



ACME TOWNSHIP PLANNING COMMISSION MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
July 27, 2015 7:00 p.m.

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE at 7:03pm

ROLL CALL:

Members Present: D. Rosa, J. DeMarsh, J. Jessup, D. White, B. Ballentine, S. Feringa, K. Wentzlof, T. Forgette, M. Timmins arrived at 7:05pm

Members Absent: None

Staff Present: Shawn Winter, Zoning Administrator; John Iacoangeli, Township Planner; Jeff Jocks, Legal Counsel.

A. LIMITED PUBLIC COMMENT: Opened at 7:04pm

Brian Kelley, Ridgecrest Road. Read prepared statement that is attached to meeting minutes.

B. APPROVAL OF AGENDA: Motion to approve agenda by J. Jessup, supported by D. White. Motion passed unanimously.

C. INQUIRY AS TO CONFLICTS OF INTEREST: None

D. CONSENT CALENDAR:

a) RECEIVE AND FILE:

1. Draft Unapproved Minutes of:

1. Special Budget Board minutes 05/19/15
2. Special Board Parks work session 06/11/15
3. Regular Board meeting minutes 06/02/15

b) ACTION:

1. Draft Unapproved Minutes of:

1. ~~Planning Commission minutes: 06/08/15~~

Motion by Timmins to approve Consent Calendar with removal of item b.1, supported by Forgette. Motion passed unanimously.

E. ITEMS REMOVED FROM THE CONSENT CALENDAR:

1. Planning Commission minutes: 06/08/15 – Editing change to minutes to correct spelling error and adjourn time.

Motion by Feringa to approve the Planning Commission meeting minutes 06/08/15 with spelling correction to Otter Creek and meeting adjournment time, support by Ballentine. Motion passed unanimously.

F. CORRESPONDENCE: None

G. PUBLIC HEARINGS: None

H. NEW BUSINESS:

1. Site Plan review: MI Local Hops Processing Facility

Steve, from Peninsula Construction, a representative of MI Local Hops addressed concerns pertaining to the site plan and agency review. He indicated to the planning commission that supporting documentation would be forthcoming to the township. J. Iacoangeli told members of the planning commission that the township engineer is supportive of site plan approval subject to his final review. J. Iacoangeli indicated the stormwater requirements were not elaborate and part of existing system and recommended approval.

Motion by Timmins to approve the site plan submitted by MI Hops for the construction of a 28,800 square foot drying and processing building is approved with the following stipulations:

- a) The site plan needs to be signed and dated by the Applicant and the Chairperson of the Planning Commission,
- b) The site plan / building shall require approval from Grand Traverse Metro Emergency Services Authority and conform to requirements from 7/27/15 memo,
- c) The site plan storm water improvements require approval from the Township Engineer,
- d) Revised drawings and updated soil conditions and drainage calculations shall be submitted and approved prior to issuance of the storm water and land use permits.

Support by Ballentine. Discussion followed.

Motion carried unanimously.

2. Medical Marijuana: Jeff Jocks

Legal counsel provided an update on medical marijuana. Recent re-zoning in the business district to form-based code did not include provision for a dispensary as an allowed use. The township currently has one operating dispensary that is currently non-conforming. Other dispensaries are located and operating in other nearby communities and municipalities. Current court lawsuit cases are pending in the surrounding community where dispensaries are operating in municipalities where the use is not allowed as a use. In the cases there have been arguments made for exclusionary zoning and/or the act itself provides immunity to the operator. Unclear how the court cases are going to turn out. He explained to the PC exclusionary zoning which cannot totally prohibit a designated use if there is a need or market and it is lawful. If current referendum in the state legislature to legalize marijuana pass, he believes we should clearly zone for it. At this point, the township has several options; 1) do a moratorium which requires a special meeting, 2) make it an allowed use again with a special-use permit requirement, or 3) hold course until we receive better direction from legislature and rulings on current cases become apparent. Discussions followed. Rosa asked if it needed to be restricted. Timmins and Wentzloff did not want the use to be in areas of public use; especially not the parks. DeMarsh indicated that in previous meetings on this topic the Acme community were hopeful of restrictions. Jessup asked for the definition of a caregiver. Jocks explained a caregiver may dispense medical marijuana to 6 patients whose names must be on the back of their license card. PC members requested S. Winter to look into this further and re-visit this next month.

3. PC elections

K. Wentzloff, S. Feringa, and T. Forgette were nominated and elected to retain the seats of Office Chair, Vice-Chair, and Secretary respectively. Elections carried unanimously.

I. OLD BUSINESS:

a) Sign Amendment: Electronic Message Signs, County PC comments

Commission members reviewed and discussed the GT County PC comments with respect to sign change rate. A short discussion occurred on change rates on based on how gas service stations and hotels which is what this ordinance allows.

Motion by Timmins to recommend approval by the board of Sign Ordinance Amendment #034 to add electronic message board signs to the Sign Ordinance with the addition of a minimum change rate of 1 (one) hour. Support by Ballentine. Motion passed unanimously.

b) VGT/GTTC Status Report: John Iacoangeli

John provided a status report of the VGT/GTTC development. An occupancy checklist has been created and is being updated as things get done. He asked planning commission to have the Chairperson to draft a letter to VGT/GTTC and request an updated conceptual plan to show all of the current and proposed changes (ie. density changes and storm water basin construction, etc).

Motion by Timmins to have John and Karly draft a letter to VGT/GTTC representatives for a revised conceptual plan, second by Forgette. Motion passed unanimously.

J. PUBLIC COMMENT & OTHER PC BUSINESS

1. Zoning Administrator update on projects:

Shawn Winter provided an update on upcoming projects to the PC and indicated the public meeting for Zoning Ordinance Amendment #035 – US 31/M72 Business District architectural standards has been moved to the August 10th meeting. On July 21st a letter and civil infraction was issued by the Zoning Administrator via certified mail to Mr. Dave Scheppe of the Traverse Bay RV Park to cease and desist for violations that included failure to pay application escrow fees, failure to meet the conditions of the Township Board approval, failure to receive a final Special Use Permit, and failure to receive a Land Use Permit. By letter dated July 10th, 2015, the developer admitted to the Township that: "The site work for Phase IIIA commenced on Thursday, May 14th, 2015 and was completed on Friday May 29th, 2015." That work was done in violation of the Acme Township Zoning Ordinance and the SUP Application approval. A copy of the infraction letter is attached to the minutes. A meeting with them is scheduled for Wednesday, July 29th to discuss. J. Jocks and J. Iacoangeli discussed with the PC infraction fees and the construction that occurred without a land use permit. K. Wentzloff and S. Winter conducted a site visit and confirmed site had been disturbed and essentially ready for the RV home units to be placed.

Brian Kelley indicated to prevent this in the future, Acme Township should not approve projects without final plans. J. Iacoangeli indicated in this case we had a developer whose representative, Fred Campbell, took it upon himself to start the construction process without getting the proper local permits. The township zoning administrator and John spoke weekly regarding not receiving the updated plans needed to issue the permit. It was intentional on their part that they didn't submit the plans. Additionally they do not like the review fees charged by Becket & Raeder who's time spent on review was higher because he felt the engineering on the proposed project was poor and they actually came with two projects. K. Wentzloff stated the revised plans were to show only area 3a; the area defined in the scope of work on the application. Even the application needed to be revised due to discrepancies in the number of units. S. Feringa shared that he runs into this frequently with permits be issued out of multiple agencies. For this reason, during pre-construction meetings with contractors, the first thing he asks for is the land use permit. Forgette asked if state regulatory agencies have been notified of the violations. K. Wentzloff said they were meeting in two days with the developer and we will have more answers then. J. Jocks indicated the state agencies that issue their permits are not concerned over local jurisdictional issues. The Township Board will be notified and they would have to approve an injunction if that is the path.

