



**ACME TOWNSHIP PLANNING COMMISSION MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
July 14, 2014 7:00 pm.**

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE

ROLL CALL: X Wentzloff X Timmins X Rosa X Forgette X White
 X DeMarsh excused Feringa X Binkley X Finch

STAFF PRESENT: Lennox, Iacoangeli, Jocks

A. LIMITED PUBLIC COMMENT: open 7:01 closed 7:02

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.

1. County Master Plan: John Sych, Planning Director – Gave copies of the Grand Traverse Co. Master Plan adopted at the end of last year, to the planning commissioners (only had 5 copies will get copies to Nikki to distribute) was thankful to all the communities that participated and gave input.

Complemented Acme's Master Plan- stating that it did a good job tying everything together and that the county was using it as an example for other townships.

The Grand Traverse Co. master plan is all about collaboration with townships within the county.

**B. APPROVAL OF AGENDA: Motion to approve agenda as presented Finch 2nd. Timmins
Motion carries**

C. INQUIRY AS TO CONFLICTS OF INTEREST: none

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:

Draft Unapproved Minutes of:

- 1. Township Board minutes: Regular 06/03/14 and Special meeting 6/12/14**
- 2. Zoning Board of Appeals 06/12/14**
- 3. Parks & Rec minutes 06/26/14**
- 4. Planning, Zoning & Administrative report:**

Motion to receive and file with the removal of Planning Commission minutes 6/9/14 and ZBA minutes from 6/23/14

Motion By: Timmins 2nd: Rosa

Motion carries

b) ACTION:

Draft Unapproved Minutes of:

- 1. Planning Commission minutes: 06/09/2014 and 06/23/2014**

E. ITEMS REMOVED FROM THE CONSENT CALENDAR:

- 1. PC comments 6/9/14 Wentzloff – grammar and spelling corrections**
- 2. Zoning board of appeals 6/12//14 Brian Kelley , minutes will be amended at next ZBA meeting.**

Motion to table ZBA minutes until amended

Motion Finch 2nd. Timmins

Motion Carries

Motion to approve PC minutes with corrections from 6/9/14

Motion by White 2nd. By Finch

Motion carries

F. CORRESPONDENCE: none

G. PUBLIC HEARINGS: None

H. NEW BUSINESS:

1. Hughes, Site Plan Review Bates Rd B-4 new building

Mark Hughes gave a brief over view of the plan for 6284 Bates Rd. Reported that approval from the Fire Dept. came in today (7/14/14)

Rosa- questioned the benefit to have the Drive off the side street instead of Bates.

Hughes- explains that he needs the curb cut in front.

John I- Discussed Loading and unloading dimensions, work with adjoining piece of property to create a shared access agreement.- Mr. Hughes currently owns both parcels.

Motion: Approve the site plan submitted by Howard A Hughes Trust for the construction of a 9,600 square foot warehouse located on a 1.10 acre parcel on the southeast corner of Bates Road and East Railway Commons with the following stipulations:

1) The approved site plan consists of Sheets 1 through 3 with a date to be written in the lower right corner under the sheet title (i.e. C1.1) by the Chairperson of the Planning Commission.

(a) Sheet C1.1 – Site Plan

(b) Sheet C1.2 – Septic and Drainage Plan

(c) Sheet C1.3 – Lighting Plan

2) The approved site plan package be signed by the Chairperson of the Planning Commission and the Applicant, or their representative.

3) The Applicant will provide mutual reciprocal common drive easement that is acceptable to the Township Attorney.

4) Signage, if any, shall meet the Acme Township Zoning Ordinance.

Motion by Finch 2nd. By Forgette

Motion carries

2. Application from Speedway for an SUP and request for public hearing, 5980 US 31 North Chris Schrank and Kerry Trombley give presentation

Schrank- Began presentation stating that he understands that speedway started this project under the old ordinance and that the new form based code has been accepted. Speedway is looking for a compromise between the two codes and would like feed back from the planning commissioners on changes they have made to the plan.

