

**ACME TOWNSHIP PLANNING COMMISSION MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
Monday, May 12, 2014 7:00 pm.**

6:30 P.M. PLANNING COMMISSIONERS EDUCATIONAL TRAINING SESSION: Right to Farm update

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE

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

RECORDING SECRETARY: Timmins

- A. LIMITED PUBLIC COMMENT: Open: 7:04 closed: 7:05**
- B. APPROVAL OF AGENDA: Motion by: Timmins 2nd: DeMarsh
Motion carries**
- C. INQUIRY AS TO CONFLICTS OF INTEREST: None**
- D. CONSENT CALENDAR: Motion to approve with the removal of Township Board Minutes
from Tuesday 4/8/14
Motion to approve: Feringa 2nd: Timmins
Motion Carries**
- 1. Draft Unapproved Minutes of:**
 - 1. Township Board minutes: 4/08/2014 Regular and Special meetings
4/4/2014, 04/17/2014 and 05/25/2014**
 - 2. Parks & Rec Advisory 04/24/2014**
 - 3. Shoreline Advisory 04/225/14**
 - 4. Planning, Zoning & Administrative report: April 2014**
- b) ACTION:**
- Draft Unapproved Minutes of:**
 - 1. Planning Commission minutes: 4/14/14**
- E. ITEMS REMOVED FROM THE CONSENT CALENDAR:**
- 1. Township Board Minutes 04/08/2014- removed by Forgette. Forgette wanted to address the comment by Mr. Kelley, about the Master Plan being rejected by County Planning, Wentzloff clarified that County just wanted the Township to follow procedure, not skip steps.**
- F. CORRESPONDENCE: Notice of intent to prepare a Master Plan from East Bay Township**
- G. PUBLIC HEARINGS:**
- H. NEW BUSINESS:**
- 1. Minor Amendment to SUP 2006-12P Bates Horse Park LLC**

John I. - discussed the special events ordinance was going on the Board agenda May 13th. Listed acceptable activities for open spaces as defined in our ordinances; Open camping, Equestrian related events, Acme fall festival. Weddings would fit under the special Ag. Tourism Ordinance. Discussed how in the future the planning commission should look at the 3 properties, of which Flint fields is one, Grand Traverse Resort and Spa and the RV park being the other two. To look at opportunities for a large recreational event venue such as the “ Wild Splendor Eco-

Resort and Wildlife Sanctuary”. It is a unique advantage that our township has and we should expand upon it.

Discussion followed: Public comment first

Rachelle Babcock-4261 Bartlett Rd. - Raised traffic concerns along 72, especially with roundabouts.

Charlene Abernathy- 4312 West Ridge. What are the limits on SUP's and what are guidelines so that it can't be subjective dependent on who is in office.

Brian Kelley- See attached comments

Chuck Walters – Bates Rd. - pointed out that most of Bates Rd. was redone 3-4 years ago and is almost a grade “A” road with bike paths, it can handle the traffic. He said Tribe owns property at 72 & Bates and will be putting in a like.

Feringa- Concurred that the Tribe was looking at that project for 2015 or 2016.

Letter read from Marianne White Bates Rd.

Rosa concerned about the scope of the Fall Festival worried that it may grow to big and it may then need to fall under the events ordinance.

Jocks says we can approve with conditions. Limit days and hours. Discuss limiting the times and number of days the fall festival is allowed.

Feringa- asked if the fall festival was previous defined in 2012, when it was approved the first time.

DeMarsh – says we may want to change the language because it's not an Acme township fall festival it is a festival put on by the Acme Business Association.

Wentzloff- wants the word township taken out.

Flint- talks about how the fall festival comes from the community and is generated by the community members. It has grown, but there is only so much room. Has a committee of 15-20. Can handle traffic and parking.

John I- Clarifies that it was referred to as the ABA fall festival back in 2012.

Glenn Arnold- 7094 Crisp Rd. Money raised from the fall festival was donated to a food pantry. Money generated is donated back to the community every year.

Steve Smith- Peninsula Township- response from people for the fall festival proves they want it a lot.

Wentzloff – worries if we approve it with no conditions on it, we are saying festivals can occur under the open space use in the Ag. District, same hiccup we ran into with a concert that won't be named. Wants conditioned put on it.

John I. - suggest we allow the ABA fall festival to happen for 1 day from the hours of such and such. And control it that way,

Jocks – believes that it is distinguishable from a concert event as there is no entry fee, no money going into someone's pocket and proceeds go to charitable work.

Wentzloff Points out how in the April meeting the fall festival was brought up as support to why the Lyle Lovett concert should be allowed to happen. Wants to make sure we are careful to make sure we avoid opening up a can of worms.

John I suggest – adding language to the motion.

Motion: After a review of the standards and definition of Special Open Space as outlined in Section 9.16 Special Land Use Permit- SUP 2006-12p is amended to allow equestrian related competition events, polo, outdoor recreation camp, and the Annual ABA Community Fall Festival, limited to one day between the hours of 7am-6pm.

Motion made by Timmins 2nd. By Finch

Motion carries unanimously

2. Minor Amendment to SUP 2009-01P VGT LLC

John I – VGT LLC is requesting an amendment to 2009-01P, after review it was determined that it was a minor not major amendment to SUP. The township has amended this three times, the first time in January 2013-to extend the SUP

Second March 2013- modification of Meijer store

Third time July 2013- to apply for 2 land use permits, 1st. For internal structures, 2nd for Meijer store after MDOT and Road commission issued permits

This amendment is asking to divide Land Use Permit #2 into two different permits as the road work will be happening at different times and in a different sequence. Lautner Rd. work is beginning ahead of the work on M-72. It will allow for construction to begin on the Meijer and other projects subject to the SUP, within the VGT to begin work on their projects. No business will be allowed to open until the roads are substantially complete. This is a way to be fair to all parties involved.

Jocks- all this does is remove the previous amended 7 from 2013 and replace with this paragraph 7.

Limited public comments:

Brian Kelley- See attached comments

Wentzloff- clarifies that projects of this scope meet road blocks with a change in order of how this were originally planned, and this is why the township counts on the planners and attorney's review of these types of projects. Restates that they have to get MDOT approval before the stores open.

Steve Smith- the project has had to guarantee MDOT approval, even to Meijer.

Things have changed a bit and more things are getting done than what the original SUP covers. Engineering on 72 has to be completely redone.

M-Dot wants to do 72 at the same time as 31 so that it only has to be shut down once.

Motion: "7. VGT must obtain all necessary agency permits and/or approvals, including but not limited to soil erosion, Department of Environmental Quality, Metro Emergency Services, and Grand Traverse County Drain Commission. VGT can be issued separate Land Use Permits for phased construction during Phase 1. VGT can be issued separate Land Use Permits for phased construction during Phase 1. VGT's first Land Use Permit to construct all of the internal on-site work for VGT, except for the Meijer store LLT, can be issued so long as all conditions and requirements of the Findings of Fact and the Site Plan Approval are met, except that VGT shall not be required to obtain its MDOT and GT County Road Commission permits for improvements and roundabouts on M-72 and Lautner Roads. VGT's and/or Meijer's second Land Use Permit to construct the Meijer store, and other Land Use Permits for other phases of the VGT development if such phases come to the Township and are approved, can be issued so long as all conditions and requirements of the Findings of Fact and the Site Plan Approval are met, except that VGT and/or Meijer shall not be required to obtain the MDOT permit for improvements and roundabouts on M-72. All other requirements remain effective, including that the M-72 improvements required by the Findings of Fact and Site Plan approvals must be met prior to the occupancy and/or opening of the Meijer store or any other development on the VGT."

Motion made by Feringa, 2nd. By Timmins to revise #7 of Permit No. 2009-1p

Motion carries

I. OLD BUSINESS:

1. Master Plan comments review

John I. - 63 Day public review period ended today. Doesn't find anything in the comments that he finds undesirable, and he will go through and insert them in. County planning wanted the township to put more in about Native American history, John I. questioned Feringa about the description used in Peshawbestown plan, and if it would be OK to insert similar language into Acme's plan. Feringa agreed that it would be fine.

Wentzloff- open's it for public comment

Brian Kelley – comments about the Master Plan not being consistent when listing the survey results.

Timmins talked about working with Feringa to put signage and information about native plant names

and uses along the Township trail system and within our parks.

John I – clarifies the community survey.

2. Master Plan hearing date discussion

Chair asked to set a hearing, will do so at the June PC meeting.

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

Open: 8:37

Closed: 8:37

PC Education Reports:

ADJOURN: By: Timmins 2nd: Finch

Time:8:38