2. Planning Consultant: Cardno inspection review of VGT/GTTC stormwater will be on website tomorrow complete with photographs of the storm water basins and plantings

3. P C Education etc.: none

Public Comments: Opened at 8:50pm

Brian Kelley, Ridgecrest Road – Wanted to go back on the Hop Farm project a little bit. Township stormwater ordinance in 2007. Feels that if still under the County ordinance it would have not allowed a system like that County would have actually issued permit, and the township doesn't really issue a permit and seems informal. Feels stormwater ordinance needs to have storm water plans and review be done in public meeting with engineers recommendation and planning commission present and not behind closed doors and what happened with the RV park underscores that. Soil surveys are a requirement of the ordinance done by 3rd party that looks at actual borings. What we heard tonight was informal and you need that data to determine the permeability and coefficients to calculate stormwater runoff. John said the stormwater requirement for the project presented tonight were straightforward all the more reason for it to be completed prior to the meeting. What happens if it is a more complex system. It's the pc's job and it is in the Master Plan. Believes PC Chair should be signing stormwater plans as someone should have their skin in the game. I told you so on the RV Park. I don't think they would have built it if it hadn't been approved.

Closed at 8:55pm.

ADJOURN: Motion by Timmins to adjourn, support by Ballentine. Motion passed unanimously. Meeting adjourned at 8:55pm.

To: Acme Township Planning Commission
From: Brian Kelley
Date: July 27, 2015

Good evening,

The hop farm on M72 looks awesome. Looking over the packet, I see two areas of concern - Storm Water and Metro Fire approval.

The latest memo from the township engineer says he is unable to approve the storm water system because the project has not provided complete information - "Once the additional items are addressed, it is anticipated the proposed storm water control plan can be approved."

He says the missing items are:

- The types of soils present on the site, and if the type of retention system is feasible for the soils present
- Whether there is adequate storage for 100 year back to back 24 hour storm events.
- 72 hour drainage time for the basins.

As you know, 96% of respondents to our community survey indicated that "Water quality for streams, watersheds and East Bay" are "a priority for protection by Acme Township." 96% - no other item in the survey received such overwhelming support. Our Master Plan reflects that strong desire to protect our water resources.

This project is located very near the headwaters of Yuba Creek. Approving it at this time, without a conforming storm water system, and without Metro fire approval, is not consistent with the health, safety, and welfare of our community, or our Master Plan. We don't even have data on the soil type. Making assumptions or guesses about the soil type is not acceptable, nor is it an example of "good planning". The township is still unable to provide final storm water plans for the VGT project, years after approval.

The developer has had ample time to resolve these issues. The Soil Erosion permit was granted on April 10, 2015, and work was begun to set approximately 20,000 poles shortly after. In two weeks time this project can come back before the PC, with those items fully resolved, and receive your approval. Until that time, I ask that you do your duty to enforce the regulatory framework of our township, and not set precedents by approving projects that do not meet major regulatory and legal requirements.

Thank you,

Brian Kelley



ACME TOWNSHIP PLANNING COMMISSION MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
July 27, 2015 7:00 p.m.

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE

ROLL CALL:

A. LIMITED PUBLIC COMMENT:

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

B. APPROVAL OF AGENDA:

C. INQUIRY AS TO CONFLICTS OF INTEREST:

D. CONSENT CALENDAR: The purpose is to expedite business by grouping non-controversial items together for one Board motion 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. Special Budget Board minutes 05/19/15
2. Special Board Parks work session 06/11/15
3. Regular Board meeting minutes 06/02/15

b) ACTION:

1. Draft Unapproved Minutes of:

1. Planning Commission minutes: 06/08/15

E. ITEMS REMOVED FROM THE CONSENT CALENDAR:

1. _____

F. CORRESPONDENCE:

G. PUBLIC HEARINGS: None

H. NEW BUSINESS:

1. Site Plan review: MI Local Hops Processing Facility
2. Medical Marijuana: Jeff Jocks
3. PC elections

I. OLD BUSINESS:

- a) Sign Amendment: Electronic Message Signs, County PC comments
- b) VGT/GTTC Status Report: John Iacoangeli

J. PUBLIC COMMENT & OTHER PC BUSINESS

1. Zoning Administrator update on projects:
2. Planning Consultant:
3. P C Education etc.:

ADJOURN:



Memo

To: Acme Township Planning Commission
From: Shawn Winter, Zoning Administrator
CC: Jeff Jocks, John Iacoangeli
Date: 7/21/2015
Re: July 27th, 2015 Planning Commission Meeting (rescheduled date)

Below is a summary of select items on the Planning Commission agenda. Where applicable, suggested actions have been provided.

Public Hearings

- I. **Zoning Ordinance Amendment #035 – US 31/M 72 Business District Architectural Standards**
 - a. Section 6.6.5.3, 3, 5, 6 US-31/M-72 Business District
 - i. Building Placement, Lighting, and Façade components and Materials to add standards for wall pack lighting, additional façade requirements, and additional Water Quality standards
 - b. *Postponed until the regularly-scheduled August 10th Planning Commission meeting*

New Business

- II. **Site Plan Review: MI Local Hops Drying Facility**
 - a. John Iacoangeli has submitted his site plan review from Beckett and Raeder (enclosed)
 - b. Mr. Iacoangeli's suggested motion is to approve contingent on three conditions:
 - i. Site plan to be signed by the Applicant and Planning Commission Chairperson
 - ii. Site plan/building approval from Grand Traverse Metro Emergency Services Authority
 - iii. Site plan storm water improvements approval by Township Engineer
 - c. Suggested Action:
 - i. *Support Mr. Iacoangeli's motion with listed conditions*
- III. **Medical Marijuana**
 - a. Jeff Jocks will be providing an update on medical marijuana

IV. Planning Commission Elections

- a. Elections will take place for Planning Commission officers. To recap the procedure submitted by Mr. Jocks which was emailed previously:
 - i. The Chairperson states that elections for officers shall begin and that each officer shall be elected in turn.
 - ii. The Chairperson opens nominations for the office of Chairperson.
 - iii. Any member of the Planning Commission may nominate any other member for Chairperson.
 - iv. Voting for Chairperson occurs in the order of nomination. The person nominated first is voted upon by roll call vote and if a majority votes in favor of that person being elected as Chairperson, then no more votes are taken. If there is not a majority in favor, then the person nominated second is voted upon, and so on until a nominee is elected by a majority. The nominee recuses him or herself from voting.
 - v. Steps 2 through 4 are repeated for Vice Chairperson and then for Secretary.

Old Business

V. Zoning Ordinance Amendment #034 – Electronic Message Signs

- a. County Planning Commission reviewed neighboring townships that allow electronic changeable signs while limiting the rate of change as to not distract drivers:
 - i. East Bay Charter TWP: minimum 30 seconds before sign changes
 - ii. Garfield TWP: minimum 1 hour before sign changes
- b. Grand Traverse County Planning Commission concurs with Township Planning Commission's proposed action
 - i. Recommends establishing a minimum rate of change for electronic message signs
- c. Suggested Action:
 - i. *Adopt the proposed Amendment #034 – Electronic Message Signs*
 - ii. Based on support by Grand Traverse County Planning Commission
 - iii. Incorporate East Bay Charter Township's minimal change rate of 30 seconds to establish consistency along the corridor/Bay

VI. VGT/GTTC

- a. Mr. Iacoangeli will be providing a status report on the VGT/GTTC comprehensive site plan



ACME TOWNSHIP **SPECIAL BOARD MEETING**
BUDGET WORK SESSION
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
Tuesday, May 19, 2015, 7:00 p.m.

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE AT 7:01 p.m.

Members present: J. Aukerman, C. Dye, A. Jenema, G. LaPointe, P. Scott, D. White, J. Zollinger
Members excused: None
Staff present: N. Edwardson, Recording Secretary

A. LIMITED PUBLIC COMMENT:

D. Dunville, 3771 Crest Haven Lane, encouraged the Board to think about all the things, Henkel, Parks & Rec Manager, does for the Township in the course of day as the Board goes into discussion about the 2015/16 Budget.

B. APPROVAL OF AGENDA:

Motion by LaPointe, seconded by White, to approve the agenda as presented. Motion carried by unanimous vote.

C. INQUIRY AS TO CONFLICTS OF INTEREST: None

D. NEW BUSINESS:

1. Continuation of the 2015/16 Budget work session

Zollinger stated that we are here tonight to look at 101 accounts. Zollinger had an update on the Clerk's department (Page 6/Line 23). The hours for the deputy clerk will be reduced to 22 hrs from 26 hours.

Scott raised the question of unemployment expense for the part time parks workers. Zollinger had not yet research the rule but Treasurer Jenema did on line and said we were ok .

Zollinger recused himself while the Board discussed the Supervisor's wages. Trustee, White, led the discussion. LaPointe referred to the survey that the Salary review committee had provided earlier. It was recommended the Supervisor wages be moved to \$40,000.

LaPointe reviewed the statutory duties of the Supervisor and what Zollinger does above and beyond those duties. Board also discussed stipends regarding health insurance. It was agreed that a health Insurance stipend was offered it needed to be offered to all employees, and should be paid in their normal pay not at one time. The recommended amount was \$4,000 if Township insurance is not taken, and that the supervisor would prepare a resolution to cover that for our public hearing meeting on the Budget. It also was recommended a resolution be prepared for work above statutory duties be available for Budget hearing. This stipend would show up under the Trustees budget line.

There was a long discussion on Parks Maintenance Supervisor, duties and how Acme Township compared to other Townships as done by the wage committee.

Motion by Scott to "Red Line" wages of the Parks Maintenance Supervisor at \$47,882.00. A Personnel Committee will be re-established to reset the duties and responsibilities of the Parks Maintenance Supervisor. Seconded by White. Motion carried by unanimous vote.

Motion by Jenema, seconded by White, to have the Supervisor, Clerk and one Trustee to reestablish the Personnel committee Motion carried by unanimous vote.

Scott asked about the job description and expectations for the Parks Maintenance Supervisor. LaPointe and Jenema will "brainstorm" the job description and how to administrant. Personnel committee will review and return for Board approval.

No Public comments:

Supervisor Zollinger commented that we need to have a Study Session to discuss strategic directions for the Township Parks. We will pick a date at the June 2nd Board meeting.

Adjourned at 9:20 p.m.



ACME TOWNSHIP SPECIAL BOARD MEETING
WORK SESSION ON PARKS
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
Thursday, June 11, 2015, 7:00 p.m.

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

Members present: J. Aukerman, C. Dye, A. Jenema, G. LaPointe, P. Scott, D. White, J. Zollinger
Members excused: None
Staff present: N. Edwardson, Recording Secretary

A. LIMITED PUBLIC COMMENT:

C. Abernethy, 4312 Westridge Dr, read a prepared statement into the record and are attached to the minutes.

P. Salathiel, 4888 Five Mile Rd, expressed her concerns with not having pedestrian crossings into our parks, she asked if the Township would be resubmitting for the Michigan Natural Resources Trust fund grant that we did not get earlier,

B. APPROVAL OF AGENDA:

Motion by White, seconded by Scott, to approve the agenda as presented. Motion carried by unanimous vote.

C. INQUIRY AS TO CONFLICTS OF INTEREST: None

D. CORRESPONDENCE:

1. E-mail dated 06/11/15 from John Zaloudek, 10351 Kay Ray Road, regarding the possible acquisition of the campground immediately to the east and adjacent to Saylor Park

E. NEW BUSINESS:

1. Decision on Zoning Administrator position

Jenema read a prepared statement into record and are attached to the minutes.

Motion by Scott, seconded by LaPointe to offer the position of Zoning Administrator as presented to Shawn Winter, with two paid work days in September while a presenter at the International Bicycle Urbanism Symposium in Richmond, Virginia. Motion carried by unanimous roll call vote.

Matt McDonough and Mike Okma from the Grand Traverse Regional Land Conservancy, were present to talk about the possible acquisition of the campground adjacent to Saylor Park. He gave a history of the property ownership which is now in the hands of Chemical Bank. McDonough has spoken to the Realtor. The property is currently listed for \$199,000.00 with a tax assessment of \$136,000.00. This is a foreclosure being held by Chemical Bank. There is a balance owing of \$65,000.00. McDonough has spoken with the Realtor and Chemical Bank regarding a community partnership with the Township to purchase the property for \$65,000.00. Discussion still ongoing. McDonough would like to know the level of interest from the Board. Also what would be the Township's intention for the property. Discussion followed.

2. Parks & Recreation Work session

Marcie Timmins, Chair of the Parks Advisory, read into record a statement which is also attached to the minutes.

Trustee, Aukerman gave an update on the funding for the Sayler Board launch.

Motion by Scott, to commit \$122,190.00 to the Sayler boat launch and additional up to \$75,000.00 for matching grants on Parks improvements

Discussion followed

K. Guy, 7894 Peaceful Valley Road, stated she was thrilled to be having this study session tonight. She commented that there were many people who are present tonight and not present who worked hard to create a different way of life in Acme. Guy encouraged an implementation team that would bring the best minds and people together to create a shoreline.

Motion carried by unanimous roll call vote.

Motion by Scott to have a representative of the Board, Conservancy, Parks Advisory and Henkel form a committee to look at the long term goals for the Parks and return to the Board with the recommendations. Motion carried by unanimous vote.

LaPointe will represent the Board.

Motion by LaPointe to contract with Gosling Czubak to write a grant to Fishery Trust for the Fall deadline. Seconded by Aukerman. Motion carried by unanimous roll call vote.

Zollinger commented that Park Supervisor, Henkel, had recently finished installing the fence at Yuba Cemetary removing the brush pile from the Yuba Natural Area, removal of dead trees from Bayside Park. Henkel stated that he mows/trims on a two week rotation.

Adjourned at 9:05 p.m.

Charlene Abernathy

6-11-2015

After a long and contentious few years, Acme Township has a new resident. Not just any resident but one that has a major environmental influence.

VGT and Meijer have gotten off to a bad start with the community with illegal election tampering, lawsuits against local government officials who wouldn't give them what they wanted up to the runoff into Acme Creek last fall.

Now they both have the opportunity to become good neighbors.

- They are willing to work with the tart trail system.
- By the SUP aesthetics of the development are important. John I even says this will be nicest looking Meijer ever. Not sure what that means, but we'll see.
- Even I, as one of the vocal critics of VGT will admit that their storm water treatment plan has involved many hours of planning and the opinion of many engineers. Hopefully the storm water structures will work as promised and will create

a beautiful park area. Time will tell and I can only hope the engineers have this one right.

Our water is a major asset to this community. What flows into Acme Creek flows into East Bay and affects our beaches. Acme's beaches are crucial to the future of the township and may have a major impact on economic development, bringing tax dollars to the township.

So how are the parks and VGT and Meijer connected? Here is an opportunity for VGT and Meijer to become truly good neighbors.

Meijer likes to present the image of being a good community partner. Contributing to maintenance of Acme parks is a good way to start to heal the community.

VGT as a whole physically dominates the Acme environment. Their stewardship of Acme Creek will affect the whole shoreline and our beaches. And our beaches are not only important recreationally to residents but also the economic development of the community.