Worked with Nikki and Jay to come up compromise over the last few weeks: added a 3'6" wall, tilted dispensers, added bike loops, extensive landscaping, tilted the dispensers, MDOT is very happy with how far away the new curb cuts are from the light. Everything was done to make it more pedestrian

friendly, added a sidewalk through the property, can add eating areas/picnic tables. This is going to be a new concept for Speedway, called speedy cafe with ready food to carry out. Trying to bridge old and new code.

Received John I's comments on Friday 7/11/14.

Schrank explained that Speedway liked to have 24 parking spaces to encourage people to pull away from the pump to come in and pay so that cars aren't stacking up waiting for a pump. Stated that the building has to be configured the way it is because by law the operators of the pumps (ie. Cashiers) have to have pumps in view at all times.

Finch asked about LID storm water design.

John I – recognizes that L-shaped gas stations are rare and it poses problems with configuration.

Some of his concerns with the tanks are floating due to where the tanks would sit in the watershed and the level of ground water, along with possible contamination if there were to ever be leaks in the tanks.

John I – doesn't want the planning commissioners to approve this part until reviewed by soil specialist and engineers. The concern is not with the floating tanks but with contamination in the watershed. Sited Meijer property having the same issue. Believes the site can fit the Townships codes just not fit speedway protocol.

Trombley -explains speedways anchoring process regardless of ground water levels. Comments that the tanks used are double lined fiber glass with monitors in between the layers to monitor for leaks.

Timmins- doesn't like the store pushed back on the property want to see it pulled forward. Points out that the speedway on 4 mile has the cashiers facing away from the doors and the window they look out to see the pumps have obstacles blocking the view of the pumps. Why can't the design of the purposed store change so it can fit within Acme's form based code and still provide the same type of side view of the pumps.

Trombley- not familiar with the site of 4 mile,

Timmins- would they not use the same spec's?

Trombley- yes

Timmins- Likes some of the site set ups that John I purposed with the store up front and the pumps behind, feels that the store being up front would be safer for pedestrians to get to.

White- this is our first trial with our form based code, feels they should be able to turn the building. Just redid the store on 4 mile didn't change the inside design. Can they find a drier spot to put the tanks? Worried about the ground water, would like Speedway to check for a different spot to put the tanks.

Trombley- will check other areas of the site on the north or south side.

Binkley – first meeting, Driveway on 31 is dangerous, is there a reason we need a drive on 31? What is the history of double walled fiberglass tanks contaminating ground water.

Trombley- fiberglass does not rust, so he is confident that because Speedway has gotten rid of steel tanks they because of rusting, those are the tanks that are known to leak not fiberglass

Rosa- too many issues to approve anything tonight, shape of property seems to be an issue. Is there a concrete tank on the outside of the fiberglass tank?

Trombley explained the concrete is anchored to the tank to keep them from floating, the tank itself is

the double walled fiberglass.

DeMarsh- Prior to receiving John I. comments on Friday can you tell the PC what design features were changed specifically to meet Acme's form based code?

Schrank- didn't have landscaping, bike loops, how can we migrate both, brought canopy forward.

DeMarsh-but wasn't that all post on Friday

Schrank- yes

Wentzloff- Clarifies what DeMarsh's question was.

Schrank- they didn't do anything prior to John I.'s comments on Friday to fit the new form based code

DeMarsh- That was an error in judgment, form based code on a gateway position in the townships is significant and to move so far forward while ignoring the code is wrong. To bring us a drawing and plan that doesn't acknowledge it is disingenuous.

Schrank- talks about how they were working between two codes. Had to go with the old code because of when they started. Didn't know when form based code would be accepted.

Discussion on when form-based code was passed.

Wentzloff- it has been 2 months since the Township adopted form base code.

Schrank- They were waiting on permits, as Nikki told them they had to have them in hand before applying.

