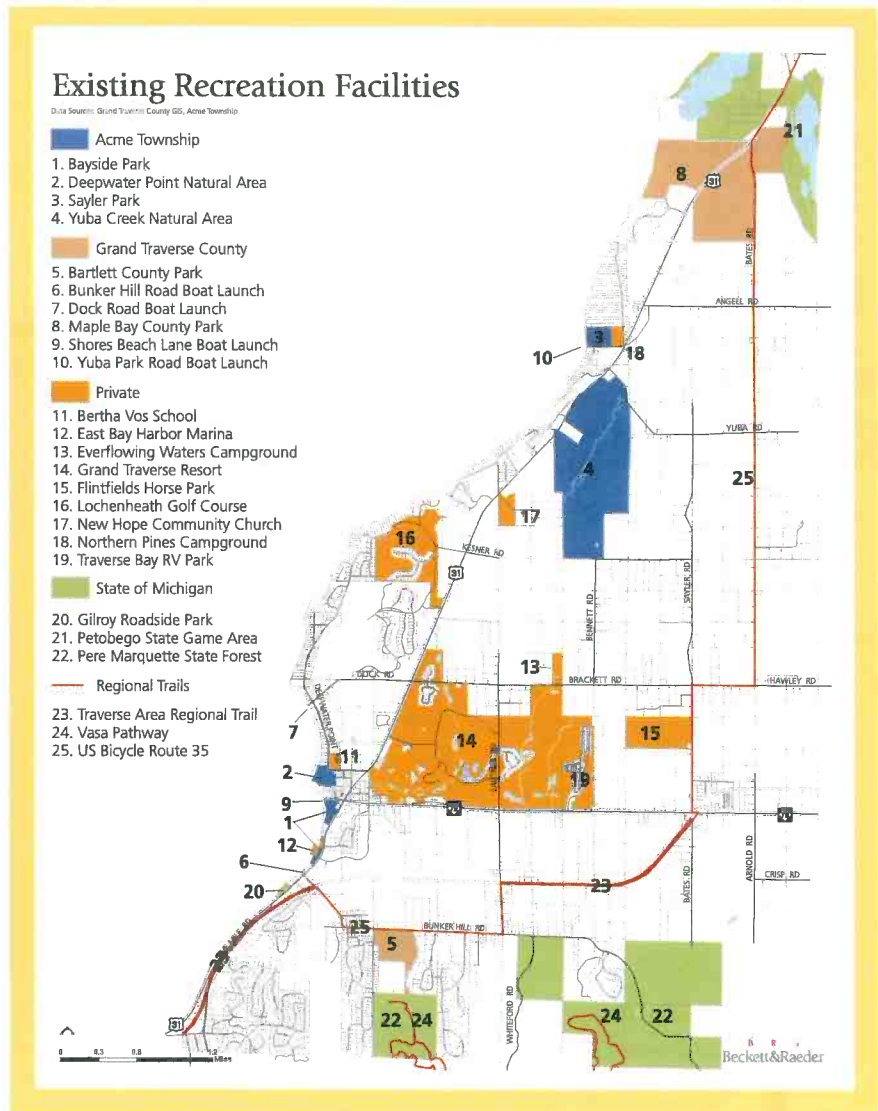
Acme Township owns four of the existing recreation facilities shown in in figure 11 and hosts 15 more which are owned by the county, the state, and the private sector. The largest Acme Township facility is Yuba Creek Natural Area, a 413-acre preserve in the northern portion of the Township with trails. Deepwater Point Natural Area, much smaller at 14.9 acres, also has trails and includes East Bay frontage as well as parking.

Further north on the shoreline is Saylor Park, a 22-acre facility with three shelters, picnic tables, grills, horseshoe pits, volleyball, and restrooms.

The 11-acre Bayside Park is Acme’s smallest park, but it is the most centrally located at the intersection

of US-31 and M-72. The site and its surrounding area are presently at the center of the “Acme Shores Placemaking Plan,” which began as a citizen-driven strategy to acquire and preserve shoreline properties as public parks and beaches for future generations (figure 12). The three acquisition

11. Recreation facilities map





phases have been completed, and the shoreline corridor has been master planned to determine and incorporate citizen preferences, address multimodal traffic concerns along the thoroughfares, and lay the groundwork for beneficial connections between local businesses and the emerging public space.

Grand Traverse County owns four boat launches in Acme Township, located at Dock Road, Bunker Hill Road, Yuba Park Road, and Shores Beach. It also owns the Bartlett Park

Vasa Trailhead, which is part of the Traverse Area Recreation and Transportation (TART) trail system, and provides restroom facilities to serve them. Maple Bay County Park is a former 400-acre dairy farm which is currently being master planned. The State of Michigan offers 433 acres of natural open space at the Petobego State Game Area; 2.2 acres of beach access, picnic tables, grills, and restrooms at MDOT Gilroy Roadside Park; and boat access and parking to East Bay.

Private recreation facilities provide a greater diversity of uses. The largest is the 1,400-acre Grand Traverse Resort, with 54 holes of golf, indoor and outdoor tennis and pools, and beach frontage. Equestrian amenities including stables and competition fields are available at Bates Horse Park. New Hope Community Church's 20-acre grounds have softball, soccer, and all-purpose fields, two tennis courts, playground equipment, and restrooms, while International School at Bertha Vos has playground equipment and a winter

## 12. Marina and Bayside Park master plans



ice skating rink and hut. Boat access is obtainable at East Bay Marina, and rustic camping is available at Everflowing Water Campground.

**COMMUNITY FACILITIES**

In addition to the four Township-owned parks previously mentioned, two other community facility systems warrant Acme’s attention: water and sewer, and the Township Hall/Fire Department site (figure 13).

Presently, no public water facilities are available in Acme Township. The Grand Traverse Band of

Ottawa and Chippewa Indians has provided private water facilities for their Grand Traverse Resort and has contracted to provide water to the Grand Traverse Town Center. However, such piecemeal solutions are likely to be inadequate to serve future needs. The Grand Traverse Metro Emergency Services Authority fire chief has recommended that the Township needs public water for future commercial growth, citing recent problems with a new Goodwill retail outlet on M-72 as an example. The Grand Traverse County Health Department

expressed concerns about water quality, particularly as they relate to septic systems in residential development. Acme Township’s status as a regional “Growth and Investment Area” is highly predictive of greater demands on its infrastructure system, of which water and sewer are primary components. By taking the lead on the siting and construction of these infrastructure improvements, the community can both encourage development in desired areas as well as discourage the encroachment of development into areas more suited for other



uses.

Acme Township is part of a collaborative venture with other Grand Traverse Townships, and Elmwood Township in Leelanau County, known as the Grand

Traverse County Septage Treatment Facility (GTCSTF), which provides Township property owners access to a sanitary sewer system and centralized treatment facility. The Grand Traverse County Department of Public Works is the facility owner.

Acme Township, East Bay Township, and Garfield Townships have constituted and been served by the Grand Traverse Metro Fire Department since 1980, reorganized in 2008 to become the Grand Traverse Metro Emergency Services Authority (MESA). At the regional agency meeting hosted by Acme Township, MESA noted that it was looking for a location for a new fire station building. Construction of this facility in Acme Township could allow for an improved Township Hall and an opportunity to include a township library.

13. Community facilities map



Acme Township Hall, located at 6042 Acme Road, houses the Acme Township substation for MESA and Township Administration offices for the Supervisor, Treasurer, Clerk, Assessor and Zoning Administrator. A large room serves as the central board room for the Trustees, Planning Commission, Zoning Board of Appeals and other committees, for which the building was not intended. It is functionally obsolete for Township business and not conducive to Township operations.

In addition to the facilities mentioned, the Township also owns and operates the Acme Township Cemetery located south of the entrance to the Grand Traverse Resort on the east side of US-31.



***“Neighborhoods, cities and regions are awakening to the importance of ‘place’ in economic development. They are planning for a future that recognizes the critical importance of quality of life to attracting talent, entrepreneurship and encouraging local businesses. Competing for success in a global marketplace means creating places where workers, entrepreneurs, and businesses want to locate, invest and expand. This work has been described as a ‘sense of place’ or ‘place-based economic development’ or simply ‘placemaking.’ Economic development and community development are two sides of the same coin. A community without place amenities will have a difficult time attracting and retaining talented workers and entrepreneurs, or being attractive to business.”***

— Governor Rick Snyder, 2011<sup>11</sup>

## ECONOMIC DEVELOPMENT

In keeping with the state and the region, Acme Township has embraced placemaking as the heart of its economic development strategy. It is remarkably well-suited to do so, containing within its 25 square miles a topographic and developmental diversity that encompasses four of the six “transects” presented in figure 15. Transects are zones characterized by the level of intensity of their natural, built, and social components, arranged on a continuum from the most natural places to the most urban. This classification system, developed at the turn of the 21st century as an alternative to conventional use-based zoning systems, figures prominently in the

Placemaking curriculum developed by the State of Michigan MIPlace Partnership.

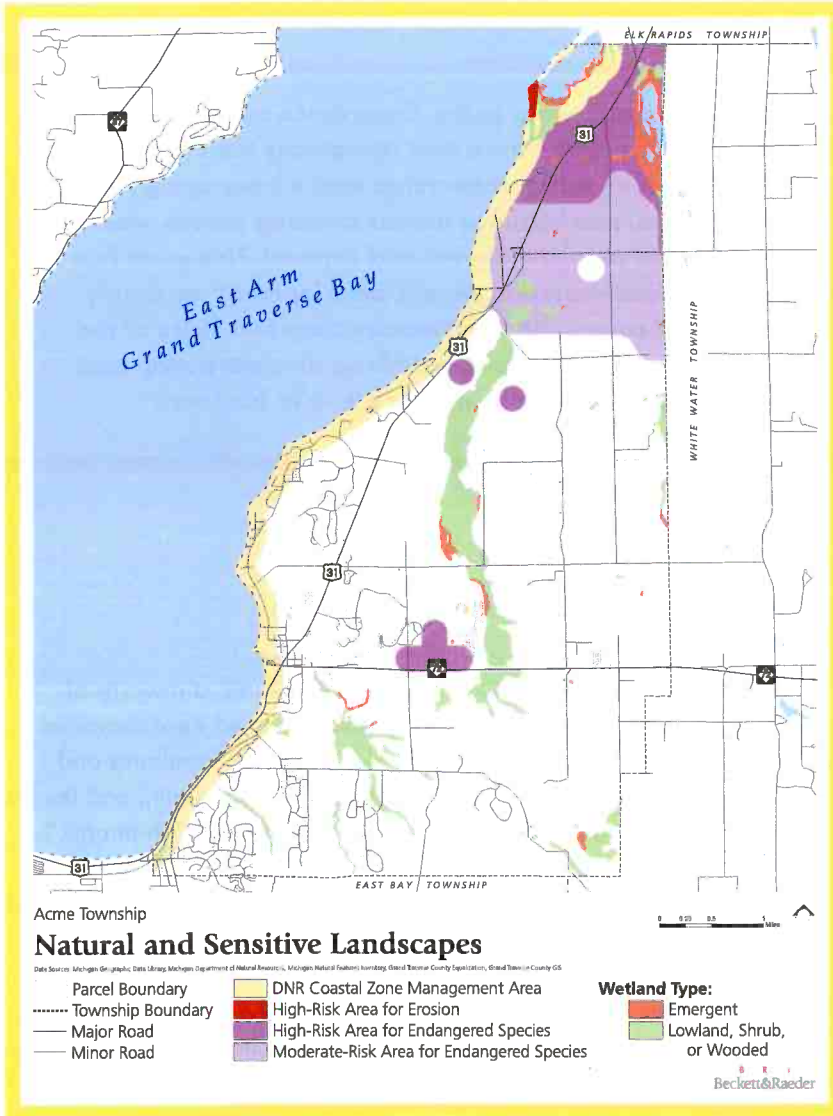
### *T1 – Natural and Open Space*

The consequences of Acme Township’s Growth and Investment Center designation may be just as profound for its pristine areas as for its built ones. As land use intensifies at the US-31 and M-72 intersection, the tendency for that intensity to diffuse itself by “sprawling” onto adjacent land is well-known and will almost certainly occur if no preventive action is taken. Currently, nearly all of the land north of M-72 is agricultural, vacant, forested, rural residential, or conserved—and citizens like it that way. When they were asked about protecting

natural features, a majority of residents named rural character, wildlife habitat, farmlands and orchards, water quality, and the East Bay shoreline as “high priority.”

Our understanding of the economic value of undeveloped land is changing along with the global paradigm. Since the industrial revolution, cheap land and access to resources for exploitation have been the chief business input considerations. With the advent of the knowledge economy, good talent has become a more valuable resource than cheap land in many cases. Therefore, communities wishing to attract business must begin aiming to change what they offer. Understanding why people choose to live where they do is a paramount concern to the

14. Natural and sensitive landscapes map



issue of economic development. Acme Township residents have articulated clearly their appreciation for the juxtaposition of the largest commercial center in northern Michigan, Traverse City, with the open vistas provided by the operating farms, orchards, and resorts.

*T2 – Agricultural*

Approximately 34% of the existing land use in the Township is agricultural, primarily devoted to cherries and apples. Citizens have demonstrated their commitment to preserving this land use by passing a millage to support participation in the Grand Traverse County Purchase of Development Rights (PDR) program designed to offset the financial incentive of development.

Perhaps the most overt combination of agricultural activity with placemaking for economic benefit comes in the form of agricultural tourism. Often shortened to “agritourism,” the word refers to the practice of visiting working agricultural establishments for





## 15. THE ACME TOWNSHIP TRANSECT



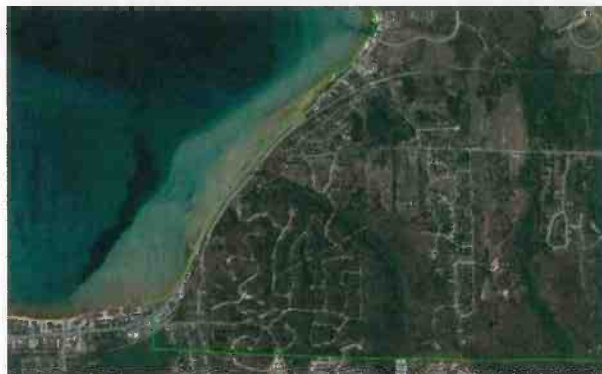
### *T1 - Natural and Open Space*

T1 land is respected on its own merit—we don't think development can improve upon what's already there. Once a community has decided which lands it wishes to designate as T1, it can then take steps to protect them and offer respectful access.



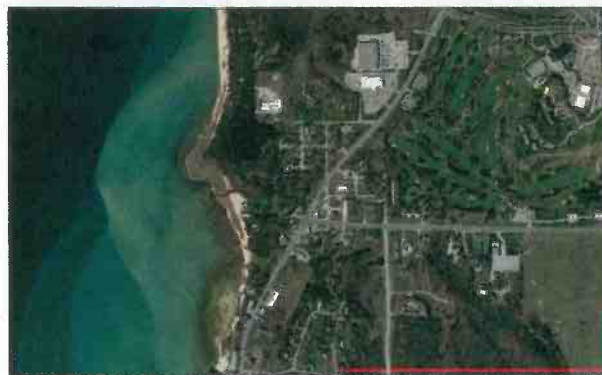
### *T2 - Agricultural*

In the T2, humans meet the land on its own terms. We gain value from its use, but its native characteristics (soil, vegetation, habitat) tell us what those uses will be. Buildings and roads relate directly to the land-based activities.



### *T3 - Residential (Suburban)*

T3 land has undergone suburban-style development. It is fairly low-density, with large residential and commercial lots and a curvilinear residential street pattern. Drivability is generally emphasized over walkability.



### *T4 - Urban Corridor*

A primary characteristic of the T4 is that it is dense enough to support commercial activity, achieved through smaller lot sizes and multiple-family residential development. In its best form, this proximity of commercial and residential development creates a walkable, "complete" environment.

***“Agri-tourism generates economic and social benefits to agri-tourism operators, their customers, rural communities, and the state of Michigan. Through on-site sales, value-added production, and services (i.e. school tours, corn mazes, and Halloween activities), agri-tourism yields the additional income that enables operators to maintain a “way of life” and the family farm. For its customers, agri-tourism provides a place to obtain fresh produce and experience nature with their families. For rural communities and the state of Michigan, agri-tourism generates employment and tourism and tax revenues, while helping to maintain open space and the viability of Michigan agriculture. By expanding product offerings, agri-tourism’s sales potential can be further increased while simultaneously providing visitors with greater choice. It is recommended that the state of Michigan provide further support for agri-tourism, which integrates Michigan’s second and third largest industries, agriculture and tourism.”***

— Michigan Grape and Wine Industry Council, 2010 <sup>12</sup>

the purpose of entertainment or education. The concept is far from new to the region—Traverse City’s famed cherries were joined by grapes in the 1970s, and no less than four wine tasting rooms opened their doors by the end of that decade<sup>13</sup>—but it has grown so rapidly as a practice that the United States Census of Agriculture included it in its study of “agricultural diversification” for the first time in 2002, and the activities so classified offered the highest average income during 2007.<sup>14</sup> Combining as it does Michigan’s second and third largest industries, this is a uniquely local economic opportunity to be supported and encouraged.

Northwest Michigan is at the forefront of a new and growing movement to do just that by linking food production, distribution, and consumption through regional “Food Innovation Districts.” A food innovation district is “a geographic concentration of food-oriented businesses, services, and community activities that local governments support through planning and economic development initiatives in order to promote a positive business environment, spur regional food system development, and increase access to local food.”<sup>15</sup> Such districts do away with a narrow, produce-and-ship focus to extend the benefits of agricultural production through the business community (clusters,

retail opportunities, supply chain management, skilled workforce development) and the public at large (healthier food, stronger job market, development of a food-based cultural component). They are considered a tool for “economic gardening,” the practice of spending a community’s resources to help native businesses grow and expand rather than offering incentives to established businesses to relocate within the community (“economic hunting”).<sup>16</sup>

When United States Department of Agriculture deputy secretary Kathleen Merrigan presented her organization’s 2011 finding on food hubs, including the identification of 170 already operating across the country, she did so in Michigan and mentioned Traverse City’s Cherry Capital Foods specifically.<sup>17</sup> The Food and Farming Network makes up one of The Grand Vision’s six issue area networks. As the region focuses on development of its comprehensive Food Innovation District, individual communities with the involvement of local growers and producers can adopt a narrower focus that is particularly well-suited to their contribution.

### *T3 – Residential*

Residential zones are not always considered as part of the creation of an economic development strategy, but they are a critical part of a community’s economic

system. They are the places that workers, shoppers, and customers must travel to and from, and thus their location and accessibility can either fuel or choke the activity. Traditional suburbs in the southern portion of the Township offer a medium-density setting attractive to many, and the fact that most travel is necessarily done by car widens residents' comfortable reach. In addition to these traditional single-family developments, the Township intends to cultivate a "mixed housing" neighborhood type close to the new developments, to include clustered residential and open space subdivisions, small-lot residences, and apartments. These slightly more dense, diverse, and close housing options change the market base of the community by creating an expanded pool of workers and customers with an incentive to work and play nearby. As the neighborhoods, Acme Village, and Grand Traverse Town Center mature, they are envisioned to join the Grand Traverse Resort to build a cohesive, interconnected, mixed-use core in the Township.

### T4 – General Urban Corridor

As described by the MIPlace curriculum, strategic placemaking as an economic development approach is specifically targeted to key activity centers, transportation corridors, and nodes of intersection. Acme Township's position at the nexus of US-31 and M-72 (figure 16) offers two corridors and a development

16. Road classification map



**“Traditionally, through thousands of years of human settlement, urban streets have performed multiple functions. Mobility was one of the functions, but economic and social functions were important as well. Retail and social transactions have occurred along most urban thoroughfares throughout history. It is only in the 20th century that streets were designed to separate the mobility function from the economic and social functions.”**



node, contributing significantly to its selection as a Growth and Investment Area in Grand Traverse County.

In the case of US-31 and M-72, the Grand Traverse Resort and Spa anchors the corner. Its contributions to the local economy are twofold: it draws tourist dollars from outside the community, and the Grand Traverse Band of Ottawa and Chippewa Indians is the largest employer within the community.

US-31 and M-72 are both considered “principal arterials” by the Federal Highway Administration’s National Functional Classification System. These roads provide the highest degree of mobility available without limiting access through the use of on- and off-ramps or grade-separated intersections. Traditionally, this has meant a road design that is fully auto-centric, with wide rights-of-way and turning radii, high speed limits, and few if any accommodations for other modes of transportation. The Acme community, however, is an excellent example of the limitations of this single-focus approach. As settlements take shape around heavily-traveled nodes in order to benefit from the activity generated there, the character of the area undergoes a shift from a place that is simply passed through to a place with its own set of diverse needs and users which are not accommodated by the principal arterial.

The Institute of Transportation Engineers has taken a bold step in recognizing these shifts by partnering with the Congress for the New Urbanism to author “Designing Walkable Urban Thoroughfares: A Context Sensitive Approach.”<sup>18</sup>

This publication expands current thinking about roadway systems beyond basic engineering for vehicular speed and volume to consider network linkages, community character, adjacent land uses, multimodal travel choices, and environmental concerns. By making these design choices carefully, communities like Acme can continue to enjoy the benefits of their heavily-traveled location while simultaneously creating an attractive and multi-functional “place” that fosters its own economic activity.

Vacancies in the traditional business district along the US-31 corridor signal a readiness for departure from that model and offer potential for infill redevelopment. Two large-scale commercial placemaking projects, shown in figure 17, are underway along the M-72 corridor:

- Acme Village: This is a late-1990s planned development which focused on professional offices and health-care related businesses. Based on recent market demands, this concept may be re-visited by the owner and modified accordingly.
- Grand Traverse Town Center (formerly known as Village at Grand Traverse) is a planned

mixed-use development which includes a 190,000 square foot Meijer Store as the development anchor. Other components of the planned development include retail, restaurant and entertainment uses, as well as, single family and multiple family residential.

The shoreline urban parks system along US-31, far from being an accessory or “extra” feature, plays a defining role in Acme’s use of placemaking as an economic development strategy. Placemaking proceeds from the premise that human-scaled, well-designed spaces influence the behavior of people by attracting them, and that a critical mass of human activity yields economic benefit. The new Bayside/marina parks system enjoys an enormous advantage in that its creation was citizen-driven—its importance to the public was indicated even before its existence—and it has been designed with clear linkages to the adjacent business and mixed-use districts. This parks system has the potential to be the “face” of Acme Township, a unique and memorable feature that serves as a brand for the overall community.

Acme Township residents cited recreation/tourism as their top priority for development (55.1%). Because the economic benefits of parkland are not represented in a single transaction, they can be easy to overlook or misunderstand,

but a growing body of research has consistently documented such benefits. The Trust for Public Land’s 2003 publication “The Benefits of Parks: Why America Needs More City Parks and Open Space” offers an overview. “Numerous studies have shown that parks and open space increase the

value of neighboring residential property. Growing evidence points to a similar benefit on commercial property value. The availability of park and recreation facilities is an important quality-of-life factor for corporations choosing where to locate facilities and for well-educated individuals choosing

a place to live. City parks such as San Antonio’s Riverwalk Park often become important tourism draws, contributing heavily to local businesses.”<sup>19</sup> The paper’s text and bibliography go on to quantify parks’ further contributions to a community’s health, environment, infrastructure, and social fabric.

17. Acme Township Placemaking Project master plan



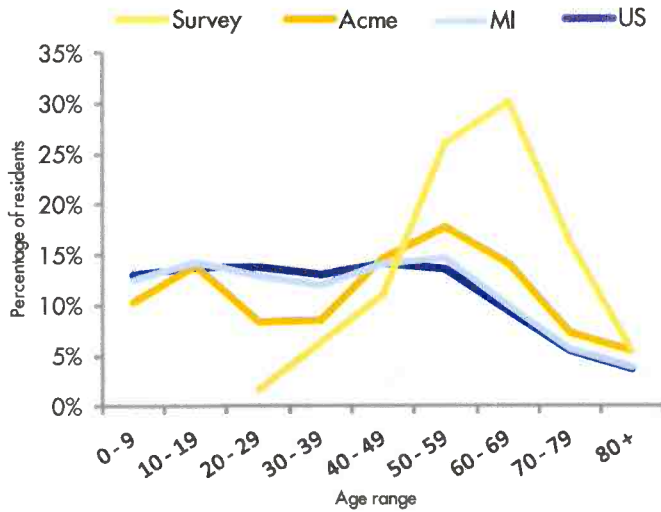


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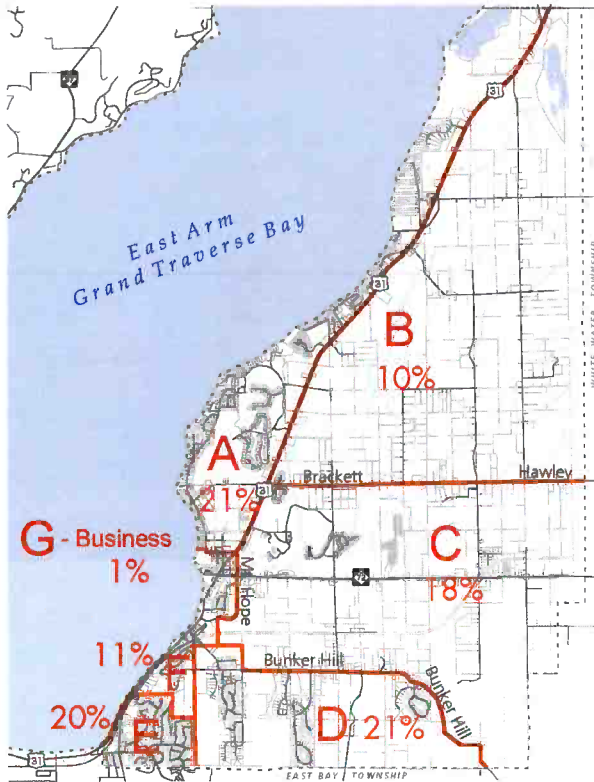
# PREFERRED FUTURE



### What category below includes your age?



### Please indicate in which area of the township you are located.



## COMMUNITY VISIONING AND EXPECTATIONS

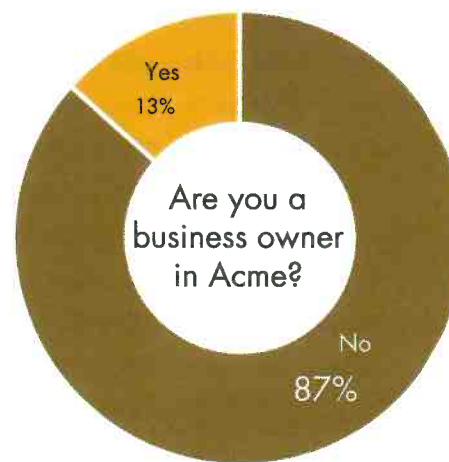
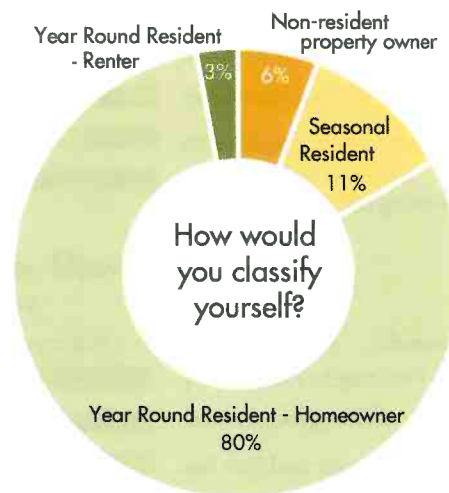
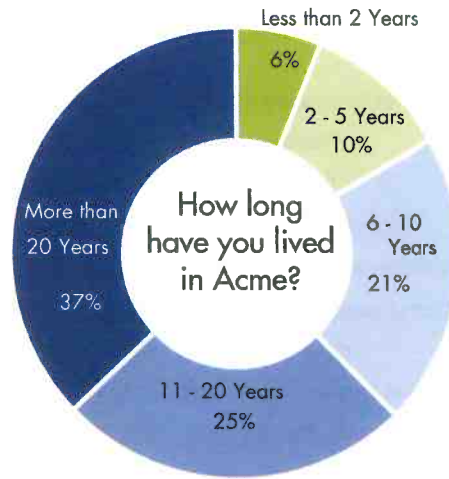
### Community Survey

The primary method of collecting public opinion for use in this Master Plan was a community-wide mail survey sent to 2,400 Acme Township households and business April 9, 2013. A total of 584 completed surveys constituted an approximate 24% response rate; the overall sample consisted of 499 resident/non-business owners and 77 business owners (eight respondents did not designate a status). The overall margin of error, based upon a contact database of 2,922 households and businesses combined, was +/-3.63%.

Respondents were given a series of 16 issues and asked to both indicate the issue's importance to them and to rate Acme Township's performance with regard to it. Issues most frequently identified as Very Important include Property Tax Rate, Availability of Emergency Services, and Quality of Roads (58%, 56%, and 55%, respectively). Acme Township received the highest ratings (Excellent, Above Average) regarding Proximity to Traverse City, Access to Water and East Bay, and Availability of Emergency Services (31%, 29%, and 25%, respectively). With regard to the issues assessed, the largest gap between importance and rating of Acme Township is found with Quality of Roads.

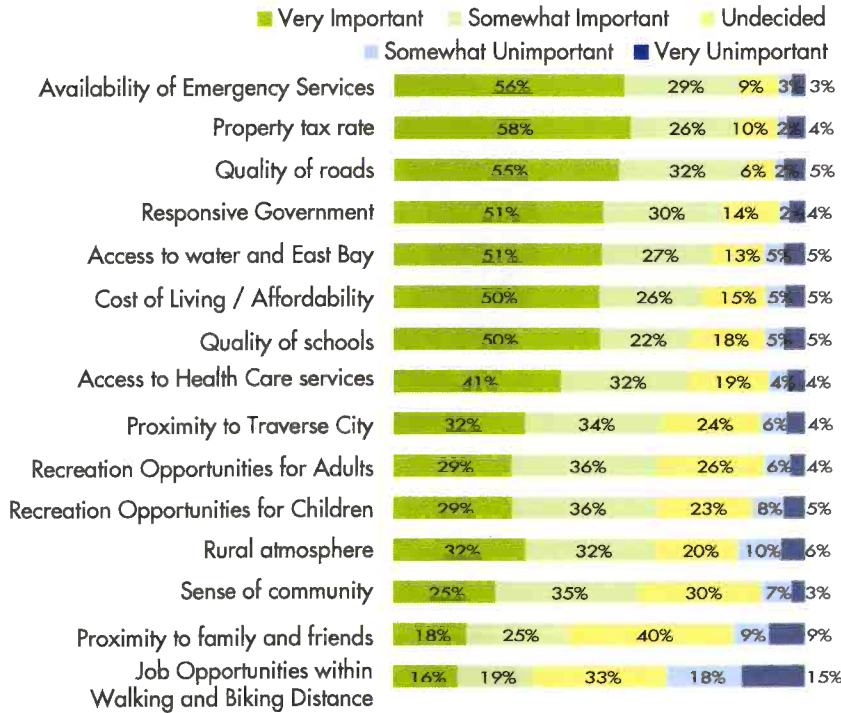
Eighty-eight percent of survey respondents indicated they are Somewhat or Very Satisfied, overall, with the quality of life in Acme Township. Concerning satisfaction with current services, respondents expressed the highest levels of satisfaction with Recycling Center and Emergency Medical Services/Fire Protection, while the lowest levels of satisfaction were assigned to Road Condition/Maintenance, Zoning/Blight Enforcement, and Public Transit Service. Regarding a variety of issues which could be pursued within Acme Township in the next 10 years, the majority of respondents indicated they believe Road Maintenance/Reconstruction should be pursued "Even if it raises my taxes," while the majority also indicated they believe Recycling Center and Senior Services should be pursued "Only if it does not raise my taxes." In addition, the majority of respondents indicated they do not believe Web/Televised Township Meetings, Community Newsletter (mailed), or New Township Hall should be pursued.

When presented with a list of statements regarding options for growth and development in the township, approximately 50% indicated they would prefer to "Encourage new growth and development," while 32% expressed preference for "Maintain current rate of growth and development." Approximately 39% of survey respondents indicated they are Likely to vote to continue the township's current special property tax millage for Farmland Preservation when it is up for renewal in 2013-2014; approximately 31% of respondents indicated they are not likely to vote in support of renewal. Respondents most frequently identified Recreation/Tourism, Retail (locally owned), Restaurants/Entertainment,



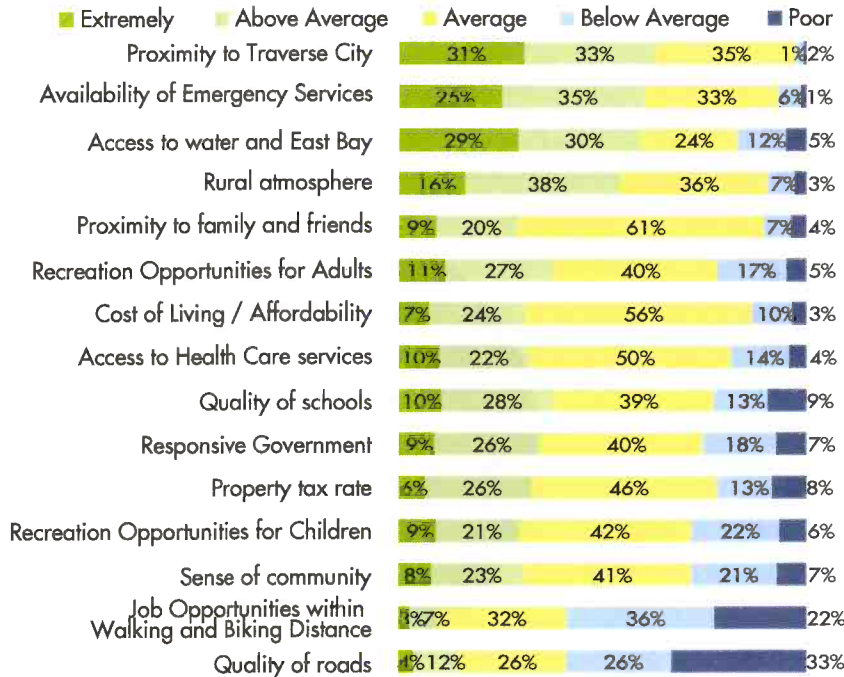


### How important is this issue to you?



and Residential (single family) as high priority for development in Acme Township (55%, 53%, 49%, and 41%, respectively). Similarly, respondents were asked to rate each of several characteristics based upon priority for protection. While five out of six characteristics were rated High Priority by the majority of respondents, Water Quality for Streams/Watersheds/East Bay and East Bay Shoreline received the strongest support, with 83% and 75%, respectively, assigning High Priority ratings.

### How would you rate Acme Township with regard to this issue?



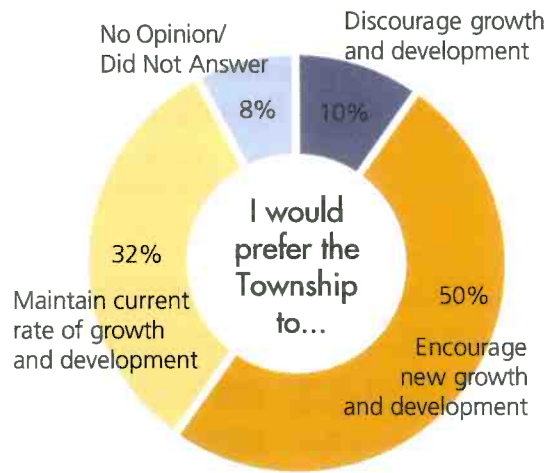
Concerning desirability when planning for US-31 in Acme Township between M-72 and 5 Mile Road, the majority of respondents rated “Promote safe, fast and efficient traffic flow” and “Meet the needs of vehicular traffic” as Very Desirable (60% each); approximately one-third of respondents rated “Should remain the same” Very Undesirable. With regard to desirability when planning for M-72 in Acme Township between Lautner Road east to Arnold Road, the majority of respondents (62%) rated “Promote safe, fast and efficient traffic flow” as Very Desirable, while 47% rated “Retain opportunities for agriculture” as Very Desirable; 48% and 46% of respondents rated “Strip

commercial development” and “Industrial/Warehousing,” respectively, Very Undesirable.

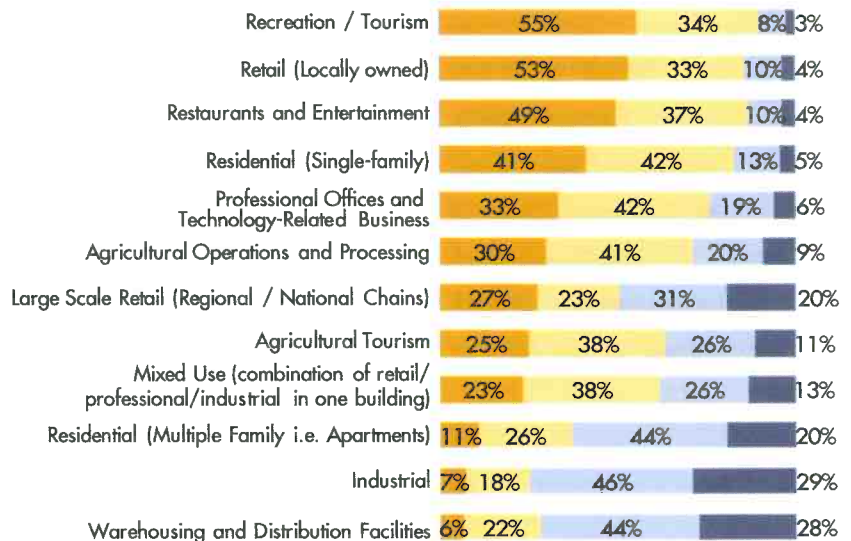
When considering the current amount of several types of housing in the Township (Senior Citizen, Low/Moderate Income, Work Force Housing, Assisted Living), the majority of respondents, in each instance, indicated there is “The Right Amount;” however, 46% of respondents indicated there is currently “Too Little” Senior Citizen Housing and 42% indicated there is “Too Little” Assisted Living.

With regard to a series of zoning issues, the majority of respondents rated “Junk/Trash Quantity Restrictions,” “Noise Regulations,” and “Signs-Size Regulations” High Priority (61%, 58%, and 51%, respectively). In addition, the majority of respondents (64%) rated “Guest House on same lot as Primary House” a Low Priority.

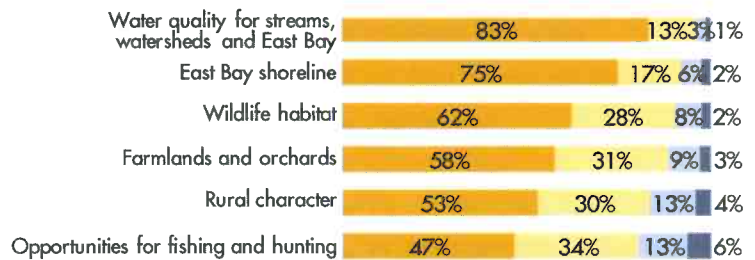
Respondents most frequently cited Grand Traverse Resort, Bayside Park, and TART Trail as public/private outdoor parks, trails and/or indoor recreation facilities used “Several Times a Year” (51%, 38%, and 32%, respectively). With regard to recreational facilities/services initiatives, the majority of respondents



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



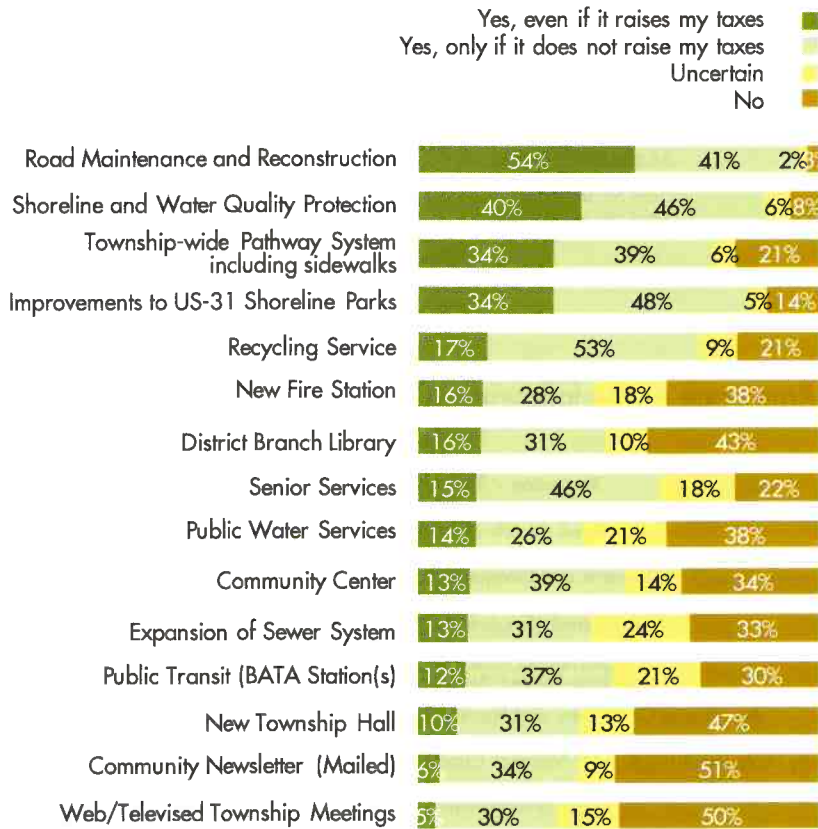
protection by Acme Township.



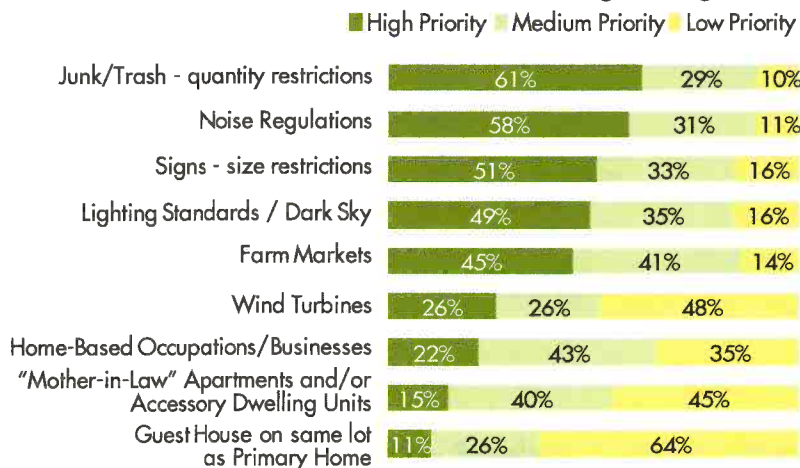
■ High Priority ■ Medium Priority ■ Low Priority ■ Not a Priority



**With regard to funding, do you believe the following initiatives should be pursued in Acme Township over the next 10 years?**



**Rate each of the following zoning issues**



indicated they "Strongly Agree" Acme Township should support the development of trails that connect with other adjacent parks and the TART Trail, Acme Township should have an adequate public boat launch, and Parks and recreation facilities/services are important to our community and worthy of taxpayer support (62%, 56%, and 54%, respectively). When asked to indicate which of several recreation facilities/activities Acme Township should plan for and develop, top three cited as "First Choice" include Fishing Access Areas, Non-Motorized Trails, and Swimming Beach (49%, 47%, and 46%, respectively).

*Regional Agency Meeting*

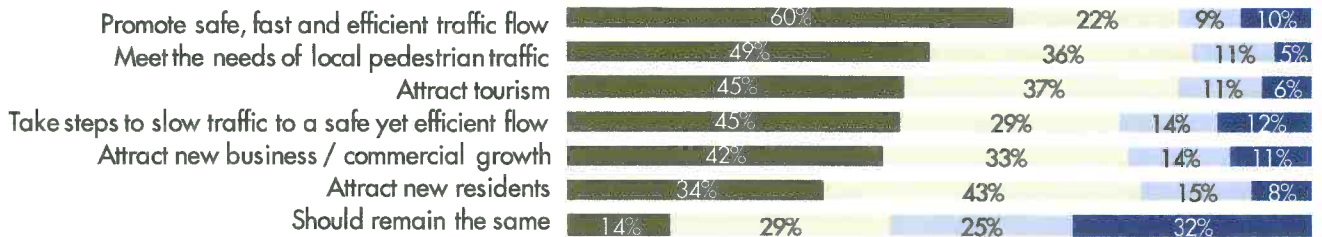
In the interest of collaboration, shared resources, and good communication, 39 representatives from adjacent and inclusive jurisdictions and area agencies were asked to join Acme Township representatives for a discussion of mutual goals and concerns. A short survey was distributed along with the invitation. The work session, held on February 5, 2013 at the Bayview Inn Bar and Grill, was attended by 17 of the invitees.

A large portion of the conversation focused on motorized and nonmotorized transportation. The Michigan Department of Transportation provided an update

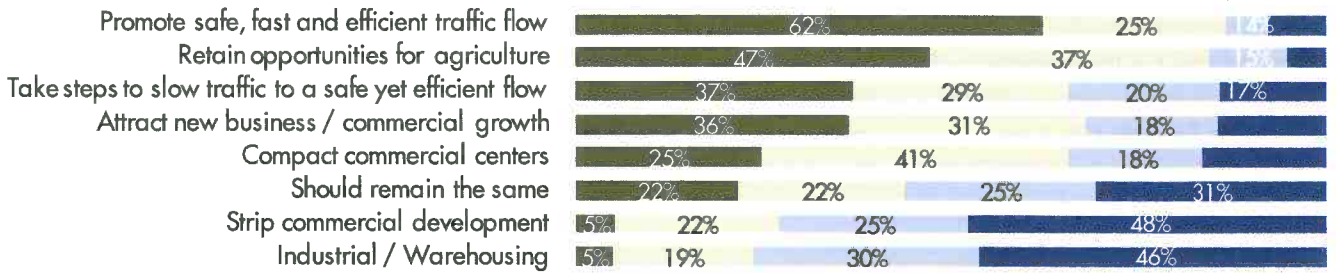
Please rate each of the following in terms of desirability when planning for...

■ Very Desirable   
 ■ Somewhat Desirable   
 ■ Somewhat Undesirable   
 ■ Very Undesirable

### US-31 between M-72 and 5 Mile



### M-72 between Lautner Road and Arnold Road



## Visual Preference Survey

M-72



Existing condition with sidewalks  
37%



Landscaped right-of-way with shared pathway  
31%



Landscaped median with shared pathway  
37%

US-31



Existing conditions  
22%



3 lanes with on-street parking, bike lanes, sidewalks  
43%



3 lanes, sidewalks, lights, retail/office buildings closer to US-31  
21%

on planned projects, including construction along US-31 between Three Mile and Holiday Roads and potential pedestrian improvements at two locations. East Bay Township and the Grand Traverse Band of Ottawa and Chippewa Indians (GTBO&C) both mentioned an interest in pedestrian safety and access management along US-31. Whitewater Township joined as the discussion turned to M-72; a signal or roundabout at the entrance to the Turtle Creek casino was suggested twice. The Traverse City Area Transportation and Land Use Study, currently working on a long-range transportation plan (2015), offered to review the future land use plan and make any needed changes to the regional traffic demand model.

Traverse Area Recreation and Transportation Trails encouraged the use of Complete Streets as a strategy for expanding road access to a broader range of users. The agency's stated priority was completion of the linkage between Bunker Hill and Lautner Roads, and working with the Grand Traverse Regional Land Conservancy to use existing County roads to connect Acme Township with Elk Rapids. The Bay Area Transportation Authority expressed a desire to collaborate on bus and transit stops, suggesting a regional wayfinding system including Acme, East Bay, and Elmwood Townships as well as Traverse City. It also noted the potential for an Acme Township transfer station. The Disability Network advocated

projects that are walkable, bikeable, and/or connected to public transit, and offered to review the master plan and site plan for issues related to accessibility.

The Grand Traverse County Planning and Development department reiterated its identification of Acme Township, specifically at the US-31 and M-72 interchange, as a "Growth and Investment Area," adding that these are "priority areas for implementation of [the Grand Vision's] land use, economic development, and housing programs" and that the County "is also interested in the expansion and development of the Grand Traverse Band of Ottawa and Chippewa Counties trust lands and the impact on tax revenues." However, the Grand Traverse Metro Fire Department cited the availability of public water as a priority for new development, and the GTBO&C mentioned water as a "critical element" in the development of the Grand Traverse Town Center. The GTBO&C partnered with the GTTC for water services, and stated that while it has no immediate plans for its 168 acres, it is in master planning discussions and intends to provide its own infrastructure.

Other issues included water quality, which was a primary concern of both The Watershed Center and the Grand Traverse County Health Department. Low impact development stormwater

practices, e-coli monitoring in the East Bay, and particular attention to septic systems in residential development were recommended. The Northwest Michigan Council of Governments reported that it is working on a regional energy policy that will include the Township, and the Grand Traverse Metro Fire Department said it was looking for a new fire station building.

### *Business Owner Meeting*

All members of the Acme Township business community were invited by mail to an input meeting on February 6, 2013; a small questionnaire and relevant sections of the previous master plan accompanied the invitations. Approximately 40 business owners attended the meeting, which was held in the conference room at Hope Village.

When asked what services they required from the Township, the business owners cited water, sewer, underground utilities along the shoreline parks, road improvements, traffic control such as a left-turn arrow from US-31 onto M-72 and a signal light at the Grand Traverse Resort, signage, expanded or improved recreation facilities (specifically, a new soccer field and repaired volleyball court), and a more professional Township website to attract new business. Planning and zoning recommendations included reduced building setbacks along US-31 and M-72, expanded uses in the industrial district, use of

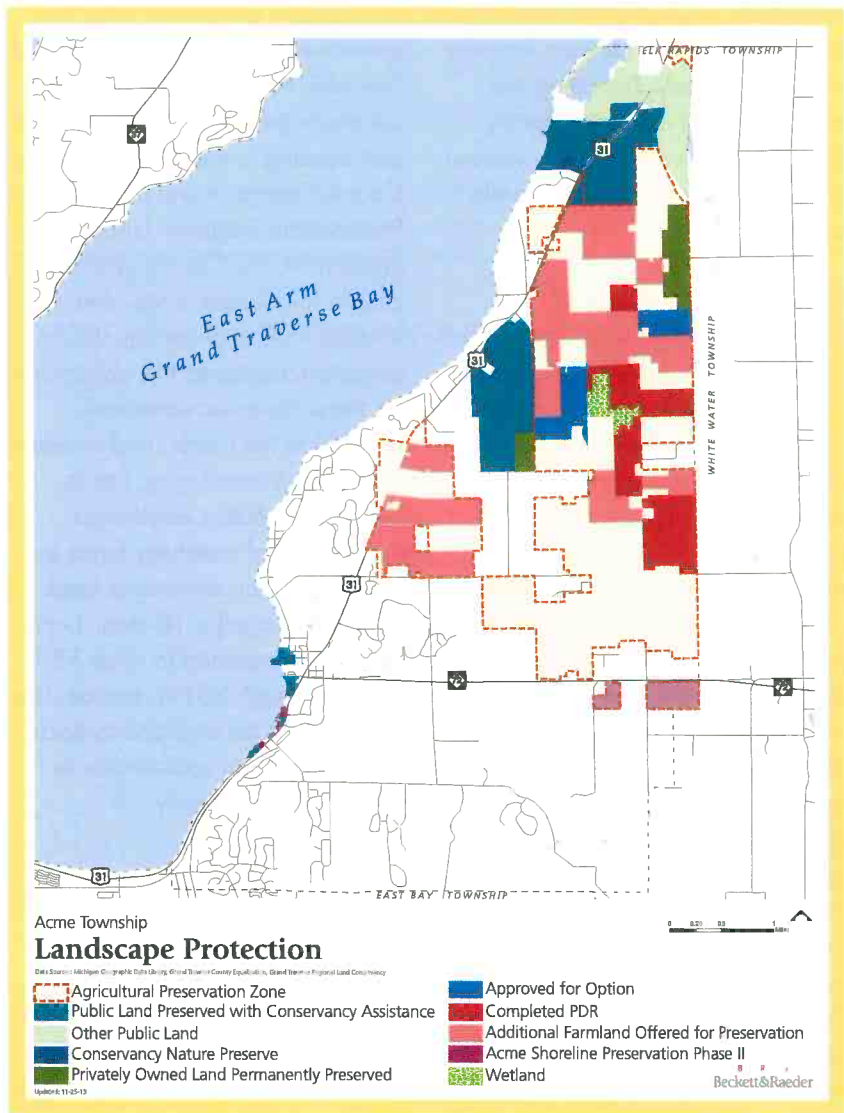


18: Landscape protection map

incentives to attract business, and an expedited permitting process. Participants repeatedly emphasized cooperation between government and the business community, as exemplified by the statement that “government and businesses need to work together to create an atmosphere where commerce drives capital, creates jobs, spurs growth in housing sales, preserves land, etc.” Finally, attendees expressed a “need to attract Millennials [people born between 1980 and 2000] and younger families” who could become business owners themselves and thus increase economic activity. They recommended an active Twitter presence and a peer-conducted marketing campaign.