A property this big can also be a park in of itself. Here's hoping VGT and Meijer will step up to their new responsibility as influential Acme residents.

and participate in the care and maintenance of Acme parks

Hello everyone,

My name is Marcie Timmins. I live at 4261 Bartlett Rd. Many of you know me from the 5 years I have served on the Park and Rec. committee. Others may recognize me from Planning commission meetings. Thank you to the board for my recent re-appointment.

Tonight as we meet to collectively decide the direction the township plans to take with the parks, I would like to share my observations based on my direct involvement in the process that created the 5 year park plan and the township master plan. I urge all of those here tonight to look at the two plans because the 5 year Acme park plan is a subset of the overall Acme community master plan. I see these two plans as working together towards the overall vision for the township.

Being a small township with a growing base we need to be financially responsible, as well as planning for smart development that takes many aspects into consideration at the beginning of each project so that we don't end up having to redo areas that have already been developed. I urge the board to find a continuously supportable funding source— one that is feasible for the township to afford, while allowing for phased-in growth and ongoing maintenance of all parks. This board has demonstrated their ability and willingness to dig a little deeper and be open to creative solutions and I have no doubt that the same strategy can be employed in finding funding mechanisms that can work for park development.

The four cornerstones of the master plan that I see directly correlating with the park plan are as follows:

- 1) From page (p.52) Encourage recreation-based tourism. I believe that the boat launch is one project that will help encourage tourism as ^{one of} so few on East Bay, as well as being the number one request on the community survey.
- 2) Found on page (p.44) Develop a trail system that connects to local parks and the TART trail. Although this is a stand-alone cornerstone it would also boost recreational tourism and ranks among the top three park improvements for the community.
- 3) on (p.56) Create a community attractive to all age groups. I think that easier access to the parks, in the form of trails and/or parking, along with the boat launch; open spaces to play games and fly kites; and areas to picnic are all among the many things that will attract multi-generations. Our park plans may not be the fanciest but they do serve a varied age group with a little something for everyone.

The fourth cornerstone found on page (p.50) is to maintain and improve the quality of surface and groundwater throughout the township, region, and the Grand Traverse Bay watershed. This fourth cornerstone really makes sense when you factor in that, in all of our township parks, water is a main attraction. As well as driving tourism it brings new families, professionals and businesses to the area, thus helping to grow our tax base and filling the age gaps. As such, in my view water quality protection should be a natural consequence of any improvement projects the township engages in.

A good example of inclusive development within our township, from my stand point would be the VGT. With their consideration to work with TART Trails and the Grand Traverse Band in developing a trail system connecting places inside and out of the property, as well as working closely with the Tribe on a water restoration project for Acme Creek, they are not only upholding the cornerstones of the larger township master plan, but also creating a healthier more sustainable development. It is my vision that the township can come together to create the same kind of synchronicity as we move forward with future township projects.

I hope tonight as the board moves towards making a decisions they will keep all of the above in mind, as well as how to create a successful funding plan to support the maintenance and development of all the township parks.

Thank you.



**ACME TOWNSHIP BOARD MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
Tuesday, June 2, 2015, 7:00 p.m.**

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

Members present: J. Aukerman, C. Dye, A. Jenema, LaPointe, P. Scott, D. White, J. Zollinger
Members excused: None
Staff present: J. Jocks, Legal Counsel
N. Edwardson, Recording Secretary

A. LIMITED PUBLIC COMMENT:

B. Kelley, 4893 Ridge Crest Rd, thanked the Salary review committee for their work. Kelley commented that he would like to see a executive summary of our Township along with the Budget.

T. Phillips, 2986 Wild Juniper Trail, commented that some attachments were missing for a resolution that was in the packet. Zollinger said that the information came in late today and was on the table.

B. APPROVAL OF AGENDA:

Jenema asked to add a presentation from one of the Zoning Administrator applicants, Zollinger would like to add a SAD Resolution under New Business 4c.

Motion by White, seconded by Jenema to approve the agenda as presented with the two additions. Motion carried by unanimous vote.

Shawn Winter, an applicant for the Zoning Administrator position, was present to give a synopsis of his background, work history for the Board.

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 (roll call vote) without discussion. A request to remove any item for discussion later in the a agenda from any member of the Board, staff or public shall be granted.

1. RECEIVE AND FILE:

- a. **Treasurer's Report**
- b. **Clerk's Revenue/Expenditure Report and Balance Sheet**
- c. **Draft Unapproved Meeting Minutes:**
 - a. **Planning Commission 05/11/15**
- d. **Parks and Maintenance Report – Henkel**

2. APPROVAL:

- a. **Township Board Special Budget work session 04/30/15**
Regular meeting minutes of 05/12/15
- b. **Accounts Payable Prepaid of \$30,240.40 and Current to be approved of \$70,505.35 (Recommend approval: Cathy Dye, Clerk)**

E. ITEMS REMOVED FROM THE CONSENT CALENDAR:

Jenema asked for the Treasurer's report to be removed.,

Motion by Jenema, seconded by White, to approve the Consent Calendar as presented with the removal of the Treasurer's report. Motion carried by unanimous roll call vote.

Jenema gave a more detail summary of the correlation between the Clerk's and Treasurer's reports.

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

F. SPECIAL PRESENTATIONS/DISCUSSIONS: None

G. REPORTS: Received and filed

1. Sheriff's Report – Deputy: Ken Chubb
2. County Commissioner's Report - Crawford

H. CORRESPONDENCE:

1. Email dated 06/01/15 detailing a meeting about Climate Change in the Grand Traverse Region, Wednesday, June 17, 2015, at the Great Wolf Lodge.

I PUBLIC HEARING:

Acme township 2015/2016 Budget Hearing
Budget Resolutions to be approved

1. Resolution R-2015-16 Stipends Health Insurance

Motion by LaPointe, seconded by Scott, to approve Resolution R-2015-16 in Support of Stipends for Township employees who qualify for health insurance. Motion carried by unanimous roll call vote.

2. Resolution Resolution R-2015-17 Elected Officials Stipends for extra duties performed

Motion by LaPointe, seconded by Scott to approve Resolution R-2015-17 in Support of Stipends for Elected Officials for extra duties performed above Statuary duties with a dollar value along with the percentage added to the resolution. Motion carried by a roll call vote of 5 (Aukerman, Jenema, LaPointe, Scott, White) in favor, 1 opposing (Dye) and 1 Abstaining (Zollinger)

3. Resolution R-2015-18 Supervisor's Salary

Zollinger recused himself and turned the gavel over to the Trustee, White.

Motion by LaPointe, seconded by Jenema to pass Resolution # 2015-18 that the salary of the office of Supervisor shall be \$37,000. Motion carried by a roll call vote of 6 in favor (Aukerman, Dye, Scott, LaPointe, Jenema, White) and 1 abstaining (Zollinger)

4. Resolution # R-2015-19 Clerk's Salary

Zollinger reassumed the gavel and Dye recused herself.

Motion by Jenema, seconded by Aukerman to approve Resolution # 2015-19 that states the salary the Clerk shall be \$37,008. Motion carried by a roll call vote of 6 in favor (Aukerman, Jenema, LaPointe, Scott, White, Zollinger) and 1 abstaining (Dye).

5. Resolution # R-2015-20 Treasurer's Salary

Dye rejoined the Board and Jenema recused herself.

Motion by Scott, seconded by White to approve Resolution # 2015-20 that states the salary of the Treasurer shall be \$25,159. Motion carried by a roll call vote of 6 in favor (Zollinger, Scott, White, Dye, LaPointe, Aukerman) and 1 abstaining (Jenema)

6. Resolution # R-2015-21 Trustees' Salaries

Motion by Jenema, seconded by Dye to approve Resolution R-2015-21 that states the salaries of the Trustees shall be \$6,000. Motion carried by unanimous roll call vote.

K. OLD BUSINESS:

1. County CPO contract agreement

Motion by LaPointe , seconded by White to approve the CPO contract should the numbers not exceed 5%. Motion carried by unanimous roll call vote.

2. Final review of new FOIA procedures

Motion by Scott, seconded by LaPointe to approve adoption of Resolution R-2015-27 for Freedom of Information Act for Procedures and Guidelines. Motion carried by unanimous roll call vote.

Motion by Scott, seconded by Jenema to adopt Resolution R-2015-28 for Fees and Costs for Freedom of Information Act Responses. Motion carried by unanimous roll call vote.

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

Adjourned at 9:30 pm



DRAFT UNAPPROVED

ACME TOWNSHIP PLANNING COMMISSION MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
June 08, 2015 7:00 p.m.

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE: 7:01pm

ROLL CALL:

Members Present: D. Rosa, J. DeMarsh, D. White, J. Jessup, M. Timmins, B. Ballentine, S. Feringa, K. Wentzloff, T. Forgette

Members Excused: None

Staff Present: N. Lennox, Zoning Administrator; J. Iacoangeli, Township Planner

LIMITED PUBLIC COMMENT: 7:02om

Brian Fossiere , M-37 Mesick. Following up with Planning Commission (PC) in regard to opening a provisioning center here in the township. Seven centers in Traverse City that are doing well and thinks one in Acme would do well.

K. Wentzloff – Counsel has indicated that a provisioning center is not allowable use. Asked Lennox for clarification.

N. Lennox- Correct it is not an allowed use, however, Brian is asking PC to revisit.

K. Wentzloff – Taking the request under advisement.

Public comment closed at 7:04pm.

A. APPROVAL OF AGENDA: Motion by Timmins to approve agenda as presented; support by White. Motion passed unanimously.

B. INQUIRY AS TO CONFLICTS OF INTEREST: None

C. CONSENT CALENDAR:

a) RECEIVE AND FILE:

Draft Unapproved Minutes of:

1. Township Board minutes 05/12/15

b) ACTION:

Draft Unapproved Minutes of:

1. Planning Commission minutes: 05/11/15

D. ITEMS REMOVED FROM THE CONSENT CALENDAR:

1. none

Motion by Timmins to approve the consent calendar as presented; support by DeMarsh. Motion passed unanimously.

E. CORRESPONDENCE: None

F. PUBLIC HEARINGS: Opened at 7:05pm

a) Sign Amendment to Acme Township Zoning Ordinance: Amendment #034 addition of Section 7.4.6.c (12. a-g). Commercial Zoning Districts Excluding B-4. On premise signs permitted to add: changeable message signs, including electronic changeable messages for motel/hotel vacancy or gas station price per gallon signs.

P. Schmuckal, Schmuckal Oil Company – Read over amendment and had a couple of questions. Specifically section on maintaining automatic brightness control. We have put up a number of these signs in the past year but

If you are planning to attend and are physically challenged, requiring any special assistance, please notify Cathy Dye, Clerk, within 24 hours of the meeting at 938-1350.

doesn't know if they have this feature. Assumes they are part of the sign. If it is part of the normal sign, then he does not have a problem with it but has not had the opportunity to research that. The other question was on the color requirement. He does not have a problem with the black background red and/or green requirement but others may based on branding.

B. Kelley, Ridgecrest Road – Ordinance restricts signs to gas station and hotel/motel. Could another business use go to the Zoning Board of Appeals (ZBA) and request an electronic sign?

K. Wentzloff – Technically anyone can go to the ZBA and request a variance.

J. Iacoangeli – To go to the ZBA, the applicant would have to prove a hardship and not a self-induced hardship. If self-induced, the recommendation to the ZBA would be that it should not allow the variance.

Public hearing closed at 7:11pm

G. NEW BUSINESS:

a) Sign Amendment: Electronic Message Signs

No discussion,
Motion by Feringa to send Sign Amendment #034 of the Acme Township Zoning Ordinance to GT County for review and comment. Support by Timmins. Motion passed unanimously

H. OLD BUSINESS:

a) US 31/M72 Business District: Architectural Standards Amendment

J. Iacoangeli presented the amendment in ordinance format as put together by township counsel, J. Jocks. He explained next steps in process.

K. Wentzloff – Asked about confirmation of the build to line distances for accuracy.

J. Iacoangeli – Confirmed move to 20 feet along US31 corridor. Corridor Flex is set to 5 feet as it is more internal.

Timmins motion to approve setting a Public Meeting for review of an amendment of the Acme Township Ordinance Section 6.6 at the July 13th meeting, supported by White. Motion passed unanimously.

b) VGT-Presentation of Storm Water Final Engineering Plans: Township Planner

J. Iacoangeli presented a summary of the Storm Water Final Engineering Plans for VGT to the Planning Commission and was available to answer questions from the Planning Commission and public. Planning Commissioner Chairperson explained that this was not a Planning Commission review and merely a presentation and that the Township Attorney, Planner and Engineers feel the plan met the ordinance and therefore planning commission review was not needed. The corresponding memorandum, conclusion and submitted plans as presented are available online at <http://www.acmefuture.org/wp-content/uploads/2015/05/PA-May-21-2015-Final-Engineering.pdf>. Take-off summary of the basins are attached. Special note was made that future build-outs analyzed, additional pretreatment techniques should continue to be employed and as future developments occur and analyzed for stormwater, calculations for the existing basins will need to be updated as well and further modifications to the outlet structures may be necessary to keep release rates below the maximums allowed. Developer has committed to the plan and has commenced construction the components and are anticipating completion prior to occupancy of Meijer. Conclusion of memorandum states “based on the technical review performed by Gosling Czubak and Cardno and their respective observations and recommendations the final engineering for the stormwater system is complete and approved”. Chairperson asked Planning Commissioners if there were any questions.

D. Rosa - Is this what we see out there now?

J. Iacoangeli - The developer and engineers are completing the plan now. In the interim they have been pumping water to move water through the system until the vegetation is planted. As the planned constructed wetlands get built and vegetated, the interim pumping will stop. The engineers and biologists have stated that this will take a while to facilitate as it will take a up to three years to become fully established. Hydrologic cycles (ie rain and

snow) also play a part in the development of these natural systems.

S. Feringa - What is the schedule for the plantings?

J. Iacoangeli - Fully installed by September according to Project Manager.

K. Wentzloff – Since it takes 3 years to fully establish constructed wetlands, will they function soon after planting?

J. Iacoangeli – Yes, but they will function better over time as they grow.

K. Wentzloff – My concern then would be with future developments in two years, and a change in the modelling. Would the vegetation be removed or changed?

J. Iacoangeli – These would stay, however, additional systems may be added. With some of the smaller build-outs, stormwater measures could be contained within that specific property. Such as underground water storage, porous pavement, rain gardens, etc. to reduce the amount of water that goes into the treatment train system of the entire development. Each piece within the development as they become proposed will require our engineers to re-run the model to determine which technologies should be used.

T. Forgette – Work has to be done prior to occupancy, who puts the final stamp on the project as completed?

J. Iacoangeli – There is an occupancy checklist we work through and I will be doing that with the township and planning commission. You will see a new revision of the checklist at the July meeting but there are many components with the checklist. Stormwater, sanitary sewers, water supply, internal roads, and M72 improvements through substantial/operational completion along with others.

M. Timmins – Are the working with the people who are doing the plantings to make sure over the next three years that plants are being maintained and/or replaced if needed?

J. Iacoangeli – There is a maintenance agreement in place and the developers consultant is in the field laying the grid and as the plantings come in, our team is verifying as well. King and McGregor and Horizon representing the developer and Gosling Czubak will be reviewing technical aspect, and Cardno and Becket & Raeder will be reviewing the plantings and appropriate specifications.

I. PUBLIC COMMENT & OTHER PC BUSINESS

Public comment opened at 7:37pm.

Brian Kelley, Ridgecrest Road. Read a prepared statement into record that is attached to the minutes. Believes further review is needed.

C. Abernathy, 4312 West Ridge Drive. With train system, from swales is it straight dumping into the creek? With the system, how are the nutrients going to be cleaned? Concerned about two things. The things used for fertilization, how are those things going to be cleaned out before the water hits Acme Creek? How is system going to work for the usual parking lot detritus, chemicals, and oils? How is this treatment system going to affect Acme Creek and what is going to be done for water temperature control?

J. Iacoangeli – I can try to answer some of these questions. The swales don't dump immediately into the creek. They will enter into the current wetland system before they enter the creek. Temperature, suspended solids and turbidity is being monitored at every rain event, and in addition monthly. The information is collected by Horizon and is reported online under the GTTC tab of <http://www.acmefuture.org>. Once we move into September the full blown water monitoring plan goes into effect that has other chemicals that will be analyzed and they are listed in the SUP under the King and McGregor report of water quality monitoring; signed by developer and township. That plan was approved by Chris Grobel. There is four bay system parallel along Lautner Road to collect materials off of lot and oil and residual before they get into system. There is a whole biological technology built into this system that addresses different types of pollutants.

S. Feringa – Would like to see some black willows added to plantings as they are very good at removing a variety of chemicals. With respect to stream monitoring afterwards, the GT Tribe is working on Acme Creek as well. They are developing a Creek Restoration Plan. First thing to work on is the stream crossing at M72 as right now it is too short and fast. Going to replace culvert with longer, three sided, natural bottom culvert for improved fish and invertebrate passage. Next thing is to actually do some restoration on the creek based upon the pre-construction information which showed the creek to be in pretty bad shape. Especially with respect to the fish and food for fish population. The plan would address habitat concerns (removal of sand) and providing cover

next to creek to lower temperatures. The tribe has been doing work like this in northern Michigan for many years with a good success rate.

C. Abernathy – What is going to happen to the creek as we wait for the three years for the vegetation to develop? Is Acme Creek going to be affected by the stormwater runoff from the property?

J. Iacoangeli – Some of the stormwater will make it into the creek. There was natural runoff before the development and there will be runoff after. The key or objective is that when the stormwater does enter the creek, that it has been adequately treated by the constructed wetland system. What is going to be done in the three years? This is part of the BMP. You can't sprinkle magic seeds and tomorrow there is a fully functioning, self-sufficient wetland. It has to grow. The system will be used. Monitoring is in place to check the water quality at three or four locations within the GTTC site as well as upstream and downstream to look at comparable measurements. There are a variety of other property owners upstream of this development as well. Based on monitoring, adjustments can be made if needed. The system is based upon MDEQ BMP and township ordinance to handle a 25-year storm; not 100-year storm. Other systems being built in the area are pretty much following the same standards and pre-requisites. Except this one is a little bit different due to the size and complexity. There is not a constructed wetland in GT County the size of this one here. There are small ones but nothing of this size and complexity.

Chuck Walters, 6584 Bates Road. - Reminded everyone of the Williamsburg gas explosion of 1974 that was a national event. It took several months for agencies to come up with answers to the problems it created. Not sure they came back with anything like this. Back then, we let God do the work. Here we are trying to fix something quickly. There is a lot of unnecessary worry about this. There doesn't seem to be any constructive comments on what we should do, all I hear is what has been done and how bad it is. I think we need to look at the health and safety of all the people of the township, not just those few who are so concerned about this but can't come up with an answer.

J. Gerney - Hampshire Drive. Regarding how system will function, is there data from casino or GT Resort that would give you a feel how this system is going to work?

S. Feringa – They are different systems with respect to stormwater.

Paul Rundoff, 3733 Bunker Hill Road. Amount of water coming off lot is known. Why are calculations not on report? Originally, there was a retaining pond along Lautner Road? Why was this set aside?

J. Iacoangeli - Based on coefficients of development were included and some of the original plans showed traditional stormwater system with retention ponds. During the review process with community and township, it was decided through PC and community to build engineered wetlands. Based on original SUP and modelling of the watersheds, the designs changed to accommodate the stormwater requirement of the SUP and the current site.

John Zowlinak, 1035 Kay Ray Road. Who has responsibility that execution occurs as developments and plans change? Who will be representing Acme Township?

J. Iacoangeli – With these plans here, it will be a combination of Gosling Czubak (Township Engineer), Cardno Environmental who has been retained as the biologist and environmental scientists, myself (Becket & Raeder) will do site inspection work to ensure they are completed as designed. Reports and inspections are submitted and filed and posted on website.

J. Zowlinak. If water quality is not meeting standard, who has authority to fix it?

J. Iacoangeli. - With respect to water quality should it not meet the standard, it will be brought to the PC as part of the SUP and they through their representatives and work with developer to address any problems and come up with solutions at that point in time.

K. Wentzloff – Occupancy cannot be issued until that is verified that it is built out according to plan and going forward the Township Zoning Administrator and township follow-up. That is the case with anything built in the township.

P. Rundoff - If another store or development comes in, what kind of site plan approval is needed?

K. Wentzloff – Any time another development comes in, they would need to PC with a site plan for approval. The only thing that can be built right now is Meijer, interior roads, and constructed wetlands. The PC has indicated to developer that a new conceptual site plan that reflects changes in densities, stormwater infrastructure, as things have changed over the evolution of this project.

P. Rundoff – All these consultants are hired under contract and when they are no longer retained they will not work for free.

S. Feringa – MDEQ still has oversight.

K. Wentzloff – Monitoring plan is still in the SUP and results will continue to be reported to the website so all will know if something is not right. www.acmetownship.org

N. Lennox – And people can come to the office and see the results if they do not have web access.

Closed public comment at 8:09pm

1. Zoning Administrator update on projects:

N. Lennox - At next meeting in July you will have a site plan review for MI Local Hops. They would like to build a processing facility for hops. Receiving lots of calls being received for business but nothing concrete

2. Planning Consultant: None

3. P C Education etc.:

K. Wentzloff – Announced N. Lennox, Zoning Administrator, will be leaving the township. Committee made up of K. Wentzloff, T. Forgette, and A. Jenima interviewed four candidates and an offer has been extended to one applicant.

M. Timmins – Last Thursday, went to a Green Infrastructure Conference that presented best ways to implement. They did a good job explaining the technology and they talked about working with road commissions or MDOT on upcoming projects so you can get on their construction slates. One of the important things learned is that if a community can just control the stormwater from its road systems, it is controlling 50% of the stormwater within the township or county. Education of community on how these work and length of time it takes is important. There is a huge savings when green infrastructure is implemented as part of new construction. One example given was Suttons Bay. Watershed Center is spearheading. Challenges in Northern Michigan with respect to maintaining green infrastructure.

M. Timmins – This Thursday will be a public meeting of Parks and Recreation to go over direction. This is a working session.

S. Feringa – Those interested in stream restoration, lookup Potter Creek which is an example restoration project the GT Tribe has worked on.

ADJOURN: Motion to adjourn by M. Timmins, supported by B. Ballentine. Motion passed unanimously.

Meeting adjourned at 8:09pm .

To: Acme Township Planning Commission
From: Brian Kelley

June 8, 2015

Good evening,

I reviewed the VGT Stormwater design materials provided as part of the packet. For months citizens have asked township to hold a study session so they could discuss the system. And now what we see is a system that we are told is in final form. Is that citizen driven?