Forgette- feels strongly that Speedway ignored that the township was in the process of working on the code and they didn't do anything to even try to consider what the new code said. With out taking into consideration that the township was doing. Went over dates of when they started their site-plan. Clarifies that Speedway was told about the changes in code when they brought in the first site-plan. Not just your average convenience store, what better way to come in and see what the community wants and to walk within that.

Finch- If you knew the old code was different than the new, wouldn't speedway hold up on planning?

Schrank- they don't want to rehash, they just want to find a way to make this site work. For the community and for Speedway. Can't pull building forward it's just to constrictive on the L shaped site, wanted to know what they can do to make this a nice gateway corner.

Wentzloff- been getting updates from John and Nikki, Nikki even made the deadline very clear as to when they had to have the application in to be considered under the old code. Feels they are trying to fit something very large on a site that can't fit it. It's not the townships job to bend what we desire as a township to fit a model that a business desires.

It's a self-inflicted hardship, she likes the angled pumps, the wall, bike loops.

Trombley- Likes all the feedback. Will take it back to the people at Speedway. Understands that the PC would like them to look at additional property to try to square the property off and make it work.

Motion: That based on discussion and agreement with the applicant, the applicant will revise the drawings to reflect the comments of the planning commission, and return at a later date.

Motion made by Rosa 2nd. By Timmins
Motion carries

3. Parking Ordinance review- Lennox- Commissioner Forgette requested it, would like it reviewed to understand how it applies to the B-4 district.
Forgette- it applies to all districts, look at the part that talks about ZBA giving exemptions.
Lennox- would like people to read and put it back on the agenda in September.
John Iacoangeli- will look at it and give feed back to the planning commission.

I. OLD BUSINESS:

1. Master Plan

Comments by Brian Kelley – see attached

John I. Explained inconsistency with what people think and how to truly develop the shoreline

Wentzloff clarified peoples disconnect

White – explained that the area would have to be rezoned for trailer parks

DeMarsh- figure maps and page inconsistency with page numbers

Wentzloff doesn't like the pictures of the Bay would like to work with John to get better ones.

Timmins will turn in a few small corrections

John I. would like to postpone until the next meeting when all changes are made, would like a resolution at the August meeting.

J. COMMENT & OTHER PC BUSINESS

1. PC Officer elections

Wentzloff nominated for Chairperson by Forgette

Wentzloff accepted

Timmins yes Finch yes White yes Binkley yes Rosa yes DeMarsh yes Forgette yes
Unanimous

Vice Chair

Feringa nominated first by Wentzloff Feringa was excused due to Medical leave was not present to accept.

DeMarsh nominated second by Timmins DeMarsh accepted nomination

vote on Feringa: Timmins yes Finch yes White yes Binkley yes Rosa no DeMarsh yes
Forgette yes Wentzloff yes

vote on DeMarsh

Timmins yes Wentzloff yes Finch yes White yes Binkley yes Rosa yes Forgette yes

Secretary

Forgette nominated by Timmins Forgette accepted nomination

Timmins nominated by Forgette Timmins accepted nomination

Vote on Forgette Timmins yes Wentzloff yes Finch yes White yes Binkley yes Rosa yes
DeMarsh yes

Unanimous no vote needed on Timmins

2. Zoning Administrator update on projects:

3. Planning Consultant:

4. PC Business.: Marcie Timmins DEQ Fracking regulations- DEQ is considering changing regulations on oil and gas operations. Timmins is attending a public comment forum would like to represent the planning commission as a whole.

Motion to authorize Timmins to speak on the behalf of the planning commission at the DEQ forum

Motion made by Forgette 2nd. By Finch

Yes votes : Wentzloff , White ,Finch, Forgette, Rosa, Timmins, DeMarsh,

No vote: Binkley

Motion carries

5. Public Comment open: 9:11 closed 9:12

Motion to adjourn by Timmins 2nd. By Finch

ADJOURN: