



**ACME TOWNSHIP PLANNING COMMISSION MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
Monday, February 10, 2014, 7:00 pm.**

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE Opened at 7:02

ROLL CALL: Wentzloff x Feringa x Finch x Forgette x Rosa x Timmins_x
White 7:10 DeMarsh x

Staff Present: Lennox, Jocks, Iacoangeli

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:7:03

Closed 7:03

B. APPROVAL OF AGENDA: With addition of Tim Harts Letter and Mark Poniatoskis letter entered into Correspondence

Motion by: Timmins 2nd: Finch

Yes: unanimous vote

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 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: 1/07/14
2. Planning, Zoning & Administrative report 12/01/2013-01/31/2014
3. ZBA meeting minutes 01/09/2014

b) ACTION:

Draft Unapproved Minutes of:

1. Planning Commission minutes 01/13/14

Motion by: Timmins 2nd: Finch

To approve the Consent calendar with the Planning commission minutes and Planning/Zoning Administrative update removed.

Yes: unanimous vote

Motion carries

E. ITEMS REMOVED FROM THE CONSENT CALENDAR:

1. Planning Commission minutes 01/13/14- insert comments submitted by Brian Kelley
2. Planning and zoning administrative update- change Bertha Vos school to the International Baccalaureate school.

Motion by Feringa 2nd by Finch to approve the Planning Commission draft minutes from 01/13/14 with the added comments.

Yes: unanimous vote, motion carries

Motion by Timmins 2nd. By Finch to receive and file the Planning and Zoning Administrative report 12/01/13-01/31/14 with the changes noted.

Motion carries

Yes: unanimous vote, motion carries

F. CORRESPONDENCE: Letters received, read and filed from: Tim Hart, Mark Poniatoski and Brian Kelley

G. PUBLIC HEARINGS:

Ordinance# 028 Medical Marijuana Moratorium Opened at 7:20 Closed at 7:20

Ordinance# 029 US-31-M72 Business and Mixed Use District Opened at 7:21 Closed at 7:22

Brian Kelley, Ridge Crest Rd.– Stated the lack of availability of the document before the public meeting- reviewed January meeting minutes and it was ready for release than, wanted to know why it was not made public to everyone? He believes the township should share documents as soon as possible so the public can be ready at meetings and older documents should remain on the site for comparison.

H. NEW BUSINESS:

1. Ordinance #028 Medical Marijuana- Jeff Jocks gave a recap of the Dispensary Bill, and the politics that surround it. It may not be such a dire issue.

Discussion followed concerning the number of dispensaries that could even come into our community with all the new shoreline park property and the current ordinance that is in place. Nikki Lennox will be looking into the radius 1000 ft. from all the township parks to see where any may possibly fit. White and Feringa don't see a need for a moratorium. The Supreme Court upheld that the Federal Controlled Substances Act does not preempt the Michigan Medical Marihuana Act but MMA preempts a local ordinance prohibiting medical marihuana. Jocks suggest we table it for a month and gather more information.

Motion by Finch 2nd by Rosa to postpone the Medical Marijuana moratorium while staff works on gathering more information

Yes: unanimous vote, motion carries

2. Ordinance #029 US-31 M-72 Business and Mixed Use District

Changed the name from Form Based Code to "US-31/M-72 Business District".

Next step is to send it to County Planning and have them review it.

Jocks clarified that the County would be looking at it without board review.

John I said that was fine.

Motion by White support by Finch to send the Business and Mixed Use District plan to the county planning commission for review

Yes: unanimous vote, motion carries

3. Great Lakes Trim

Lennox explained this is an amendment under modifications and amendments to a S.U.P

S.U.P # 2001-16P, Amendment # 2004-9P along with a site plan review. It was determined than an additional SUP was missing.

Jeremy Dickens (FED Corp) and Tom Crandall, the owner of Great Lakes Trim stated that the modifications were to improve product flow and additional storage.

Discussion of Beckett & Readers' report followed regarding parking and tree islands, maneuvering

lane and drive way, drainage areas and curb cuts.

It was decided that township staff would look up the old S.U.P to see what it said; decision was postponed and will come back to the planning commission in March.

4. B-4 Amendment

John Iacoangeli read the draft Ordinance which will allow for more uses permitted by right in the B-4 District. Many of the draft uses are already present in that district.

Wentzloff wants to make sure the language matches the other ordinance.

Amendment postponed until March.

I. OLD BUSINESS:

1. Accessory Building Height Ordinance Amendment

Wentzloff read a letter from Mark Poniatoski, and stated that his math didn't take into account parking areas for lot coverage. It was pointed out that we have only had one request for a change to building foot print size, which can be addressed on an individual basis through the zoning board of appeals. All other requests dealt with height issues. The planning commission will not modify building foot print at this time, only height.

Wentzloff wants the wording of two stories removed from the amendment and leave it only as 24 ft.

Motion by Feringa 2nd by Timmins to set a public hearing at the March meeting with the removal of 7.2.1 E “two stories” and keeping only the language of “24 ft”.

Yes: unanimous vote, motion carries

2. A-1 Agricultural Ordinance Amendment

John I read the survey results with 80% supporting having 5% locally produced fruit and 75% from the rest of the state of Michigan. 80% also supported a 3 year exemption for startup period for use of local fruit, the clock with start when the license is issued by the MLCC. Timmins supports the change to 5% local ingredients.

Discussion about enforcement – Hard to enforce but guarantees that something will be planted on the land in the Ag. District.

Discussion on language using something other than just the word fruits. John I suggested we use the language from the Right to farm act, Fruits will be changed to Farm Products.

Discussion on requirement for acreage amount planted. Wineries will be raised to 3 acres. Breweries and Distilleries will remain the same.

Motion by: Timmins 2nd: Finch to send the A-1 Agricultural Ordinance Amendment to hearing in March

Yes: unanimous vote, motion carries

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

Opened at 9:06 closed at 9:07

Timmins gave a recap of 3 classes attended at the MRPA conference

Feringa talked about the study being done on a passenger train from T.C to Turtle Creek Casino

ADJOURN: Motion by: Finch 2nd: Timmins

Yes: unanimous vote, motion carries

adjourned at 9:16



**ACME TOWNSHIP PLANNING COMMISSION MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
Monday, February 10, 2014, 7:00 p.m.**

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE

ROLL CALL:

STAFF PRESENT:

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 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: 01/07/14
2. ZBA meeting 01/09/14

2. Planning, Zoning & Administrative report 12/01/ 2013-01/31/2014

b) ACTION:

Draft Unapproved Minutes of:

1. Planning Commission minutes 01/13/14

E. ITEMS REMOVED FROM THE CONSENT CALENDAR:

1. _____
2. _____

F. Correspondence:

G. Public Hearings:

1. Ordinance #028 Article XVIII Medical Marijuana Moratorium
2. Ordinance #029 Article VI Section 6.6.1 US -31/M-72 Business and Mixed Use District

H. NEW BUSINESS:

1. Ordinance #028 Article XVIII Medical Marijuana Moratorium
2. Ordinance #029 Article VI Section 6.6.1 US -31/M-72 Business and Mixed Use District
3. Great Lakes Trim Building Addition Site Plan Review
4. B-4 District Amendment

I. OLD BUSINESS:

1. Supplemental Height Ordinance Amendment
2. A-1 Agricultural District Ordinance Amendment

**PUBLIC COMMENT & OTHER BUSINESS THAT MAY COME BEFORE THE BOARD:
PC Calendar Item-**

ADJOURN



**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 Deflamatory 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 Deflamatory Statements" at the December 2013 Board meeting.

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

**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 & Planning Commission
From: Nikki Lennox, Zoning Administrator
Date: 01/31/2014
Re: Planning, Zoning & Administrative Update

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 10th 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.

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:

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Opened 7:09 closed same time

B. APPROVAL OF AGENDA:

Motion by: Feringa 2nd: 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 2nd: 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 Marihuana 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 2nd: 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 2nd: 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

2nd: Timmins

TOWNSHIP OF ACME - NOTICE OF HEARING

PLEASE TAKE NOTICE that the ACME TOWNSHIP PLANNING COMMISSION will hold a public hearing at its regular meeting on Monday, February 10, 2014 at 7:00 p.m. at the Acme Township Hall, 6042 Acme Road, Williamsburg MI 49690, to consider the following amendments to the Acme Township Zoning Ordinance.

Amendment #028 would amend the Acme Township Zoning Ordinance with the addition of Article XVIII MORATORIUM ON PERMITTING, LICENSING, OR APPROVAL OF ALL LAND USES ASSOCIATED WITH THE SALE, DISPENSATION, OR USE OF MEDICAL MARIHUANA

It is the purpose of this Article to place a temporary halt on the permitting, licensing, or approval of all land uses associated with the sale, dispensation, or use of medical marihuana in Acme Township until the impacts of the proposed legislation change concerning dispensaries on land use in the Township can be examined, and comprehensive zoning amendments proposed, if necessary, to protect the best interest of the community. This moratorium shall expire 180 days from the date of enactment of this Article.

Copies of the entire proposed Amendment #028 are available for inspection at the Acme Township hall. All interested persons are invited to attend and be heard at public hearings before the Planning Commission. After each public hearing, the Planning Commission may or may not deliberate and take action. The entire Zoning Ordinance is available for inspection at the Acme Township Hall from 8:00 a.m. to 5:00 p.m. Monday through Friday. Proposed Zoning Ordinance Amendments and the entire Zoning Ordinance are also available for inspection via the Township's website, www.acmetownship.org.

Written comments may be directed to:

Nikki Lennox; Zoning Administrator
6042 Acme Road
Williamsburg, MI 49690
(231) 938-1350

Amendment # ____

ARTICLE __

**MORATORIUM ON PERMITTING, LICENSING, OR APPROVAL
OF ALL LAND USES ASSOCIATED WITH THE SALE, DISPENSATION,
OR USE OF MEDICAL MARIHUANA**

SECTION __.1. PURPOSE. It is the purpose of this Article to place a temporary halt on the permitting, licensing, or approval of all land uses associated with the sale, dispensation, or use of medical marihuana in Acme Township until the impacts of the proposed legislation change concerning dispensaries on land use in the Township can be examined, and comprehensive zoning amendments proposed, if necessary, to protect the best interest of the community.

SECTION __.2. DEFINITIONS.

- (1) Township. For purposes of this Article, the term “Township” shall mean Acme Township, the Acme Township Board of Trustees, the Acme Township Planning Commission, the Acme Township Zoning Board of Appeals, or any staff person, agent, consultant, or employee of Acme Township.
- (2) Other terms. All other terms used in this Article shall have the same meaning as they are used in other parts of this Ordinance.

SECTION __.3. MORATORIUM. As of the effective date of this Article, and notwithstanding any other provisions of this Ordinance, no applications for special use permits, conceptual special use permits, site plan review or approval, mixed use planned development approval, or land use permits, or any other permit or license for land uses associated with the sale, dispensation, or use of medical marihuana will be processed by the Township, nor will any approvals or zoning permits be granted for any land uses associated with the sale, dispensation, or use of medical marihuana by the Township.

SECTION __.4. EXPIRATION OF MORATORIUM. The provisions of this Article are temporary in nature and are intended to be replaced by subsequent legislative enactment. With or without subsequent legislative enactment, the prohibitions in Section 3 of this Article will expire automatically 180 days from the date of enactment of this Article.

TOWNSHIP OF ACME - NOTICE OF HEARING

PLEASE TAKE NOTICE that the ACME TOWNSHIP PLANNING COMMISSION will hold a public hearing at its regular meeting on Monday, February 10, 2014 at 7:00 p.m. at the Acme Township Hall, 6042 Acme Road, Williamsburg MI 49690, to consider the following amendments to the Acme Township Zoning Ordinance.

**Amendment #029 would amend the Acme Township Zoning Ordinance with the addition of:
SECTION 6.6.1 US -31/M-72 BUSINESS DISTRICT, including re-numbering of subsequent sections.
The proposed US-31/ M-72 Business District zoning 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 walk-ability, increasing density of multiple family dwelling units, and the integration of low impact development storm-water technologies.**

Copies of the entire proposed Amendment #029 are available for inspection at the Acme Township hall. All interested persons are invited to attend and be heard at public hearings before the Planning Commission. After each public hearing, the Planning Commission may or may not deliberate and take action. The entire Zoning Ordinance is available for inspection at the Acme Township Hall from 8:00 a.m. to 5:00 p.m. Monday through Friday. Proposed Zoning Ordinance Amendments and the entire Zoning Ordinance are also available for inspection via the Township's website, www.acmetownship.org.

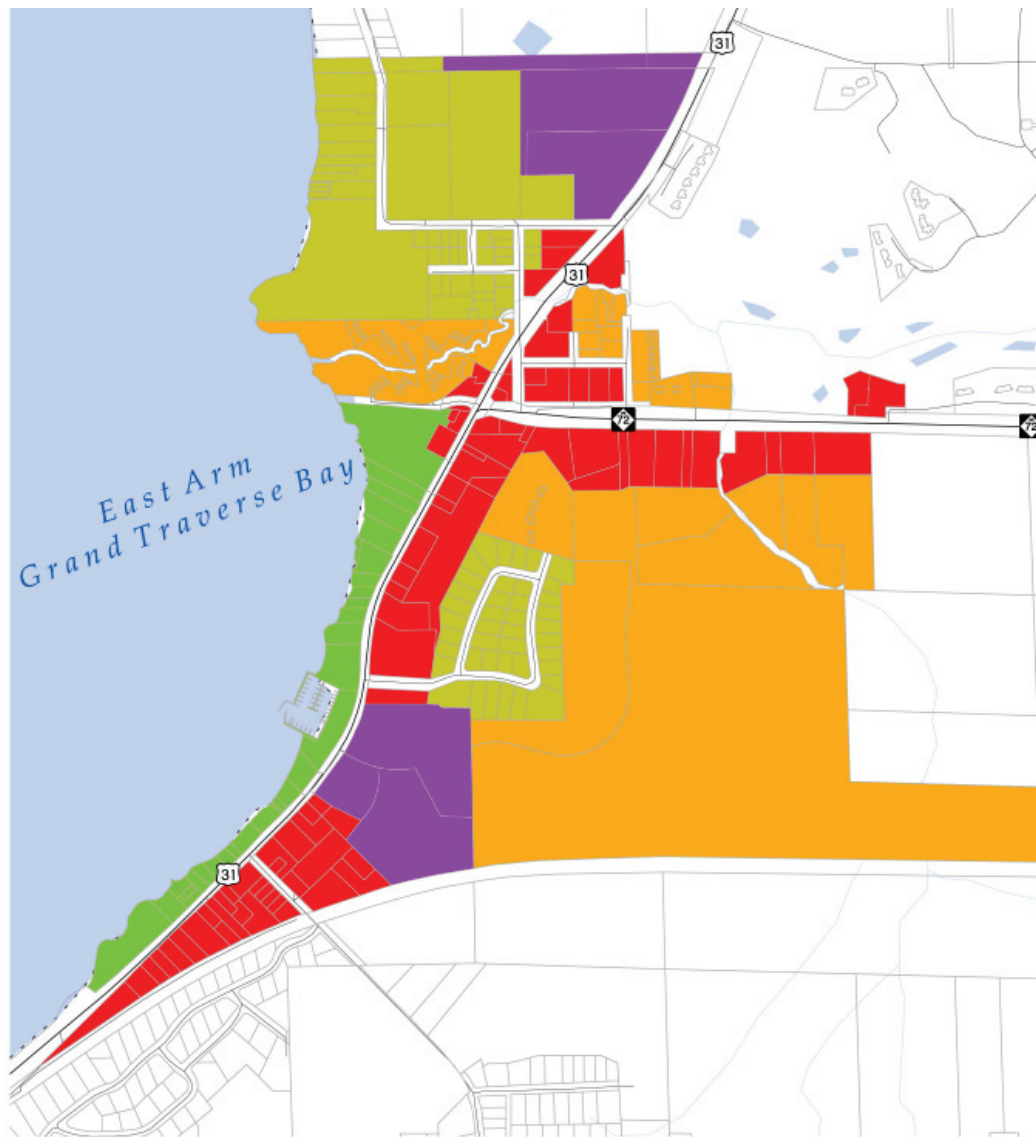
Written comments may be directed to:

Nikki Lennox; Zoning Administrator
6042 Acme Road
Williamsburg, MI 49690
(231) 938-1350

Section 6.6 Acme Township US-31 / M-72 Business District

Section 6.6.1 Purpose

The US-31 and M-72 Business District zoning is a departure from traditional zoning in that it focuses less on the use of a parcel and more on how to integrate private and public spaces. The proposed US-31 / M-72 Business District zoning 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.



Acme Township

Regulating Plan

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

- Parcel Boundary
- Township Boundary
- Road

- Single Family Neighborhood (SFN)
- Mixed Housing Neighborhood (MHN)
- Corridor - Shoreline (CS)
- Corridor - Commercial (C)
- Corridor - Flexible (CF)

Section 6.6.2 REGULATED USES, GENERAL STANDARDS, SPECIAL USE PERMIT STANDARDS, and SPLICING

6.6.3.1

Purpose

The text and diagrams in the US-31 and M-72 Business District address the location and extent of land uses, and the that implement the vision articulated in the Acme Township Placemaking process and also express community intentions regarding urban form and design. These expressions may differentiate neighborhoods, districts, and corridors, provide for a mixture of land uses and housing types within each, and provide specific measures for regulating relationships between buildings, and between buildings and outdoor public areas, including streets.

6.6.3.2

Regulated Uses

Regulated uses are identified for each zone either as a Permitted Use (P) or a use requiring a Special Use Permit (SUP). All SUP uses must address the General Standards listed below. If the SUP has additional standards over and above the General Standards the special provision column references that specific section of the Zoning Ordinance. Otherwise, SUP uses must meet the General Standards below. All uses will require the submission of a site plan pursuant to Article VIII of the Acme Township Zoning Ordinance.

6.6.3.3

General Standards

The Planning Commission shall review each application for the purpose of determining that each proposed use meets the following standards, and in addition, shall find adequate evidence that each use on the proposed location will:

- a. Be designed, constructed, operated and maintained so as to insure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity to protect the natural environment and conserve natural resources and energy to insure compatibility with adjacent uses of land, and to promote the use of land in a socially and economically desirable manner.
- b. Be designed to protect natural resources, the health, safety, and welfare and the social and economic well being of those who will use the land use or activity under consideration, residents and landowners immediately adjacent to the proposed land use or activity, and the community as a whole.
- c. Be related to the valid exercise of the police power, and purposes which are affected by the proposed use or activity.

d. Be necessary to meet the intent and purpose of the zoning ordinance, be related to the standards established in the ordinance for the land use or activity under consideration, and be necessary to insure compliance with those standards.

e. Meet the standards of other governmental agencies where applicable, and that the approval of these agencies has been obtained or is assured. The applicant shall have the plan reviewed and approved by the Grand Traverse Metro Fire Department prior to the review by the Planning Commission.

f. Meets the intent of the Acme Placemaking Plan to establish interconnected, walkable and mixed use neighborhoods.

6.6.3.4

Splicing

The US-31 and M-72 Business District focuses attention on the development and form of public and private properties and spaces within the area designated on the Regulating Plan referenced in Section 6.6.1. Requirements regarding site development standards such as parking, lighting, and encroachments included in this Ordinance will take precedence over the requirements in the Acme Township Zoning Ordinance.

The US-31 and M-72 Business District will replace the following Sections of the Acme Township Zoning Ordinance:

- Section 6.6 B-1S: Shoreline Business
- Section 6.7 B-1P: Professional Office
- Section 6.8 B-2: General Business

All other provisions of the Acme Township Zoning Ordinance remain intact and valid.

6.6.3.5

Properties Currently Developed and Occupied

The Regulating Plan encompasses properties that have been developed under the current Acme Township Zoning Ordinance. These properties will likely not comply with the dimensional and form requirements of the US-31 and M-72 Business District and will not be considered as nonconforming. If the property changes occupancy after the effective date of this Ordinance it will comply with the applicable section of this Ordinance except Section 6.6.5, "Lot and Building Placement." When the property is demolished and/or redeveloped it will comply with all of the provisions of this Ordinance.

Section 6.6.3 REGULATING PLAN CATEGORIES



SFN (Single Family Neighborhood)	
Intent	Recognizing existing residential neighborhoods which are based on suburban site and building design standards. These neighborhoods are not quite rural and typically are found on the fringe of most urban areas. Lot size can range up to one acre in size and density can vary from ½ unit per acre to 2-3 units per acre.
Distinguishing Characteristics	Primarily single family residential with walkable development pattern and pedestrian facilities, dominant landscape character. Includes scattered commercial uses that support the residential uses, and connected in walkable fashion.
General Character	Detached buildings with landscaped yards, normally adjacent to other residential and some commercial establishments.
Desired Form	Residential
Building Placement	Varying front and side yard setbacks
Frontage Types	Residential uses include lawns, porches, fences and naturalistic tree planting. Commercial uses front onto thoroughfare.
Typical Building Heights	1 to 2 story.
Type of Public Open Space	Parks along East Bay
Transit (Where Available)	BATA / TART



MHN (Mixed Housing Neighborhood)	
Intent	This neighborhood will include a variety of housing types including single family residential as defined in the SFN, cluster residential and open space subdivisions, small lot residential, duplex, fourplex, courtyard units and apartments of various types and sizes. All of these residential developments will be designed as walkable neighborhoods with sidewalks and on-street parking. Densities would range from 5 to 12 dwelling units per acre. This zone can accommodate buildings described in the SFN regulating zone.
Distinguishing Characteristics	Mix of housing types including attached units.
General Character	Predominantly detached buildings, balance between landscape and buildings, presence of pedestrians amenities such as sidewalks and pedestrian scale lighting.
Desired Form	Residential
Building Placement	Shallow to medium front and side yard setback
Frontage Types	Porches, fences
Typical Building Heights	2 to 3 story with some variation and a few taller workplace buildings.
Type of Public Open Space	Parks along East Bay
Transit (Where Available)	BATA / TART



CS (Corridor Shoreline)	
Intent	To provide for the continuation of existing businesses and residences along the west side of the US-31 as this areas evolves into a series of interconnected public and private water-related recreation uses.
Distinguishing Characteristics	Primarily single family residential with walkable development pattern and pedestrian facilities, dominant waterfront landscape character. Includes some scattered commercial uses.
General Character	Detached buildings with landscaped yards, normally adjacent to other residential and some commercial establishments. Commercial uses consist of service or office uses with parking.
Desired Form	Parks and Open Space
Building Placement	Shallow to medium front and side yard setback
Frontage Types	Commercial uses front onto thoroughfare.
Typical Building Heights	1 story
Type of Public Open Space	Parks along East Bay
Transit (Where Available)	BATA / TART



C (Commercial US-31 / M-72 Corridor)	
Intent	To provide for a traditional commercial district that promotes mixed use, walkability and transit options, and takes advantage of its location to East Bay.
Distinguishing Characteristics	Variety of 1 story commercial buildings and 2 to 3 story mixed use buildings with upper stories used for professional offices and residential units. Buildings would be constructed with durable building materials close to the right-of-way with parking on the side or in the rear of the building. Parking lots would be connected with cross access easements and on-site amenities and lighting would be consistent between properties.
General Character	Predominantly detached buildings, balance between landscape and buildings, presence of pedestrians such as wide sidewalks and pedestrian scale lighting.
Desired Form	Commercial / Storefronts / Live-Work
Building Placement	Shallow to medium front and side yard setback
Frontage Types	Stoops, dooryards, storefronts and arcade walkways
Typical Building Heights	1 to 3 story with some variation and a few taller workplace buildings.
Type of Public Open Space	Parks along East Bay
Transit (Where Available)	BATA / TART



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

Section 6.6.4 LAND USE TABLE

6.6.4.1

Regulated Uses

Regulated uses are identified for each **ZONE** either as a Permitted Use (**P**) or a use requiring a Special Use Permit (**SUP**). If a use is blank with no designation or not listed it means it is not permitted in that zone. All uses requiring a Special Use Permit must address the General Standards listed below. If the SUP has additional standards over and above the General Standards the special provision column references that specific section of the Zoning Ordinance. Otherwise, SUP uses must meet the General Standards in 6.6.3.3.