### Agriculture Community Meeting

Several members of Acme Township’s farming community gathered at Acme Township Hall on January 30, 2013 to discuss master planning issues relevant to agriculture. A primary concern was the desire for more flexibility with regard to the use of their property. They recommended zoning changes which would encourage related uses within an existing agricultural operation, such as a farm market, wine tasting room, restaurant serving locally produced fare, and other agricultural tourism uses. They also wished to expand that flexibility to include other commercial uses, such as the ability to lease out available accessory buildings



***“Acme Township’s agricultural lands are an economically important resource. These lands support a locally important and globally unique agricultural industry, which includes excellent fruit production and processing, dairy, livestock, food from grains, and vegetables, as well as nursery and greenhouse crops. The climate, micro-climate, topography, and accessibility of the area make Acme Township uniquely suited for the production, processing, and distribution of agricultural products on a regional, national, and international level.”***

— Acme Township Protection of Development Rights Ordinance <sup>20</sup>

regardless of whether the incoming tenant intended to conduct farming activities in them. Permitting the construction of additional family homesteads on the property without subdividing the parcel was another suggestion.

With regard to residential development in general, participants overall favored a clear delineation between agricultural and residential uses. Concerns about encroachment of residential development into active agricultural areas included issues related to spraying, equipment use, noise, and hours of operation. They recommended maintaining a 1 unit per 5 acre density for rural development, with the possibility of reviewing clustered development at 1 unit per 2.5 or 2 acres. Defined development, as in a hamlet or small settlement, was preferred. Other issues cited were management of deer and other invasive species and traffic speeds on US-31, particularly north of M-72, which present a safety issue when moving machinery across the road or traversing the highway between parcels.

Farmers in attendance viewed Acme Township's purchase of development right (PDR) program as the single most useful resource available to protect existing farms from future encroachment, though they

expressed a preference for a less restrictive program. In 2004, Acme Township became one of only two communities to pass an ordinance participating in the Grand Traverse County Farmland and Open Space Preservation Program. Under the agreement, the County establishes criteria for eligible lands, determines whether PDR applications should be accepted, approves the restrictions on the subsequent easement, establishes the prices, and oversees compliance monitoring. For its part, the Township establishes the amount of matching funds to be available on an annual basis (voters approved a 10-year, 1-mill levy that is expected to raise \$3.1 million through 2014), decides the allocation to be awarded to each application, and coordinates its efforts with the County.

### *Acme Shores (Placemaking) Visioning*

In keeping with the concept of "placemaking" as a way to form lasting connections between people and spaces, the Acme Shores coastal redevelopment project relied heavily on community engagement. A website was launched at [www.acmeshores.org](http://www.acmeshores.org) to host general information, a calendar of events, a photo gallery, project documents, and a communication link between the public and the Leadership Team members. To

gather input about the priorities of the redeveloped shoreline's potential users, a meeting was held with noncommercial property owners along US-31 in addition to a community-wide public meeting. Leadership Team members also hosted a public "Meet Your Beach" day on the redevelopment site, at which they spoke one-on-one with attendees and collected comment cards. About 72 citizens came to the public meeting, and about 80 shared their opinions at the beach. The top priorities from each session are summarized in table 19.

After the plans and drawings for a revitalized Acme Township were completed, the public was again invited via postcard to a community meeting and offered the opportunity to provide feedback. This time, over 100 citizens came to view the drawings in person, and 223 unique visits were made to webpage hosting digital versions. Comment cards were distributed which gave an overview of the project, listed the public priorities incorporated in the plan, and presented small versions of the overall and park plan drawings. In addition to providing their positive and negative preferences, respondents also offered some additional ideas, presented in table 20.



19: Acme Shores visioning summaries

NONCOMMERCIAL PROPERTY OWNERS ON US-31	COMMUNITY-WIDE PUBLIC MEETING	"MEET YOUR BEACH" DAY
Balance of residential, commercial, recreational uses	US-31 bypass to the east	Access via foot and bicycle
Beach resembling state park at 3 Mile Road	Complete streets with walking and biking trails	Cleaner beach, including vegetation
Walkability / bikeability; link with TART	Open, pristine, beautiful beach and improved marina	Amenities: playground, buoys, picnic tables, accessible mat, restroom

20: Acme Shores open house comments

LIKES	CONCERNS	OTHER IDEAS
Local US-31 bypass option; reduced lanes and speeds on US-31	Traffic: roundabouts, impact of lower speed on tourism	Parking area suggestions, including for trailers
Walkability and bikeability	Cost: can taxpayers afford it, loss of tax base to parkland	Encourage concerts, festivals, restaurants
Integration of nature, development, open space	Whether boat launch would work as expected	More kid-friendly areas
Aesthetic and swimming improvements	Parking for commercial district and boat launch	Nonmotorized water launches
Boat launch and associated parking		Process: establish "authority" for implementation; measure expectations so they can be delivered upon; continued regional collaboration
Process: consensus master plan		

***The cornerstone...is derived from the first stone set in the construction of a masonry foundation, important since all other stones will be set in reference to this stone, thus determining the position of the entire structure.***

- Wikipedia

## COMMUNITY CORNERSTONES

As defined by its name, “cornerstone,” the Acme Township cornerstones are the key components of the community building process, which in turn has its foundation in the Grand Traverse County Master Plan and the Grand Vision. When the foundation, cornerstones, and building blocks lock together, they construct a well-defined community which is supported by county and regional initiatives.

The cornerstones presented on the following pages are derived from the community input process and shaped by Acme Township’s planning commission and elected officials. They represent the overarching goals of the community and are supported by specific objectives and strategies, here called “building blocks,” that the community will take to achieve its goals.

## CORNERSTONE: FOCUS ON INFRASTRUCTURE IMPROVEMENT.

About 90 miles of road run through Acme Township. Just over half of them (46.8 miles) are rated “poor” according to the state’s Pavement Surface Evaluation and Rating (PASER), a mandatory visual survey conducted by transportation professionals, and another 31.7 miles are rated “fair.” Overall, then, just 13% of the Township’s roads are in good condition. Residents have taken notice, responding to the community survey with top-frequency statements like “We should pursue road maintenance even if it raises my taxes” (54.9%), “I am very dissatisfied with the roads” (39.7%), and “Acme Township is doing a poor job on the quality of its roads” (33%).

There is also a need for public water to serve the business district. At a meeting of regional agencies and neighboring communities convened for the purpose of discussing the Acme Township Master Plan update, the Grand Traverse Metro Fire Department called public water for new commercial growth “a priority for new development,” and members of the business community also cited water, sewer, and stormwater as the top services they need from Acme Township. Discussions regarding the need for a public water system reference back to the Acme Township Infrastructure Citizens Advisory Committee Township/Tribal Bulk Water Agreement Task Force in 2005. Further, the Grand Vision identified the portion of Acme Township in proximity to US-31 and M-72 as a “Growth and Investment” area for development, job creation, and new housing.

The lack of public water and the inability to meet building and fire codes is a particularly pressing issue for the redevelopment of the US-31 and M-72 corridors. The Grand Traverse Band of Ottawa and Chippewa Indians has partnered with the Grand Traverse Town Center for water, a critical element of development for that property, and a potential partnership with the Township may be a reasonable and cost effective solution.

### Building Blocks

1. Complete an assessment of all public roads using the PASER System to determine the status of road conditions, and create a database to establish priorities and funding levels. (Table 7, 9, 10)<sup>21</sup>
2. Continue collaboration with the Grand Traverse Band of Ottawa and Chippewa Indians on infrastructure projects, especially public water. (Table 7)
3. Incorporate into the zoning ordinance specific provisions that address the quantity and quality of stormwater treatment and handling, especially low event storm flows. (Table 14)
4. Prepare a capital improvements programs for the Township which include strategies and potential budgets for water, sanitary sewer, stormwater, and road improvements. (Table 10)
5. Collaborate with Metro Fire on the location of new Fire / EMS station. (Table 7 and 9)



## CORNERSTONE: DEVELOP A TRAIL SYSTEM THAT CONNECTS TO LOCAL PARKS AND THE TART TRAIL.

The Traverse Area Recreation and Transportation (TART) trail begins its journey toward Traverse City from the intersection of M-72 and Bates Road in Acme Township. From there, a bike route provides a connection to the VASA pathway into the Pere Marquette State Forest. Acme Township residents would like to see this non-vehicular mobility extended through more of their community. Over a third of survey respondents (34.5%) said they visit the TART or VASA trails at least once a week, and another 27.1% said they visit several times a month. A full 90% of residents agreed that “Acme Township should support the development of trails that connect with other adjacent parks and the TART trail,” with 62% offering “strong” agreement. When asked to select a recreation facility/activity Acme Township should plan for and develop, 99.9% of residents included “non-motorized trails” as one of their top three choices.

TART and the Grand Traverse Regional Land Conservancy (GTRLC) are currently coordinating efforts to create a non-motorized connection with Elk Rapids via existing county roads, and TART encourages the use of Michigan’s Complete Streets legislation as a strategy for expanding access to the street network for all users. Further, 55.1% of households in the Acme Township Resident and Business Survey noted Recreation/Tourism as a future economic growth activity for the Township. (Table 13)

### Building Blocks

1. Establish a formal agreement with the Grand Traverse County Road Commission regarding the classification and utilization of a “community street” based on their March 22, 2005 memorandum to the Township. As stated in the memorandum, “this proposed addition (community street) would allow a developer to reduce the width of asphalt from 30 to 24 feet and place the utilities inside the road right-of-way. What the Road Commission wants in return is for the developer, or future owners, to maintain the right-of-way outside the 24 foot roadway (including raised edges, curbing, shoulders, ditches etc.). The property owners and the utilities would also be required to hold harmless the Road Commission from any liability if the maintenance is not performed.” This type of street cross-section is ideal for vehicles and pedestrian because it allows for the non-road right-of-way to be used for sidewalks/pathways. (Table 10)
2. Work with TART and Grand Traverse Regional Land Conservancy on the establishment of the BR-US 35 bike route through the Township along Bates Road to Elk Rapids Road. (Tables 21, 22 and 23)
3. Preference should be given to trail locations in scenic areas which have minimal agricultural activity. (Table 13)
4. Collaborate with MDOT, regional entities, and other local governments on a shared pathway network connecting the communities along the US-31 corridor. (Table 22)
5. Establish public and private road standards for community streets in residential neighborhoods with densities exceeding 3.5 dwelling units per acre. (Table 4)
6. Consult the 5-Year Parks and Recreation Plan for Township-road bike paths when reviewing new development projects for their incorporation and implementation. (Table 4)
7. Collaborate with the Grand Traverse Town Center and MDOT on the implementation of the pedestrian tunnel under M-72. (Tables 10 and 17)
8. Collaborate with MDOT and GTRLC on a pedestrian tunnel on US-31 at Maple Bay Farms. (Tables 10 and 15)





## **CORNERSTONE:** RECONFIGURE US-31 AND M-72 TO PROMOTE SAFE, FAST, AND EFFICIENT TRAFFIC FLOW WHILE MAINTAINING A SAFE ENVIRONMENT FOR ALL ROAD USERS.

Of the 1,464 crashes recorded in Acme Township by Michigan Traffic Crash Facts between 2004 and 2012, it is estimated that about 35% of them happened on US-31 between M-72 and 5 Mile Road, and another 6% took place on M-72 between Lautner and Bates Roads. Clearly, improved traffic safety in these locations can have an appreciable impact on the overall traffic safety of the Township. Residents felt similarly about both intersections: just under a third of residents said that the status quo at each of them is “very undesirable,” and another quarter called it “somewhat undesirable.” At a meeting convened to discuss planning and zoning issues specific to the agricultural community, attendees said that traffic speeds on US-31, especially north of M-72, are a safety issue when moving machinery across the road or traversing the highway between parcels.

The traffic issue is part of a delicate balance required for full utilization of the parks along the bay and the appropriate redevelopment of the corridor. About 60% of residents said it would be “very desirable” to “promote safe, fast, and efficient traffic flow” at each intersection. Just under half of respondents (48.6%) also felt it was “very desirable” to “meet the needs of local pedestrian traffic” on US-31 between M-72 and 5 Mile Road, and about the same percentage of respondents (47%) said it was “very desirable” to “retain opportunities for agriculture” along M-72 between Lautner and Arnold Roads. Successful placemaking along these corridors and nodes will take an integrated approach to both the proposed solutions and the jurisdiction of the problem-solvers. The Michigan Department of Transportation has included pedestrian improvements as part of planned construction along US-31 between 3 Mile and Holiday Roads, likely in the form of small median pedestrian refuges in two locations. East Bay Township has articulated concerns about US-31 that it shares with Acme Township, including speed, pedestrian safety, and access management. Both the Grand Traverse Band of Ottawa and Chippewa Indians and Whitewater Township are interested in traffic control measures at the entrance to Turtle Creek Casino, while East Bay and Whitewater Townships each have a shared interest in the form and quality of new development.

When asked to select a future configuration for US-31, 42.5% of survey respondents selected the option that included right-of-way landscaping, bike lanes in the road, and sidewalks. For M-72, 36.5% of respondents selected the landscape median with sidewalks and 30.5% selected the option calling for right-of-way landscaping and sidewalks.

### **Building Blocks**

1. Collaborate with other US-31 communities to reduce the speed to 35 mph on US-31.
2. Work with MDOT when road improvements are made on US-31 to implement the recommendations in the Acme Township Placemaking Plan. The recommendations include raised intersections at US-31 and M-72,

US-31 and Mount Hope Road, and US-31 and Bunker Hill Road, a traffic signal at the Mount Hope Road intersection, sidewalks and other pedestrian improvements. (Table 15, 16 and 18)

3. Collaborate with BATA to install transit stops along US-31 and M-72. (Table 9)
4. Work with MDOT to secure a signalized intersection at US-31 and Mount Hope Road to meet the needs of local pedestrian traffic and provide a safe crossing to Bayshore Park. (Table 15)
5. Collaborate with the Grand Traverse Town Center and MDOT on the implementation of the pedestrian tunnel under M-72. (Tables 10 and 17)
6. Collaborate with MDOT and GTRLC on a pedestrian tunnel of US-31 at Maple Bay Farms. (Tables 10 and 15)
7. Standardize and install a street address labeling system along the M-72 and US-31 corridors to help identify businesses and properties for customers and emergency services.



## CORNERSTONE: CREATE A VIBRANT, HIGH-QUALITY, COMMERCIAL AND MIXED USE DISTRICT.

Acme Township is noted as a “growth and investment center” in the six-county Grand Vision for northwest Michigan, specifically at the US-31 and M-72 corridors. This designation has the potential to transform both the look and feel of one of the busiest parts of Acme Township, particularly in conjunction with the forthcoming Grand Traverse Town Center. Residents felt it was “somewhat” or “very” desirable to attract new business and commercial growth on US-31 (75.2%) and M-72 (67.7%), and they also had definite preferences related to its form: 73.1% of residents found strip commercial development either “somewhat” or “very undesirable,” while 65.3% found compact commercial development either “somewhat” or “very desirable.” The business community requested traffic calming measures and a reduction in setbacks to 100’ or less; comments from that meeting also expressed a desire to “get the buildings down on the shoreline” and a “need to see something happening” along the shore.

The Township recently completed the Acme Township Placemaking study, which consolidates and connects the US-31 corridor between M-72 and 5 Mile Road with Acme Village and the Grand Traverse Town Center. The vision for this area is to establish a planned mixed use district which extends from Bayshore Park along the East Bay shoreline to Lautner Road. This area is planned to include more dense and compact residential and commercial development achieved through vertical mixed uses and the integration of amenities for walking and bicycling.

### Building Blocks

1. Continue collaboration with the Grand Traverse Band of Ottawa and Chippewa Indians on infrastructure projects, especially public water. (Table 7)
2. Review and modify the zoning ordinance to allow for greater residential density and vertical real estate development. (Tables 11 and 13)
3. Consider the use of a form based code to effectuate the change outlined in the Acme Placemaking Plan. (Table 11)
4. Ensure that off-street parking lots are inter-connected and properties have sidewalks wide enough to encourage outdoor dining, displays, and pedestrian activity.
5. Collaborate with other US-31 communities to reduce the speed to 35 mph on US-31. (Table 17)





## **CORNERSTONE:** MAINTAIN AND IMPROVE THE QUALITY OF SURFACE AND GROUNDWATER THROUGHOUT THE TOWNSHIP, REGION AND THE GRAND TRAVERSE BAY WATERSHED.

Access to water and East Bay is “very important” to 50.5% of survey respondents. 43.1% of residents believe that shoreline and water quality protection should be pursued in the township over the next 10 years even if taxes must be raised to do it, and another 48.6% believe that it should be pursued if it does not raise taxes. Altogether, then, a total of 91.7% of residents support a focus on water quality. Asked about protection priorities, respondents cited “water quality for streams, watersheds, and East Bay” and “East Bay shoreline” most frequently as a “high priority” (83.4% and 75% respectively). Both the Watershed Center and the Grand Traverse County Health Department monitor the quality of the water in East Bay; the Watershed Center also encourages the use of low impact development stormwater practices in Acme Township.

### **Building Blocks**

1. Adopt a new stormwater ordinance which includes techniques to manage the quantity and quality of storm water. (Tables 10 and 14)
2. Incorporate low impact development (design) techniques into the zoning ordinance, especially those that address low event storms, such as rain gardens and bioretention, rooftop gardens, sidewalk storage, vegetated swales, buffers, and strips. Other techniques include tree preservation, roof leader disconnection, rain barrels and cisterns, porous pavement and pavers, soil amendments, and impervious surface reduction. (Tables 10 and 14)
3. Collaborate with the Watershed Center and the Grand Traverse Band of Ottawa and Chippewa Indians on E. coli and other water quality monitoring in East Bay and the Acme and Yuba Creek tributaries.
4. Reinforce in the zoning ordinance the use of riparian buffers adjacent to tributaries and wetlands. (Table 14)
5. Consult with the Grand Traverse Bay Watershed Protection Plan (December 2003) as it relates to Acme Township and those strategies focused on East Bay. In particular, measures which establish and promote land and water management practices that conserve and protect the natural resources of the watershed, such as, providing adequate setbacks for buildings, minimize development clearings by landowners and establish riparian buffers along waterways and tributaries, and protecting wetlands.
6. Continue to monitor legislative changes relating to hydraulic fracturing (“fracking”) and modify, where appropriate, revisions to the zoning ordinance relating to local control.





## CORNERSTONE: ENCOURAGE RECREATION-BASED TOURISM.

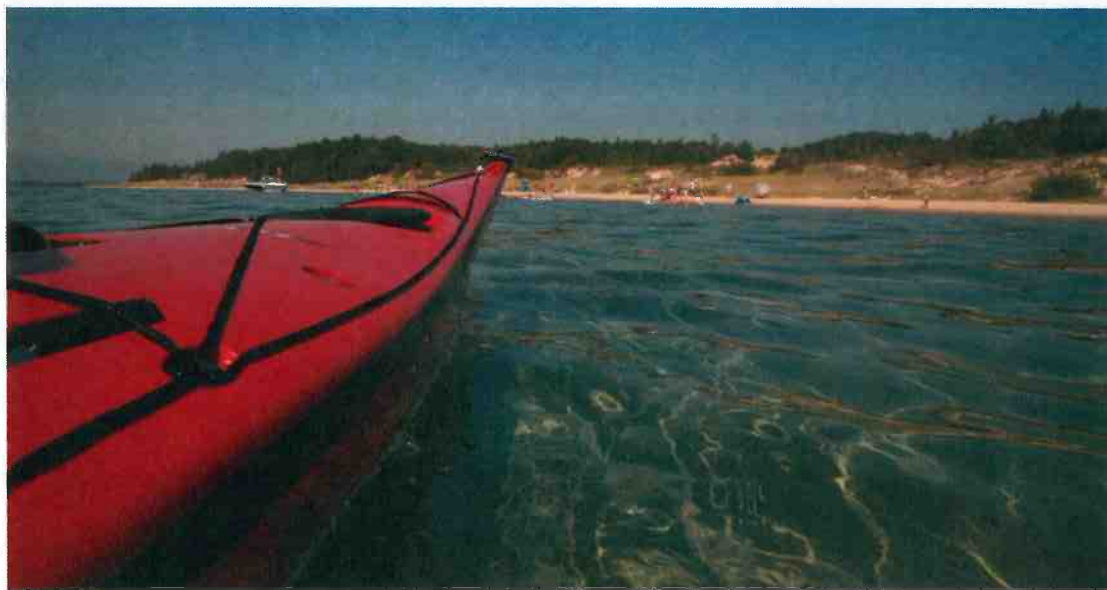
About half of survey respondents (50.2%) want to “encourage new growth and development,” and the greatest number of respondents (55.1%) cited “recreation / tourism” as a high priority for economic growth. In addition to widespread support for trail development (62.4% expressed “strong” support), 56.4% of residents “strongly agree” that the Township “should have an adequate boat launch facility,” and 54% “strongly agree” that “parks and recreation facilities and services are important to our community and worthy of taxpayer support.” When asked, “What services to you require from Acme Township?” members of the business community cited fixing the volleyball courts and expanded recreation facilities such as soccer fields. When asked to select their top three recreation activities, residents chose fishing access, non-motorized trails, and swimming on the beach.

The Township, in conjunction with the Grand Traverse Regional Land Conservancy (GTRLC), has procured properties along East Bay for public recreation and open space. This effort was visually realized when the former Mountain Jack Restaurant and adjacent motel were demolished to reveal a long-hidden vista of East Bay and Lake Michigan. Phases 1 and 2, at a total cost of about \$7.3 million, focused on the acquisition and clearing of properties adjacent to Bayside Park, including The Shoreside Inn, The Willow Beach, The Knollwood Motel, The Sun N’ Sand Motel, Mountain Jack’s Restaurant, and a vacant parcel north of Mountain Jack’s. The main house of the Knollwood Motel, formerly known as the Hoxie House (built in 1875 for Leonard Hoxie, founder of Acme), will be maintained by the Acme Heritage Society as a historical museum and will be moved to a new location by June 30, 2014.

To prepare the community for this eventuality, the Township commissioned a placemaking plan which included Bayshore Park and the newly acquired properties. Concurrently, the GTRLC, in conjunction with Grand Traverse County, acquired Maple Bay Farm with its unique and diverse ecosystems in the northern portion of the Township. Combined, these facilities create an enviable collection of active, passive, and natural parks.

### Building Blocks

1. Implement the Action Plan in the Acme Township 5-Year Parks and Recreation Master Plan.
2. Collaborate with other agencies to establish a blueway trail along West Bay, East Bay, and Lake Michigan for canoeing and kayaking. (Tables 13 and 23)
3. Implement the proposed boat launch at Sayler Park and increase water access at other properties owned by the Township. (Tables 13, 14, and 22)
4. Work with TART and Grand Traverse Regional Land Conservancy on the establishment of the BR-US 35 bike route through the Township along Bates Road to Elk Rapids Road. (Tables 21, 22, and 23)
5. Implement proposed improvements for Bayshore Park. (Tables 10, 13, and 22).
6. Work with MDOT when road improvements are made on US-31 to implement the recommendations in the Acme Township Placemaking Plan. The recommendations include raised intersections at US-31 and M-72, US-31 and Mount Hope Road, and US-31 and Bunker Hill Road, a traffic signal at the Mount Hope Road intersection, sidewalks and other pedestrian improvements. (Table 15, 16 and 18)
7. Coordinate efforts with other bayshore communities to develop a regional wayfinding system and implement a local wayfinding system based on that regional network.





## CORNERSTONE: SUPPORT THE CONTINUATION OF AGRICULTURAL OPERATIONS AND PRESERVATION OF FARMLAND.

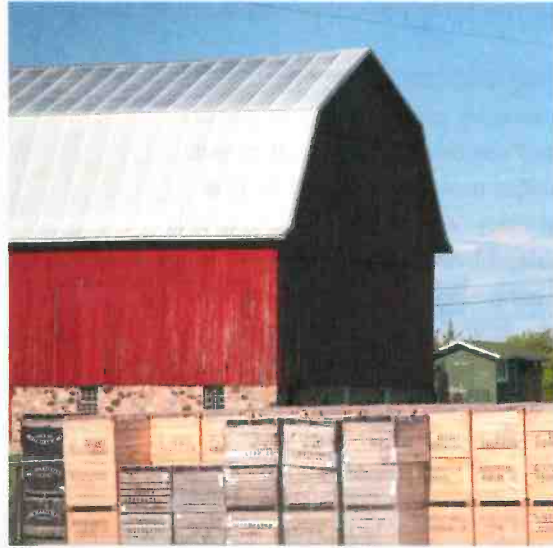
The community recognizes the value of farmland as an economic component of the local economy and also its intrinsic value as a rural landscape. Through the Grand Traverse Regional Land Conservancy's purchase of development rights (PDR) program supported by a dedicated Acme Township millage, 220 acres of land is permanently protected. About 40% of survey respondents reported that they were "likely" to vote to continue this millage when it is up for renewal in 2013-2014, while another 20% were undecided and 10% did not reply. At a meeting convened to discuss planning and zoning issues specific to the agricultural community, representatives cited PDRs as "the single most useful resource to protect existing farms from further encroachment" and stated a preference for a less restrictive program than the one currently in use.

Agricultural community members also expressed a desire for zoning that allows them maximum flexibility in the use of their land for economic viability. Examples included zoning for related uses within an agricultural operation (e.g., farm markets, wine tastings, food service, agriculture-based tourism), allowing an "enterprise within an enterprise" such as leasing accessory buildings for non-farm operations, and building an additional family homestead on a property without subdividing a separate parcel. They were concerned about their relations with the inhabitants of residential development, noting that encroachment into active farmland raises issues related to spraying, equipment use, noise, and hours of operation. It was suggested that the current density of 1 dwelling unit per 5 acres of residential development be maintained, and that a possible option for 1 dwelling unit per 2 to 2.5 acres of clustered development be considered.

Approximately 63% of survey respondents selected agriculture-based tourism as medium to high priority for potential economic growth. Likewise, 88.6% rated farmland and orchards as a medium to high priority for protection.

### Building Blocks

1. Continue the Purchase of Development Rights (PDR) program. (Tables 12, 13 and 14)
2. Re-evaluate the agricultural zoning district and other agriculture-related zoning ordinance provisions to determine if modifications should be made to provide greater flexibility and uses with the district. (Table 14)
3. In concert with the agricultural community, determine and map the location of airsheds within the Township. Further, incorporate provisions in the zoning ordinance to minimize their disturbance in areas zoned for agriculture.
4. Work with other Grand Traverse communities to promote and encourage other agricultural opportunities that are based on local food and fruit production.
5. Support regional food processing, production and distribution initiatives that provide added job growth and economic development for the Township and region.





## CORNERSTONE: CREATE A “COMMUNITY” ATTRACTIVE TO ALL AGE GROUPS.

Over half (56.1%) of all Acme Township residents who responded to the community survey were between 50 and 69 years of age. This age bracket represents just 31.8% of Acme residents as a whole, and less than a quarter of the populations of Michigan and the United States as a whole (24.6% and 23% respectively). The survey response demographics are an exaggerated version of the actual demographics in the township. Of particular note is the dip in population among people in their 20s and 30s—the generation known as “Millennials.” Their absence has been noticed by the business community, which has stated that the township needs to attract this cohort of younger families and business owners.

A separate cross tabulation of survey responses by age group highlighted distinct differences of opinion between those younger than 50 and those older than 50. For example, those residents under-50 age are willing to pay extra taxes for a Township pathway system, whereas residents over-50 crowd are not. Similarly, the younger cohort places a high priority on restaurants and entertainment, but the over-50 respondents identified it as a medium priority. “Quality of schools” and “Recreation opportunities for adults” was a high priority for younger respondents and a somewhat important priority for older residents.

### Building Blocks

1. Developing codes for higher density mixed use development that attracts younger professionals and families and older “empty-nester” households. (Tables 11 and 13)
2. Ensuring affordable, accessible housing in the Township. (Table 19)
3. Creating transportation plans that work for all ages and abilities. (Table 10)
4. Promoting walkability and public transportation. (Tables 10, 15, 22 and 23)
5. Creating opportunities for intergenerational interaction.
6. Establishing an advisory group, creating goals and objectives to become a community for all ages.
7. Ensure that the zoning ordinance encourage small business development which creates job opportunities for local residents.



## ACME TOWNSHIP FOUNDATION

A well-constructed building is built on a good and sturdy foundation. The cornerstones presented on the previous pages define the goals and strategies of Acme Township’s citizens and leadership. In the long term, understanding their relationship to county and regional initiatives allows the Township to leverage assets available from those organizations, as well as to position itself as a “collaborator” and a “partner.” The table shows how the Acme Township’s cornerstones fit within the County and Grand Vision goals and guiding principles.

21. Cornerstones and foundations table

ACME TOWNSHIP CORNERSTONES	FOUNDATION: GRAND TRAVERSE COUNTY MASTER PLAN GOALS	FOUNDATION: GRAND VISION GUIDING PRINCIPLES
Focus on infrastructure improvement	Plan for Transportation and Infrastructure	
Develop a trail system that connects to local parks and the tart trail.	Plan for Transportation and Infrastructure	Regional Multi-Modal Transportation System
Reconfigure US-31 and M-72 to promote safe, fast, and efficient traffic flow while maintaining a safe environment for all road users.	Plan for Transportation and Infrastructure	Regional Multi-Modal Transportation System
Create a vibrant, high-quality, compact commercial and mixed use district adjacent to the US-31 and M-72 corridors.	Revise development standards Plan for Town and Village Centers Address Housing Needs	Unique and Vibrant Communities A diverse mix of Regional Housing
Maintain and improve the quality of surface and groundwater throughout the township and in east bay.	Plan for Transportation and Infrastructure	Protect and Preserved Water, Forest, Natural and Scenic Areas Sustainable-energy uses in Construction, Transportation and Economic Development
Encourage recreation-based tourism.	Grow the Local Economy	Protect and Preserved Water, Forest, Natural and Scenic Areas
Support the continuation of agricultural operations and preservation of farmland	Preserve agricultural and rural	Local Farms and Regional Food Systems as a viable part of the economy
Create a “community” attractive to all age groups.	Collaborate and Plan Together	

## TOWNSHIP PRIORITIES

### *Park System Along US-31*

Acme Township, in partnership with the Grand Traverse Regional Land Conservancy and the Michigan Department of Natural Resources, has expended \$3.5 million dollars and hundreds of hours of personnel and volunteer effort to acquire the former “Mountain Jack’s” property and other obsolete commercial properties for waterfront parks. Once the demolition of these buildings was completed in the summer of 2013, the waterfront along East Bay, long inaccessible to the community, was open. Plans are underway by the Parks Advisory Board to develop a system of connected parks which extend along US-31 from M-72 to Bunker Hill Road. Once completed, this waterfront park system will provide a variety of outdoor recreation facilities for the community and serve as a destination of regional residents and tourists. This new “place” will also create opportunities for adjacent businesses and provide a platform for other mixed uses seeking to locate on an active urban waterfront.

As illustrated in the Acme Shores Placemaking process, the waterfront parks and the Grand Traverse Town Center, if connected by a

new internal road, can provide the downtown (Town Center) that was envisioned in the previous master plan. Combined with a Form Based Code to replace the various business zoning districts, this area can become a mixed use district providing a variety of retail, restaurant, entertainment and housing venues.

### *Public Water for Growth*

Without a reliable source of potable water, growth will not occur as planned. For an area to develop as a compact, mixed use district, it needs a sufficient source of public water to satisfy the needs of consumers and residents, and to meet the requirements and standards of fire safety codes. The US-31 and M-72 corridors and the Acme Village property require public water. The Grand Traverse Town Center has an agreement with GTBO&C to provide water to the 188 acre mixed-use development. The Township will need to leverage this investment with a connection to a larger water network. Regardless of ownership or management, public water is a necessity to appropriately plan for and leverage development in this growth and investment corridor.

### *Connecting GTTC with Acme Village*

Both the GTTC and Acme Village developments incorporate cross-access opportunities to connect with each other. This connection is critical to create an alternate internal access between the projects, resulting in a continuous road network between Lautner Road and US-31. The low-lying land along the Acme Creek corridor where both developments show stub streets and/or cul-de-sacs is an area of concern. In addition, it is not a requirement of either project to make the physical connection, only to provide for it. As a result, Acme Township will be required to serve as the conduit to make the project happen. When connected, the Township will have a planned roadway which balances the demand for vehicular traffic with the need to create a pedestrian environment. It will also provide a potential alternate route for evacuation.

### *Public Facilities*

Both the Fire Department and Township Hall are in need of replacement. The current facility is functionally obsolete for both operations and is not an efficient or private workspace for Township

administration. One potential site is the property in the southwest portion of the Grand Traverse Town Center, near Acme Creek and the adjacent wetlands, which is designated as an institutional campus. The township hall should provide modern, technologically outfitted office space with defined offices, conference rooms, and a large assembly room for Board and Committee meetings. If practical, a district library branch would be appropriate to serve all age groups residing within the Township.

### *Agricultural Preservation and Expansion*

As discussed previously, the Township has a Purchase of Development Rights (PDR) program that is being used by some agricultural property owners. During the meeting with the agricultural community, it was noted that the interest in the PDR program exceeds the funding for it. In addition to the PDR, the Township has adopted an Agricultural Tourism ordinance to provide property owners with other revenue opportunities. Another outcome of the meeting advanced the point that agriculture today is different than ten years ago and the need to review Township ordinances to lower the barriers which prevent ag-related activities.

### *Revitalization of the Business District*

Traditional zoning ordinances have done a wonderful job of segregating land uses to an extent where vehicular transportation is the only practical way of getting from point A to point B. Unfortunately, this form of land development has resulted in some stark and extremely pedestrian-unfriendly environments where little activity outside of the car occurs. Subdivisions are developed without sidewalks, commercial buildings are surrounded by asphalt, and there is an absence of connectivity between uses. Another outcome of traditional zoning is that private property bears little relationship to the public space. Coupled together, these factors create wide streets void of pedestrian traffic, set buildings 50 to 100 feet back from the property line, and result in an expanse of asphalt (road and parking lots) sometimes two-thirds the width of a football field. A solution to this condition is planning and regulating the private and public space together, and the most effective tool is the Form Based Code. The result is a private development that is conducive for pedestrian activity and mixed uses, and public spaces designed for pedestrians and cars.

### *Road Maintenance*

The condition of Acme Township's roads is top of mind among citizens who completed the survey. In addition to expressing dissatisfaction about the quality of infrastructure, many also added comments citing specific issues and areas. As noted in the Cornerstones, just 13% of Acme's roads are in good condition, so the Township's location at the nexus of US-31 and M-72 is an asset that could benefit from investment. According to the national transportation research group TRIP, Michigan motorists pay \$320 per year in extra vehicle repairs and operating costs due to driving on roads in need of repair; the Federal Highway Administration estimates that "each dollar spent on road, highway, and bridge improvements result in an average benefit of \$5.20 in the form of reduced vehicle maintenance costs, reduced delays, reduced fuel consumption, improved safety, reduced road and bridge maintenance costs and reduced emissions as a result of improved traffic flow."<sup>22</sup> The Michigan Transportation Team, a partnership of businesses, organizations, and citizens working to improve the state's transportation infrastructure, estimates that the state's roads and bridges could be maintained "at a high and safe level" if each motorist paid \$120 more annually.<sup>23</sup>



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# STRATEGIES AND LAND USE





## COMMUNITY FRAMEWORK

Since the adoption of the previous Acme Township Master Plan in 1999, the Township has done an admirable job of implementing the recommendations that have guided the development of the Township. Specifically, commercial development has been concentrated along the US-31 corridor and within the area designated as the “Town Center,” farmland has been retained, and parkland has been acquired along East Bay.

Agricultural land uses are often considered part of a strategy to retain rural character and open space. However, agricultural land uses in Acme Township are considered a significant part of the local and regional economies. Rural landscapes and viewsheds are residual value added by successful agriculture, and the previous master plan carefully delineated the extent of this resource.

Residential development, designated south of M-72 and along the west side of the US-31 corridor, faltered between 2007 and 2012, resulting in the Township seeing a minimal amount of housing product added to its inventory. In 2013, housing construction began to increase as available market supply declined.

Although sometimes viewed as an anti-growth strategy, the current development pattern is tremendously

advantageous because it has prevented commercial sprawl and fragmented development along the M-72 corridor. In addition, the agricultural resources of the Township have remained intact, and some of the farms and orchards have opted to participate in the Acme Township PDR (purchase of development rights) program. The combination of concentrating commercial development in districts and nodes and working with the agricultural community to preserve productive farmland has positioned the Township well as a future growth and investment area.

The contextual framework of the Township can be divided into six broad land development patterns: Agricultural & Sensitive Lands, Residential–Shoreline, Residential–Neighborhood, Mixed Use Neighborhood, Resort and Tourism Related, and Trade and Warehouse.

### 1

#### *Agricultural & Sensitive Lands*

Agricultural lands are one of the primary land development patterns in Acme Township. The general geography extends north of Brackett Road and east of US-31 to the easterly to Whitewater Township. A smaller unit of agricultural land is located south of M-72 bounded by M-72, Crisp Road, Lautner Road and Moore Road. Most of the eligible Purchase of Development Rights Program agricultural properties are located north of M-

72, with the exception of the two areas south of M-72 and east of South Bates Road and southeast corner of M-72 and Arnold Road.

Also located within this zone are the Yuba Creek Natural Area, Petobego State Game Area, Maple Bay County Park, and properties owned by the State of Michigan in the southeast corner of the Township.

### 2

#### *Residential - Shoreline*

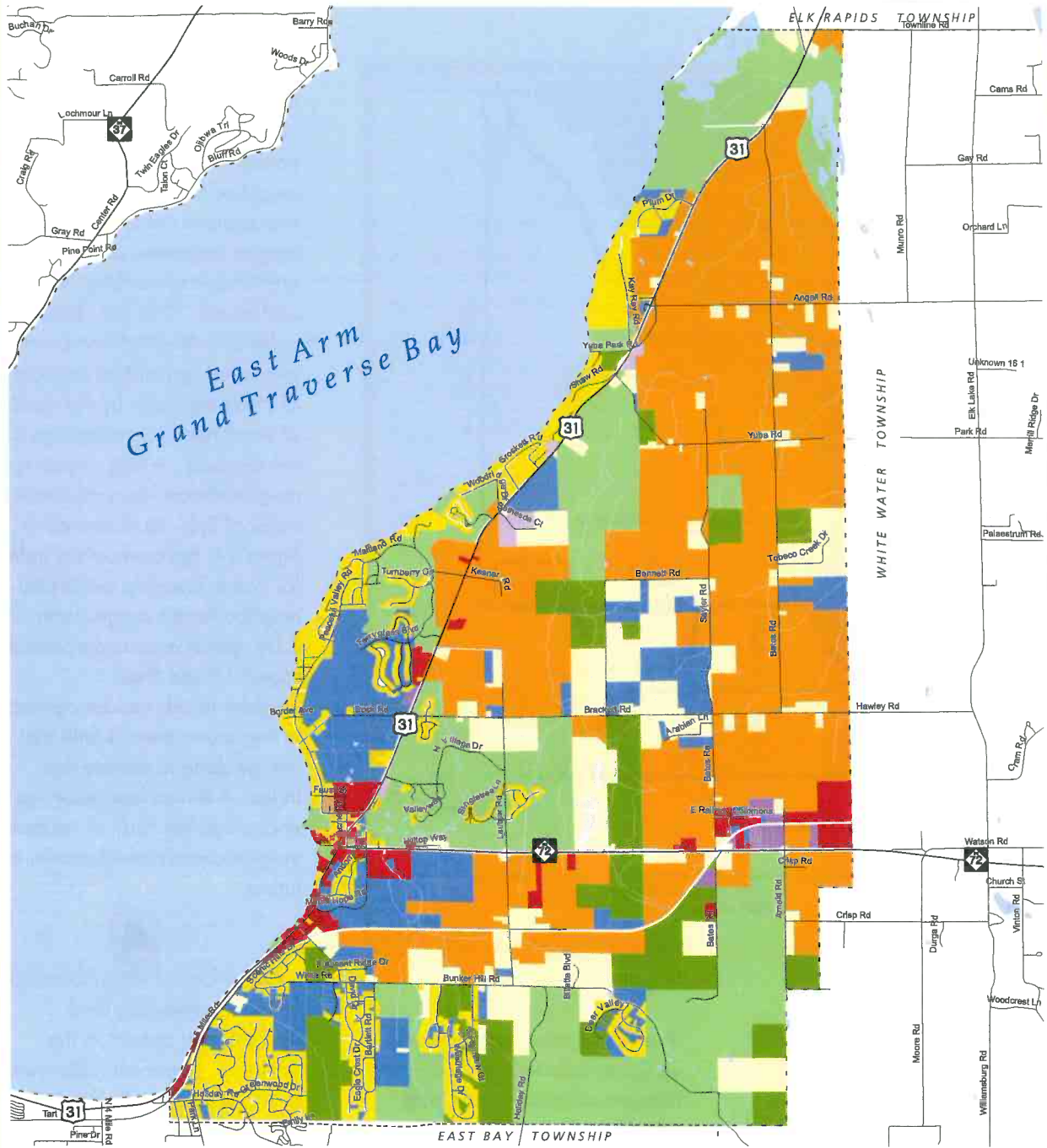
This zone occurs west of US-31 and north of M-72. Within this zone are different patterns of residential land development, including individual properties, condominiums, and planned subdivisions. For example, properties along Deepwater Point Road consist primarily of individual parcels with waterfront access to East Bay. As Deepwater Point Road converges into Peaceful Valley Road, there are several small developments grouped around Clearwater, Windale, and Haven Hill Lane. Lastly, there are planned developments which include LochenHeath, Ridge Top, Bayridge, and Windward Ridge.

### 3

#### *Residential – Neighborhood*

This land development pattern occurs exclusively south of Bunker Hill Road to the township’s border with East Bay Township. Within this area, there are forty-one (41) suburban-style subdivisions and/or condo developments including

22. Existing land use map



Acme Township

### Existing Land Use

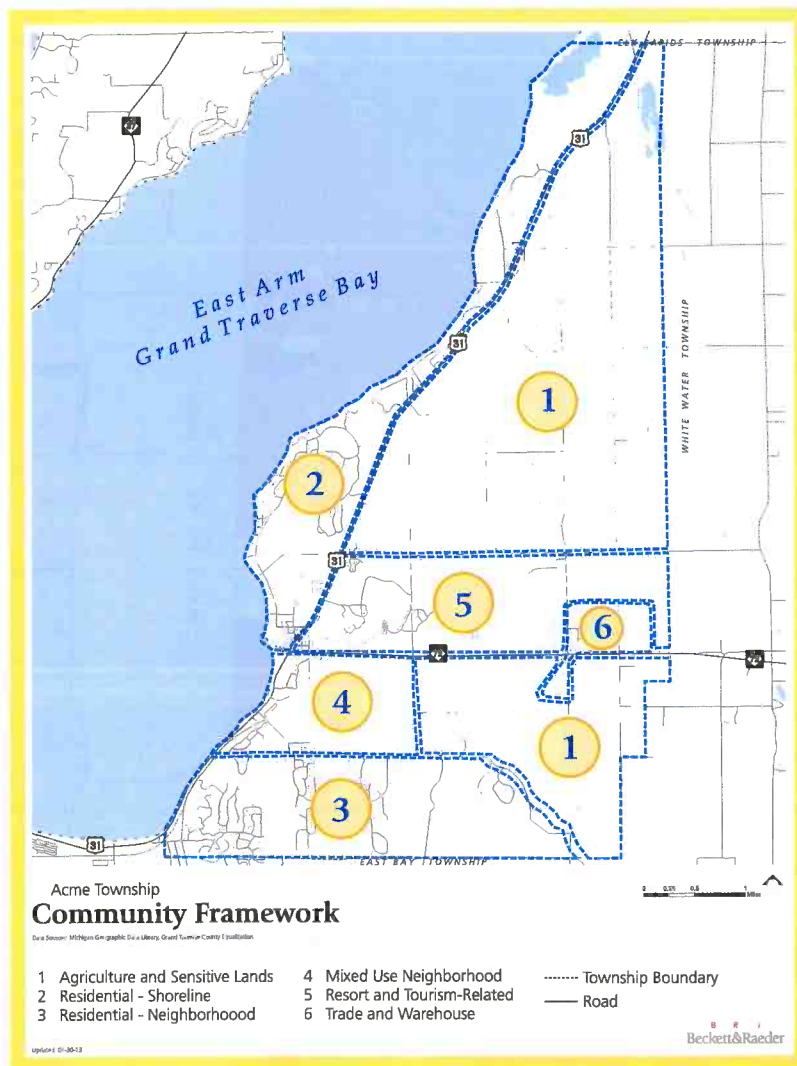
Data Sources: Michigan Geographic Data Library, Grand Traverse County Equalization

- |                       |                           |                        |
|-----------------------|---------------------------|------------------------|
| Agriculture           | Mass Assembly             | Social / Institutional |
| Commercial / Business | Recreation / Conservation | Vacant / Undeveloped   |
| Forest                | Residential - Rural       | Township Boundary      |
| Industrial            | Residential - Urban       | Road                   |

Updated: 07-12-13



23. Community framework map



Cranberry Woods, Springbrook Hills, Wellington Farms, Holiday Pines, and Sherwood Estate, to name a few. Many of these homes are situated on lots of ½ acre or less along curvilinear streets which rely on a collector road, such as Holiday Road or Bunker Hill Road, for primary access. Void of sidewalks and lacking an integrated street network,

these subdivisions are primarily vehicular oriented, lack connectivity between neighborhoods, and are not walkable. Because the neighborhoods rely on Holiday Road and Bunker Hill Road for access, these roads accommodate more daily traffic than a similar subdivision with a more connected street network would experience.

Street connectivity works when there are few dead-end streets and cul-de-sacs, and many points of access into and out of a residential neighborhood. Frequent intersections (nodes) create block lengths (segments or links) that are amendable to walking, bicycling, and transit. The connectivity index of a neighborhood can be measured by dividing the number of street segments by the number of street nodes (intersections and cul-de-sacs). A fully connected neighborhood has a connectivity index of 2.5. As illustrated in figure 24, the connectivity index for Acme Township residential neighborhoods ranges from .94 to 1.04, which is an underperforming score. Unless these neighborhoods can be connected in the future, there is little that can be done to elevate this index. A lesson learned is not to encourage this form of residential neighborhoods development in the future.

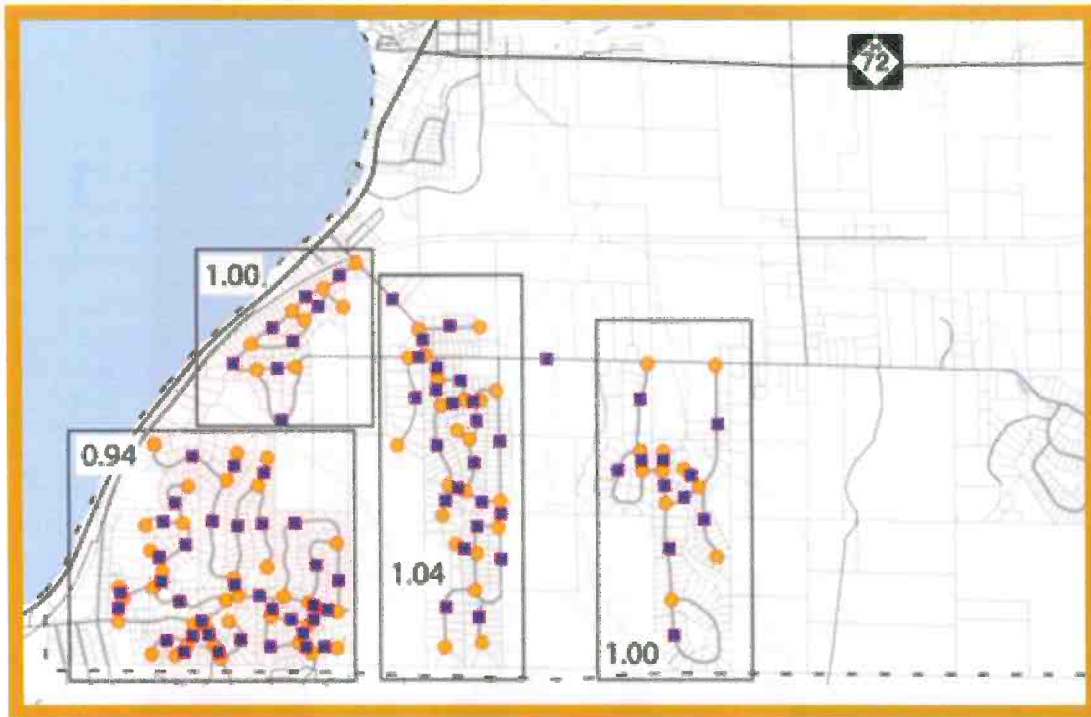
**4**

*Mixed Use Neighborhood*

This is an emerging land development pattern in the Township. Generally bounded by M-72, US-31, Bunker Hill Road and Lautner Road, it includes planned developments known as the Grand Traverse Town Center and Acme Village along Mount Hope Road. These developments include a variety of mixed land uses including residential, retail, professional



24. Residential neighborhood connectivity index



offices, and institutional. Residential development includes a mix of single family and multiple family residential. This zone was included in the Acme Shores Placemaking Plan and based on current vested development approvals will develop into a mixed use district and business district for Acme Township. The 1999 Community Master Plan, as amended, established this zone as the Town Center for the Township, focusing commercial and mixed development within a district rather than along M-72 in the form of commercial sprawl. The opportunity to define Acme Township as a Growth and Investment Center within the Grand Traverse Region

will be determined by the eventual build-out of this zone.

**5**

*Resort and Tourism Related*

This is a unique area of the Township which extends east of US-31 between Brackett Road and M-72 to Whitewater Township. Within this area are the Grand Traverse Resort and Spa, the Bear and Wolverine Golf Courses accessed from US-31, the RV Park on M-72, and Horse Shows by the Bay located on Bates Road. Just over the Township border with Whitewater Township is the Turtle Creek Casino and Hotel. The largest property owner within this zone is the Grand

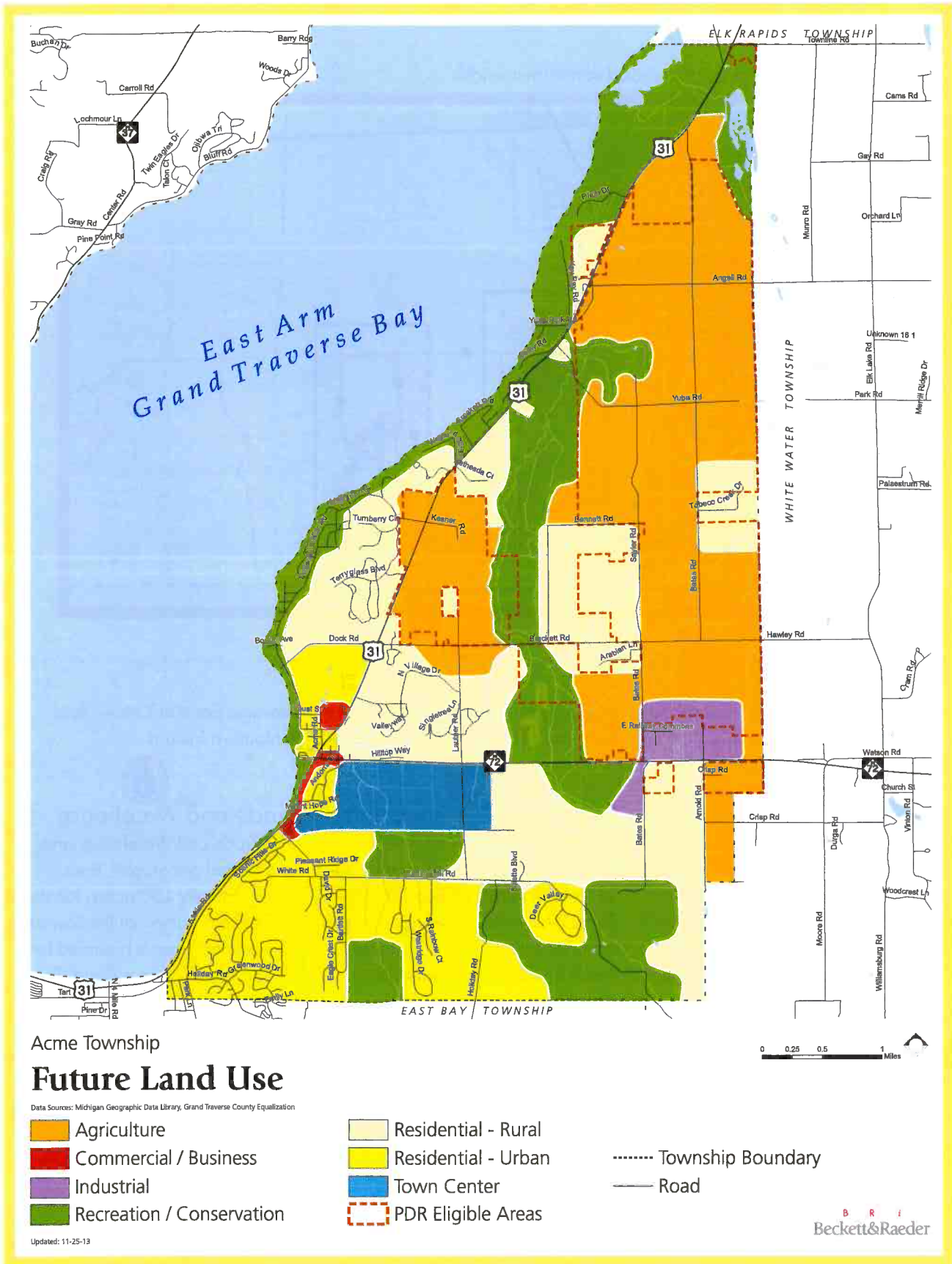
Traverse Band of Ottawa and Chippewa Indians.

**6**

*Trade and Warehouse*

The Trade and Warehouse area is a limited geographic area, approximately 130 acres, located in the eastern portion of the Township. The primary area is bounded by E. Railway Commons Road, Bates Road, Arnold Road and M-72. In addition, there is a portion of the zone that extends along South Bates Road adjacent to the Great Lakes Central Railroad. The Great Lakes Central Railroad (GLCR) which provides freight service to Traverse City, runs through this area.

25. Future land use map





## FUTURE LAND USE CATEGORIES

### *Conservation and Recreation*

The Conservation and Recreation category encompasses land use for a large variety of recreation activities, and also land areas designated for conservation that have important natural resources and sensitive ecosystems. Some of the major existing areas with highly sensitive ecosystems in the Township include Acme Creek in the south, Yuba Creek and its extensive greenways and wetlands in the middle region, and the Petobego wetlands and pond in the far north. Other areas with important natural resources are the easterly shoreline of East Grand Traverse Bay, much of which is already privately owned and developed as residential, and the forested lands in the south of Acme Township with some of the oldest red oak and quaking aspen trees in Grand Traverse County. Additionally, there is an important network of greenways and wildlife corridors surrounding many of the creeks and streams that protect the stream habitat, including local and itinerant fauna and many kinds of local flora. Many existing parks, campgrounds, and water-access areas are found throughout the Township for the use and enjoyment of all residents, and these are noted in detail in the Recreation Inventory of the Township's Parks and Recreation Master Plan.

The main objectives of this Conservation and Recreation category are to sustain the integrity of Acme Township's natural ecosystems and natural resources, such as its creeks, streams, wetlands, forests, and Grand Traverse Bay shoreline, and to provide good quality, safe public recreation sites, such as beaches and water access points, camping sites, hiking trails, ball fields, and other sports facilities. Given the importance placed on the lands in this category, Acme Township aims to work with other township, county, state, and federal authorities to maintain and conserve natural resources, including groundwater, within and adjoining the Township's lands. In connection with conserving the Township's natural resources, this land use category also provides for the establishment of wildlife habitat corridors.

The intended uses in this category include, but are not limited to: parks; campgrounds; other recreation uses such as fishing, hunting, hiking, trails, and sports fields; and the preservation of natural resources and wildlife habitat. In addition, development that is not intended for conservation or recreation must be carefully tuned to the needs of the natural environment and Acme Township's goal of preserving open space. Residential development on conservation land is encouraged to use cluster housing, open-

space development, or planned-unit development. Land uses in the Conservation and Recreation areas should comport with the policies and actions outlined in the Cornerstone entitled, "Maintain and Improve the Quality of Surface and Groundwater throughout the Township and in East Bay."

### *Agricultural*

The Agricultural category comprises land that is under active agricultural use and that is resistant to demographic and economic pressures that make other agricultural land likely for future development. Agricultural land is usually not served by public sewer or water supply and is generally distant from the high-density areas of the Township which is planned for and accommodated south of M-72. The terrain of existing agricultural lands consists of gently rolling hills and level fields interspersed occasionally with small forest areas. Land uses adjacent to the streams and wetlands of Yuba Creek should use sound environmental stewardship and ecological practices in order to conserve natural resources and protect highly sensitive ecosystems as well as ground- and surface-water. Acme Township's farmlands contribute substantially to the local and regional economy, open space, and natural resource base of the community, and so this category also encourages the establishment of linkages and corridors for wildlife habitat.

A major objective of this land use category is to create a long-term business environment for agriculture in Acme Township. This category also aims to ensure that agriculture contributes to the character of Acme Township; contributes to Acme Township's and Grand Traverse County's economies, now and in the future; and prevents the loss of agricultural lands by encouraging the use of PDR and TDR programs and other means.

The intended uses in this category include, but are not limited to: farms under active cultivation; farmsteads and accessory structures; agriculture-related industries; agriculture-based enterprises; nurseries and green houses; and other agriculture-friendly forms of development. Land uses in the Agricultural areas should comport with the policies and actions of outlined in the Cornerstone entitled, "Support the Continuation of Agricultural Operations and Preservation of Farmland." Residential development should use conservation designs through cluster housing, open-space development, or planned unit development. The Township contemplates that residential developments must work around extant agricultural uses, and in some circumstances the current density of 1 dwelling unit per 5 acres should be lowered to 1 dwelling unit per 2 or 2.5 units if cluster and/or open space (farmland) subdivisions are used.

The PDR-eligibility map is overlain on the Future Land-Use Map in order to qualify for state funding.

### *Rural Residential*

The rural residential category encompasses areas in Acme Township with special natural features that shall be preserved in the environmentally significant areas as identified on the Future Land Use Map; this category also encompasses those areas of rolling hills and open spaces that were formerly agricultural or are in a transitional state from agriculture to residential and complementary uses. The density is generally low to medium, with single-family houses built on large-scale parcels. The land features in this category include level fields, gently rolling hills, steep slopes, thick woodlands, wetlands, creeks, and streams. In all new residential construction, conservation-development designs shall be used to retain the vegetation, natural features, and open space existing on the developed sites. Land uses adjacent to the streams and wetlands of Yuba Creek should use sound environmental stewardship and ecological practices in order to conserve natural resources and protect highly sensitive ecosystems as well as ground- and surface-water.

The objectives of this category are to provide limited and low density residential development in the rural areas of the Township

where sensitive ecosystems and special natural land features such as steep slopes, creeks and streams are prevalent; however, conservation-development designs will be strongly encouraged to prevent sprawling development that undermines the integrity of open space and agricultural uses, and appropriate buffers should be planned to minimize the impact on existing agricultural uses. Another important objective is to encourage responsible stewardship among landowners in the development of the land so that the natural features are preserved to the fullest extent, especially in the areas with highly sensitive ecosystems and where special natural features abound, through the use of cluster housing, open-space development, and planned-unit development.

In the areas with highly sensitive natural features and ecosystems, the Township shall insist on conservation development in order to protect the most sensitive land by clustering housing on the least sensitive land. Land uses in the Rural Residential areas should comport with the policies and actions of the Cornerstones.

### *Urban Residential*

The urban-residential designation comprises high-density areas, including established residential neighborhoods in the southwest region of the Township as well as established and future development on land suitable for

high-density single- or multiple-family development. This category contemplates small lots in order to absorb population growth and check sprawling development, and includes affordable housing. Although the Urban Residential designation does not contemplate mixed commercial and residential uses, developments in Urban Residential should otherwise comport with the policies and actions detailed in the Cornerstone entitled, "Create a Community Attractive to All Age Groups."

Objectives of this category include encouraging development of good quality, high-density residential living, and affordable living that will minimize the encroachment of such development on farms, forests, and environmentally sensitive areas. This category is also intended to encourage a walking community with good neighborhood sidewalk systems and promote connections within and between housing developments in general as a means to increase the connectivity index.

Primary uses within this category are single-family detached homes, attached single-family structures such as townhouses and duplexes, and multiple-family residences such as stacked ranches, apartment buildings, group living quarters, manufactured homes and mobile home parks. Other complementary uses such as churches, schools, and parks would be permitted. The Urban Residential section

contemplates the existence, and continued existence, of the GT Resort and its ability to develop as a resort, with commercial uses as part of the Resort's core business.

### *Commercial*

The Commercial category is characterized by land use for retail stores and service-oriented businesses that provide daily shopping, convenience and comparison shopping, and professional offices that service Acme Township residents and others in the region. The existing commercial lands lie mainly along M-72 and a short strip of Highway US-31 N, the major federal and state roadways running through Acme Township, with motor vehicle transportation needed to reach most business venues along these trunk lines. An existing shopping area on Highway US-31 N, which is also a vehicle-oriented complex, provides a large grocery store and a large discount store; many small office complexes are also located off the two major trunk lines in the Township. There is a small commercial district on the northeast corner of US-31 and Bunker Hill Road.

The intended uses in this category include, but are not limited to: grocery stores, bakeries, garden supply stores, banks, laundries, pharmacies, hardware stores, gas stations and automotive service business including car sales, supermarkets, general merchandise

stores, restaurants (fast and non-fast food types), coffee shops, professional offices of various kinds, and personal service businesses (hair salons, spas and so on).

### *Town Center*

This category of land use encourages the development of an integrated, walkable, mixed-use, high density area located in the core of the Township as envisioned in the Acme Shores Placemaking Plan. The hallmark of this future land use will be the seamless connection between public and private properties with well-designed buildings and public spaces, streetscapes, landscapes, signage, access and circulation for both motor & non-motorized traffic and pedestrians, facilities for public transportation, low impact storm water control, dark sky sensitive lighting, and other elements that reflect and add to a vibrant business district. As noted in the Master Plan, new commercial developments shall take place in high-density areas so that infrastructure installation, wherever needed, will be carried out efficiently. The main objectives in this category is to provide for commercial development in ways that will create an economically healthy and thriving environment for the benefit of all Acme residents and visitors to the Township, and to provide for commercial establishments that not only supply goods and services but also offer employment opportunities to Acme residents. Another objective is to encourage new residential growth

with densities upwards of 14 to 18 units per acre.

Public infrastructure, water, sanitary sewer, roads, and non-motorized pathways will be required to fully develop and link properties into a cohesive community mixed use district. For the Town Center to work effectively and efficiently, connections among Acme Village, the Grand Traverse Town Center, the former Lautner Commons project property, and the Grand Traverse Resort and Spa are essential.

The intended uses in this category include, but are not limited to: general merchandise stores, restaurants (non-fast food types), coffee shops, professional offices of various kinds, motels, furniture stores, and personal service businesses (hair salons, spas and so on). This category also contemplates the possibility of mixed-use with residential dwellings above the first floor. Land uses in the Commercial areas should comport with the policies and actions of

the Cornerstone entitled, "Create a Vibrant, High-Quality, Compact Commercial and Mixed Use District," "Focus on Infrastructure Improvement," and "Encourage Recreation-based Tourism."

### *Industrial*

The Industrial category encompasses land use for light industrial, trade-related business and warehousing enterprises in the Township. The existing uses currently are located along state highway M72 and Bates Road (an area comprising some existing development of higher density industrial and business uses). This region is seen as appropriate for the location of any future light industrial facilities that should develop with good management of signage, landscaping, utility lines, and related facilities and other possible features such as towers for cellular communication. While special areas in the Township are designated for large-scale light industrial facilities, it is compatible with the Acme Master Plan to also encourage the development of

home occupations and concomitant cottage industries in or out of this area.

The main objectives of the Industrial land use category are to provide for non-intrusive industrial operations in high density areas that stimulate the economic vitality of the Township without negatively impacting the surrounding area, and to provide employment opportunities for residents of the Township and surrounding region. Sound access management planning should be included in any new industrial developments.

The intended uses in this category include, but are not limited to: enclosed wholesale facilities, warehouses, high technology industries, light manufacturing, telecommunications industry, and other non-intrusive industrial enterprises. Land uses in the Industrial area should comport with the policies and actions of the Master Plan.

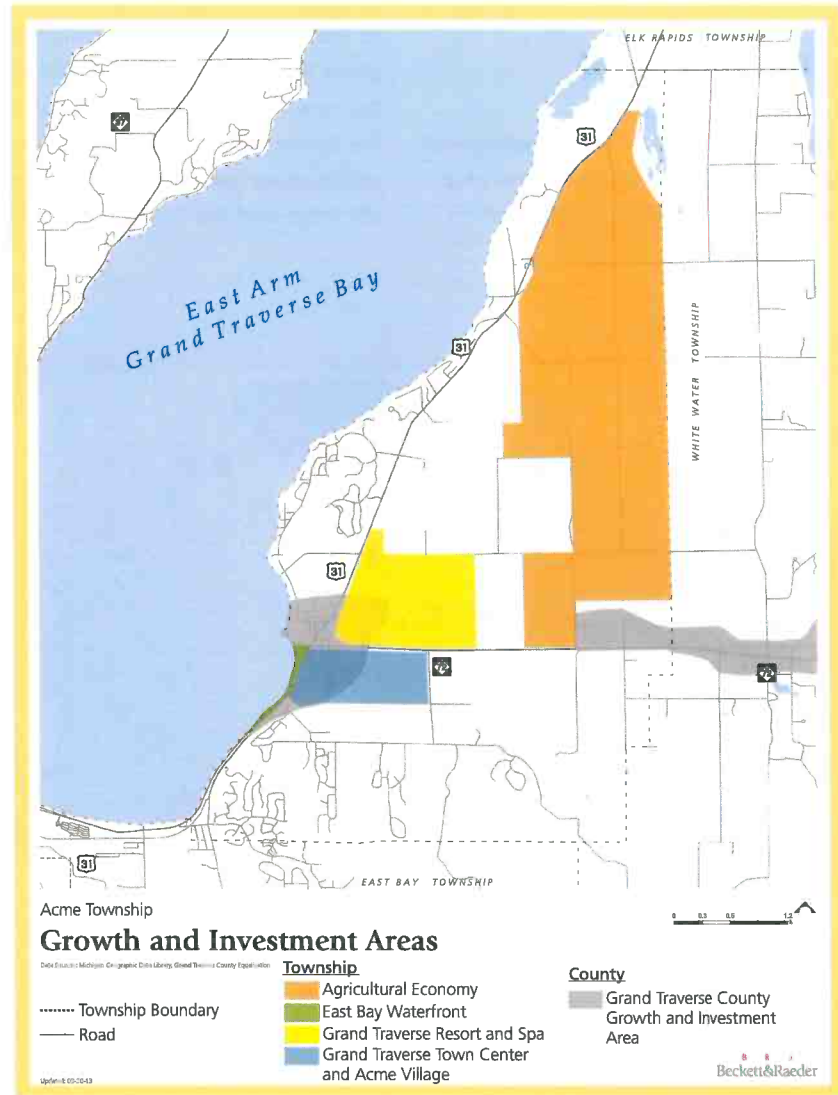


## GROWTH AND INVESTMENT AREAS

This plan delineates four growth and investment areas for the Township, shown in figure 26. These include the agricultural properties north of M-72, the Grand Traverse Resort, the commercial mixed-use zone created by the connection of GTTC and Acme Village, and the East Bay waterfront. The agricultural, resort, and commercial growth and investment areas are primarily focused on private development, and the East Bay waterfront is focused on public development. It is a reasonable strategy for public sector investment in the waterfront because of the leverage and multiplier effect it will have on the local economy. Public parks and open space create economic development and place and, in turn, attract private investment.

A component of the Grand Traverse Town Center project is the redesign of M-72 to accommodate two roundabouts on M-72 and one roundabout on Lautner Road at the GTTC entrance. M-72 will undergo a significant realignment in 2015-2016 to include medians and a pedestrian tunnel under M-72 which connects GTTC with the Grand Traverse Resort. These road improvements, in conjunction with non-motorized trails and corridor amenities, will redefine Acme Township.

26. Growth and investment areas map



Distinguishing growth and investment areas helps to strategically focus limited resources in zones to maximize the greatest potential gain. This is an advantage when partnering with other agencies which need reassurance that their funds will be expended toward a defined community priority. In some

communities this is called “strategic doing,” where alignment of community priorities and recognition of these priorities by other network collaborators results in funding and implementation.

At the local level, infrastructure and regulatory requirements should be



evaluated to ensure that they do not inhibit investment and development.

## ZONING PLAN

The Michigan Planning Enabling Act of 2008 requires the inclusion of a zoning plan in the master plan.<sup>24</sup>

The zoning plan calls attention to changes that need to be made to the current zoning ordinance in order to bring it into alignment with the new master plan. Specifically, the zoning plan looks to show the relationship between the future land use map and the zoning map, and

to suggest ordinance revisions to strengthen that relationship. The changes suggested are necessary in order to help implement specific aspects of the master plan.

This zoning plan anticipates few changes to the basic residential districts. At the nexus of US-31, M-72, and the East Bay shoreline, where significant long-range growth and investment are expected to occur, Acme Township is developing a form-based code district.

Form-based codes are a departure from traditional zoning in that they focus less on the use of a parcel and more on the form of development, both private and public. The proposed US-31 / M-72 form-based code intends to merge public infrastructure standards with private development regulations to create a viable business district that is equally shared between cars and pedestrians. Key elements include better land use balance, expanding the uses permitted by right and expediting the review process, bringing buildings closer to the street to facilitate walkability, increasing density of multiple family dwelling units, and the integration of low impact development stormwater technologies.

### 27. Zoning plan map



28. Zoning chart

SPECIFIC DISTRICT REVISIONS					
EXISTING ZONING DISTRICTS	USES (GENERAL)	SETBACKS	LOT SIZE (MINIMUM)	PROPOSED MODIFICATIONS	PROPOSED ZONING DISTRICTS
AGRICULTURE A-1	Agricultural Production – Crop Agricultural production – Animal Forestry Lumber and Wood Products Riding Stables Single Family Detached	FRONT 50' REAR 40' SIDE 25'	5 Acre	Increase Permitted Uses by Right to reflect the variety of agricultural enterprises associated with a fruit and crop agricultural economy. Also delete Section 9.25 relating to Wineries and incorporate wineries and distilleries in the A-1 District.	AGRICULTURE A-1
SHORELINE BUSINESS B-1S	Offices Neighborhood Business Personal Services Single Family Residential	FRONT 30' REAR 35' SIDE 5/10'	15,000 Sq.Ft.  Business N/A	Delete District. Incorporate portions of the district into the Form Based Code known Commercial Shoreline (CS)	COMMERCIAL SHORELINE CS
PROFESSIONAL OFFICE B-1P	Banks Printing Establishments Offices Professional Studios	FRONT 40' REAR 35' SIDE 15'	15,000 Sq.Ft.	Delete District. Incorporate portions of the district into the Form Based Code known as Commercial Corridor (C)	COMMERCIAL CORRIDOR C
GENERAL BUSINESS B-2	Entertainment Facilities Neighborhood Business Banks Personal Services Restaurants	FRONT 40' REAR 25' SIDE 25'	10,500 Sq.Ft.	Delete District. Incorporate portions of the district into the Form Based Code known as Corridor Commercial (C) and Commercial Flex (CF)	COMMERCIAL CORRIDOR C COMMERCIAL FLEX CF
URBAN RESIDENTIAL R-3	Single Family Duplexes Multiple Family Mixed Use Development Wholesale Trade	FRONT 35' REAR 10' SIDE 30'	15,000 Sq.Ft. To 20,000 Sq.Ft.	Delete District within the Form based Code Area and replace with Mixed Housing Neighborhood with higher densities	MIXED NEIGHBORHOOD HOUSING MNH
OVERALL ZONING ORDINANCE					
Existing Zoning Ordinance				Complete overhaul of the zoning ordinance.	

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# IMPLEMENTATION AND ACTION



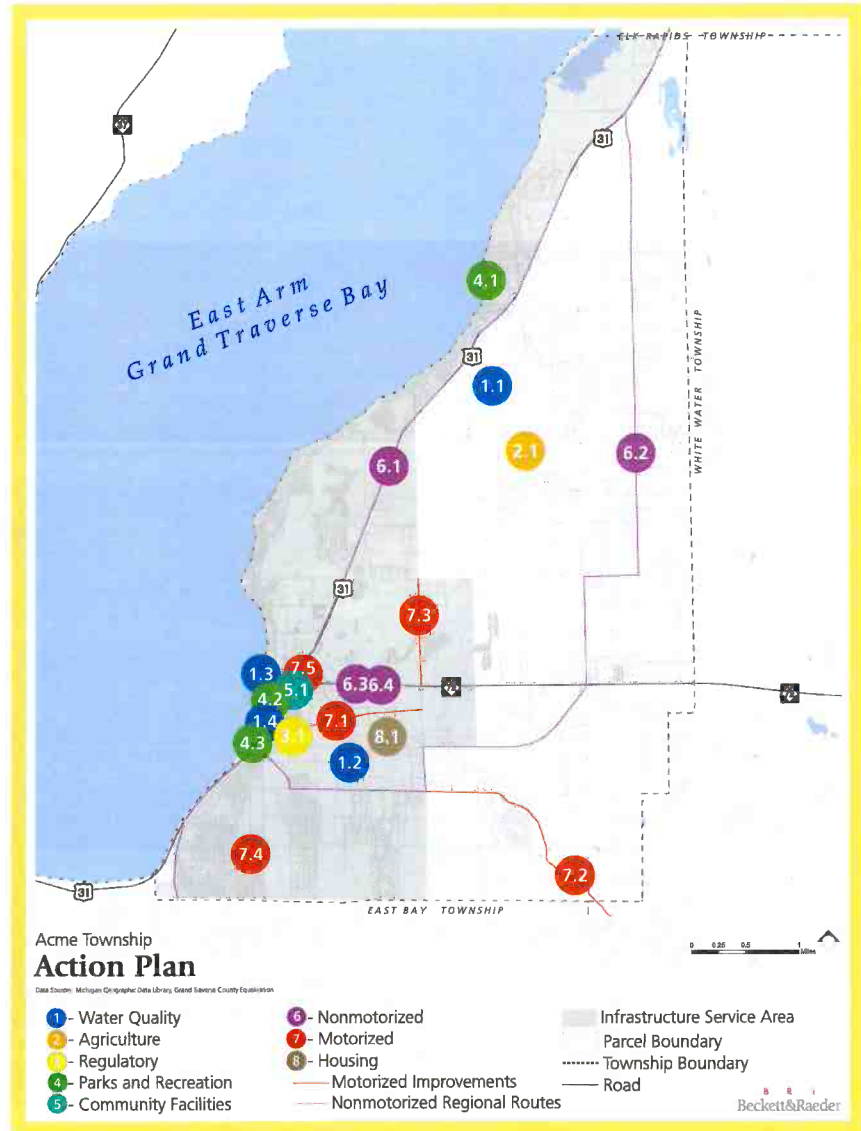
## ACME TOWNSHIP ACTION PLAN

The success of the Acme Township Community Master Plan will be benchmarked against the implementation of a number of programs and projects which are based on the outcome of the resident and business survey and the Master Plan Cornerstones. Master plans were devised to ascertain population growth and use that information to plan for an appropriate allocation of land uses, such as residential, apartments, retail, community facilities, and industry. Most master plans were based on the assumption that population would grow and need space to develop. Today, population is either declining or stabilized; aging in place and evolving into single person households. As a result, master plans focus more on reducing barriers that inhibit quality growth and redevelopment and have become community strategic plans.

The Action Plan is segmented into nine categories; projects and programs are identified within each category. Each project and program is described with a priority and general timeframe needed to accomplish it.

The table at right identifies the projects and programs that reflect the intent of the community and, at the same time, adhere to planning best practices. These actions leverage opportunities and integrate them together to form a cohesive, well functioning, and stable community.

29. Action plan map





30. Action plan

<b>1 WATER QUALITY</b>
Conduct and continue water quality testing to monitor the effectiveness of storm water treatment projects and the presence of any bacterial agents.
1.1 Yuba Creek Natural Area
1.2 Acme Creek within the Grand Traverse Town Center project area
1.3 Baysore Park
1.4 Bunker Hill Boat Launch
<b>2 AGRICULTURE</b>
Continue the Township's effort to preserve farming and orchard operations.
2.1 Continue the Purchase of Development Rights (PDR) Program
<b>3 REGULATORY</b>
Revise the Acme Township Zoning Ordinance.
3.1 Revise the business districts zoning along the US-31 and M-72 corridor to a Form Based Code
3.2 Revise the Acme Township Zoning Ordinance; specifically optional land development provisions and provisions to expedite and streamline the Special Use Permit (SUP) and Site Plan Review process.
3.3 Streamline the structure and provisions of the current code.
<b>4 PARKS AND RECREATION</b>
Implement key projects identified in the Township's 5-year Parks System Plan
4.1 Construct a MDNR boat launch at Sayler Park.
4.2 Implement the improvements proposed for Bayshore Park.
4.3 Implement the improvements proposed for Bunker Hill Boat Launch.
<b>5 COMMUNITY FACILITIES</b>
Plan for and install a potable water system.
5.1 Formalize an arrangement with the GTB to provide potable water to Infrastructure Service Area.
<b>6 NONMOTORIZED TRANSPORTATION</b>
Connect Township assets with the regional nonmotorized pathways and trails.
6.1 Collaborate with adjacent communities and regional agencies on the US-31 nonmotorized trail.
6.2 Collaborate with adjacent communities and regional agencies on the US-BR53 nonmotorized trail.
6.3 Collaborate with the GTB and developers of the GTTC on the installation of the M-72 pathway.
6.4 Collaborate with the GTB, MDOT and regional agencies on the installation of the M-72 tunnel.
<b>7 MOTORIZED TRANSPORTATION</b>
Provide Township residents and business with access to a balanced transportation network.
7.1 Facilitate a Complete Streets connection between Acme Village and the Grand Traverse Town Center.
7.2 Improve Bunker Hill Road to serve as a county collector to Supply Road.
7.3 Improve Lautner Road south to Bunker Hill.
7.4 Facilitate a road maintenance capital improvements program focused on the improvement of public roads in the residential neighborhoods south of Bunker Hill Road.
7.5 Coordinate with BATA locations for bus stops and a transfer station in the Township.
<b>8 HOUSING</b>
Provide a variety of housing for existing and future residents.
8.1 Coordinate with NWMCOG and Grand Traverse County on a housing Target Market Analysis.
8.2 Revise the Acme Township Zoning Ordinance to provide for a mix of housing types and densities.
<b>9 ADMINISTRATIVE CAPACITY</b>
Provide opportunities for training and continue education.
9.1 Continue the policy of providing training and continuing education for Planning Commission and Zoning Board of Appeal members.



## PLACEMAKING ASSESSMENT

As previously mentioned, Acme Township has joined the region and the state in directing its attention to the concept of “placemaking” as a guiding principle for thinking about its built and natural environments. In general, placemaking simply refers to the process of creating quality spaces that attract people. As a central component of Michigan’s current economic development policy, “strategic placemaking” refers to the process of creating quality spaces at strategic locations, such as activity centers, connecting nodes, and thoroughfare corridors, for the purpose of attracting and retaining a pool of talented workers who can generate economic activity.

This is a serious departure from the model of economic development which dominated the 20th century, and the reason is simple: economic conditions have fundamentally changed. The “old economy” was driven by fossil-fuel-dependent manufacturing, which meant that the chief resources were cheap land

and access to raw materials and transportation lines. If a community could attract companies with incentivized land costs and relaxed regulations, then workers would settle near those companies and the community’s tax base, would grow—people followed jobs. A high-quality environment and place-based amenities were luxuries to be considered only where available.

Michigan was vastly successful under the old economy, but a decade of job loss and population decline has made it clear that those conditions won’t be returning. The “new economy” is global, technological, and connected, and the chief resource is human innovation and talent. As monolithic enterprises have frequently shown themselves to be unreliable wealth generators for any given community or individual over the long haul, talented, well-educated people have begun choosing a place first, and then finding or creating a job when they get there—a case in which economic activity follows people. Communities wishing to host such economic activity need to lure its

generators, and a high-quality environment and place-based amenities attract those talented workers.

This basic calculus underlies Michigan’s MIplace curriculum, a strategic initiative supported by the current gubernatorial administration and crafted by a wide range of agencies and organizations invested in a better Michigan ([www.miplace.org](http://www.miplace.org)). The comprehensive curriculum advocates asset identification, regional coordination, attention to social and educational opportunities and outcomes, entrepreneurial support, a human-scaled built environment, fully integrated multimodal transportation choices, and robust, meaningful participation by its citizenry as a basic skill set to be employed by any community on the path to prosperity. The following table presents specific elements of each of these guiding principles and ties them to contents within the Acme Township Master Plan, demonstrating the township’s commitment to its talented workers, economic success, and quality of place.

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***“Placemaking is a community-based approach involving the discovery and implementation of practices that make our communities distinctive, economically viable, accessible, and visually pleasing. Placemaking capitalizes on a local community’s assets, inspiration and potential, creating good public spaces that promote people’s health, happiness, and economic well-being.”***

— Northwest Michigan Council of Governments<sup>25</sup>

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# APPENDIX

## ENDNOTES

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31. Placemaking assessment

PLACEMAKING ASSESSMENT		
GUIDING PRINCIPLES	ELEMENTS	MASTER PLAN INITIATIVES
What do we have? ASSETS	Identify and define the community's centers, nodes, and corridors	The master plan utilizes the presence of M-72 and US-31 as regional corridors and advances the concept of creating a mixed-use business and residential district by linking Acme Village with the Grand Traverse Town Center. The Master Plan also places emphasis on improvements to Bayshore Park System to provide residents and visitors with a greater sense of place. Assets such as Deepwater Point Natural Area and the Yuba Creek Natural Area are identified as natural assets and designated accordingly in the Future Land Use Map.
	Identify all natural, historic, and cultural resources and explicate their benefit to the community	
Where do we fit in? REGIONALISM	Identify the community's relationship to its region	The Cornerstones and Building Blocks use the Grand Traverse County Master Plan and the Grand Vision as the Foundation to link local goals and objectives with county and regional expectations. The concept of developing within the Growth & Investment Areas designated in the County Master Plan and the Grand Vision were used to create the framework for the Future Land Use Map and Action Plan. The SmartCode transects used to bundle land development into common characteristics was used to prepare the Township Framework Plan and Form Based Code referenced in the Zoning Plan. Lastly, community residents identified the maintenance and improvement of water quality has a high priority which is consistent with the vision of the Grand Traverse Bay Watershed Plan. The Action Plan recommends the continuation of periodic stream and bayshore water quality monitoring and the use of low impact development storm water technologies to manage water quantity and quality.
	Identify the community's place on the transect	
	Explicate the community's values with regard to its adjacent undeveloped land	
	Understand how the community figures into other (regional, CEDS, watershed, etc.) plans	
What do we love? FUN	Identify issues of greater than local concern	Locally, through the efforts of the Acme Business Association the community comes together during its Fall Festival. It is envisioned that the planned improvements to the Bayshore park system will create a venue for additional events and social gatherings. On a regional scale there are a variety of events throughout the year including the winter VASA held in Acme Township, the Cherry Capital Festival and various art and cultural fairs throughout Northwest Michigan. The Master Plan process did not quantify the impact of the arts on the community.
	Identify the social events that define the community and explicate their benefit to the community	
What do we have to offer? TALENT	Quantify the economic impact of the arts on the community	The Dashboard noted that educational attainment of Township residents exceeded County and State benchmarks. Similarly, the Township has a very high percentage (97.3%) of residents that have completed high school. In addition, the Township has a high percentage of retirees that come out of managerial, administrative and educational careers which creates a potential pool of gifted volunteers. Due to Acme Township's proximity to Traverse City many residents live in the township but work in Traverse City. Regionally, there is a direct linkage between educational attainment and jobs but not as much as the local level. The focus to establish a mixed-use business district in the township may provide the venue for local job opportunities this reducing the need to commute.
	Clearly understand and assess the educational level of the community, including specialized areas or fields	
	Explicate the linkages between the educational and business communities	

What do we contribute?  
ECONOMICS

Identify and assess the community's "anchor institutions": largest employers, purchasers, landowners

The largest employer in the township is the Grand Traverse Band which owns and operates the Grand Traverse Resort and Spa. Due to the size of the property they are also the largest land owner in the Township. In addition to the entertainment and service employment provided through the Resort the agricultural community is the second largest employer and landowner in the township. When consolidated agricultural operations constitutes the largest land ownership in the Township. As a result, the Resort and the farm community are the anchor institutions in Acme Township. Both anchors are affected by the economy and markets. The agricultural community is further affected by the weather. Local businesses have been impacted by the national economy but are also affected by local conditions such as regulatory issues, speed of traffic along US-31, lack of connectivity between businesses, and fragmented development patterns. Due to the separation of properties and lack of connectivity the local business district is very vehicular-dependent. Acme Township lacks an identifiable core.

Identify local entrepreneurs and understand the risk associated with entrepreneurial ventures in the community

Minimize the limitations placed on home occupations

What is our habitat?  
BUILT ENVIRONMENT

Understand the relationship between our infrastructure systems and the natural environment

The Master Plan recognizes the importance that natural features (East Bay, Yuba Creek, Acme Creek, natural areas, etc.) have on local land use development, agriculture, and locational preferences for living. The plan firmly reinforces the continuation of agricultural operations north of M-72 and promotes more concentrated and higher density development within the Acme Village and Grand Traverse Town Center area for a mixed business and residential walkable neighborhood. The housing mix within the Township is very stratified and there needs to be additional types of housing for all age and income groups. The Action Plan calls for a Target Market Analysis as part of the NWMCOG/MSHDA study. Further, the proposed form based code increases multiple family densities from three dwelling units per acre to eighteen to provide flexibility within the market and increase the available housing mix. Particular emphasis should be on affordable housing for service and agricultural employees who know commute into the Township for employment.

Rethink separation-by-use as the guiding principle of land use decisions

Locate all areas of the community which offer walkable opportunities to live, work, and shop

Quantify the community's housing mix

Identify and remove barriers to energy independence

How do we close the gaps?  
TRANSPORTATION

Explicate and quantify the community's thoroughfare mix, including routes for pedestrians, bicycles, and transit

The Township is totally vehicular-dependent. Walkscore.com classifies Acme Township as "Car-Dependent." One of largest community concerns is pedestrian access to the Bayshore Parks and crossing US-31. Due to the fragmented development patterns which results in low connectivity between neighborhoods and businesses residents and customers are forced to use cars as a means to access shopping and community facilities. The road network north of M-72 in the agricultural area of the Township is far more connected than neighborhoods south of M-72. In fact, many residential neighborhoods have substandard connectivity scores. The Community Master Plan and 5-Year Parks and Recreation Master Plan both advance the continuation of the TART trail through the Township, as well as, regional non-motorized routes along US-31, M-72, and US-BR53. The proposed form base code for the US-31 and M-72 corridors incorporates the ITE/CNU guidelines for walkable thoroughfares and the master plan advances the construction of a new Complete Street connecting Acme Village with the Grand Traverse Town Center.

Assess the community's parking needs on an aggregate basis

Quantify the community's dependence on vehicular travel

Understand and assess the relationship between our transportation options and our development patterns

How do we foster self-government?  
PUBLIC INVOLVEMENT

Document the public's involvement in decisions at all scales

The Community Master Plan used community engagement input from the Acme Shores Placemaking efforts in 2012, a community survey conducted by NMC in 2013, and special sessions with the business community (ABA) and the agricultural community. In addition, a special project web site ([www.acmefuture.org](http://www.acmefuture.org)) was used to post information throughout the planning process.

Integrate two-way communication with the public into standard practice