Land Use Table					
Type	SFN	MHN	CS	C	CF
<i>Residential</i>					
Single Family	P	P	P		
Single Family Condominium Subdivisions		P			
Live / Work Unit		P		P	P
Open Space Preservation Development		P			
Duplex	P	P	P		
Multiple Family		P	SUP	P	P
Home Occupation 1 or 2 Persons	P	P	P	P	P
Home Occupation 3 or More Persons	SUP	SUP	SUP		
Bed and Breakfast (5 Bedroom Maximum)	SUP (9.24)	SUP (9.24)	SUP (9.24)		
<i>Residential - Services</i>					
Nursing Home	SUP	P			
Adult Day Care Center	SUP	SUP	SUP		
Assisted Living Group Facilities	SUP	P	SUP		
State Licensed Residential	SUP	SUP	SUP		
Group Child Care Home	SUP	SUP	SUP		
<i>Public and Private</i>					
Marinas (Public or Private)			SUP		
Outdoor Public Owned Parks and Recreation Facilities	P	P	P	P	P
Public and Private Schools	P	P	P	P	P
Public Uses: Critical, Supporting and Essential	P	P	P	P	P
Churches with and without Assembly Halls		P		P	P
<i>Transportation / Utilities</i>					
Parking (Public or Private)		P	P	P	P
Wireless Telecommunication Facilities		SUP		SUP	
Public Transit Stop or Station			P	P	P

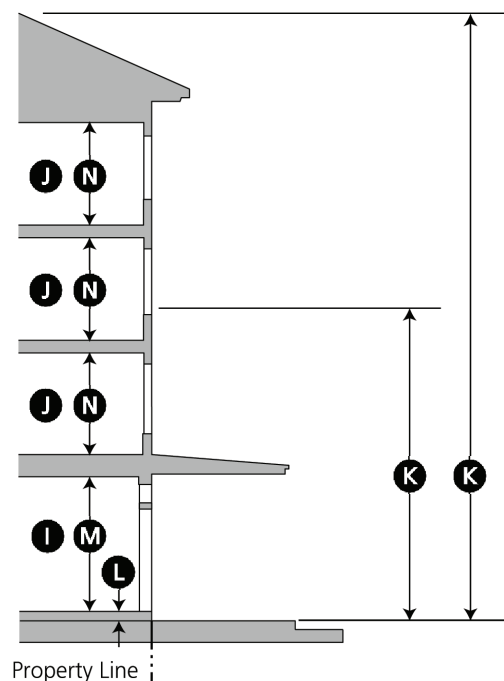
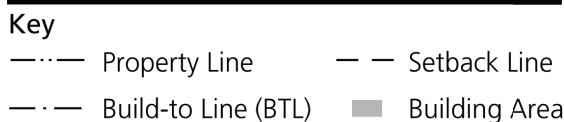
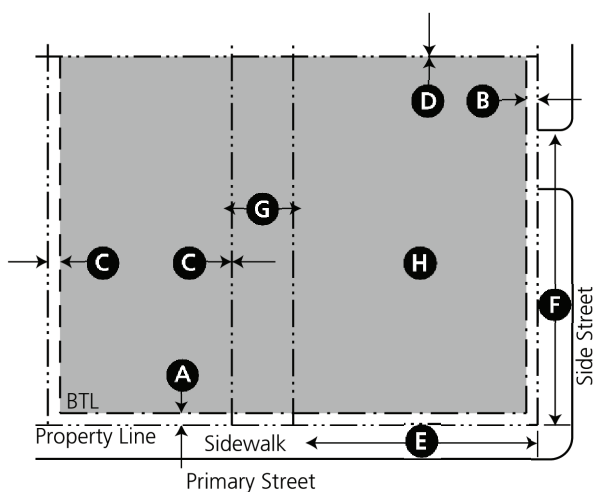
Land Use Table					
Type	SFN	MHN	CS	C	CF
Office					
Professional Offices			P	P	P
Medical / Dental Offices				P	P
Medical Urgent Care Facilities				P	P
Veterinary Clinic			P	P	
Commercial					
Mixed Use with Residential above the 1st floor				P	P
Bar / Tavern				P	P
General Retail; except with the following features				P	P
a. Alcoholic beverages				SUP	SUP
b. Floor area over 10,000 sq.ft.				SUP	SUP
c. On-site production of items sold in or out of store locations				SUP	SUP
d. Operating hours between 10pm and 7am				SUP	SUP
e. Outdoor sales and storage of cars, boats, trucks and RV's					
Restaurant, cafe and coffee shop except with the following features				P	P
a. Drive-thru facilities				SUP	
b. Drive-In facilities				SUP	
Micro brewery				P	P
Movie & Performance Theaters				SUP	P
Convenience market less than 3,500 sq.ft				P	P
Personal Services				P	P
Farmers Market				P	P
Banks and Financial; except with the following features				P	P
a. Drive-thru facilities				SUP	
Shopping Centers				SUP (9.12)	SUP (9.12)
Grocery Stores; except with the following features				P	P
a. Floor area over 10,000 sq.ft				SUP	P
b. Gasoline Service Station				SUP (9.6)	
Gasoline Service Station				SUP (9.6)	
Automotive Supply & Parts				P	
Automotive Service				SUP	
Lodging					
Hotel; except with the following features				P	P
a. Greater than 120 rooms				SUP	P
b. Conference and convention facilities				SUP	SUP

Section 6.6.5 LOT and BUILDING PLACEMENT

6.6.5.1 Terminology

LOT AND BUILDING TERMINOLOGY	
Build-to Line (BTL) A	A line parallel to the property line where the facade of the building is required to be located.
Setback B C D	The distance by which a building must be separated from the property line or ROW, typically defined and regulated as a minimum.
Primary Street built to BTL E	The percent of the building facade which must occupy the width of the lot adjacent to the Primary Street.
Side Street, Corner Lot built to BTL F	The percent of the building which must occupy the side lot line when the building is on a corner lot.
Maximum Lot Width G	The largest allowed distance between lot corners along the front ROW.
Minimum Lot Width G	The smallest allowed distance between lot corners along the front ROW.
Lot Depth	The minimum depth of lot expressed in feet.

Lot Coverage H	The percent of the lot covered by buildings and accessory structures.
Impervious Coverage	The percent of the lot covered by impervious surfaces including roofs, patios, driveways and other hard surfaces which result in water runoff.
Minimum Building Height K	The shortest allowed vertical distance between the sidewalk and the top point of reference for a building facade along the front ROW.
Maximum Building Height K	The largest allowed vertical distance between the sidewalk and the top point of reference for a building.
Ground Floor Finished Level Height L	The vertical distance allowed between the sidewalk and the top of the finished floor on the ground level, regulated as a minimum.
Minimum Ground-Floor Ceiling Height M	The smallest allowed vertical distance between the finished floor and ceiling on the ground floor of a building.



6.6.5.2

Building Placement, Density and Parking

Building Placement		SFN	MHN	CS	C	CF
Built-to Line (BTL) Distance from Property Line						
Front	A	30'	30'	30'	20'	5'
Side Street, corner lot	B	30'	30'	NA	20'	5'
Setback						
Side	C	10'	10'	10'	3'	5'
Rear	D	30'	30'	35'	25'	5'
Building front facade as a % of Low Width	E	NA	NA	NA	85%	95%
Side Street Facade as a % of Lot Depth	F	NA	NA	NA	35%	80%
Building Form						
Lot Width (minimum)	G	100'	NA	100'	20'	20'
Lot Width (maximum)	G	150'	NA	NA	100'	NA
Lot Depth	H	NA	NA	NA	NA	NA
Lot Coverage		30%	NA	20%	70%	85%
Height						
Building Maximum (Stories/Height)	K	2 / 30'	4 / 45'	1 / 20'	3 / 35'	4 / 45'
Story Height difference between adjacent buildings		NA	NA	NA	1	1
Ground Floor Finish Level above site grade	L	6"	6"	6"	0"	0"
First Floor ceiling height	M	NA	15'	Na	15'	15'
Upper Floor(s) ceiling height	N	NA	9'	NA	9'	9'
Garage						
Attached Garage (max. feet behind the BTL)		10'	10'	10'	NA	NA
Attached Garage (max. feet in front of the BTL)		10'	0'	0'	NA	NA
Detached Garage must be placed behind Primary Building						
Impervious Coverage - Buildings and Pavements						
Impervious Coverage		40%	60%	40%	85%	100%
Density						
Maximum Dwelling Units per acre		3	12	4	14	18
Parking						
On-Street allowed to count toward guest parking		Yes	Yes	No	Yes	Yes
Required Parking refer to Table 6.6.6.9						

Notes

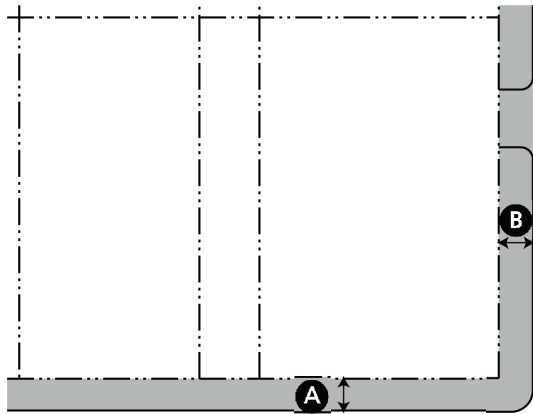
1. All floors must have a primary ground-floor entrance that faces the primary side of the street
2. Residential uses with a primary ground-floor entrance must face the primary side of the street.
3. Any section along the BTL not defined by a building must be defined by a 3'6" high masonry screen wall setback back 5'0" from the BTL unless it is an existing parking lot and in that instance the screening wall can be located adjacent to the sidewalk. The area between the BTL and the setback shall be landscaped, if practical.
4. Buildable Density is determined by the sum of square footage or acreage used for building(s) and the amount of required parking or Effective Parking located within the maximum lot coverage area.
5. Rear-facing buildings, loading docks, overhead doors, and other service entries are prohibited on street-facing facades.
6. Air compressors, mechanical pumps, exterior water heaters, utility and telephone company transformers, meters or boxes, garbage cans / dumpsters, storage tanks, and similar equipments shall not be stored or located within any area adjacent to a street right-of-way.
7. Roof mounted equipment shall be placed behind and away from any required building line and be screened from view from the street.

6.6.5.3

Land Use by Floor

Land Use		SFN	MHN	CS	C	CF
Ground Floor	I					
a. Residential Uses		Yes	Yes	Yes	No	No
b. Residential Services		Yes	Yes	Yes	No	No
c. Public / Private Uses		Yes	Yes	Yes	Yes	Yes
d. Transportation / Utilities		No	Yes	Yes	Yes	Yes
e. Office		No	No	Yes	Yes	Yes
f. Commercial		No	No	No	Yes	Yes
g. Lodging		No	No	No	Yes	Yes
Upper Floor(s)	J					
a. Residential Uses		Yes	Yes	Yes	Yes	Yes
b. Residential Services		Yes	Yes	Yes	No	No
c. Public / Private Uses		No	Yes	No	Yes	Yes
d. Transportation / Utilities		No	No	No	No	No
e. Office		No	No	Yes	Yes	Yes
f. Commercial		No	No	No	Yes	Yes
g. Lodging		No	No	No	Yes	Yes

Section 6.6.6 SPECIAL PROVISIONS



Key
 - - - - Property Line ■ Encroachment Area

6.6.6.1 Encroachments

Type 1: Sufficient Right-of-Way

Front	0'	A
Side Street	0'	B

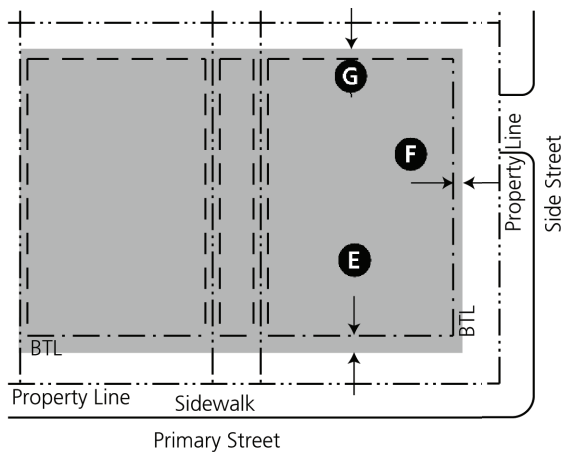
Type 2: Insufficient Right-of-Way

Front	12'	C
Side Street	12'	D

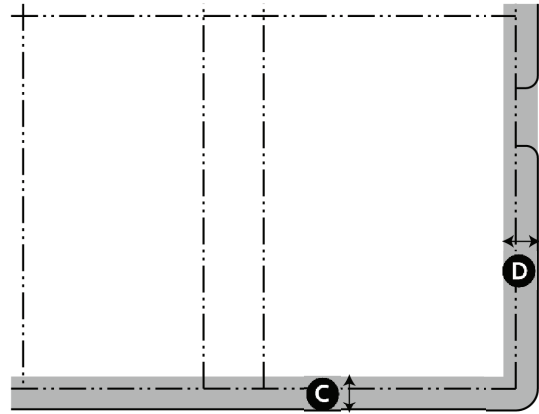
6.6.6.2 Canopies and Awnings

Canopies and awnings are encouraged and may encroach over the BTL and shall have a height above the Ground Floor Finish Level of 10 feet

Front	10'	E
Side	10'	F
Rear	5'	G



Key
 - - - - Property Line - - - - Setback Line
 - · - · - Build-to Line (BTL) ■ Awning Area



Key
 - - - - Property Line ■ Encroachment Area

6.6.6.3 Site Lighting

Streetlights shall be on a general type specified by the Township

SFN, RMH, CS, and C Zones: No lighting level measured at the BTL shall exceed	1.0	fc
CF Zone: No lighting level measured at the BTL shall exceed	2.0	fc

6.6.6.4 Signs

Signs shall conform to Section 7.4 except Section 7.4.6 c. #2 where a freestanding signs shall not exceed 6 feet in height.

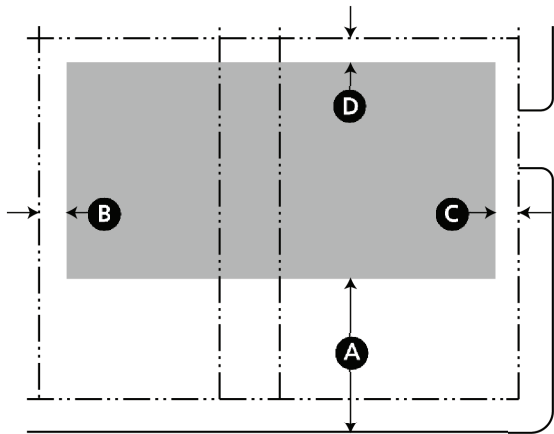
6.6.6.5 Facades (All Buildings Except 1st Floor Residential)

A minimum of 75% of the ground floor story front facade between 2 feet and 8 feet above the sidewalk must be comprised of transparent, non-reflective windows into the nonresidential space.

A minimum of 30% of the upper story facade measured floor to floor shall have transparent, non-reflective, vertically oriented windows.

6.6.6.6 Water Quality

Low impact development water quality technologies such as rain gardens, rooftop gardens, vegetated swales, cisterns, permeable pavers, porous pavement, and filter stormwater structures will be required on site as a component of the overall stormwater plan.



Key
 - - - - Property Line ■ Parking Area

	Function			
Function	Residential	Lodging	Office	Retail
Residential	1.0	1.1	1.4	1.2
Lodging	1.1	1.0	1.7	1.3
Office	1.4	1.7	1.0	1.2
Retail	1.2	1.3	1.2	1.0

6.6.6.9 Required Parking

Residential (per dwelling unit)		
Single Family	2.0	
Duplex	2.0	
Multiple Family	1.5	(1)
Live / Work Unit	2.0	
Residential above 1st Floor in Mixed Use buildings (C and CF Zones)	1.5	(1)
Lodging (per bedroom / hotel room)		
Bed & Breakfast	1.2	
Inn	1.2	(1)
Hotel / Motel	1.0	
Office (per 1,000 usable square feet)		
Individual enclosed offices	3.0	
Open office concept	2.0	
Retail (per 1,000 usable square feet)		
T4 Retail	4.0	
T5 Retail	3.0	

Civic / Assembly - Determined by 7.5.3 Zoning Ordinance

Parking Notes

Parking shall conform to Section 7.5, except the provisions in 7.5.3. Parking Space Requirements.

(1) Parking may be shared using the shared parking method outlined in Shared Parking

6.6.6.10 Site Amenities

Bicycle parking and loops/racks must be provided on site based on a ratio of 1 bicycle stall per 10 vehicular parking spaces.

Benches may be required at the discretion of the Planning Commission

6.6.6.7 Parking

Location (Distance from Property Line)

Front Setback (parking to be located behind the building)		
Front Setback (when adjacent to the building)		
- the setback would be measured from the front facade of the building	10'	A
Adjacent to a common Property Line	10'	B
Side Street Setback		
- when a masonry screen wall is installed	5'	C
- landscape only	10'	C
Rear Setback	5'	D

note: where a parking lot abuts an interior and/or common property line the property owner shall provide a cross access easement for the purpose of connecting adjacent parking lots.

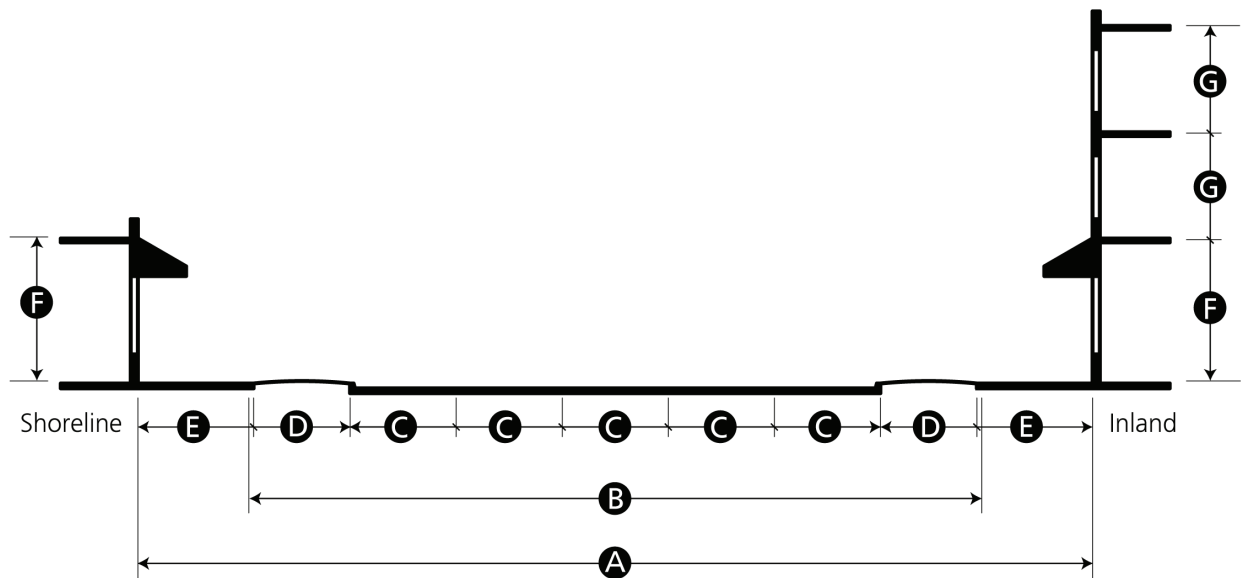
6.6.6.8 Shared Parking 6.6.10.6

Parking Calculations: The Shared parking Factor for two Functions, when divided into the sum of the two amounts as listed on the Required Parking table below produces the Effective Parking needed. For example, residential parking is calculated at 12 spaces and retail parking is calculated at 32. Summed they equal 44. Using the Shared Parking Table this amount is divided by 1.2 to derive an Effective Parking amount of 36.6 or 37 parking spaces.

Section 6.6.7 PUBLIC SPACE STANDARDS

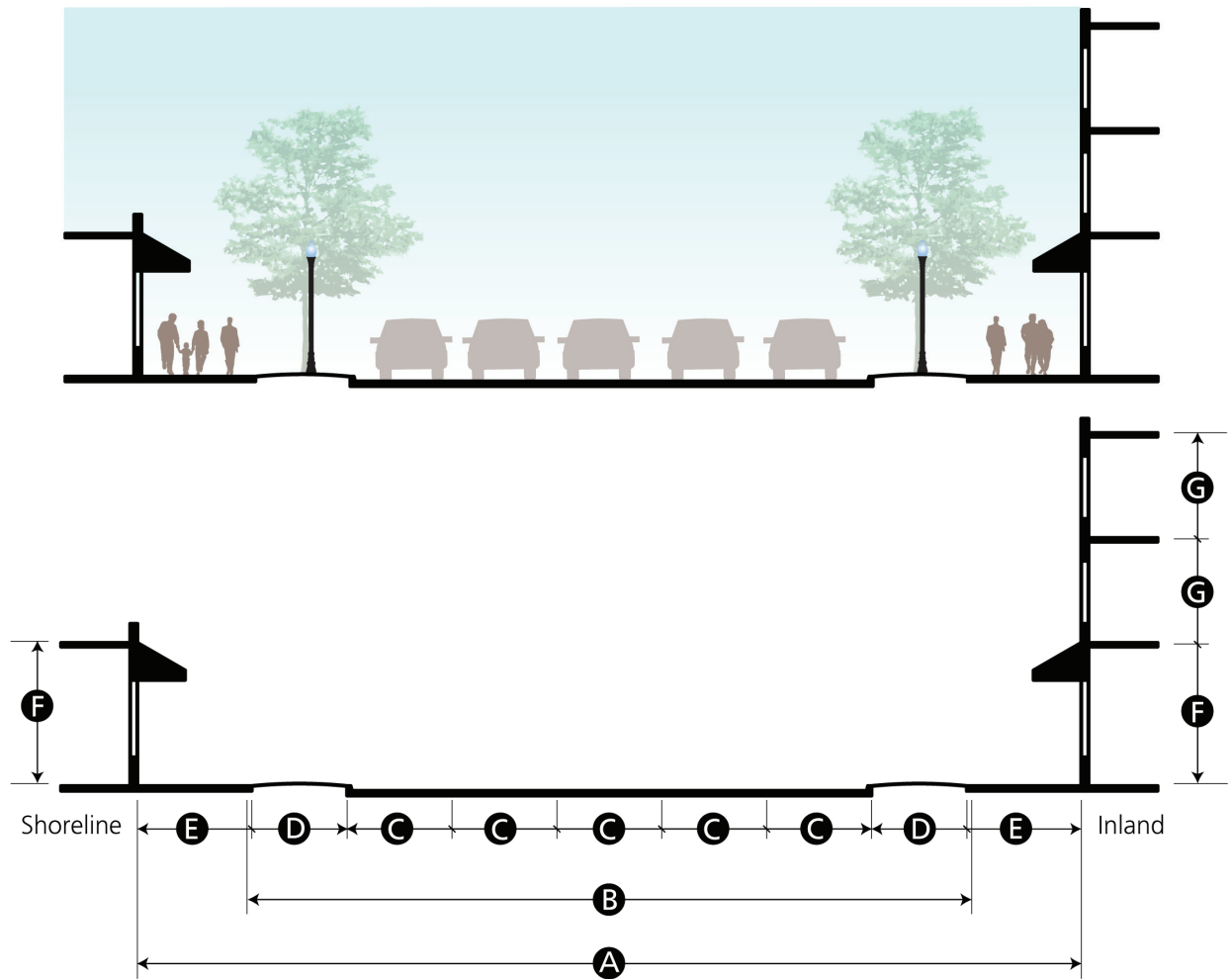
6.6.7.1 Terminology

STREET TERMINOLOGY	
Right-of-Way (ROW) Width A	The measurement across a thoroughfare of the area the Grand Traverse County Road Commission or private property owner controls or owns.
Curb Face to Curb Face Width B	The distance across a thoroughfare between the vertical faces of the curb, typically intended for vehicles, including any on-street parking, planting strips, and gutters.
Traffic and Parking Lanes C	The number and width of areas designated for vehicular travel, not including bicycle lanes.
Planting Zone D	The area of the ROW used to plant street trees, flowers, and install Low Impact Development stormwater features, such as rain gardens. In some instances, this zone, depending on surface materials, can be used for outdoor dining.
Pedestrian Zone E	The area used for pedestrian movement and dedicated to sidewalks and outdoor cafes,



Street Terminology Cross Section

US-31 Corridor

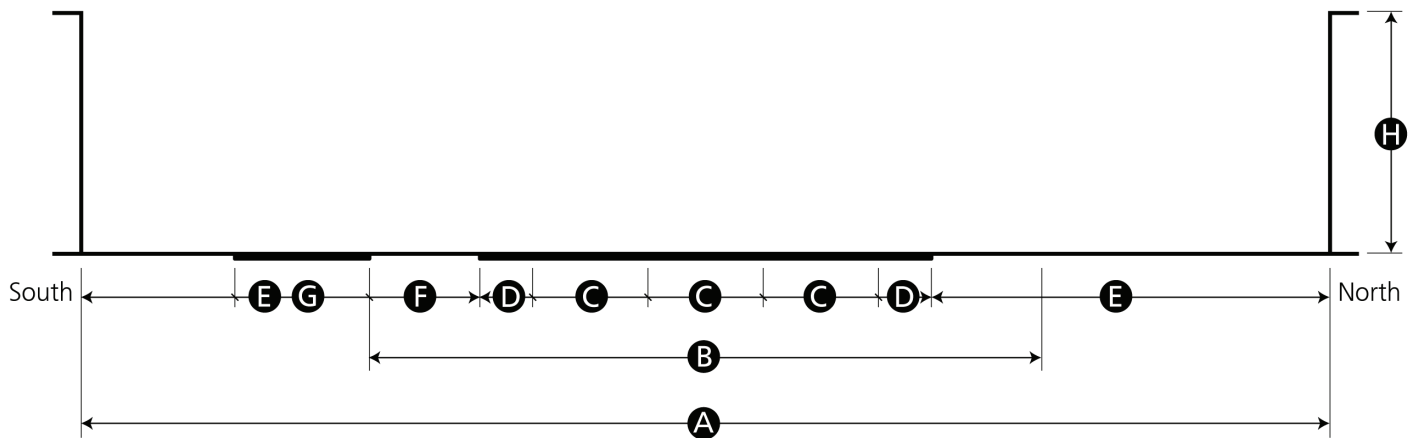
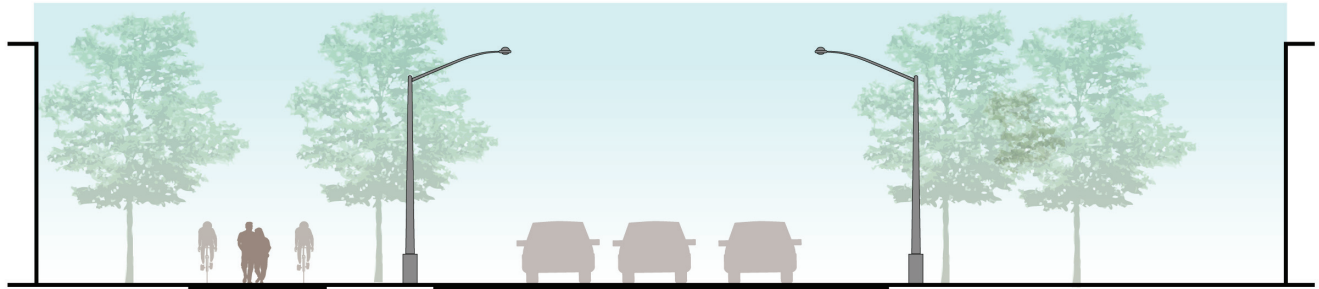


Application	
Target Speed	
Target Speed	25 - 30 MPH
Overall Widths	
Public Realm (Between BTL)	99' A
Right-of-Way (ROW) Width	76' (Varies) B
Lanes	
Traffic Lanes	11' C
Turn Lanes	At Intersections
Shoulders	None
Bicycle Lanes	5' - 6' C
Parking Lanes	8'
Medians	None

Edges	
Curbs	1'
Planters / Tree Grates	10' D
Landscaping	Evenly Spaced D
Walkways	Sidewalk - 12' E

Source: Designing Walkable Urban Thoroughfares: ITE and CNU; Table 6.4 "Design Parameters for Walkable Urban Thoroughfares"

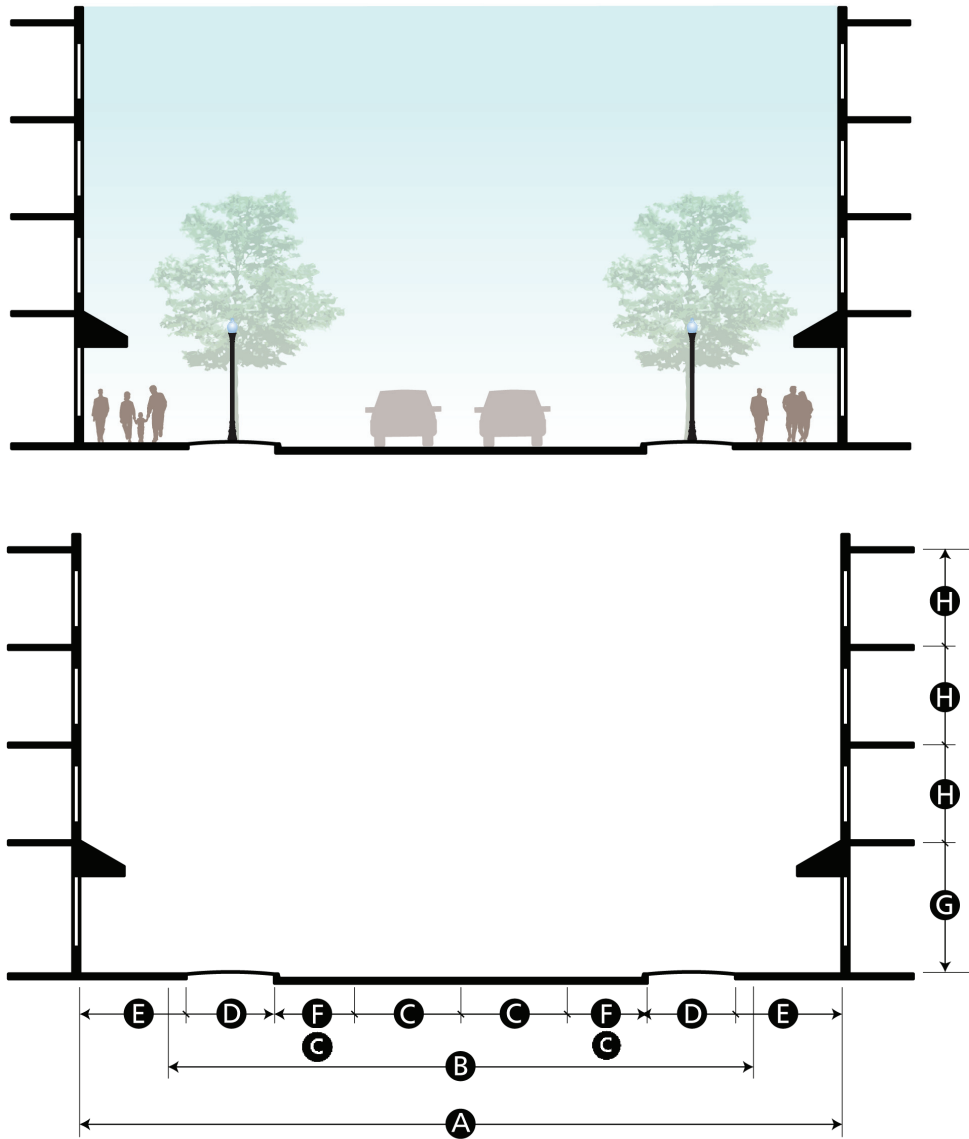
M-72 Corridor



Application		
Overall Widths		
Public Realm (Between Build-To Lines)	210'	A
Right-of-Way (ROW) Width	150'	B
Lanes		
Traffic Lanes	11'	C
Turn Lanes	At Intersections	
Shoulders	7'	D
Edges		
Curbs	1'	
Planters	15'	F
Landscaping		
Walkways	Path - 14'	G

Source: Designing Walkable Urban Thoroughfares: ITE and CNU;
Table 6.4 "Design Parameters for Walkable Urban Thoroughfares"

Other Road Space Standards



Application	
Transect Level	T3-T4
Overall Widths	
Public Realm (Between Build-To Lines)	86' A
Right-of-Way (ROW) Width	66' B
Lanes	
Target Speed	25 MPH
Traffic Lanes	10' C
Parking Lanes (On-Street)	8' C
Turn Lanes	At Intersections F

Edges	
Curbs	1'
Planters / Planting Strip (minimum)	4' D
Landscaping (minimum)	Evenly Spaced
Walkways (minimum)	Sidewalk - 10' E

Source: Designing Walkable Urban Thoroughfares: ITE and CNU; Table 6.5 "Main Street Design Standards"



Application Number: 2014-01
Parcel Number: 2801-585-013-00

ACME TOWNSHIP
Grand Traverse County, Michigan
Application for Special Use Permit/Site Plan Approval

Owner/Applicant Information: (please type or print clearly)

Name: GLT Properties, LLC Telephone: 231-267-3000
Mailing Address: 6183 S. Railway Commons dr.
Williamsburg, MI 49690
E-Mail Address: Jeff@GLTtrim.com

A. Property Information:

1. Address:
2. Property Description/Parcel Number: #2801-585-013-00
Lot 13 Railway Industrial Park Sec 31 T28N R9W
3. Current Zoning of Property:
4. If this project is one phase of a larger development and/or proposed for property subject to an existing Site Plan Review and/or Special Use Permit what is/are the applicable permit number(s)?
5. Provide of current property ownership. If applicant is not the current property owner, also provide written permission to act as agent of, and complete contact information for, the current property owner.
6. Proposed Use/Change to Property:
20' x 120' Metal Building Addition
7. Estimated Start and Completion Dates: March start June Completion

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

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

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

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

Signed: [Signature] Date: 1/16/14

Township Use/Official Action:
Application Number: 2014-01 Date Received: 01/20/14
Preliminary Hearing Date: _____ Public Hearing Date: _____
Date of Advertising: _____

701-400-282-060

GREAT LAKES TRIM



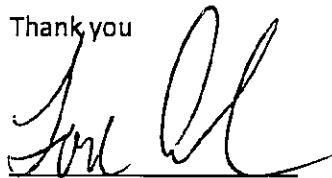
6183 South Railway Commons
Williamsburg, MI 49690
(231) 267-3000
Fax (231) 267-9815

January 23rd, 2014

To whom it may Concern:

We plan to build a 20'x120' addition at 6220 South Railway Commons Drive. We have hired F.E.D. Corporation as a general contractor to complete this process. Please let this letter serve as an authorization to pull all necessary permits and act on our behalf for getting through the permitting process.

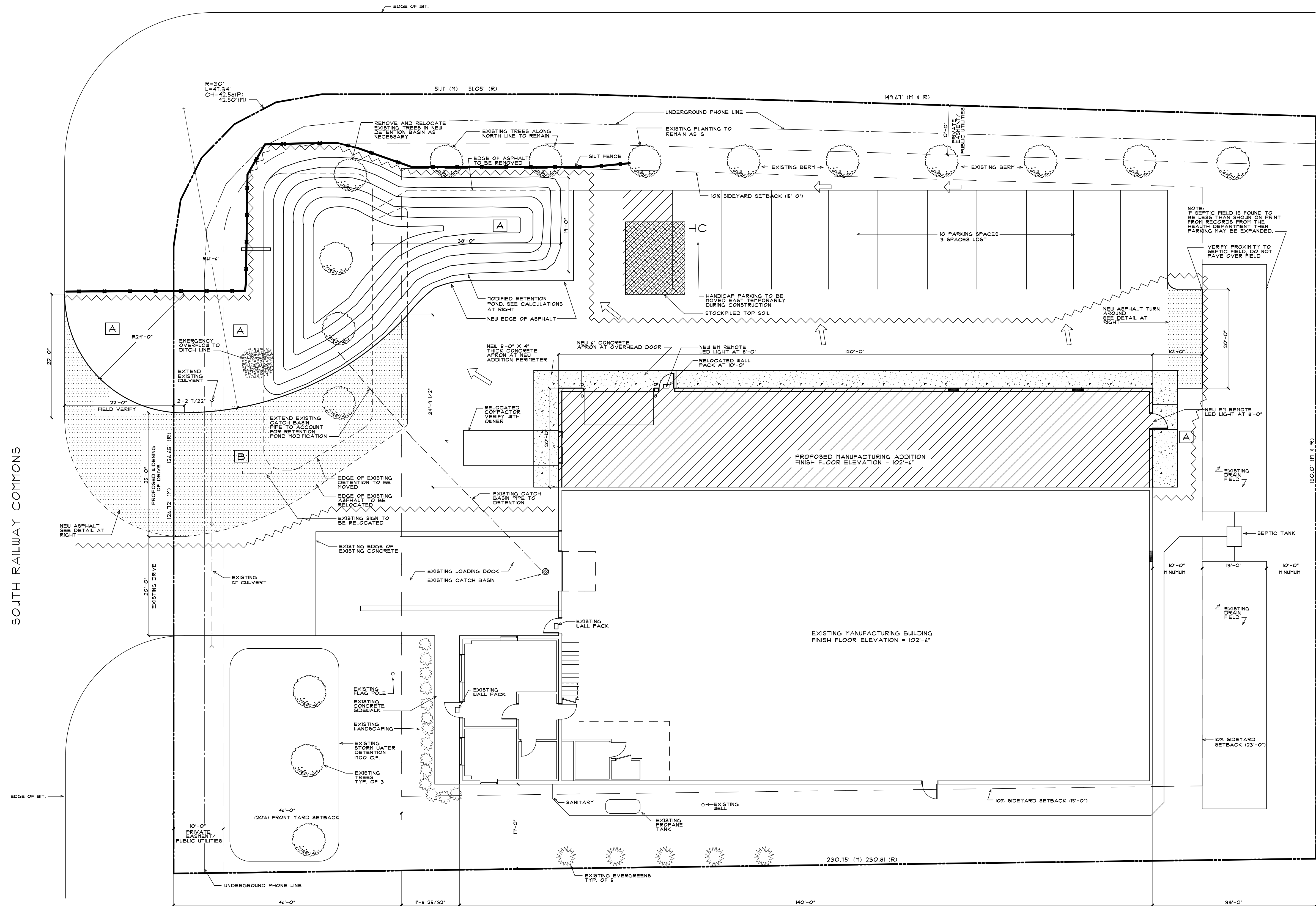
Thank you



Tom Crandall

Owner of Great Lakes Trim

EAST RAILWAY COMMONS
(1/2" R.O.B.)



SETBACKS
FRONT YARD: 20% OF PROPERTY DEPTH
SIDE YARD: 10% OF PROPERTY DEPTH
REAR YARD: 10% OF PROPERTY DEPTH

RETENTION POND REVISED CALCULATIONS
EXISTING RETENTION BASIN VOLUME = 5,040 CU. FT.
VOLUME LOSS = 5,040 - 3,216 = 1,824 CU. FT.
ADD VOLUME FOR NEW PREVIOUS SURFACE = 1,210 CU. FT. X 0.4 X 3.64/2 = 348 CU. FT.
TOTAL ADDITIONAL RETENTION POND VOLUME NEEDED = 2,193 CU. FT.

NEW RETENTION BASIN ADDITION = 38' X 18' X 8' = 3,456 CU. FT.
LESS VOLUME FOR BACK SLOPE = 15' X 8' X 1/2' = 480 CU. FT.
TOTAL VOLUME FOR NEW ADDITIONAL RETENTION BASIN AREA = 2,415 CU. FT.

RETENTION POND PREVIOUS CALCULATIONS
1800 S.F. ROOF AREA
800 S.F. POURED CONCRETE
400 S.F. GRAVEL

8000 S.F. HARD SURFACE AREA
2 1/2" RAINFALL
1/4" = 3800 CU. FT. REQUIRED (208 X 18100)

PROPERTY DESCRIPTION
LOT 1: 280-585-03-00
LOT 15 RAILWAY INDUSTRIAL PARK, SEC. 31, T28N, R14W

SITE LIGHTING
NO ADDITIONAL SITE LIGHTING PROPOSED AT THIS TIME. EXISTING WALL PACKS ON NORTH WALL TO BE RELOCATED TO NEW NORTH WALL.
PROVIDING 2 NEW EMERGENCY REMOTE LED LIGHTS AT WALK DOORS
LITHONIA LIGHTING MODEL ELA-LED-UP

SOIL EROSION LEGEND

- STOCKPILE OF TOP SOIL ON SITE
- LIMITS OF DISTURBANCE
- DIRECTION OF WATER RUNOFF
- SILT FENCE INSTALLATION
- PROPERTY LINE
- SEEDING WITH MULCH OR MATTING: FACILITATES ESTABLISHED VEGETATIVE COVER, EFFECTIVE FOR BRANCHEDAYS WITH FLOW VELOCITY. BASTY PLACED IN SMALL QUANTITIES BY EXPERIENCED PERSONNEL SHOULD INCLUDE PREPARED TOP SOIL.
- AGGREGATE COVER: STABILIZES SOIL SUBSURFACE. THIS COVER IS EFFECTIVE FOR BRANCHEDAYS TRAFFIC IN ADVERSE WEATHER MAY BE USED AS A TEMPORARY MEASURE TO PREPARE BASE CONSTRUCTION FOR PAVED AREAS.

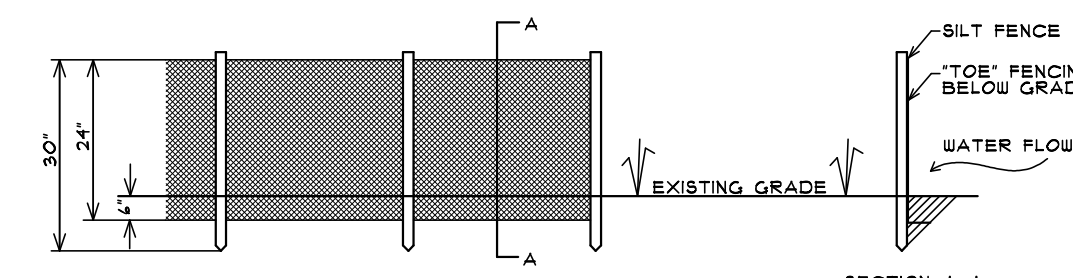
SOIL EROSION NOTES
1. WASTE SOIL TO BE REMOVED FROM SITE

CONSTRUCTION SCHEDULE

- INSTALL SEDIMENT CONTROLS DATE: APRIL 1, 2014
- GRADE SITE DATE: LATE APRIL 2014
- CONSTRUCTION BUILDING DATE: MAY/JUNE 2014
- PAVING: JULY 2014
- FINAL GRADE, SEED, MULCH DATE: JULY/AUGUST 2014

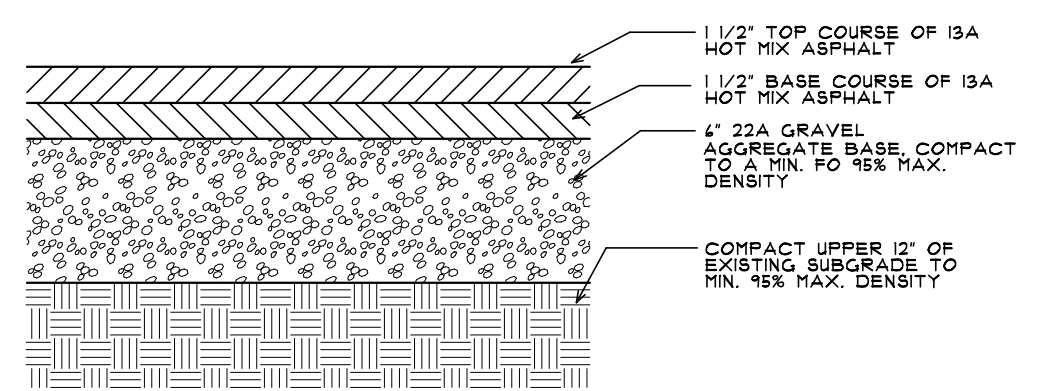
SITE NOTES

- SILT FENCE SHALL BE INSTALLED BY CONTR. AT LOCATIONS NOTED ON SHEET. PRIOR TO COMMENCEMENT OF ANY EARTH CHANGES OR UTILITY WORK, SILT FENCE SHALL BE INSPECTED AND REPAIRED PRIOR TO EARTHWORK OPERATION OR FOLLOWING A RAIN EVENT AND SHALL BE REPAIRED UNTIL A SUFFICIENT ESTABLISHMENT OF VEGETATION OCCURS AS DETERMINED BY THE ENGINEER. SILT FENCE SHALL BE REMOVED BY THE CONTR. AS DIRECTED PRIOR TO FINAL CONTRACT CLOSEOUT.
- CONTRACTOR SHALL NOTIFY MISSDIG (800-462-7114) A MINIMUM OF 12 HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY AND SHALL MAINTAIN HALF EXIST BUT MAY NOT BE AFFILIATED WITH THE MISSDIG SYSTEMS DIVISION AND REPAIR COSTS ASSOCIATED WITH THE CONTRACTOR'S FAILURE TO DO SO SHALL BE BORNE SOLELY BY THE CONTRACTOR.
- ALL NECESSARY PERMITS SHALL BE OBTAINED BY CONTRACTOR PRIOR TO PROJECT COMMENCEMENT.
- ALL UTILITY, BUILDING PADS AND PARKING LOT BACKFILL SHALL MEET ROOT CLASS 1 OR BETTER AND SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM UNIT WEIGHT. CLAYEY OR ORGANIC MATERIAL AS DETERMINED BY THE ENGINEER SHALL NOT BE UTILIZED IN BACKFILL. UNSUITABLE EXCAVATED MATERIAL SHALL NOT BE UTILIZED AS BACKFILL.
- ALL AREAS DISTURBED BY EARTHWORK OR UTILITY CONSTRUCTION SHALL RECEIVE A MINIMUM OF 4" TOPSOIL SEEDED WITH 100% MULCH AND FERTILIZED AT A RATE OF 200#/AC SITE. PROPORTIONS OF NITROGEN, PHOSPHORUS, & POTASH AS SOON AS PRACTICAL FOLLOWING CONSTRUCTION AS APPROVED BY ENGINEER. SEEDING SHALL COMMENCE NO LATER THAN 14 DAYS FOLLOWING APPROVAL.
- RETENTION BASIN BOTTOMS SHALL RECEIVE INITIAL TOPSOIL AND RETENTION BASINS SHALL REMAIN FREE OF ORGANIC OR NON-PERMEABLE SOILS. SHOULD NON-PERMEABLE SOILS BE ENCOUNTERED, ENGINEER SHALL BE NOTIFIED PRIOR TO RETENTION BASIN CONSTRUCTION. RETENTION BASINS SHALL BE ROUTINELY INSPECTED AND CLEANED. FRESHNESS IN ORGANIC SOILS SUBSEQUENT TO CONSTRUCTION SHALL BE DETERMINED BY THE ENGINEER. CAPACITY OF THE BASIN HAS BEEN LESSENED.
- BRUSH AND VEGETATION SHALL BE REMOVED FROM SITE AND DISPOSED OF IN A LAWFUL MANNER. BURNING SHALL NOT BE PERMITTED ON SITE.
- EXCESS SAND AND TOPSOIL TO BE REMOVED FROM SITE.



SILT FENCE DETAIL
NO SCALE

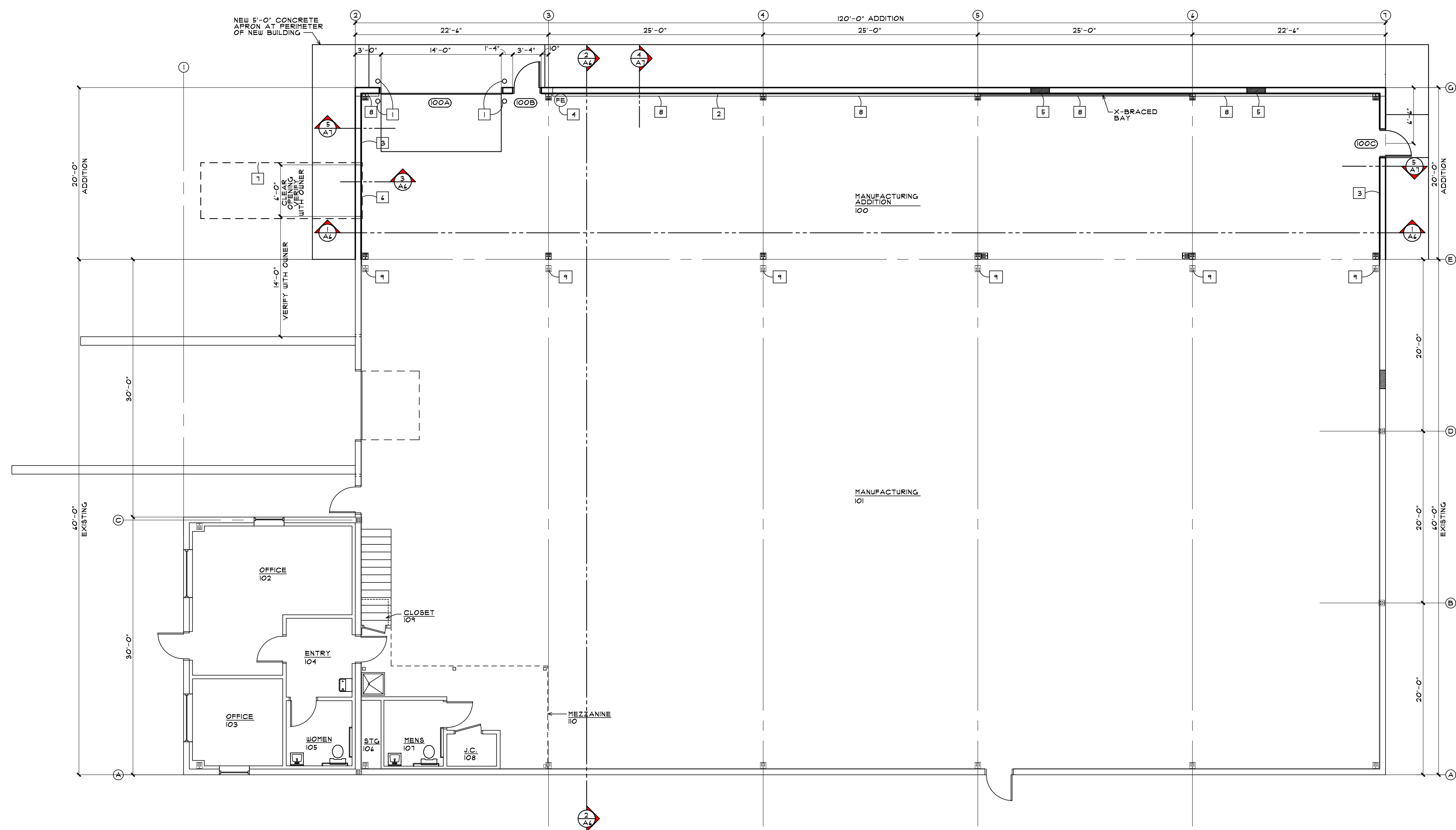
SITE PLAN
SCALE: 3/32" = 1'-0"



TYP. ASPHALT DETAIL
NO SCALE

NOTE: THIS SITE PLAN IS NOT A SURVEY. IT WAS COMPILED TO APPROXIMATE CURRENT CONDITIONS FOR PLANNING ONLY, AND DOES NOT REPRESENT TO BE AN EXACT MAP OF BUILDINGS, SITE FEATURES, ETC.

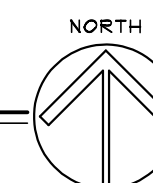
DATE	ISSUED	DATE	ISSUED
1/14/14	1/23/14	1/14/14	1/23/14
PLANNING COMMISSION	PERMIT AND CONSTRUCTION		
K.M.F.	T.L.S.	T.L.S.	12/31/13
CHECKED	APPROVED BY	DATE	PRINT DATE
INDUSTRIAL	RESIDENTIAL	COMMERCIAL	
SEIDEL ARCHITECTS			
114 N. COURT AVE., STE. 201 GAYLORD, MICHIGAN 49734 PHONE: (888) 731-0372 FAX: (888) 731-6932			
PROJECT GREAT LAKES TRIM MANUFACTURING ADDITION 4220 SOUTH RAILWAY COMMONS DR. WILLIAMSBURG, MI 49400			
PROJECT NO: 13-119			
SHEET			




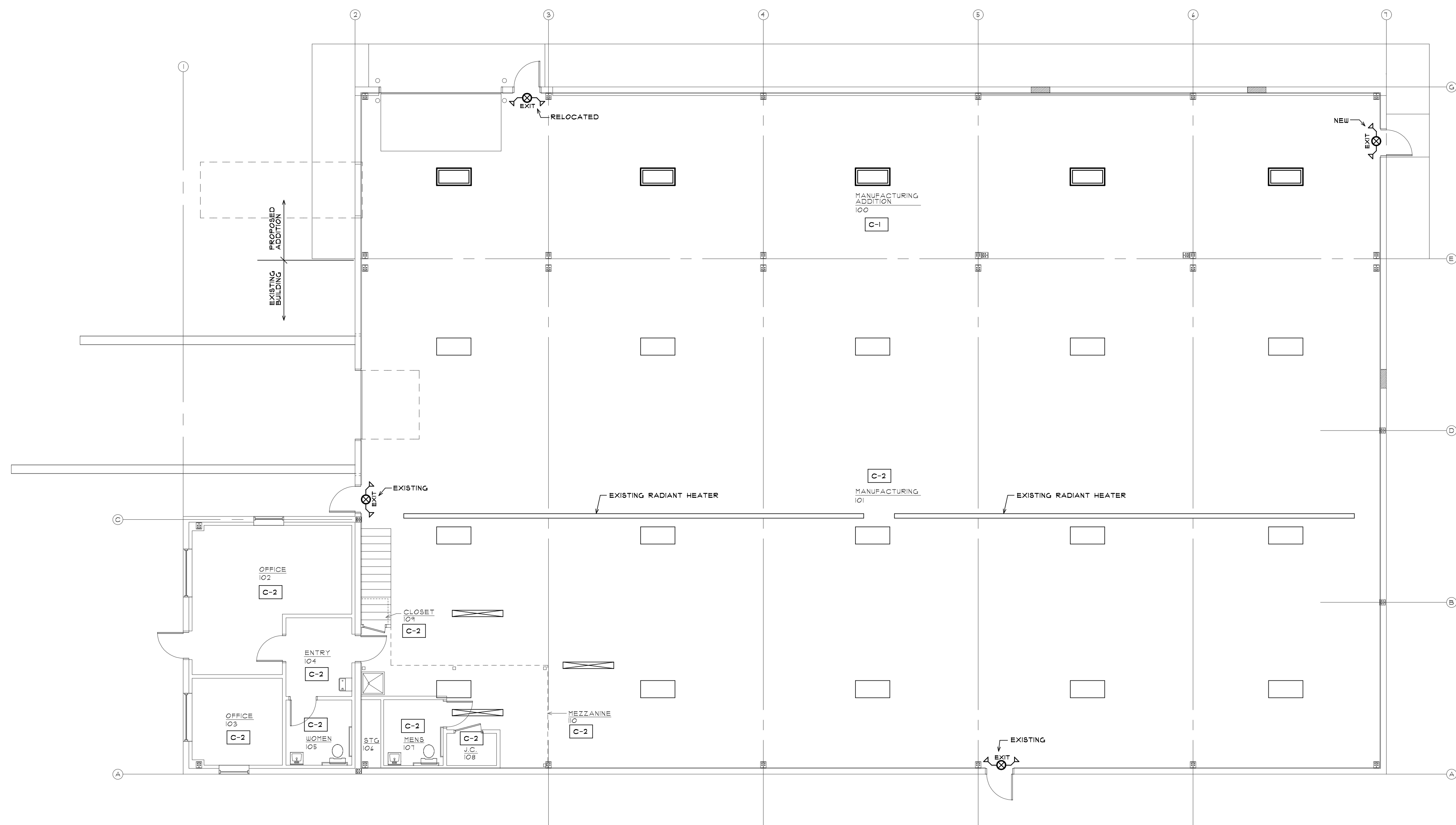
CONSTRUCTION NOTES	
KEY	DESCRIPTION
1	4" CONCRETE FILLED BOLLARDS, PAINTED SAFETY YELLOW REFER TO DETAIL 3.1.4 ON SHEET S1
2	RELOCATED LINER PANEL THIS WALL, PROVIDE EXTRA TO PROVIDE FOR PREVIOUS COMPACTOR OPENING
3	NEW LINER PANEL TO 8'-0", MATCH EXISTING LINER PANEL
4	NEW FIRE EXTINGUISHER FOR ADDITIONAL SQUARE FOOTAGE VERIFY TYPE FOR APPROPRIATE MATERIALS
5	EXISTING VENTILATION FANS/INTAKE RELOCATED WITH WALL
6	FRAMED OPENING FOR RELOCATED EXISTING COMPACTOR. CUT OPENING IN NEW PANEL AND INSULATION TO ACCOMMODATE. COORDINATE WITH OWNER PRIOR TO CUT.
7	EXISTING COMPACTOR, FIELD VERIFY WITH OWNER.
8	12" X 12" CONCRETE CURB
9	EXISTING BUILDING COLUMNS TO BE REINFORCED PER DESIGN BY PRE-ENGINEERED METAL BUILDING COMPANY DUE TO BUILDING GIRTS BAND ANY X-BRACING BEING REMOVED

FLOOR PLAN ALTERATIONS

SCALE: 1/8" = 1'-0"



PROJECT GREAT LAKES TRIM MANUFACTURING ADDITION 6220 SOUTH RAILWAY COMMONS DR. WILLIMSBURG, MI 49169	ISSUED	DATE	DATE
	PLANNING COMMISSION	1/14/14	
PROJECT NO. 13-119	PERMIT AND CONSTRUCTION	1/23/14	
SHEET A2	DRAWN BY	K.M.F.	DATE
	CHECKED	T.L.S.	12/31/13
 COMMERCIAL 14 N. COURT AVE., STE. 201 CAYLOR, MICHIGAN 49734 PHONE (888) 731-9372 FAX (888) 731-9372	APPROVED BY	T.L.S.	PRINT DATE



CEILING SYMBOLS	
SYMBOL	DESCRIPTION
	NEW 2X4 HIGH BAY LIGHTS
	EXISTING 2X4 HIGH BAY LIGHTS
	EXISTING SUSPENDED LIGHT FIXTURE
	EXIT LIGHTS WITH 2 EMERGENCY LAMPHEADS

LEGEND	
C-1	METAL BUILDING FACED INSULATION AND EXPOSED PRE-ENGINEERED METAL BUILDING FACTORY PRIMED RED STEEL
C-2	EXISTING CEILING AND STRUCTURE TO REMAIN AS IS

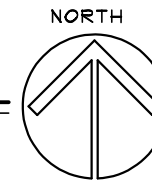
REFLECTED CEILING PLAN
 SCALE: 1/8" = 1'-0"
 NORTH

SEIDELL ARCHITECTS COMMERCIAL RESIDENTIAL INDUSTRIAL 114 N. COURT AVE., STE. 201 POST OFFICE BOX 289 GAYLORD, MICHIGAN 49734 PHONE (989) 731-0372 FAX (989) 731-6922	DRAWN BY: K.M.F. CHECKED: T.L.S. APPROVED BY: T.L.S. DATE: 12/31/13 PRINT DATE:	ISSUED: PLANNING COMMISSION DATE: 1/14/14 PERMIT AND CONSTRUCTION DATE: 1/23/14	ISSUED:	DATE:
	PROJECT: GREAT LAKES TRIM MANUFACTURING ADDITION 4220 SOUTH RAILWAY COMMONS DR. WILLIMSBURG, MI 49740	PROJECT NO.: 13-119	SHEET: A3	

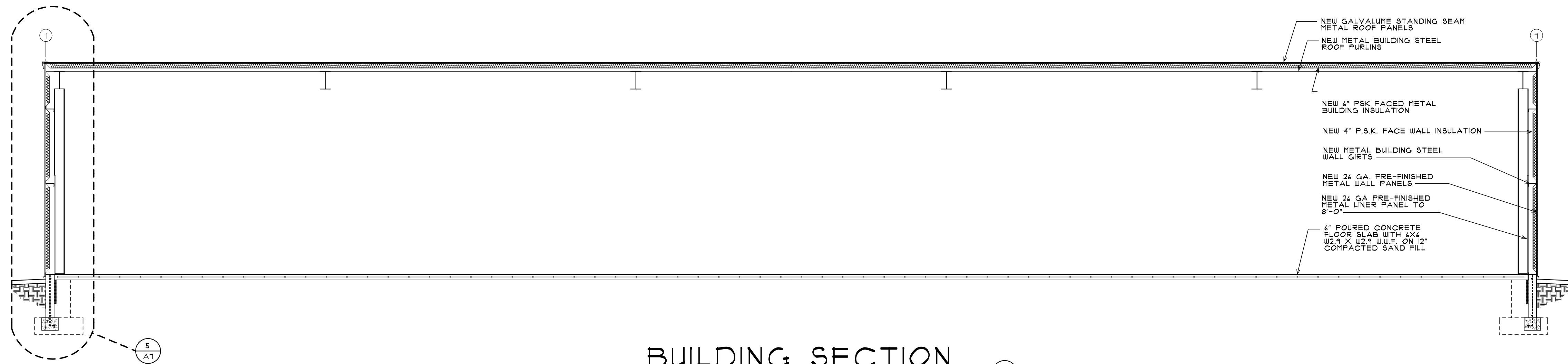


ROOF PLAN

SCALE: 1/8" = 1'-0"



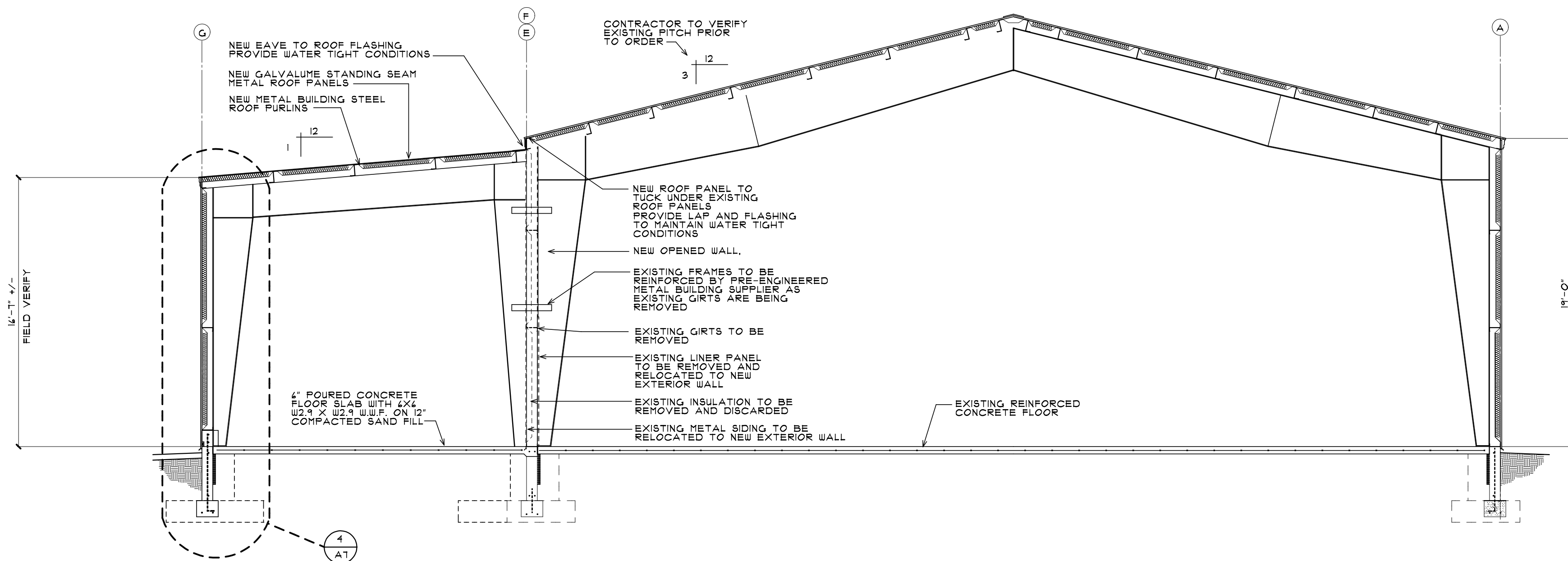
PROJECT GREAT LAKES TRIM MANUFACTURING ADDITION 4220 SOUTH RAILWAY COMMONS DR. WILLIAMSBURG, MI 49160	PROJECT NO. 13-19	SHEET A4
	PROJECT SEIDELL ARCHITECTS COMMERCIAL RESIDENTIAL INDUSTRIAL 114 N. COURT AVE., STE. 201 POST OFFICE BOX 2189 GAYLORD, MICHIGAN 49734 PHONE (866) 731-0372 FAX (866) 731-0322	DRAWN BY K.M.F. CHECKED T.L.S. APPROVED BY T.L.S. DATE 12/31/13 PRINT DATE
	ISSUED PLANNING COMMISSION 1/14/14	DATE 1/14/14
	ISSUED PERMIT AND CONSTRUCTION 1/23/14	DATE 1/23/14



BUILDING SECTION

SCALE: 3/16" = 1'-0"

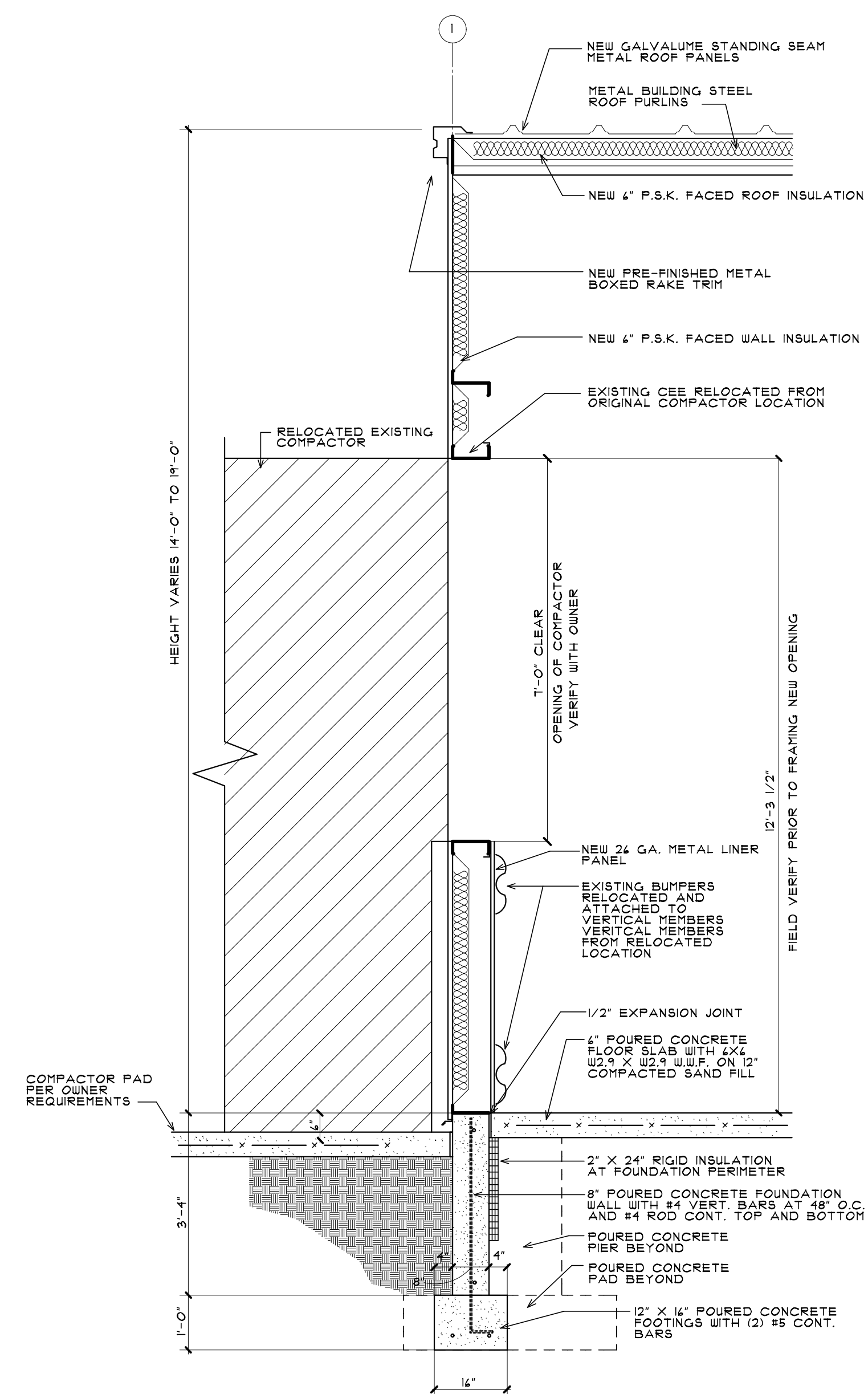
1
A4



BUILDING SECTION

SCALE: 3/16" = 1'-0"

2
A4

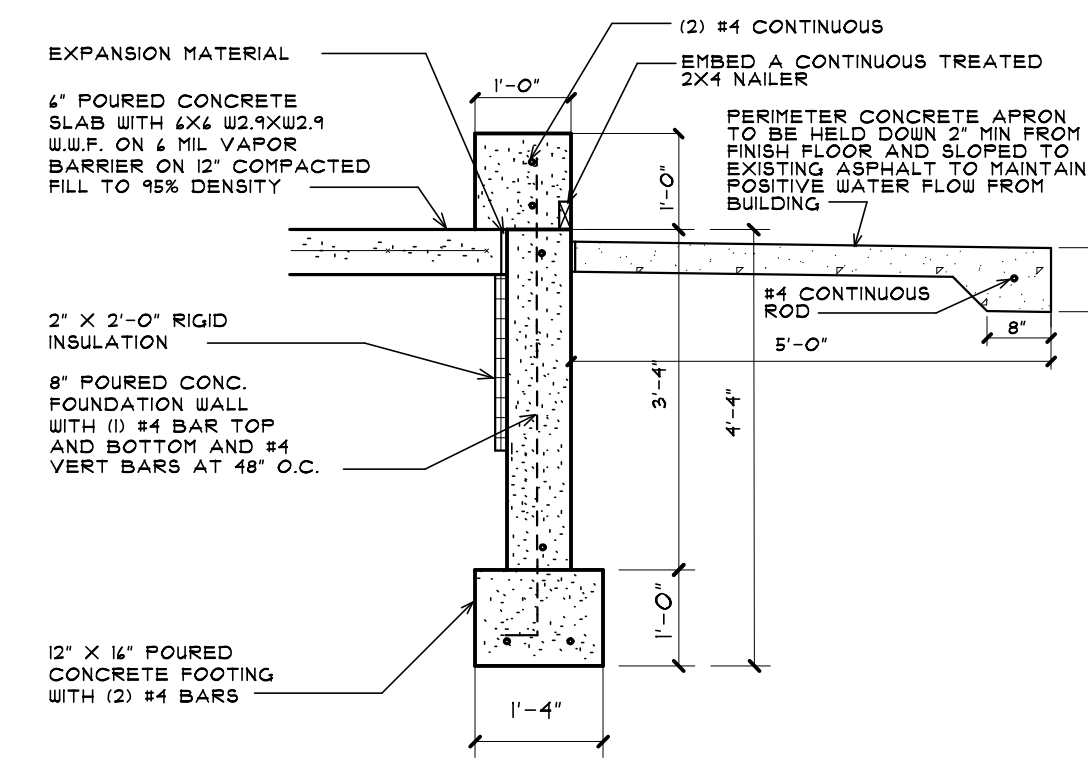


WALL SECTION

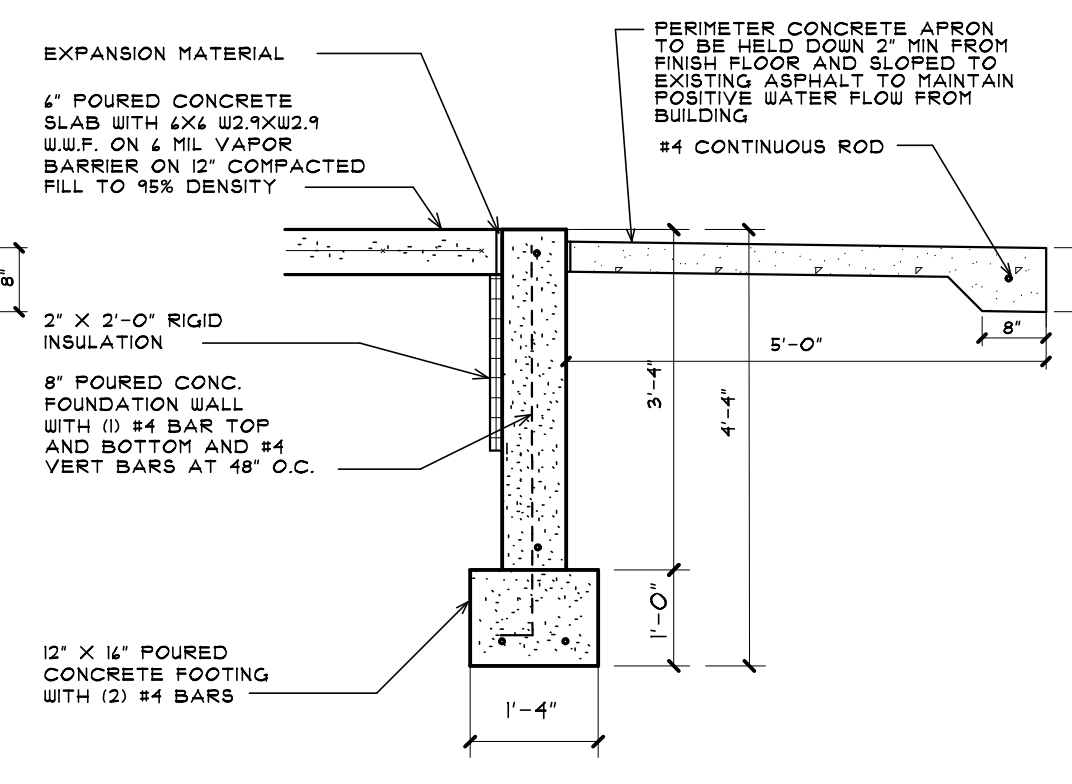
SCALE: 1/2" = 1'-0"

3
A4

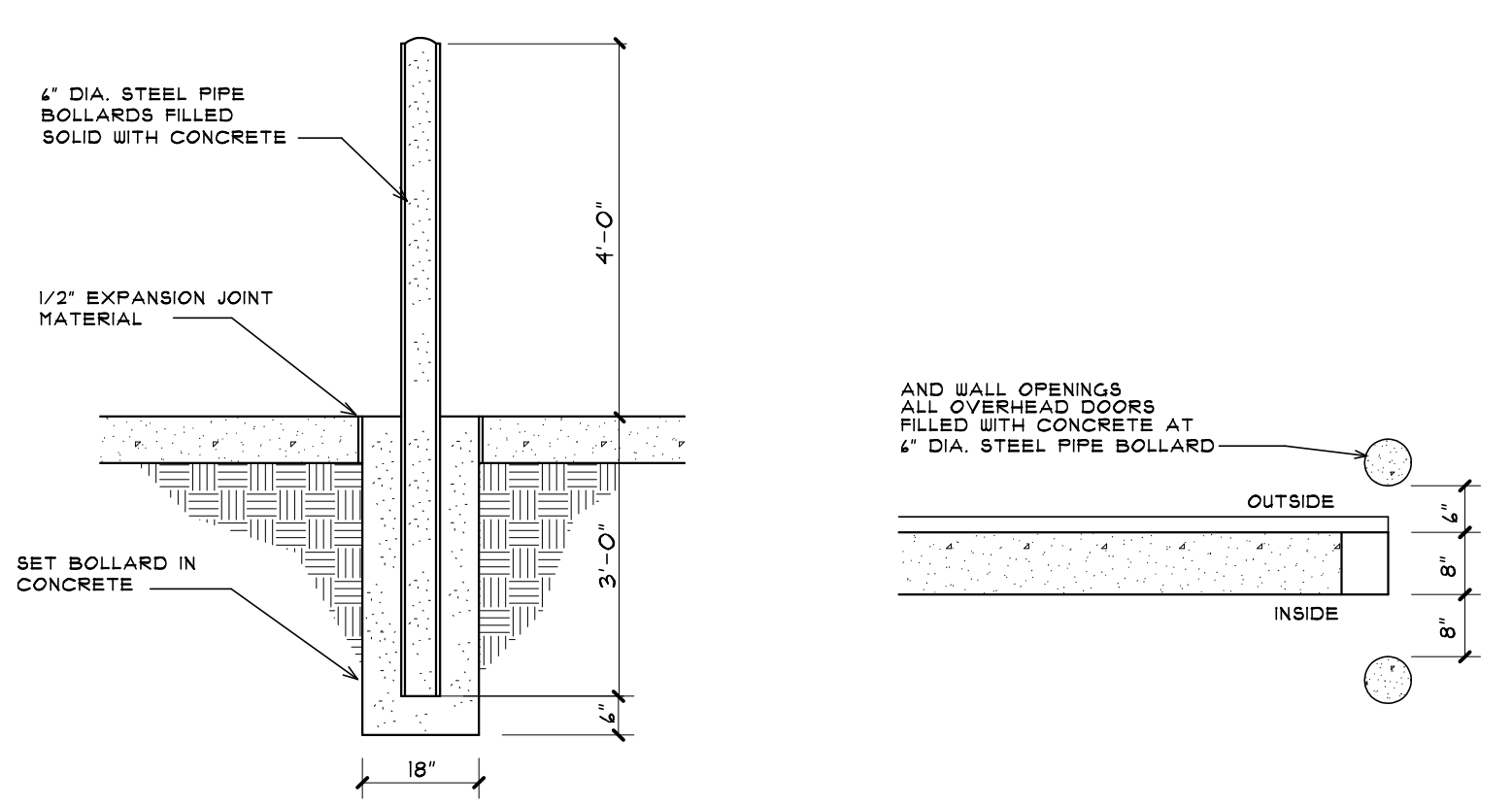
DATE	ISSUED	DATE	ISSUED	DATE	ISSUED
		1/14/14	PLANNING COMMISSION	1/23/14	PERMIT AND CONSTRUCTION
DRAWN BY		K.M.F.	CHECKED		T.L.S.
APPROVED BY		T.L.S.	DATE		12/31/13
PRINT DATE			INDUSTRIAL		PHASE
COMMERCIAL		RESIDENTIAL	INDUSTRIAL		PHASE
14 N. CODE AVE. STE. 201		PHONE (989) 731-0372		GAYLORD, MICHIGAN 49734	
POST OFFICE BOX 189		PHONE (989) 731-8932		GAYLORD, MICHIGAN 49734	
SEIDELLS ARCHITECTS					
PROJECT GREAT LAKES TRIM MANUFACTURING ADDITION 6220 SOUTH RAILWAY COMMONS DR. WILLIMSBURG, MI 49690					
PROJECT NO. 13-119					
SHEET A6					



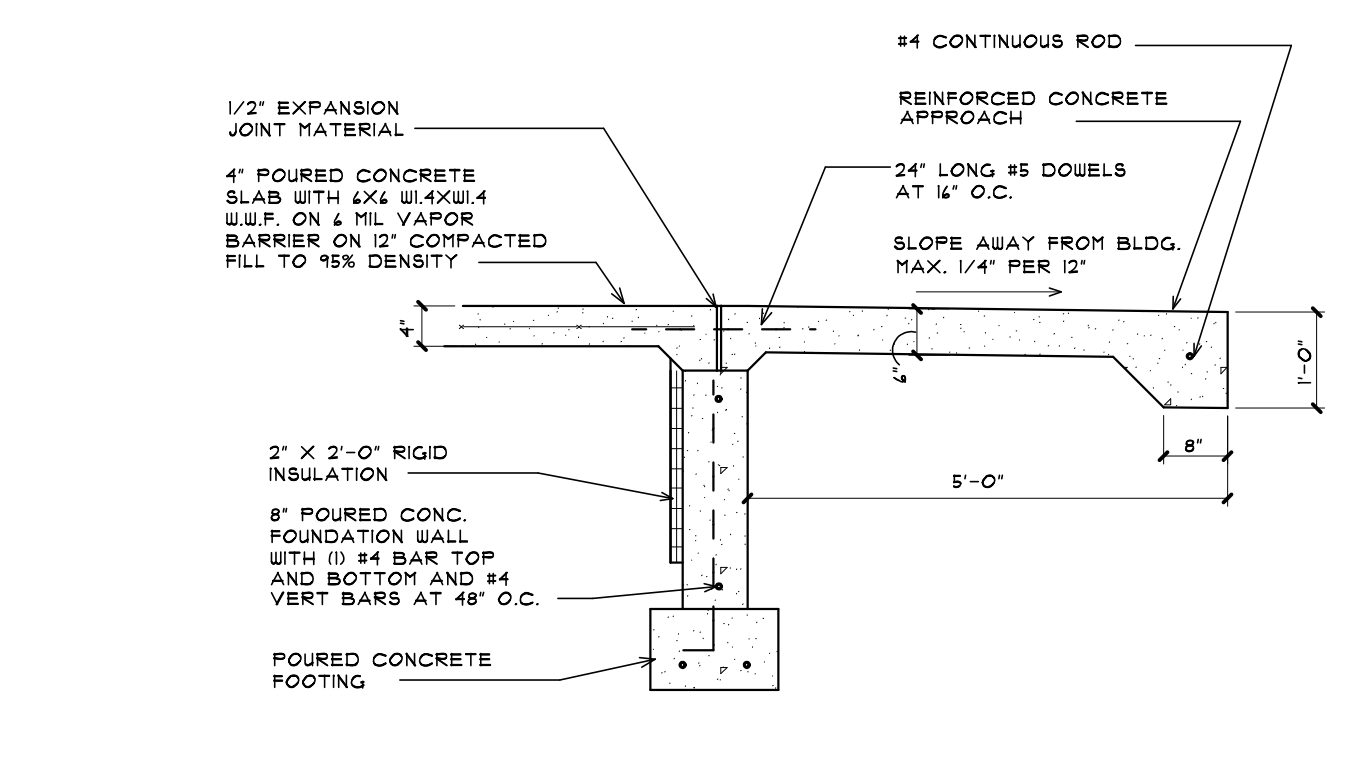
TYPICAL FOOTING DETAIL 1
SCALE: 1/2" = 1'-0"



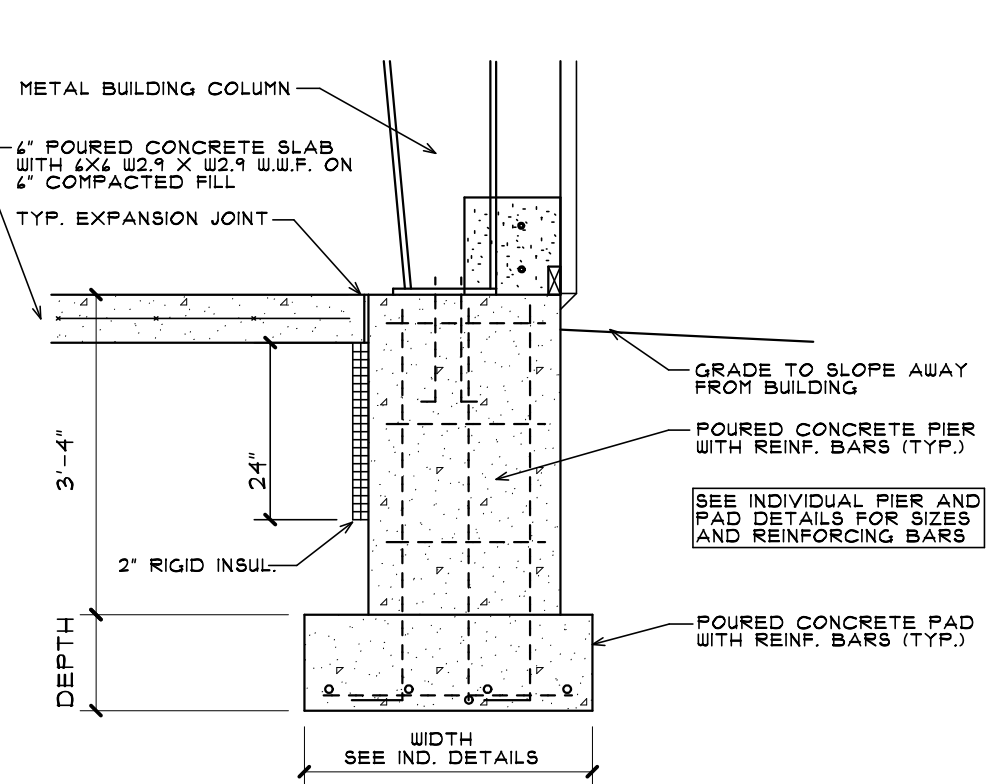
TYPICAL FOOTING DETAIL 2
SCALE: 1/2" = 1'-0"



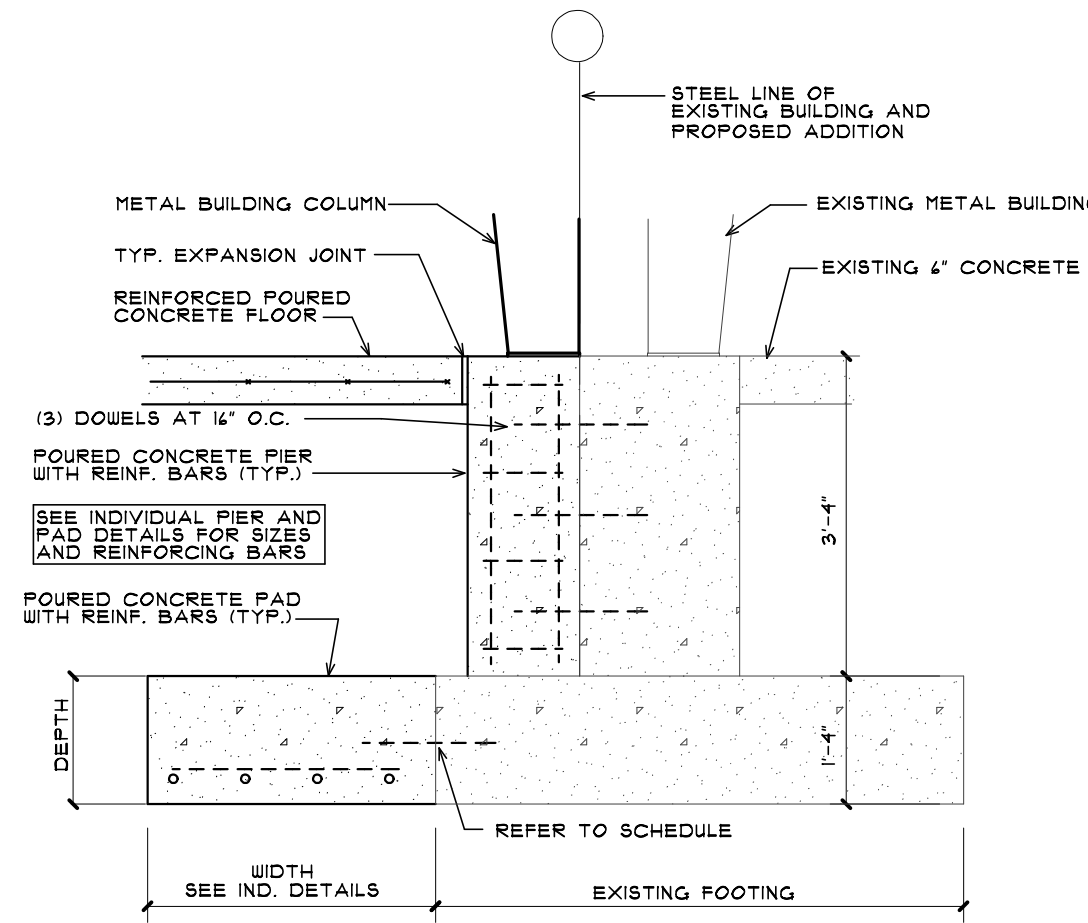
BOLLARD SECTION 3 **BOLLARD PLAN 4**
SCALE: 1/2" = 1'-0"



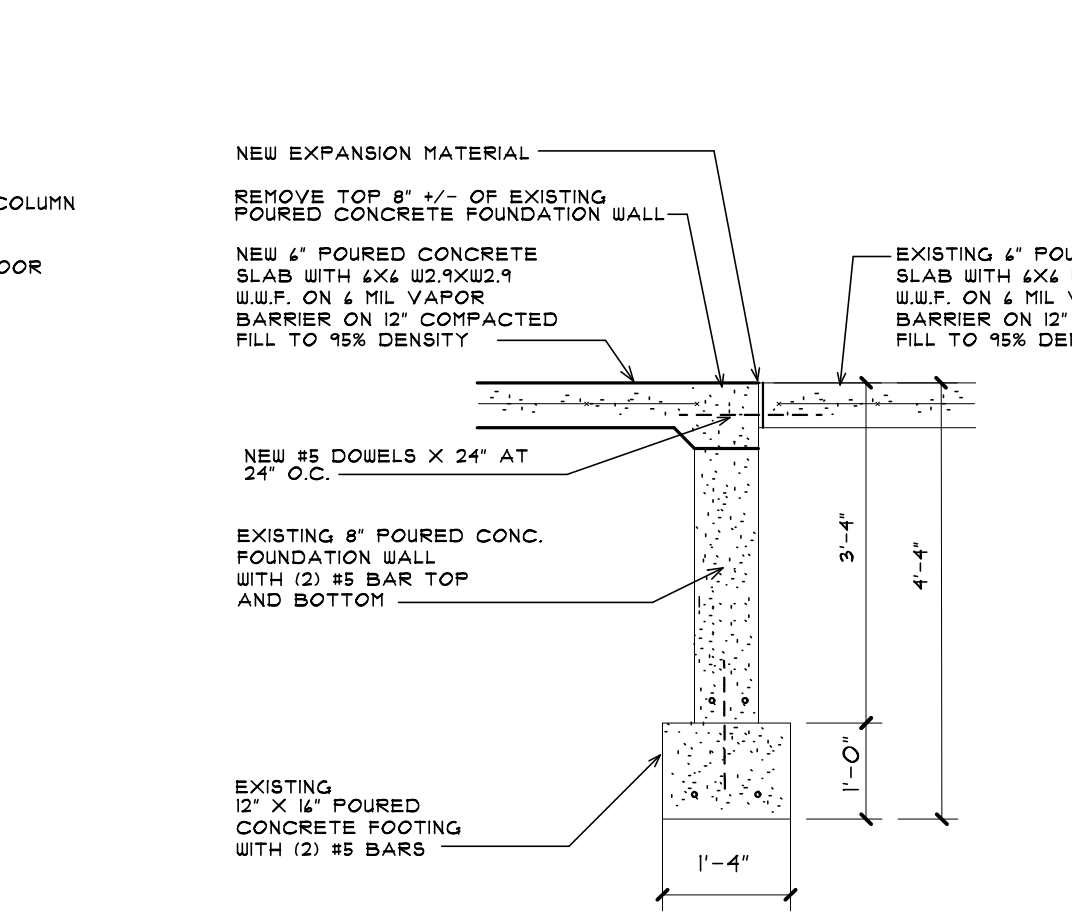
CONCRETE DOOR APPROACH 5
SCALE: 1/2" = 1'-0"



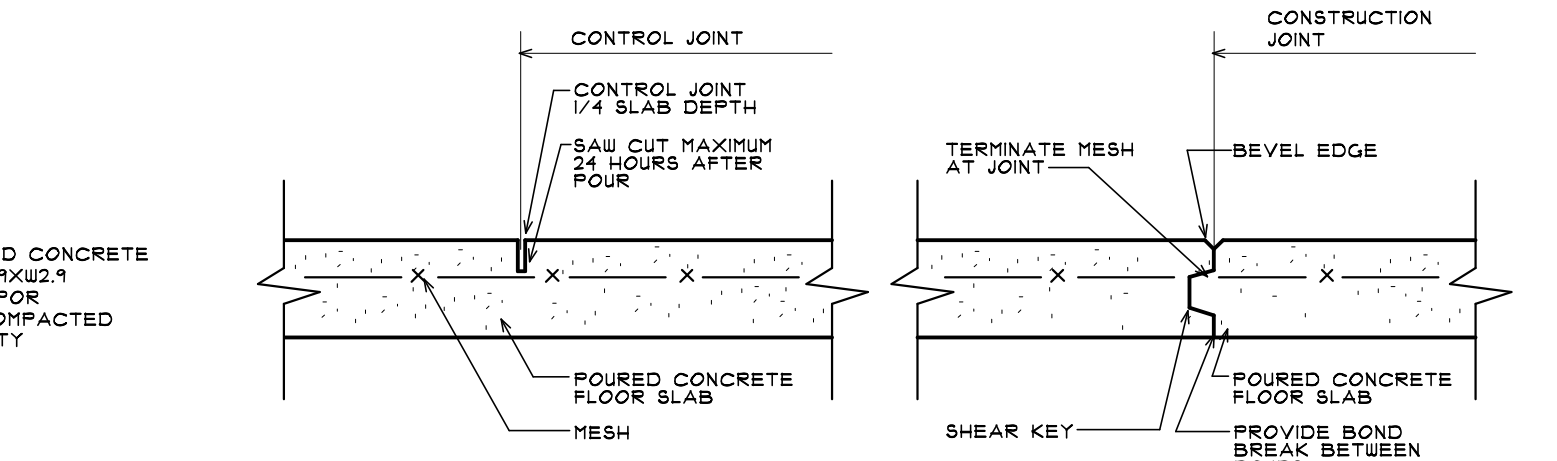
TYPICAL EXTERIOR COLUMN AND PIER 6
SCALE: NONE



TYPICAL INTERIOR COLUMN AND PIER 7
SCALE: NONE



TYPICAL FOOTING DETAIL 8
SCALE: 1/2" = 1'-0"



SLAB CONTROL JOINT AND CONSTRUCTION JOINT DETAIL 9
SCALE: NONE

- CONCRETE NOTES:**
- ALL READY MIX CONCRETE SHALL CONFORM TO A.S.T.M. C 94.
 - MEASURING, MIXING, TRANSPORTING, AND PLACING OF ALL CONCRETE SHALL COMPLY W/ ACI 308R-03.
 - ALL REINFORCING BARS, DOWELS, ANCHOR BOLTS AND ANY INSERTS SHALL BE SECURED IN POSITION PRIOR TO PLACING OF CONCRETE.
 - AIR ENTRAINED CONCRETE SHALL BE USED FOR ALL SIDEWALKS, PAVING, CURBS, CURBS, AND ALL CONCRETE ELEMENTS EXPOSED TO THE WEATHER.
 - ALL CONCRETE SHALL DEVELOP THE FOLLOWING COMPRESSIVE STRENGTHS AT 28 DAYS (MIN.):
INTERIOR CONCRETE SLABS = 4000 PSI
EXTERIOR CONCRETE SLABS = 4000 PSI
FOOTINGS AND FOUNDATION WALLS = 3500 PSI
 - LOCATE ALL SLEEVES, OPENINGS, EMBEDDED ITEMS, ETC., WHICH ARE INDICATED ON ALL DESIGN DRAWINGS. CHECK WITH ALL TRADES TO VERIFY THAT ALL SLEEVES, OPENINGS, AND EMBEDDED ITEMS ARE IN PLACE AND LOCATED CORRECTLY PRIOR TO PLACING THE ADJACENT CONCRETE.
 - THE SURFACE OF ALL CONSTRUCTION JOINTS SHALL BE CLEANED TO REMOVE ALL DUST, OILS, OR OTHER FOREIGN MATTER PRIOR TO PLACING THE ADJACENT CONCRETE.
 - ALL SLABS SHALL BE CURED AND SEALED TO MINIMIZE SHRINKAGE CRACKING.
 - REFER TO ARCHITECTURAL DRAWINGS FOR MOLDS, GROOVES, ORNAMENTS, OR ACCESSORIES REQUIRED TO BE CAST IN CONCRETE, AND FOR LOCATIONS OF FLOOR FINISHES AND SLAB DEPRESSIONS.
 - PIPE MAY PASS THROUGH STRUCTURAL CONCRETE IN SLEEVES, BUT SHALL NOT BE EMBEDDED THEREIN. SLEEVES SHALL BE SEALED WITH EXPANSION JOINT FILLER MATERIAL TO ALLOW CONCRETE TO CURE WITHOUT RESTRAINT. PIPES CONDUITS EXCEEDING ONE THIRD THE SLAB OR WALL THICKNESS SHALL NOT BE IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED. SEE MECHANICAL AND/OR ELECTRICAL DRAWINGS FOR LOCATIONS OF SLEEVES, ACCESSORIES, ETC.
 - SLAB SURFACES SHALL BE SMOOTH AND LEVEL, OR SHALL HAVE SMOOTH EVEN SLOPE. CONCRETE FINISH SHALL BE SMOOTH FOR INTERIOR FLOOR SLABS AND BROOCHED FOR EXTERIOR WALKS.
 - DURING COLD WEATHER MONTHS, ALL CONCRETE SHALL COMPLY W/ ACI COLD WEATHER CONCRETING, ACI 308R-98. PER ACI, COLD WEATHER IS DEFINED AS A PERIOD WHEN, FOR MORE THAN (3) CONSECUTIVE DAYS, THE FOLLOWING CONDITIONS MUST EXIST:
1) THE AVERAGE DAILY AIR TEMP IS LESS THAN 40 F, AND
2) THE AIR TEMP IS NOT GREATER THAN 50 F FOR MORE THAN 50 F THAN ONE-HALF OF ANY (24)-HR PERIOD.
 - DURING WARM WEATHER MONTHS, ALL CONCRETE SHALL COMPLY W/ ACI COLD WEATHER CONCRETING, ACI 308R-98.

- NOTE:** VERIFY ALL ANCHOR BOLT SIZES AND LOCATIONS WITH BUILDING MANUFACTURER'S ANCHOR BOLT PLAN PRIOR TO PLACEMENT. BUILDING MANUFACTURER'S ANCHOR BOLT PLAN IS TO TAKE PRECEDENCE OVER ALL OTHER PLANS.
- SOIL BEARING CAPACITY: ASSUMED 3000 PSF**
IF MATERIAL OF THIS CAPACITY IS NOT FOUND AT THE ELEVATIONS INDICATED, FOOTINGS SHALL BE ENLARGED OR LOUVERED AT THE DISCRETION OF THE ENGINEER.
- 1 1/2" ANCHOR BOLT LENGTH 2'-3" + 3" HOOK
1 1/4" ANCHOR BOLT LENGTH 2'-3" + 3" HOOK
3/4" ANCHOR BOLT LENGTH 1'-4" + 3" HOOK
5/8" ANCHOR BOLT LENGTH 1'-0" + 3" HOOK
1/2" ANCHOR BOLT LENGTH 1'-0" + 3" HOOK

THESE ARE PRELIMINARY PIER SIZES. THEY WILL NEED TO BE CHECKED WITH THE FINAL REACTIONS AND ARE SUBJECT TO CHANGE BASED ON THOSE REACTIONS.

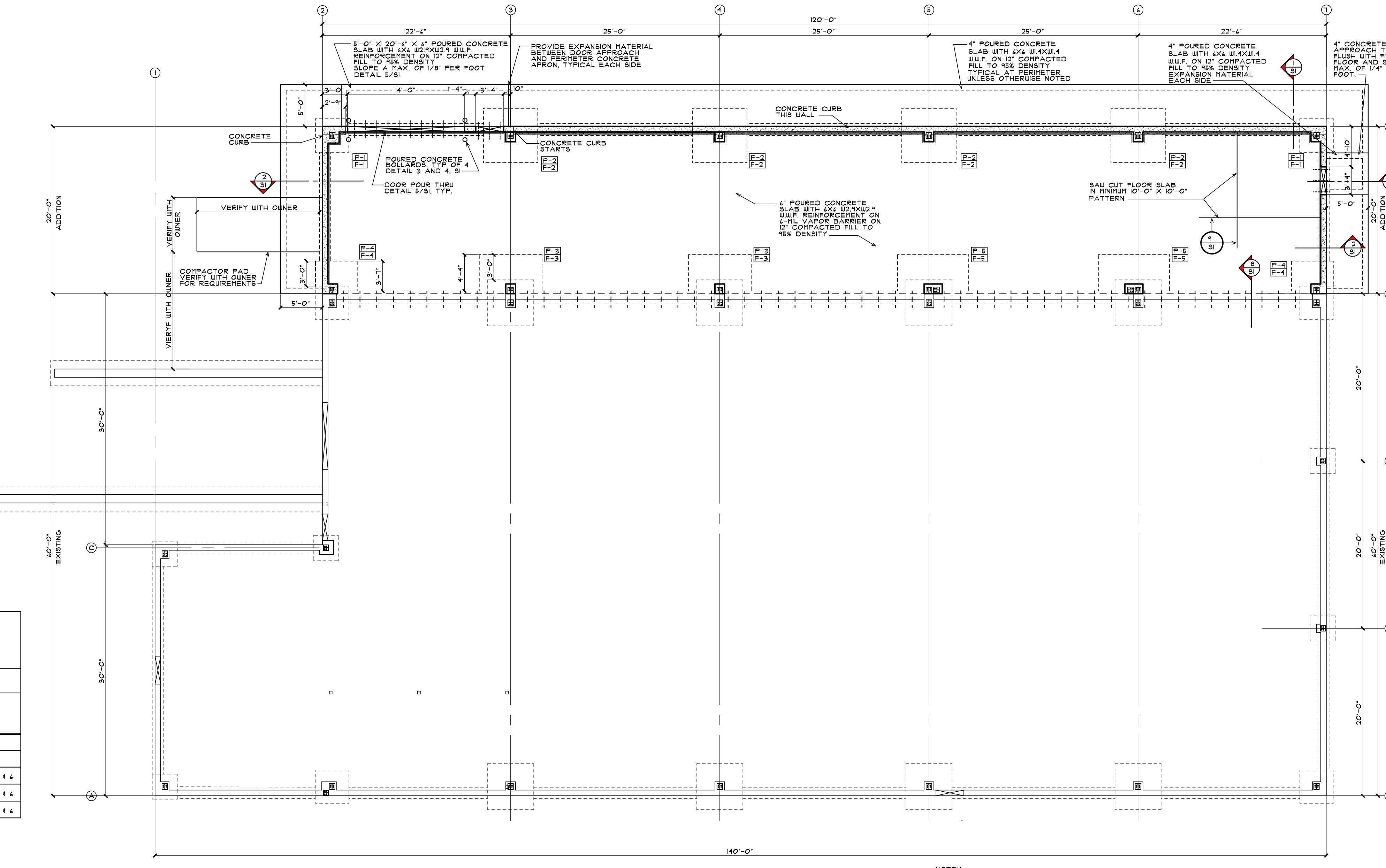
PIER SCHEDULE			
MARK	MINIMUM DIMENSIONS	T.O. PIER ELEV.	REINFORCING BARS
P-1	24' x 24'	100'-0"	(4) #4 VERTICALS
P-2	14' x 22'	100'-0"	(4) #4 VERTICALS
P-3	14' x 20'	100'-0"	(4) #4 VERTICALS
P-4	14' x 20'	100'-0"	(4) #4 VERTICALS
P-5	14' x 20'	100'-0"	(4) #4 VERTICALS

- NOTES:**
- THE TOP OF PIER SHALL BE FINISHED SMOOTH AND LEVEL TO OBTAIN FULL BEARING BETWEEN COLUMN BASE PLATE AND CONCRETE. PIER, IF NECESSARY, TO LEVEL COLUMN, USE 1 1/2" GROUT AND LEVELING PLATE ON TOP OF PIER.
 - VERTICAL BARS MUST BE ANCHORED IN FOOTING. IF A ONE PIECE BENT BAR IS USED, THE BENT PORTION IN THE FOOTING MUST BE LAPPED ONTO BENT BARS THAT ARE EMBEDDED IN THE FOOTING. THE LAP LENGTH MUST BE 30" MIN. AND THE HOOK LENGTH MUST BE PER ACI.
 - REFER TO DETAIL 4 FOR NORTH WALL AND DETAIL 1 FOR ABUTTING TO EXISTING FOUNDATION WALL.

THESE ARE PRELIMINARY FOOTING SIZES. THEY WILL NEED TO BE CHECKED WITH THE FINAL REACTIONS AND ARE SUBJECT TO CHANGE BASED ON THOSE REACTIONS.

FOOTING SCHEDULE			
MARK	MINIMUM DIMENSIONS	REINFORCING BARS	T.O. FOOTING ELEV.
F-1	4'-0" x 4'-0" x 12"	(4) #5 BARS EACH WAY	NOTE 3
F-2	4'-4" x 4'-4" x 16"	(8) #5 BARS EACH WAY	NOTE 3
F-3	3'-0" x 7'-4" x 16"	(8) #5 BARS ONE WAY	NOTE 4
F-4	3'-0" x 5'-0" x 12"	(4) #5 BARS EACH WAY	NOTE 4
F-5	3'-0" x 4'-0" x 12"	(8) #5 BARS EACH WAY	NOTE 4

- NOTES:**
- W= WIDTH, D= THICKNESS (OR DEPTH)
 - BARS ARE 3" CLEAR TO SOIL AT BOTTOM OF FOOTING
 - REFER TO FOUNDATION SECTION 4/SI FOR TYPICAL FOOTING SECTION AT NORTH WALL
 - FOOTING MUST BE DOWN TO MATCH EXISTING FOOTING. REFER TO FOUNDATION SECTION 1/SI FOR TYPICAL FOOTING SECTION
 - PIR FOOTING TO EX. FOOTING W/ (4) #5 X 12". USE HILT HIT HYSO, EMBED 4" MIN.
 - PIR FOOTING TO EX. FOUNDATION WALL W/ (2) #4 X 12" HILT HIT HYSO, EMBED 4" MIN, EPOXY OR GROUT



FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

DATE	ISSUED	DATE	ISSUED
1/14/14	1/23/14	1/14/14	1/23/14
PLANNING COMMISSION	PERMIT AND CONSTRUCTION	PLANNING COMMISSION	PERMIT AND CONSTRUCTION
CHECKED	APPROVED BY	CHECKED	APPROVED BY
K.M.F.	T.L.S.	K.M.F.	T.L.S.
DATE	DATE	DATE	DATE
12/31/13	12/31/13	12/31/13	12/31/13
PRINT DATE	PRINT DATE	PRINT DATE	PRINT DATE

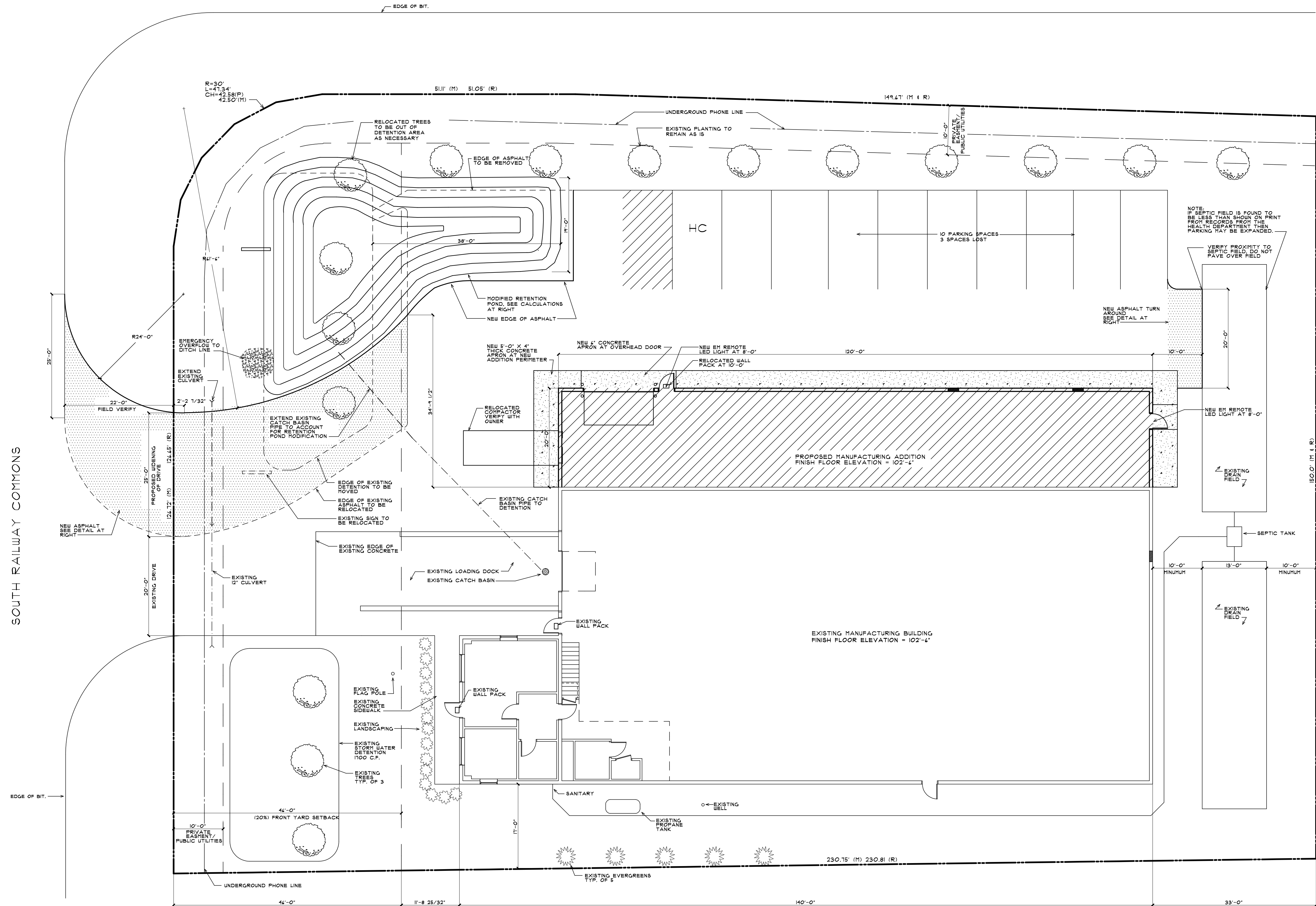
SEIDELLS ARCHITECTS
COMMERCIAL RESIDENTIAL INDUSTRIAL

151 N. COLE AVE., SUITE 201
GAYLORD, MICHIGAN 49734
PHONE (889) 731-6532
FAX (889) 731-6534

PROJECT GREAT LAKES TRIM
MANUFACTURING ADDITION
6220 SOUTH RAILWAY COMMONS DR.
WILLIAMSBURG, MI 49420

PROJECT NO: 13-119
SHEET

EAST RAILWAY COMMONS
(44' R.O.W.)



SETBACKS
 FRONT YARD: 20% OF PROPERTY DEPTH
 SIDE YARD: 10% OF PROPERTY WIDTH
 EACH SIDE
 REAR YARD SETBACK: 10% OF PROPERTY DEPTH

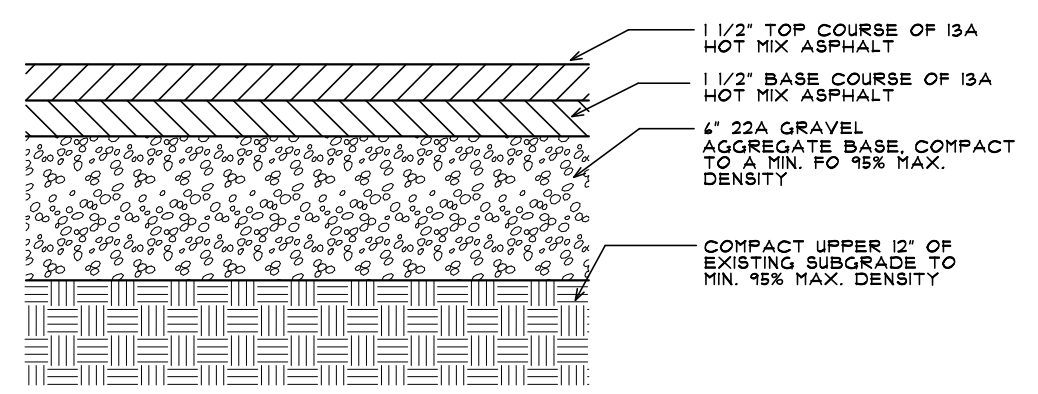
RETENTION POND REVISED CALCULATIONS
 EXISTING RETENTION BASIN VOLUME = 5,040 CU. FT.
 VOLUME LOSS = 5,040 x 0.25% = 1,260 CU. FT.
 ADD VOLUME FOR NEW IMPROVED SURFACE = 1,260 CU. FT. x 0.1 x 3.69/2 = 233 CU. FT.
 TOTAL ADDITIONAL RETENTION POND VOLUME NEEDED = 233 CU. FT.

NEW RETENTION BASIN ADDITION = 38' x 11' x 5' = 2,135 CU. FT.
 LESS VOLUME FOR BACK SLOPE = 45' x 5' x 5 1/2' = 461 CU. FT.
 TOTAL VOLUME FOR NEW ADDITIONAL RETENTION BASIN AREA = 2,435 CU. FT.

RETENTION POND PREVIOUS CALCULATIONS
 1800 S.F. ROOF AREA
 1800 S.F. FLOORED CONCRETE
 1000 S.F. GRAVEL
 1800 S.F. HARD SURFACE AREA
 2 1/2" RAINFALL
 1/2" - 3600 CU. FT. REQUIRED (1208 X 18100)

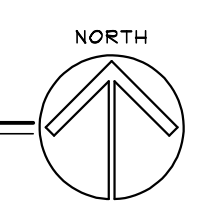
PROPERTY DESCRIPTION
 LOT 1: 2801-585-03-00
 LOT 13 RAILWAY INDUSTRIAL PARK, SEC 31, T28N, R14W

SITE LIGHTING
 NO ADDITIONAL SITE LIGHTING PROPOSED AT THIS TIME. EXISTING WALL PACKS ON NORTH WALL RELOCATED TO NEW NORTH WALL.
 PROVIDING 2 NEW EMERGENCY REMOTE LED LIGHTS AT WALK DOORS
 LITHONIA LIGHTING MODEL ELA-LED-UP



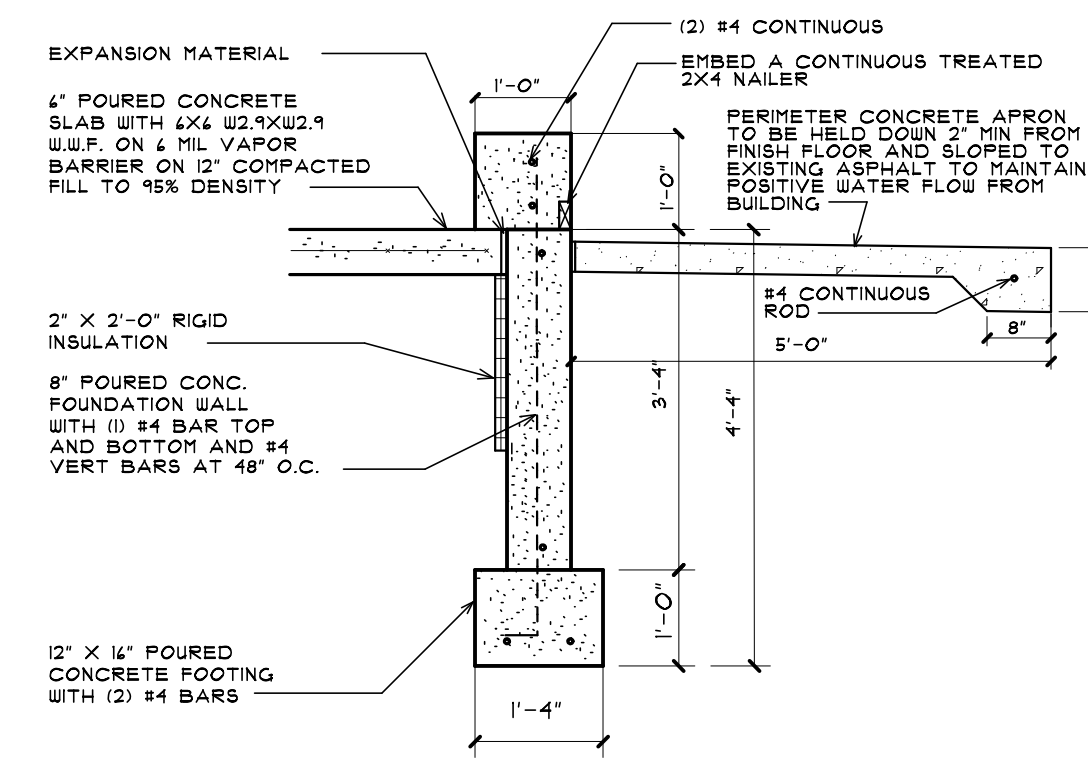
SITE PLAN

SCALE: 3/32" = 1'-0"

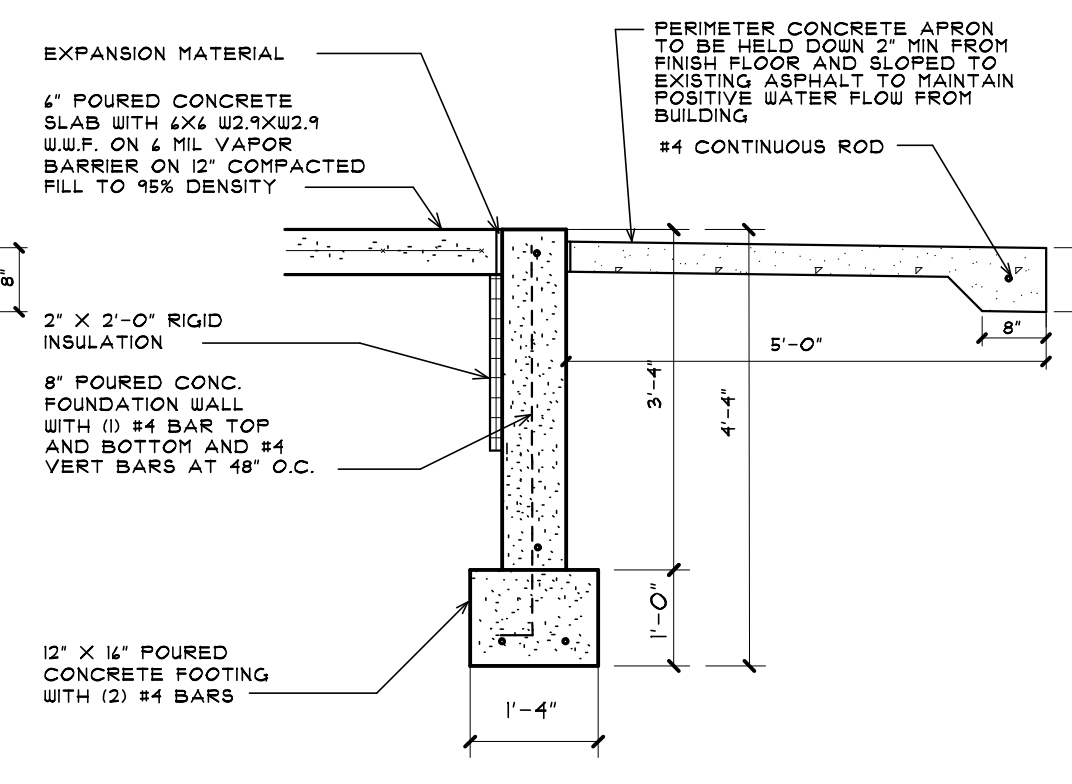


NOTE: THIS SITE PLAN IS NOT A SURVEY. IT WAS COMPILED TO APPROXIMATE CURRENT CONDITIONS FOR PLANNING ONLY, AND DOES NOT REPRESENT TO BE AN EXACT MAP OF BUILDINGS, SITE FEATURES, ETC.

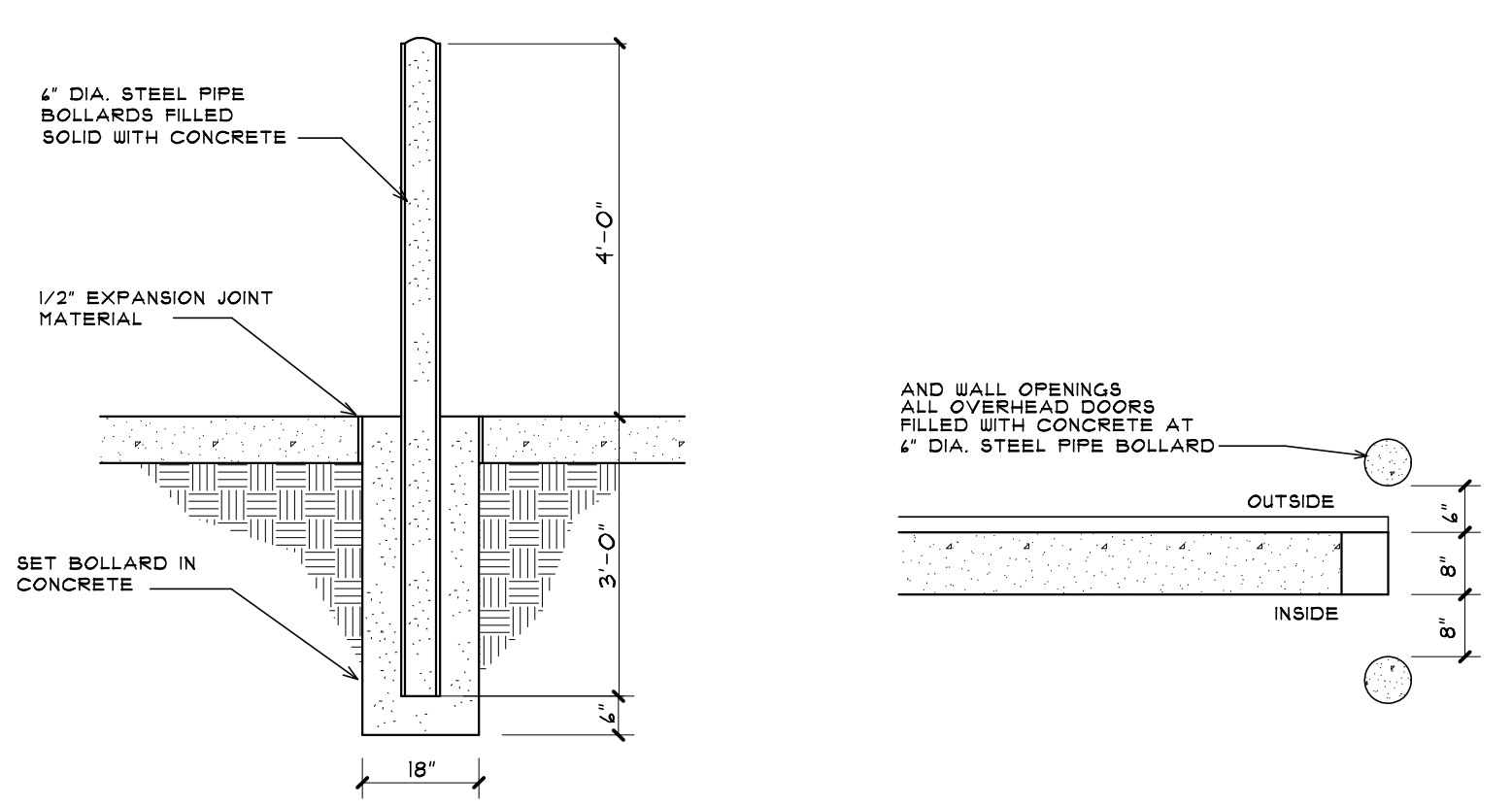
DATE	ISSUED	DATE	ISSUED	DATE	ISSUED
		1/14/14	PLANNING COMMISSION	1/23/14	PERMIT AND CONSTRUCTION
DRAWN BY	K.M.F.	CHECKED	T.L.S.	APPROVED BY	T.L.S.
DATE	12/31/13	DATE		PRINT DATE	
SEIDELLS ARCHITECTS					
COMMERCIAL	RESIDENTIAL	INDUSTRIAL			
114 N. COURT AVE., STE. 201 GAYLORD, MICHIGAN 49734					
PHONE: (888) 731-0372 FAX: (888) 731-0932					
PROJECT GREAT LAKES TRIM					
MANUFACTURING ADDITION					
4220 SOUTH RAILWAY COMMONS DR. WILLIMSBURG, MI 49690					
PROJECT NO:	13-119				
SHEET	01				



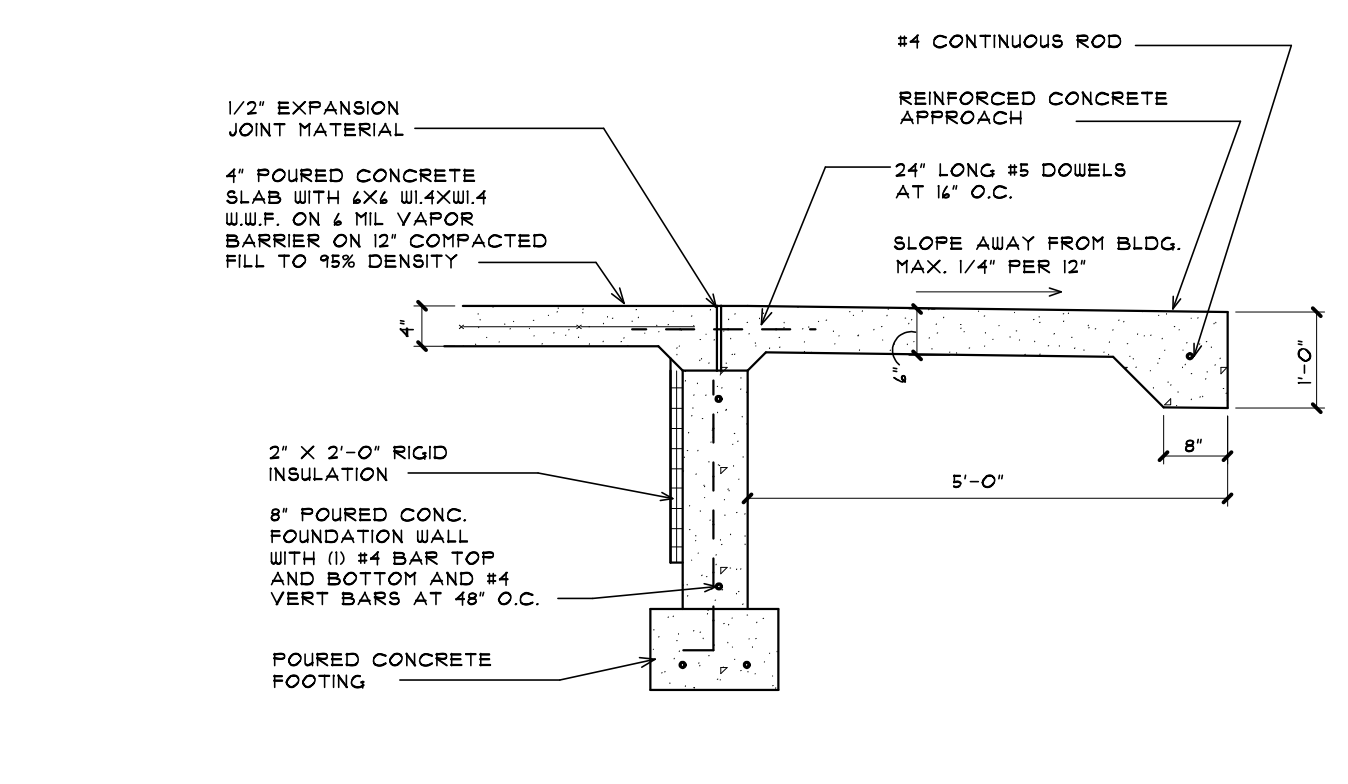
TYPICAL FOOTING DETAIL 1
SCALE: 1/2" = 1'-0"



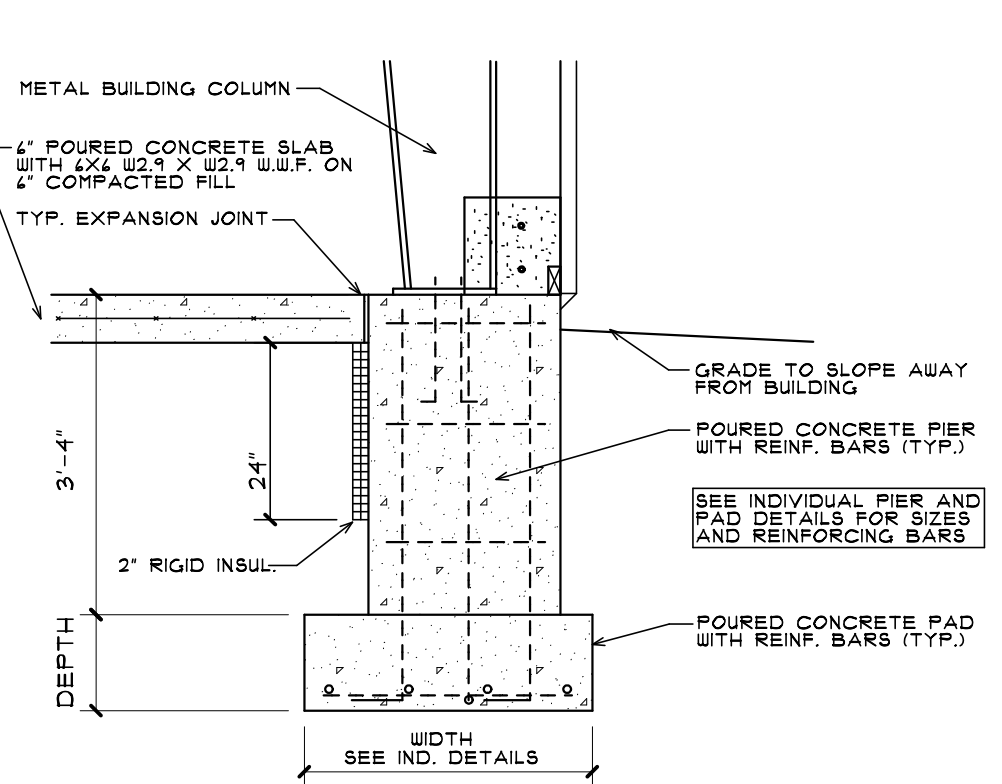
TYPICAL FOOTING DETAIL 2
SCALE: 1/2" = 1'-0"



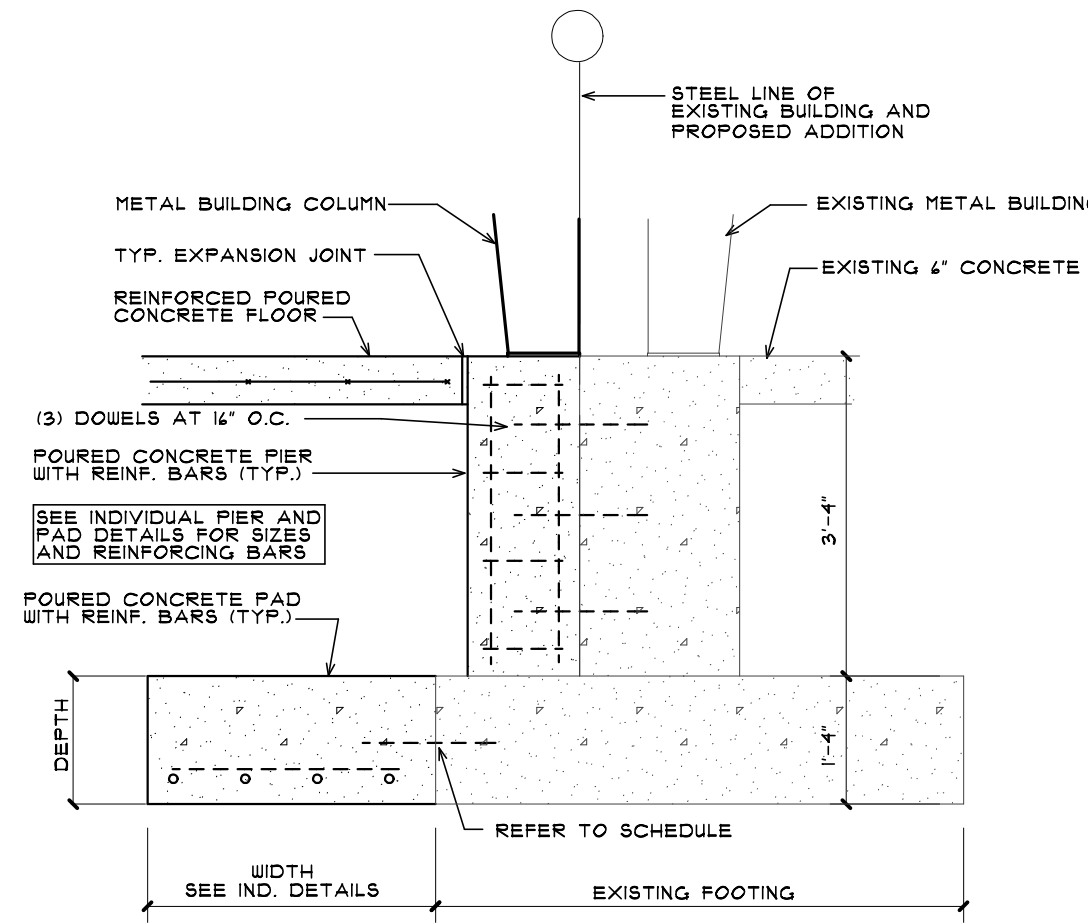
BOLLARD SECTION AND BOLLARD PLAN
SCALE: 1/2" = 1'-0"



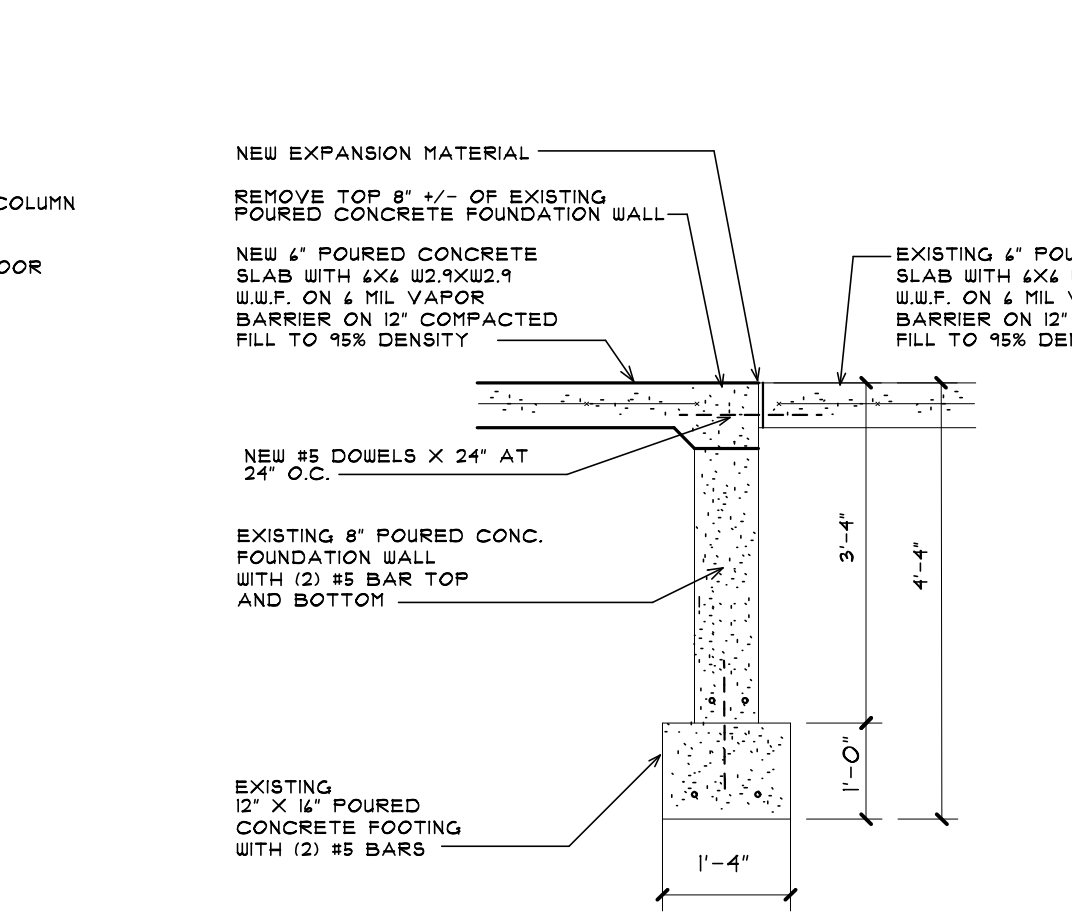
CONCRETE DOOR APPROACH
SCALE: 1/2" = 1'-0"



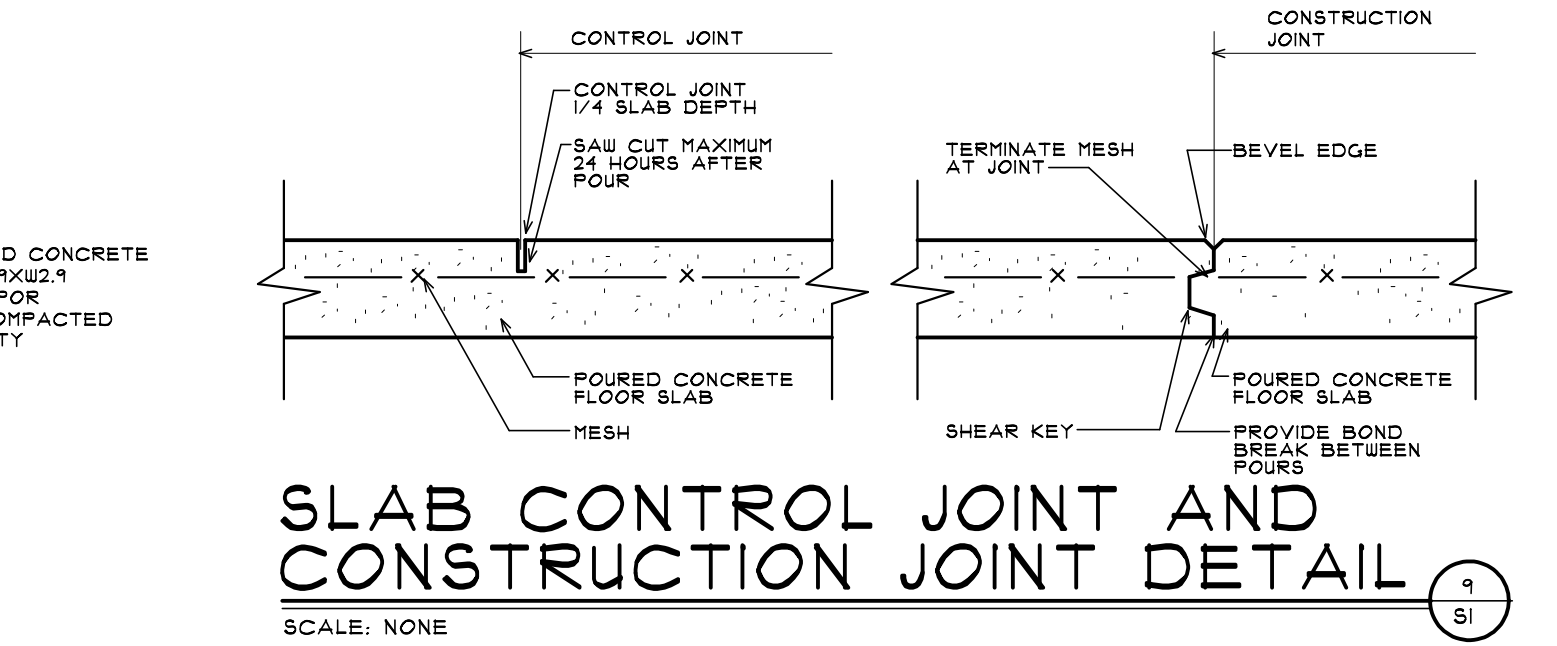
TYPICAL EXTERIOR COLUMN AND PIER
SCALE: NONE



TYPICAL INTERIOR COLUMN AND PIER
SCALE: NONE



TYPICAL FOOTING DETAIL 8
SCALE: 1/2" = 1'-0"



SLAB CONTROL JOINT AND CONSTRUCTION JOINT DETAIL
SCALE: NONE

- CONCRETE NOTES:**
- ALL READY MIX CONCRETE SHALL CONFORM TO A.S.T.M. C 94.
 - MEASURING, MIXING, TRANSPORTING, AND PLACING OF ALL CONCRETE SHALL COMPLY W/ ACI 308R-03.
 - ALL REINFORCING BARS, DOWELS, ANCHOR BOLTS AND ANY INSERTS SHALL BE SECURED IN POSITION PRIOR TO PLACING OF CONCRETE.
 - AIR ENTRAINED CONCRETE SHALL BE USED FOR ALL SIDEWALKS, PAVING, CURBS, CURBS, AND ALL CONCRETE ELEMENTS EXPOSED TO THE WEATHER.
 - ALL CONCRETE SHALL DEVELOP THE FOLLOWING COMPRESSIVE STRENGTHS AT 28 DAYS (MIN.):
 INTERIOR CONCRETE SLABS = 4000 PSI
 EXTERIOR CONCRETE SLABS = 4000 PSI
 FOOTINGS AND FOUNDATION WALLS = 3500 PSI
 - LOCATE ALL SLEEVES, OPENINGS, EMBEDDED ITEMS, ETC., WHICH ARE INDICATED ON ALL DESIGN DRAWINGS. CHECK WITH ALL TRADES TO VERIFY THAT ALL SLEEVES, OPENINGS, AND EMBEDDED ITEMS ARE IN PLACE AND LOCATED CORRECTLY PRIOR TO PLACING THE ADJACENT CONCRETE.
 - THE SURFACE OF ALL CONSTRUCTION JOINTS SHALL BE CLEANED TO REMOVE ALL DUST, OILS, OR OTHER FOREIGN MATTER PRIOR TO PLACING THE ADJACENT CONCRETE.
 - ALL SLABS SHALL BE CURED AND SEALED TO MINIMIZE SHRINKAGE CRACKING.
 - REFER TO ARCHITECTURAL DRAWINGS FOR MOLDS, GROOVES, ORNAMENTS, OR ACCESSORIES REQUIRED TO BE CAST IN CONCRETE, AND FOR LOCATIONS OF FLOOR FINISHES AND SLAB DEPRESSIONS.
 - PIPE MAY PASS THROUGH STRUCTURAL CONCRETE IN SLEEVES, BUT SHALL NOT BE EMBEDDED THEREIN. SLEEVES SHALL BE SEALED WITH EXPANSION JOINT FILLER MATERIAL TO ALLOW CONCRETE TO CURE WITHOUT RESTRAINT. PIPES CONDUITS EXCEEDING ONE THIRD THE SLAB OR WALL THICKNESS SHALL NOT BE IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED. SEE MECHANICAL AND/OR ELECTRICAL DRAWINGS FOR LOCATIONS OF SLEEVES, ACCESSORIES, ETC.
 - SLAB SURFACES SHALL BE SMOOTH AND LEVEL, OR SHALL HAVE SMOOTH EVEN SLOPE. CONCRETE FINISH SHALL BE SMOOTH FOR INTERIOR FLOOR SLABS AND BROOCHED FOR EXTERIOR WALKS.
 - DURING COLD WEATHER MONTHS, ALL CONCRETE SHALL COMPLY W/ ACI COLD WEATHER CONCRETING, ACI 308R-98. PER ACI, COLD WEATHER IS DEFINED AS A PERIOD WHEN, FOR MORE THAN (3) CONSECUTIVE DAYS, THE FOLLOWING CONDITIONS MUST EXIST:
 1) THE AVERAGE DAILY AIR TEMP IS LESS THAN 40 F, AND
 2) THE AIR TEMP IS NOT GREATER THAN 50 F FOR MORE THAN SO F THAN ONE-HALF OF ANY (24)-HR PERIOD.
 - DURING WARM WEATHER MONTHS, ALL CONCRETE SHALL COMPLY W/ ACI COLD WEATHER CONCRETING, ACI 308R-98.

- NOTE:** VERIFY ALL ANCHOR BOLT SIZES AND LOCATIONS WITH BUILDING MANUFACTURER'S ANCHOR BOLT PLAN PRIOR TO PLACEMENT. BUILDING MANUFACTURER'S ANCHOR BOLT PLAN IS TO TAKE PRECEDENCE OVER ALL OTHER PLANS.
- SOIL BEARING CAPACITY: ASSUMED 3000 PSF**
 IF MATERIAL OF THIS CAPACITY IS NOT FOUND AT THE ELEVATIONS INDICATED, FOOTINGS SHALL BE ENLARGED OR LOWERED AT THE DISCRETION OF THE ENGINEER.
- 1 1/2" ANCHOR BOLT LENGTH 2'-3" + 3' HOOK
 1 1/4" ANCHOR BOLT LENGTH 2'-3" + 3' HOOK
 3/4" ANCHOR BOLT LENGTH 1'-4" + 3' HOOK
 5/8" ANCHOR BOLT LENGTH 1'-0" + 3' HOOK
 1/2" ANCHOR BOLT LENGTH 1'-0" + 3' HOOK

THESE ARE PRELIMINARY PIER SIZES. THEY WILL NEED TO BE CHECKED WITH THE FINAL REACTIONS AND ARE SUBJECT TO CHANGE BASED ON THOSE REACTIONS.

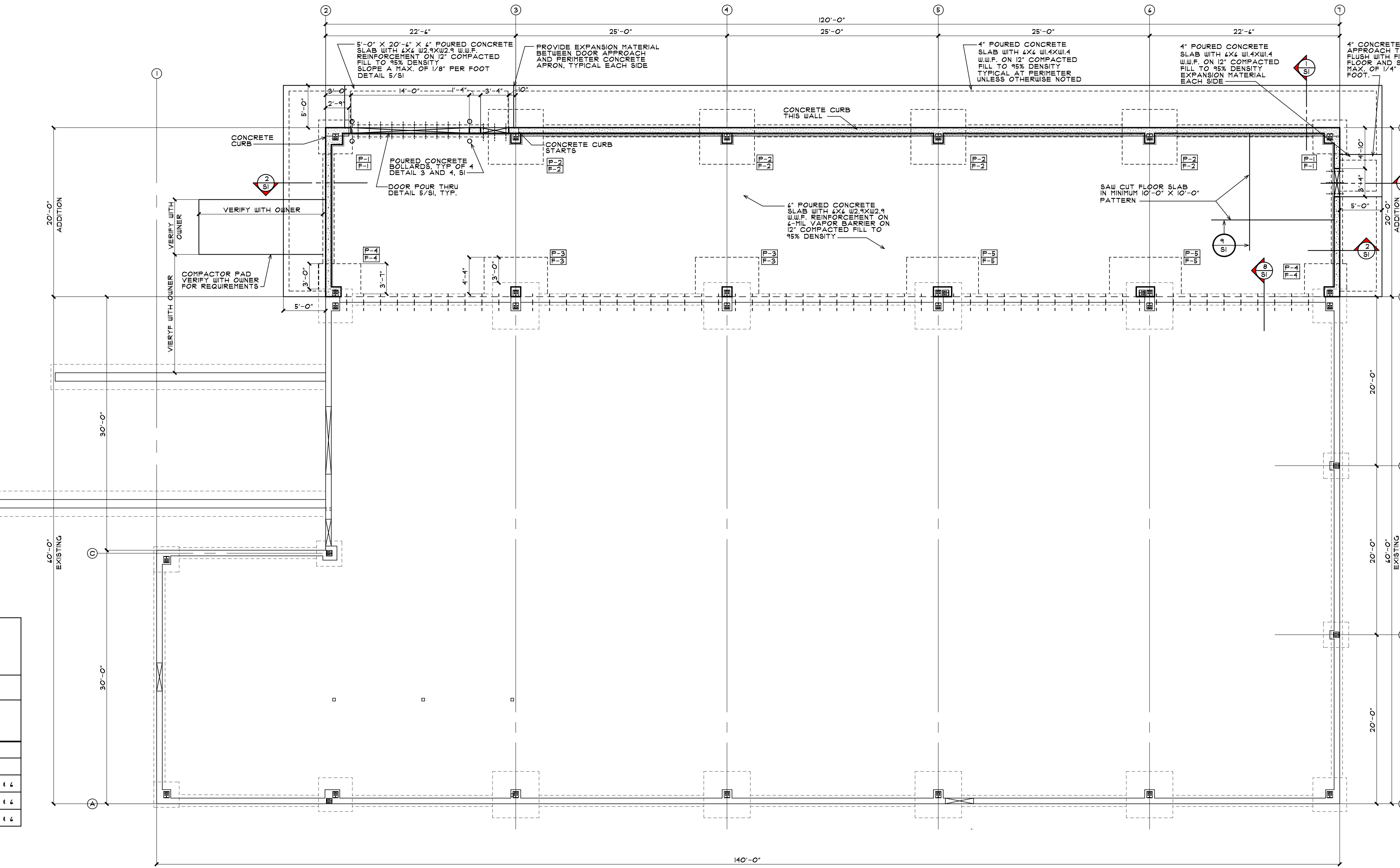
PIER SCHEDULE			
MARK	MINIMUM DIMENSIONS	T.O. PIER ELEV.	REINFORCING BARS
P-1	24' x 24'	100'-0"	(4) #4 VERTICALS
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P-3	14' x 20'	100'-0"	(4) #4 VERTICALS
P-4	14' x 20'	100'-0"	(4) #4 VERTICALS
P-5	14' x 20'	100'-0"	(4) #4 VERTICALS

- NOTES:**
- THE TOP OF PIER SHALL BE FINISHED SMOOTH AND LEVEL TO OBTAIN FULL BEARING BETWEEN COLUMN BASE PLATE AND CONCRETE. PIER, IF NECESSARY, TO LEVEL COLUMN, USE 1 1/2" GROUT AND LEVELING PLATE ON TOP OF PIER.
 - VERTICAL BARS MUST BE ANCHORED IN FOOTING. IF A ONE PIECE BENT BAR IS USED, THE BENT PORTION IN THE FOOTING MUST BE LAPPED ONTO BENT BARS THAT ARE EMBEDDED IN THE FOOTING. THE LAP LENGTH MUST BE 30" MIN. AND THE HOOK LENGTH MUST BE PER ACI.
 - REFER TO DETAIL 4 FOR NORTH WALL AND DETAIL 1 FOR ABUTTING TO EXISTING FOUNDATION WALL.

THESE ARE PRELIMINARY FOOTING SIZES. THEY WILL NEED TO BE CHECKED WITH THE FINAL REACTIONS AND ARE SUBJECT TO CHANGE BASED ON THOSE REACTIONS.

FOOTING SCHEDULE			
MARK	MINIMUM DIMENSIONS	REINFORCING BARS	T.O. FOOTING ELEV.
F-1	4'-0" x 4'-0" x 12"	(4) #5 BARS EACH WAY	NOTE 3
F-2	4'-4" x 4'-4" x 14"	(8) #5 BARS EACH WAY	NOTE 3
F-3	3'-0" x 3'-0" x 14"	(8) #5 BARS ONE WAY	NOTE 4
F-4	3'-0" x 5'-0" x 12"	(4) #5 BARS EACH WAY	NOTE 4
F-5	3'-0" x 4'-0" x 12"	(8) #5 BARS EACH WAY	NOTE 4

- NOTES:**
- W= WIDTH, D= THICKNESS (OR DEPTH)
 - BARS ARE 3" CLEAR TO SOIL AT BOTTOM OF FOOTING
 - REFER TO FOUNDATION SECTION 4/SI FOR TYPICAL FOOTING SECTION AT NORTH WALL
 - FOOTING MUST BE DOWN TO MATCH EXISTING FOOTING. REFER TO FOUNDATION SECTION 1/SI FOR TYPICAL FOOTING SECTION
 - PIR FOOTING TO EX. FOOTING W/ (4) #5 X 12". USE HILT HIT HYSO, EMBED 4" MIN.
 - PIR FOOTING TO EX. FOUNDATION WALL W/ (2) #4 X 12" HILT HIT HYSO, EMBED 4" MIN, EPOXY OR GROUT



FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

DATE	ISSUED	DATE	ISSUED
1/14/14	1/23/14	1/14/14	1/23/14
PLANNING COMMISSION	PERMIT AND CONSTRUCTION	PLANNING COMMISSION	PERMIT AND CONSTRUCTION
CHECKED	APPROVED BY	CHECKED	APPROVED BY
K.M.F.	T.L.S.	K.M.F.	T.L.S.
DATE	DATE	DATE	DATE
12/31/13	12/31/13	12/31/13	12/31/13
PRINT DATE	PRINT DATE	PRINT DATE	PRINT DATE

SEIDELLS ARCHITECTS
 COMMERCIAL RESIDENTIAL INDUSTRIAL
 151 N. COLE AVE., SUITE 201
 GAYLORD, MICHIGAN 49734
 PHONE (888) 731-6532
 FAX (888) 731-6534

PROJECT GREAT LAKES TRIM
 MANUFACTURING ADDITION
 6220 SOUTH RAILWAY COMMONS DR.
 WILLIAMSBURG, MI 49420

PROJECT NO: 13-119
 SHEET



GRAND TRAVERSE METRO EMERGENCY SERVICES AUTHORITY

897 Parsons Road - Traverse City, MI 49686
Phone: (231) 947-3000 Fax: (231) 947-8728

Permit Certificate

Date: 01/30/2014

Permit Holder: F.E.D. Corp.
Address: 777 West Cedar Ave Suite 203
Gladwin MI 48624

Contact person/#: Jeremy Dicken / 989-246-9122

Business Name/ Location of work: Great Lakes Trim
Address: 6220 South Railway Commons
Williamsburg MI

The Following Permit has been issued:

Permit #: 4015-M5590

Type: Construction Addition

Issued Date: 01/30/2014

Effective Date: 01/30/2014

Expiration Date: 6 months from date of issue

Additional Information:

This permit shall be kept on site at the address listed above until such time that the permit has expired, is renewed, or occupancy has been granted by the applicable Construction Code Office.

It is the responsibility of the permit holder to insure all conditions are in compliance with all applicable local and state regulations.

Please contact the Grand Traverse Metro Fire Department Fire Prevention Bureau at (231) 947-3000 48 hours in advance to schedule all required inspections.

Asst. Chief & Fire Marshal Brian Belcher

01/30/2014

Date

*Rec'd
1/31/14
ng*



**GRAND TRAVERSE METRO FIRE AUTHORITY
GRAND TRAVERSE METRO FIRE DEPARTMENT
FIRE PREVENTION BUREAU**

897 Parsons Road ~ Traverse City, MI 49686
Phone: (231) 947-3000 Fax: (231) 947-8728 ~ Website: www.gtmetrofire.org Email: Info@gtmetrofire.org

PLAN REVIEW

Permit #: M5590

Date: 1/30/14

1. 1006.3 Illumination emergency power.

The power supply for means of egress illumination shall normally be provided by the premises' electrical supply.

In the event of power supply failure, an emergency electrical system shall automatically illuminate all of the following areas:

1. Aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress .
2. Corridors , exit enclosures and exit passageways in buildings required to have two or more exits .
3. Exterior egress components at other than their levels of exit discharge until exit discharge is accomplished for buildings required to have two or more exits .
4. Interior exit discharge elements, as permitted in Section 1027.1, in buildings required to have two or more exits .
5. Exterior landings as required by Section 1008.1.6 for exit discharge doorways in buildings required to have two or more exits .

The emergency power system shall provide power for a duration of not less than 90 minutes and shall consist of storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with Chapter 27 of the International Building Code .

1006.4 Performance of system.

Emergency lighting facilities shall be arranged to provide initial illumination that is at least an average of 1 foot-candle (11 lux) and a minimum at any point of 0.1 foot-candle (1 lux) measured along the path of egress at floor level. Illumination levels shall be permitted to decline to 0.6 foot-candle (6 lux) average and a minimum at any point of 0.06 foot-candle (0.6 lux) at the end of the emergency lighting time duration. A maximum-to-minimum illumination uniformity ratio of 40 to 1 shall not be exceeded.

- **Additional emergency lighting will be required to illuminate paths of egress. Provide in quantities sufficient to meet the minimum requirements.**

2. SECTION 906

PORTABLE FIRE EXTINGUISHERS

906.1 Where required.

Portable fire extinguishers shall be installed in the following locations.

1. In new and existing Group A, B, E, F, H, I, M, R-1, R-2, R-4 and S occupancies.
- **Travel distance shall not exceed 75 feet, minimum size 2A:10BC and mount in accessible locations.**



**GRAND TRAVERSE METRO FIRE AUTHORITY
GRAND TRAVERSE METRO FIRE DEPARTMENT
FIRE PREVENTION BUREAU**

897 Parsons Road ~ Traverse City, MI 49686
Phone: (231) 947-3000 Fax: (231) 947-8728 ~ Website: www.gtmetrofire.org Email: Info@gtmetrofire.org

3. 506.2 Key box maintenance.

The operator of the building shall immediately notify the fire code official and provide the new key when a lock is changed or rekeyed. The key to such lock shall be secured in the key box.



February 5, 2014

Grand Traverse Metro Fire Department
897 Parsons Road
Traverse City, MI 49686

Great Lakes Trim Building Addition
6220 South Railway Commons Dr
Williamsburg, MI 49690

RE: Plan Review dated 1/30/14

Emergency Illumination Power:

Emergency lighting has been revised on plan to locate 2 lamp fixtures at 25' -0" intervals on columns mounted at 7' -0". General Contractor will verify final path of egress to exits with owner prior to installation and Electrical contractor will verify final foot-candles per the product they provide. Refer to attachments.

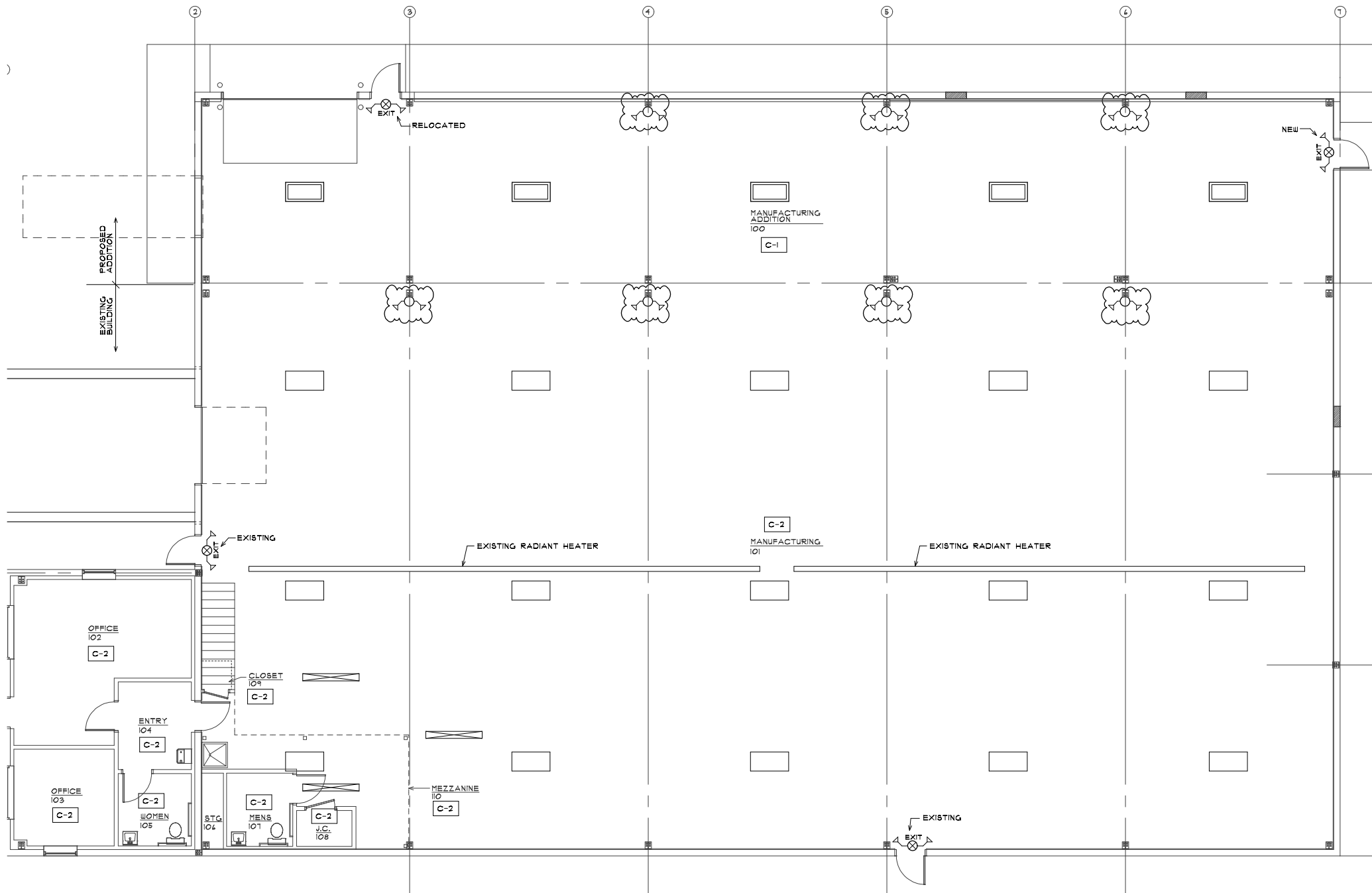
Portable Fire Extinguishers:

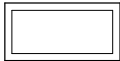

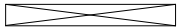

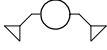
Fire extinguisher shall be 10# ABC type at maximum travel distance of 75' foot. Plan has been revised to show 3 total fire extinguishers in new addition. General Contractor will coordinate final location with you prior to installation. Refer to attachments.

Respectfully,

A handwritten signature in blue ink that reads "Todd L. Seidell". The signature is written in a cursive, flowing style.

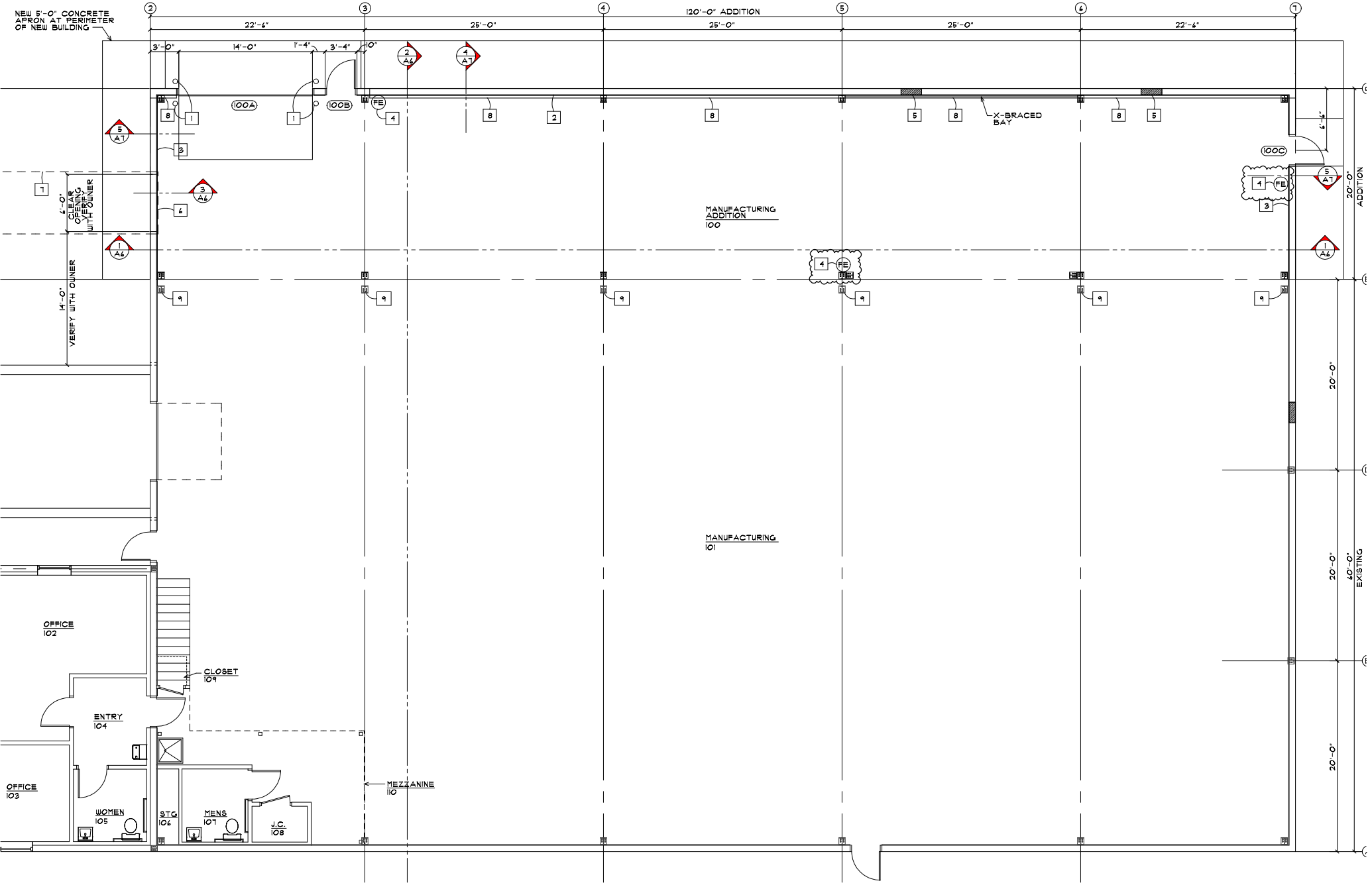
Todd L. Seidell, Architect



CEILING SYMBOLS	
SYMBOL	DESCRIPTION
	NEW 2X4 HIGH BAY LIGHTS
	EXISTING 2X4 HIGH BAY LIGHTS
	EXISTING SUSPENDED LIGHT FIXTURE
	EXIT LIGHTS WITH 2 EMERGENCY LAMPHEADS
	EMERGENCY LIGHT WITH 2 LAMPHEADS. FINAL PRODUCT TO BE INSTALLED TO MEET EMERGENCY FOOTCANDLES, COORDINATE WITH OWNER PATH TO EXIT DOORS

LEGEND

- C-1 METAL BUILDING FACED INSULATION AND EXPOSED PRE-ENGINEERED METAL BUILDING FACTORY PRIMED RED STEEL
- C-2 EXISTING CEILING AND STRUCTURE TO REMAIN AS IS



CONSTRUCTION NOTES

KEY	DESCRIPTION
1	6" CONCRETE FILLED BOLLARDS, PAINTED SAFETY YELLOW REFER TO DETAIL 3 & 4 ON SHEET S1
2	RELOCATED LINER PANEL THIS WALL, PROVIDE EXTRA TO PROVIDE FOR PREVIOUS COMPACTOR OPENING
3	NEW LINER PANEL TO 8'-0", MATCH EXISTING LINER PANEL
4	NEW 10# ABC FIRE EXTINGUISHER. PATH OF TRAVEL NOT TO EXCEED 75 FEET. MOUNT IN ACCESSIBLE LOCATIONS. FIELD VERIFY FINAL LOCATIONS WITH LOCAL FIRE MARSHALL
5	EXISTING VENTILATION FANS/INTAKE RELOCATED WITH WALL
6	FRAMED OPENING FOR RELOCATED EXISTING COMPACTOR. CUT OPENING IN NEW PANEL AND INSULATION TO ACCOMMODATE. COORDINATE WITH OWNER PRIOR TO CUT.
7	EXISTING COMPACTOR, FIELD VERIFY WITH OWNER.
8	12" X 12" CONCRETE CURB
9	EXISTING BUILDING COLUMNS TO BE REINFORCED PER DESIGN BY PRE-ENGINEERED METAL BUILDING COMPANY DUE TO BUILDING GIRTS AND ANY X-BRACING BEING REMOVED

SOIL EROSION & SEDIMENTATION CONTROL ACT (Part 91, 1994 PA 451, #25 as amended) AND/OR SOIL EROSION, SEDIMENTATION AND STORMWATER RUNOFF CONTROL ORDINANCE OF 2003

GRAND TRAVERSE COUNTY
SOIL EROSION & SEDIMENTATION
2650 LAFRANIER RD
TRAVERSE CITY MI 49686
Phone # (231) 995-6042

Permit #: 2287
Type: COMM/IND
Issued: 2/03/2014
Expires: 1/30/2015
Fee: 27
Receipt #: 3602
Applied: 1/30/2014

Owner:
GLT PROPERTIES LLC
6183 SOUTH RAILWAY COMMONS
WILLIAMSBURG MI 49690

Contractor/On-Site responsible person:
ELMERS CRANE & DOZER/
P O BOX 6150
TRAVERSE CITY MI 49696-6150

DEQ Permit #:

Issue Date:

Under the provisions of Part 91 of Act 451 of 1994 and/or the GTC Ordinance #25 of 2003, authority is hereby granted to make the following earth changes:

COMMERCIAL BUILDING ADDITION / REGRADING / ASPHALT

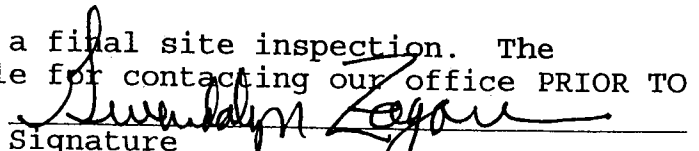
Located at: 6220 SOUTH RAILWAY COMMONS DR
In ACME Twp, Sect 31 Town 28 Range 9 Lot # 133 Block
Sub: RAILWAY INDUSTRIAL PARK
Property Tax #: 28 - 01 - 585 - 013 - 00

Work to be done under authority of this permit is subject to the following special instructions and requirements:

- This permit does not obviate the need for any other state or local permits or authority to conduct these activities. This permit is approved according to the site plan received from Seidell Architects, Proj #13-119 on January 30, 2014 with the following conditions:
1. Install silt fence according to the site plan, properly trenched in.
 2. Do not allow sediment to be tracked onto the street when removing excess soil from the site. If tracking occurs, sweep the street at the end of the work day.
 3. Basin slopes must be stabilized with erosion control blankets and built at a slope no greater than 3:1.
 4. Existing road ditch must be restored and stabilized with erosion control blankets.
 5. Stabilize the end of the extended drain pipe where it empties into the newly shaped basin with stone or other suitable material.
 6. Within 5 days of finishing grading, place 4 inches of topsoil, seed mixture and fertilizer as proposed in the plans and mulch over all exposed soils.

All Earth Change permits require a final site inspection. The landowner/applicant is responsible for contacting our office PRIOR TO

Signature



THIS PERMIT ALONG WITH THE SITE PLAN MUST BE POSTED AT THE PROJECT SITE

Continued from Previous Page
P E R M I T

SOIL EROSION & SEDIMENTATION CONTROL ACT (Part 91, 1994 PA 451, #25
as amended) AND/OR SOIL EROSION, SEDIMENTATION AND STORMWATER RUNOFF
CONTROL ORDINANCE OF 2003

GRAND TRAVERSE COUNTY
SOIL EROSION & SEDIMENTATION
2650 LAFRANIER RD
TRAVERSE CITY MI 49686
Phone # (231) 995-6042

Permit #: 22873
Type: COMM/IND
Issued: 2/03/2014
Expires: 1/30/2015
Fee: 275
Receipt #: 36029
Applied: 1/30/2014

Owner:
GLT PROPERTIES LLC
6183 SOUTH RAILWAY COMMONS
WILLIAMSBURG MI 49690

Contractor/On-Site responsible person:
ELMERS CRANE & DOZER/
P O BOX 6150
TRAVERSE CITY MI 49696-6150

DEQ Permit #: Issue Date:

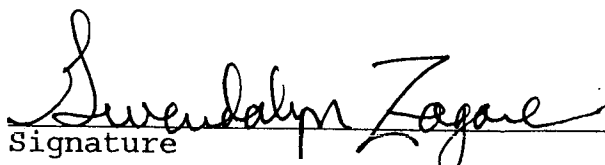
Under the provisions of Part 91 of Act 451 of 1994 and/or the GTC
Ordinance #25 of 2003, authority is hereby granted to make the
following earth changes:

COMMERCIAL BUILDING ADDITION / REGRADING / ASPHALT

Located at: 6220 SOUTH RAILWAY COMMONS DR
In ACME Twp, Sect 31 Town 28 Range 9 Lot # 133 Block
Sub: RAILWAY INDUSTRIAL PARK
Property Tax #: 28 - 01 - 585 - 013 - 00

Work to be done under authority of this permit is subject to the
following special instructions and requirements:

THE PERMIT EXPIRATION DATE to request a final inspection when all
permit requirements are met and the site is stabilized for the permit
to be closed.


Signature

EARTH CHANGE PERMIT

GRAND TRAVERSE COUNTY
Soil Erosion & Sedimentation Control Department
2650 LaFranier Road
Traverse City, MI 49686
(231) 995-6042

Permit No. 22873 Township ACME
Address 6220 South Railway Commons DR
Section No. 31 Town 28 Range 9
Date of Issue 1/30/14 Date of Expiration 1/30/15

SOIL EROSION and SEDIMENTATION CONTROL
(PART 91 OF ACT 451, P.A. 1994, as amended)

GRAND TRAVERSE COUNTY SOIL EROSION
& SEDIMENTATION CONTROL ORDINANCE (as amended)


Inspector

PLEASE POST PERMIT VISIBLE FROM STREET OR HIGHWAY.

7.2.1 ACCESSORY BUILDINGS:

Authorized accessory buildings may be erected as part of the principal building or may be connected to it by a roofed-over porch, patio, breezeway, or similar structure, or they may be completely detached. If attached to the principal building, an accessory building shall be made structurally a part of it, and shall comply in all respects with the requirements applicable to the principal building under this Ordinance. An accessory building not attached and not made a part of the principal building shall:

- a. Not be nearer than ten feet from any other separate structure on the same lot,
- b. Not be erected in any minimum side yard setback,
- c. Not be erected in any front yard of any non-waterfront parcel,
- d. Not occupy more than 25% of a required rear yard,
- e. Not exceed ~~one-story or fourteen~~ two stories or twenty-four (24) feet in height, nor exceed the ground floor area of the main building within Residential Districts,
- f. Not be closer to the side yard lot line than the side yard setback of the principal building on a corner lot within Residential Districts.

6.11 A-1: AGRICULTURAL DISTRICT:

6.11.1 INTENT AND PURPOSE: This District is intended to preserve, enhance, and stabilize areas within the Township which are presently used predominantly for farming purposes or areas which, because of their soil, drainage, or natural flora characteristics, should be preserved for low intensity land uses. It is the further purpose of this District to promote the protection of the existing natural environment, preserve the essential characteristics and economical value of these areas as agricultural lands, provide increased market opportunities for local and regional producers by clustering supporting operations such as processing, packaging, distributing, buying, and, research and development that complement and add value to the agricultural sector, and provide opportunities for agricultural-related entrepreneurial ventures. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act. It is explicitly the purpose of this zone to preserve a suitable long term working environment for farming operations while minimizing conflicts between land uses. It is the further purpose of this District to promote the protection of the existing natural environment, and to preserve the essential characteristics and economical value of these areas as agricultural lands.

6.11.2 USES PERMITTED BY RIGHT:

- a. Agricultural and Farm Related Operations listed below:
 1. Field crop and fruit farming, truck gardening, horticulture, aviaries, hatcheries, apiaries, greenhouses, tree nurseries, and similar agricultural enterprises.
 - a. Raising and keeping poultry and rabbits.
 - b. Raising and keeping of livestock, such as cattle, hogs, horses, ponies, sheep, goats, and similar livestock upon a lot having an area not less than five acres.
 2. Farmer's Roadside Stands selling products grown by the owner of the property on which the stand is located, PROVIDED that contiguous space for the parking of customers' vehicles is furnished off the public right-of-way at a ratio of one parking space for each fifteen square feet of roadside stand floor area.
 3. Agricultural Tourism: Subject to the following parking requirements; parking facilities may be located on a grass or gravel area for seasonal uses such as road side stands, u-pick operations and agricultural mazes. All parking areas shall be defined by either gravel, cut lawn, sand or other visible marking.
 - a. Seasonal U-Pick fruits and vegetables operations
 - b. Seasonal outdoors mazes of agricultural origin such as straw bales or corn
 - c. Agricultural Festivals
 - d. Agricultural or agriculturally-related uses permitted by right in the A-1 zoning district may include any or all of the following ancillary agriculturally related uses and some non-

agriculturally related uses so long as the general agricultural character of the farm or agricultural operation is maintained.

1. Value-added agricultural products of activities such as education tours or processing facilities, etc.
 2. Bakeries selling baked goods containing produce grown primarily on site.
 3. Playgrounds or equipment typical of a school playground, such as slides, swings, etc. (not including motorized vehicles or rides).
 4. Petting farms, animal display, and pony rides.
 5. Wagon, sleigh, and hayrides.
 6. Nature trails.
 7. Open air or covered picnic area with restrooms.
 8. Educational classes, lectures, seminars.
 9. Historical agricultural exhibits.
 10. Kitchen facilities, processing/cooking items for sale on or off premises.
 11. Gift shops for the sale of agricultural products and agriculturally related products.
 12. Gift shops for the sales of non-agriculturally related products such as antiques or crafts-.
4. Agricultural processing. Activities which involve a variety of operations after harvest of crops to prepare them for market, or further processing and packaging at a distance from the agricultural area. Included activities are cleaning, milling, pulping, drying, roasting, hulling, storing, packaging, selling, and other similar activities. Also included are the facilities or buildings related to such activities.
5. Aquaculture. The cultivation of aquatic animals, in a recirculating environment to produce whole fish that are distributed to retailers, restaurants, and consumers.
6. Aquaponics. The combination of aquaculture and hydroponics to grow crops and fish together in a recirculating system without any discharge or exchange of water.
7. Community kitchen. A facility licensed as a food manufacturer that may be used by licensed businesses for commercial purpose. A community kitchen may also be an unlicensed kitchen that is used by community members for cooking non-commercial or exempt foods or for cooking classes and/or other related activities.
8. Food research and development facility. Research, development, and testing laboratories that do not involve the mass manufacture, fabrication, processing, or sale of food products.
9. Food storage, bulk. The holding or stockpiling on land of food products where such storage constitutes no more than 40 percent of the developed site area and storage area is at least one acre, and where at least three of the following criteria are met by the storage

activity: (1) in a bulk form or in bulk containers; (2) under protective cover to the essential exclusion of others of the same space due to special fixtures or exposed to the elements; (3) in sufficient numbers, quantities, or spatial allocation of the site to determine and rank such uses as the principal use of the site; (4) the major function is the collection and/or distribution of the material and/or products rather than processing; and (5) the presence of fixed bulk containers or visible stockpiles for a substantial period of a year.

10. Production Facilities for Value Added Farm Products. Any product processed by a producer from a farm product, such as baked goods, jams and jellies, canned vegetables, dried fruit, syrups, salsas, salad dressings, flours, coffee, smoked or canned meats or fish, sausages, or prepared foods.
11. Warehouse. Facilities. Warehousing associated with the production and/or processing of agricultural products, but not involved in manufacturing or production.
12. Small Wine Maker as defined and regulated by the Michigan Liquor Control Commission (MLCC) on a parcel at least 10 acres in size with 2 acres planted in wine fruits where 5% of the fruits used in their production are grown in Acme Township and 75% of the fruits used in the production are grown in the State of Michigan.. A Small Distiller as defined and regulated by the Michigan Liquor Control Commission (MLCC) can concurrently occupy the same parcel as long as the property owner has a Small Wine Maker license. There is a onetime waiver of the local production requirement for the first three years of operation commencing on the date that the license was issued by MLCC.
13. Small Distiller as defined and regulated by the Michigan Liquor Control Commission (MLCC) on a parcel at least 10 acres in size with 5 acres planted in crops used in the distillery process and where 5% of the fruits used in their production are grown in Acme Township and 75% of the fruits used in the production are grown in the State of Michigan. There is a onetime waiver of the local production requirement for the first three years of operation commencing on the date that the license was issued by MLCC.
14. Microbrewery as defined and regulated by the Michigan Liquor Control Commission (MLCC) on a parcel at least 10 acres in size with 5 acres planted in crops used in the distillery process and where 5% of the fruits used in their production are grown in Acme Township and 75% of the fruits used in the production are grown in the State of Michigan. There is a onetime waiver of the local production requirement for the first three years of operation commencing on the date that the license was issued by MLCC.
15. Tasting Room subject to the requirements of the Michigan Liquor Control Commission.

- b. Non-Agricultural Uses listed below:
1. Single-family detached dwellings
 2. Open Space Preservation Developments containing only Single-Family Detached Dwellings: Subject to the provisions of Article XI.
 3. State licensed residential facilities
 4. Family child care homes
 5. Cemeteries: public or private.
 6. Tenant house as part of farm property for full-time farm employees associated with the principal use and subject to the same height and setback requirements as the principal dwelling.
 7. Public areas and public parks such as recreation areas, forest preserves, game refuges, and similar public uses of low-intensity character.
 8. Public and private conservation areas and structures for the conservation of water, soils, open space, forest and wildlife resources.
 9. Accessory uses: Customary accessory uses and buildings incidental to the permitted principal use of the premises.
 10. Home Occupations in accord with the requirements of Section 7.7.
 11. Manufactured homes, subject to the following requirements:
 - a. Each home shall bear a label required by Section 3282.362(c)(2) of the Federal Mobile Home Procedural and Enforcement Regulations.
 - b. Each home shall be installed pursuant to the manufacturer's setup instructions and shall be secured to the premises by an anchoring system or device complying with any applicable requirements of the Michigan Mobile Home Commission.
 - c. Within ten days following installation, all towing mechanisms shall be removed from each home. No home shall have any exposed undercarriage or chassis.
 - d. Each home shall have a permanent perimeter wall of conventional building materials which shall prevent the entrance of rodents, control heat loss and contribute to aesthetic compatibility with surrounding structures.
 - e. Each home shall have a full concrete slab within the perimeter wall. This space may be used as a crawl space for storage purposes.

- f. All construction and all plumbing, electrical apparatus and insulation within and connected to each home shall be of a type and quality conforming to the "Mobile Home Construction and Safety Standards" as promulgated by the United States Department of Housing and Urban Development, being 24 CFR Section 3280, as from time to time amended. Additionally, all dwellings shall meet or exceed all applicable roof snow load and strength requirements.
- g. Exterior Finish; Light Reflection: Any materials that are generally acceptable for housing built on the site may be used for exterior finish if applied in such a manner as to be similar in appearance, PROVIDED, however, that reflection from such exterior shall not be greater than from siding coated with clean, white, gloss, exterior enamel.
- h. Each home shall be aesthetically compatible in design and appearance with other residences in the adjacent area, particularly with regard to foundation treatment, siding and roofing material and perimeter wall. Compatible materials such as siding, screen wall, etc. may be added to assure aesthetic compatibility with other structures.
- i. The compatibility of design and appearance shall be determined by the Acme Township Zoning Administrator. The Acme Township Zoning Administrator shall base his or her decision on the character, design and appearance of residential dwellings in adjacent areas of the Township.
- j. To the extent that any of these provisions conflicts with any provision of the Mobile Home Commission Act or its administrative rules as applied to a mobile home in a residential neighborhood, the Mobile Home Commission Act provision will control.

12. Public Uses: Essential: Buildings associated with Essential Public Services require Special Use Permit approval, pursuant to Section 9.1. *[ADDED BY AMENDMENT 017, ADOPTED 07/03/12 EFFECTIVE 07/18/12.]*

6.11.3 USES PERMITTED BY SPECIAL USE PERMIT: The following uses of land and structures may be permitted in by the application for and issuance of a special use permit, subject to Section 9.1.

- a. Campgrounds: Subject also to the requirements of Section 9.4
- b. Institutional Uses: Subject also to the requirements of Section 9.5
- c. Greenhouses and nurseries selling at retail on the premises
- d. Riding Stables and livestock auction yards
- e. Raising of fur bearing animals for profit
- f. Game or hunting preserves operated for profit

- g. Veterinary hospitals, clinics and kennels.
- h. Sawmills
- i. Public Uses: Critical, Supporting: *CHANGED BY AMENDMENT 017, ADOPTED 07/03/12 EFFECTIVE 07/18/12.*
- j. Airports and Airfields
- k. Planned Agricultural Units: Subject also to the requirements of Section 9.8.
- l. Special Open Space Uses: Subject also to the requirements of Section 9.16.
- m. Sand or Gravel Pits, Quarries: Subject also to the requirements of Section 9.17.
- n. Farmer's Roadside Market: Subject also to the requirements of Section 9.18.
- o. Sewage Treatment and Disposal Installations: Subject also to the requirements of Section 9.15.
- p. Historic Parks: Subject also to the requirements of Section 9.23.
- q. Bed and Breakfast Establishments: Subject also to the requirements of Section 9.24.
- r. Conversion of a Single-Family Dwelling to a Duplex: Conversion of existing single-family dwellings where such existing single-family dwelling is of sufficient size to meet minimum floor area requirements of a duplex, and such an expanded capacity is a clear necessity for satisfaction of this particular housing demand, and adequate off-street parking space can be provided.
- s. Single Family Dwelling on Less than Five Acres: A lot with a minimum size of one acre containing a single family dwelling may be created subject to the following requirements:
 - 1. The single family dwelling existed prior to the enactment of this Ordinance;
 - 2. The single family dwelling was part of an agricultural use and subsequently, through consolidation of farms or other actions, became no longer necessary as a farm-related residence;
 - 3. The lands that would otherwise be required to be part of the lot for the single family dwelling would be lost from production should the smaller minimum lot size not be allowed; and
 - 4. Continue to be actively farmed along with the balance of the farm.

- t. Conservation Development: Subject also to the requirements of Section 9.3.
- u. Structural Appurtenances: As accessory uses, the following kinds of structural appurtenances may be permitted to exceed the height limitations for the principal use: appurtenances to mechanical or structural functions, such as chimney and smoke stacks, water tanks, elevator and stairwell penthouses, ventilators, bulkheads, radio towers, aerials, fire and hose towers and cooling towers. No structural appurtenances permitted hereby shall be used for dwelling purposes.
- v. The following agricultural tourism uses are permitted by special use permit:
 - 1. Small-scale entertainment (e.g., fun houses, haunted houses, or similar) and small mechanical rides.
 - 2. Organized meeting space for use by weddings, birthday parties, corporate picnics, and other similar events.
[SECTION 6.11.3.x ADDED BY AMENDMENT 018 ADOPTED 05/01/2012 EFFECTIVE 05/13/2012.]
- x. Winery with Food Service subject to the following requirements:
 - 1. The winery kitchen, food preparation, and production areas must be licensed by the Grand Traverse County Health Department.
 - 2. Parking lots shall be screened from adjacent properties.
 - 3. Outdoor lighting shall comply with Acme Township standards.
- y. Wine Maker as defined and regulated by the Michigan Liquor Control Commission (MLCC) on a parcel over 10 acres where 5% of the fruits used in their production are grown in the Acme Township and 75% of the fruits used in their production are grown in the State of Michigan. There is a onetime waiver of the local production requirement for the first three years of operation commencing on the date that the license was issued by MLCC.
- z. Distilleries as defined and regulated by the Michigan Liquor Control Commission (MLCC) on a parcel over 10 acres where 5% of the fruits used in their production are grown in the Acme Township and 75% of the fruits used in their production are grown in the State of Michigan. There is a onetime waiver of the local production requirement for the first three years of operation commencing on the date that the license was issued by MLCC.
- aa. Breweries as defined and regulated by the Michigan Liquor Control Commission (MLCC) on a parcel over 10 acres where 5% of the fruits used in their production are grown in the Acme Township and 75% of the fruits used in their production are grown in the State of Michigan. There is a onetime waiver of the local production requirement for the first three years of operation commencing on the date that the license was issued by MLCC.

6.11.4 **RIGHT TO FARM:** As to any specific property on which commercial farm products are produced within the meaning of MCL 286.472(a), if any applicable Generally Accepted Agricultural Management Practice (GAAMP) approved by the Michigan Department of Agriculture conflicts with any provision below, the GAAMP shall control.

1. The prior version of the A-1 ordinance required at least 80% of the product had to come from MICHIGAN. Would you be inclined to have a LOCAL and STATE content provision. Please RANK from the following:

	Yes	No	Rating Count
I would prefer a Local Content %	40.0% (2)	60.0% (3)	5
I would prefer a State Content %	80.0% (4)	20.0% (1)	5
I would prefer a Local and State Content % (example, 10% local - 75% state)	80.0% (4)	20.0% (1)	5
answered question			5
skipped question			0

2. The Small Wine Maker provision requires a 10 acre parcel with 2 acres planted and local content of 50%. Please select your preference for LOCAL CONTENT.

	0%	5%	10%	25%	50%	75%	100%	Rating Count
10 Acres / 2 Planted	20.0% (1)	40.0% (2)	0.0% (0)	40.0% (2)	0.0% (0)	0.0% (0)	0.0% (0)	5
answered question								5
skipped question								0



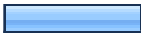
3. The Small Distiller provision requires a 10 acre parcel with 5 acres planted and local content of 50%. Please select your preference for LOCAL CONTENT.

	0%	5%	10%	25%	50%	75%	100%	Rating Count
10 Acres / 5 Planted	20.0% (1)	40.0% (2)	0.0% (0)	40.0% (2)	0.0% (0)	0.0% (0)	0.0% (0)	5
answered question								5
skipped question								0



4. The Microbrewery provision requires a 10 acre parcel with 5 acres planted and local content of 50%. Please select your preference for LOCAL CONTENT.

	0%	5%	10%	25%	50%	75%	100%	Rating Count
10 Acres / 5 Planted	20.0% (1)	40.0% (2)	0.0% (0)	20.0% (1)	20.0% (1)	0.0% (0)	0.0% (0)	5
answered question								5
skipped question								0



5. IF we used a STATE content percent please select your preference.

		Response Percent	Response Count
5%		0.0%	0
10%		0.0%	0
15%		0.0%	0
25%		0.0%	0
50%		40.0%	2
75%		0.0%	0
80%		40.0%	2
85%		0.0%	0
90%		20.0%	1
95%		0.0%	0
100%		0.0%	0
answered question			5
skipped question			0

6. One suggestion at the PC meeting was to exempt local content for several years in order to allow the producer time to establish their vineyard or crops. Please select from the following:

		Response Percent	Response Count
I don't agree with the production period exemption.		0.0%	0
Provide a 1 year exemption from a local content %		0.0%	0
Provide a 2 year exemption from a local content %		0.0%	0
Provide a 3 year exemption from a local content %		80.0%	4
Provide a 4 year exemption from a local content %		0.0%	0
Provide a 5 year exemption from a local content %		20.0%	1
		answered question	5
		skipped question	0

7. Enforcement. Do you believe that a local or state content provision will be enforceable?

		Response Percent	Response Count
Yes		0.0%	0
No		80.0%	4
Undecided		20.0%	1
		answered question	5
		skipped question	0

8. Please enter your name. Responses will be confidential - this information will be used to maintain a record of who responds so we can ensure that all PC members take the survey.

	Response Count
	5
answered question	5
skipped question	0