The materials provided are incomplete. The very critical stormwater calculation documents have not been shared. The summary documents of the system do not even tell us how much reserve capacity the system has, or what level of utilization will occur in a 25 year rain event. The documents carefully avoid whether there will be impact to the creek. You may recall that the rain events of last September were only a 10 year event and a 1.5 year event, according to the NOAA weather station at the airport.

The documents state that Dr. Chris Grobbel did the preliminary review, but they omit that he refused to accept the design compromises.

Page 3 of the Gosling Czubak review mentions that the basin outlet risers are only 36" in diameter. The Acme ordinance requires a diameter of 48". Those are the emergency overflows for the basins. They do not meet our township ordinance. On Basin 2, two 48" storm sewers feed into the basin, and the emergency outflow pipe is a single 24" pipe that is 100 feet long. Is that an example of good engineering? How do two 48" pipes flow into a 24" pipe? What happens at that basin when we get a 100 year rain? Basin 1 has a very similar problem, with two 36" sewers feeding it, and a 24" and 12" emergency overflow.

Additionally, those outlet risers do not meet the MDEQ BMP's, which require they be located in an accessible area for cleaning. Their location in the basin is not accessible.

The artificial swales on the site (trenches for stormwater) terminate abruptly, one near the steep slopes of the creek, and the other at the steep slopes of a wetland. The flow from those swales is expected to be 6.14 Cubic Feet per-Second. That is 45 gallons per second. Those end points are inadequately engineered. Erosion at those points has been a documented problem many times in the past, even during very low rates of flow. The system engineering, and this review, fail to address that significant problem. This system needs to work, and work very well, for decades to come. When it fails it again, who will pay to fix it?

This review ignores the King and McGregor constructed wetland concept that was approved. It focuses solely on minimum effort. It talks about meeting the "innovative" requirement, but never even defines the term.

Two constructed wetlands were required on the East side of the Meijer store, along Lautner road. Those have been removed from the design. Discharge from the rear parking lot and rooftop will enter the system without the pre-treatment that is required in the Acme Stormwater Ordinance.

The review fails to ascertain or disclose the capacity of the stormwater system, or whether there is any extra capacity for future development. That is an incomplete analysis.

The semi-wet habitat is reduced from the approved preliminary plans. Instead, we are told that doing plantings in the swale will replace that. This is a plan that cuts corners and attempts to do the bare minimum.

There is no schedule for constructed wetland plantings or establishment. If it isn't in the plan, then there is a great risk it will never happen.

Where is the analysis of what will occur in back to back 100 year rain events?

There are numerous issues and many questions regarding this plan. I

urge the PC to pass a motion requesting a more complete study session and review, as the township would do if a gas station or auto parts store were being constructed.

Thank you,

Brian Kelley

VGT / GTTC BASIN TAKE-OFF

	Basin #1 EAST		Basin # 2 WEST	
Area of Main Receiving Basin (Square Feet) within the Main Basin				
a) Area of pond (sqFt)	38,315	0.88	32,360	0.74
b) Area of Bench (sqft)	35,126	0.81	33,258	0.76
Storage Capacity of Main Receiving Basin (cu.ft.)	374,494		313,534	
gallons of water (7.48 gallons per 1 cubic foot)	2,801,215		2,345,234	
equiv to Olympic size pool (88,286 cubic feet)	4.242		3.551	
Lineal Feet of Channel	660		1,163	
Area of Small Micro Pools				
a) Pool A	16,025		5,048	
b) Pool B	8,507		5,073	
c) Pool C	12,096		n/a	
Planting Area				
a) sq.ft of Grassed Seed Mix	4,310	0.10	8,217	0.19
b) sq.ft. of Basin Shelf Mix	14,070	0.32	14,461	0.33
c) sq.ft of Herbaceous Plants	41,747	0.96	20,810	0.48
d) sq.,ft of Upland Buffer Seed Mix	181,125	4.16	223,685	5.14
Trees	51		39	
Shrubs (planting plans depict 36/basin, placement of remaining shrubs is field determined)	70		70	

planning review

Date: 07.20.2015

From: John Iacoangeli
To: Karly Wentzloff, Chairperson
ACME TOWNSHIP PLANNING COMMISSION
6042 Acme Road
Traverse City, MI 49690

Project: Hops Drying Facility
5720 Bates Road
2015

Request: Site Plan Review

Applicant: MI Hops
1125 Business Park Drive
Traverse City, MI 49686

Parcel Address: 5720 Bates Road
Williamsburg, MI

Parcel Number: 28-01-002-001-00

General Description:

The Applicant is proposing to construct a 120' x 240' building which will provide drying and processing operations for the hops farm located on the same site. The subject property was formerly used as a golf course as noted by some of the features in the aerial photograph. The shaded area depicts the general location for the new building.



Zoning Ordinance Compliance

The proposed use is compliant with Section 6.11.2 Permitted Uses by Right:

- e. Field crop and fruit farming, truck gardening, horticulture, aviaries, hatcheries, apiaries, greenhouses, tree nurseries, and similar agricultural enterprises.

Agency Reviews

1. Soil Erosion and Sedimentation Control – issued Permit No. 23476 on 4/10/2015.
2. Grand Traverse Metro Emergency Services Authority – no review received as of this date.

Standards for Site Plan Review

Inconsistencies with the Standards are not in **bold** in the Findings.

Standards for Site Plan Review	
Standard	Finding
That the applicant may legally apply for site plan review.	The Applicant is the property owner.
That all required information has been provided.	
That the proposed development conforms to all regulations of the zoning district in which it is located and all other applicable standards and requirements of this ordinance, including but not limited to all supplementary regulations.	The proposed use is permitted by right in the zoning district.
That the plan meets the requirements of Acme Township for fire and police protection, water supply, sewage disposal or treatment, storm, drainage, and other public facilities and services.	Reviews has been conducted and a permit issued by the County Soil Erosion and Sedimentation Control. The plans require approval by Metro Fire.
That the plan meets the standards of other governmental agencies where applicable, and that the approval of these agencies has been obtained or is assured.	Reviews has been conducted and a permit issued by the County Soil Erosion and Sedimentation Control. The plans require approval by Metro Fire.

planning review

Standards for Site Plan Review	
Standard	Finding
That the proposed development property respects floodways and flood plain on or in the vicinity of the subject property.	Not applicable.
That the soil conditions are suitable for excavation and site preparation, and that organic, wet, or other soils which are not suitable for development will either be undisturbed, or modified in an acceptable manner.	Plans do not indicate any problematic soils. Development adjacent to the subject site would indicate acceptable soil suitability.
That the proposed development will not cause soil erosion or sedimentation problems.	Permit issued by Grand Traverse County Soil Erosion and Sedimentation (#23476)
That the drainage plan for the proposed development is adequate to handle anticipated storm water runoff, and will not cause undue runoff onto neighboring property or overloading of water courses in the area.	Review attached from Township Engineer. The review letter from Township Engineer will be provided separately.
That grading or filling will not destroy the character of the property or the surrounding area, and will not adversely affect the adjacent or neighboring properties.	The current site is a former golf course and an open field.
That structures, landscaping, landfills or other land uses will not disrupt air drainage systems necessary for agricultural uses.	Located in agricultural area. Addition to an existing building.
That phases of development are in a logical sequence, so that any one phase will not depend upon a subsequent phase for adequate access, public utility services, drainage, or erosion control.	No phasing required.
That the plan provides for the proper expansion of existing facilities such as public streets, drainage systems, and water and sewage facilities.	No connection with public water and sanitary facilities.
That landscaping, fences or walls may be required when appropriate to meet the objectives of this Ordinance.	The proposed building is located to the east of a large berm. The elevation at the top of berm is 783 feet and finished floor elevation of the proposed building is 756; or 27 feet lower. The building is 39 feet 6 inches in height so 12 feet of the building will be visible from the road.
That parking layout will not adversely affect the flow of traffic within the site, or to and from the adjacent streets.	No impact.

planning review

Standards for Site Plan Review	
Standard	Finding
That vehicular and pedestrian traffic within the site, and in relation to streets and sidewalks serving the site, shall be safe and convenient.	Parking provided at the maintenance building. The drying and processing facility has a loading/unloading area on the south end of the building.
That outdoor storage of garbage and refuse is contained, screened from view, and located so as not to be a nuisance to the subject property or neighboring properties.	No outdoor dumpster or waste disposal indicated.
That the proposed site is in accord with the spirit and purpose of this Ordinance, and not inconsistent with, or contrary to, the objectives sought to be accomplished by this Ordinance and the principles of sound planning.	The proposed use meets the intent of the A-1 zoning district.

Suggested Motion:

Approve the site plan submitted by MI Hops for the construction of a 28,800 square foot drying and processing building is approved with the following stipulations:

- 1) The site plan needs to be signed and dated by the Applicant and the Chairperson of the Planning Commission.
- 2) The site plan / building require approval from Grand Traverse Metro Emergency Services Authority.
- 3) The site plan storm water improvements require approval from the Township Engineer.



Application Number: _____
Parcel Number: _____

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

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

Name: PENINSULA CONSTRUCTION Phone: 231-947-7951
Mailing Address: 1125 BUSINESS PARK DR.
City: T.C. State: MI Zip: 49686
E-Mail Address: STEVEN.R@PENINSULACONSTDESIGN.COM

A. Property Information:

1. Address: 5720 BATES RD.
2. Property Description/Parcel Number: 28-01-002-001-00
3. Current Zoning of Property: AG.
4. If this project is one phase of a larger development and/or property subject to an existing/previous Site Plan Review, Special Use Permit, or Variance, what is/are the applicable permit number(s)? N/A
5. Provide proof of current property ownership. If applicant is not the current property owner, also provide written permission to act as agent of, and complete contact information for the current property owner.
6. Proposed Use/Change to Property: N/A
7. Estimated Start and Completion Dates:
JULY 2015 - NOVEMBER 2015

- B. Application Packet Requirements: REFER TO ACME TOWNSHIP ZONING ORDINANCE AND COMPLETE ATTACHED CHECKLIST
- C. Fees: Include initial fee as required by the Acme Township Ordinance #2004-01, Schedule of Fees.
- D. Fee Escrow Policy Acknowledgement: provide completed and signed form with initial escrow fee deposit.

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

Signed:  Date: 7-2-2015

Township Use/Official Action:

Application Number: _____ Date Received: _____

Public Hearing/Meeting: _____

Date of Advertising: _____ T&A Account #: _____

Application for Land Use Permit
TOWNSHIP OF ACME, Grand Traverse County, Michigan
6042 Acme Road, Williamsburg MI 49690
Phone (231) 938-1350 Fax (231) 938-1510

Please complete this form and submit to the Acme Township Zoning Administrator with the following items:

- Site Plan drawn to scale, showing all existing & planned improvements with dimensions and distances between structures and from lot lines
- Drain Commission/Soil Erosion Permit
- If you are not the property owner, a letter stating that you are the property owner's agent authorized to make application
- Application fee - see attached Acme Township Schedule of Fees

Parcel Number: 28-01- Month Date 2015

Property Address:

Name of Property Owner(s):

Property Owner's Current Mailing Address:

City State Zip Code

Description of Proposed Improvements:

Applicant's Signature

Phone Number

Non-Owner Applicant's Address

For Township Use Only

- The proposed use is permitted by the Acme Township Zoning Ordinance of 2008 as amended.
 - The proposed use was approved by the Zoning Board of Appeals on _____
- ZBA Application #
- LUP Application # Filing Date:
- Related SUP# Fee Tendered:

SESC PERMIT

Under the provisions of PART 91, SOIL EROSION & SEDIMENTATION CONTROL ACT (SESC) (1994 PA 451 as amended) and/or GRAND TRAVERSE COUNTY SESC ORDINANCE, as amended.

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

Permit #: 23476
Type: COMM/IND
Issued: 4/10/2015
Expires: 4/07/2016
Fee: 1,357
Receipt #: 37642
Applied: 4/07/2015

Owner:
5555 ARNOLD LLC
5555 ARNOLD RD
WILLIAMSBURG MI 49690

7/8/15 Amend for building
GZ, PR

Contractor/On-Site responsible person:

DEQ Permit #:

Issue Date:

Authority is hereby granted to make the following earth changes:

GRADING AND LEVELING FOR FUTURE HOPS FARM SITE 7 ACRES
AMEND ADD 5 A 5/8/15 GZ AMEND ADD POLE BUILDING & ACCESS DRIVE 7/7/15

Located at: 5555 ARNOLD RD
In ACME Twp, Sect 6 Town 27 Range 9 Lot # Block
Sub:
Property Tax #: 28 - 01 - 002 - 001 - 00

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

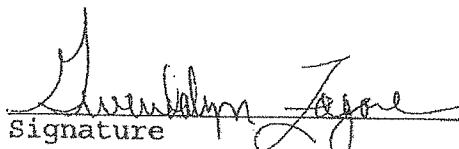
This permit does not obviate the need for any other state or local permits or authority to conduct these activities. This permit is approved according to the site plan received on April 7, 2015 with the following conditions:

1. Install silt fence where shown on site plan, properly trenched.
2. Allow no sediment to be tracked onto any of the adjacent roadways. Sweep the road at the end of the work day if any tracking does occur.
3. Stabilize the site as planned with plantings between rows to prevent future erosion.
4. Install gravel access paths as planned to prevent erosion from agricultural equipment.

AMENDMENT:

1. Grade hill as planned, directing sediment and storm water away from Bates Rd - leaving hill by road undisturbed.
2. Balance site according to the amended site plan.

All Earth Change permits require a final site inspection. The landowner/applicant is responsible for contacting our office, PRIOR TO THE EXPIRATION DATE, to request a final inspection when all permit


Signature

THIS PERMIT ALONG WITH THE SITE PLAN MUST BE POSTED AT THE PROJECT SITE
Continued on Next Page

Continued from Previous Page
SESC PERMIT

Under the provisions of PART 91, SOIL EROSION & SEDIMENTATION CONTROL ACT (SESC) (1994 PA 451 as amended) and/or GRAND TRAVERSE COUNTY SESC ORDINANCE, as amended.

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

Permit #: 23476
Type: COMM/IND
Issued: 4/10/2015
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Fee: 1,357
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Applied: 4/07/2015

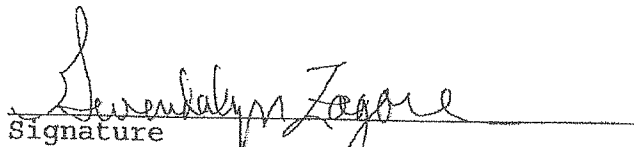
Owner:
5555 ARNOLD LLC
5555 ARNOLD RD
WILLIAMSBURG MI 49690

Contractor/On-Site responsible person:

Located at: 5555 ARNOLD RD

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

requirements are met and the site is stabilized for the permit to be closed.


Signature

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



June 23, 2015

To : Whom It May Concern
From: Daniel Taber, Chief Operations Officer
Re: Authorization For Building Permits To Peninsula Construction

Effective the above date, MI Local Hops LLC authorizes Peninsula Construction to conduct whatever activities necessary to apply and secure permits related to the construction of agriculture processing buildings they are contracted to build for MI Local Hops at their property in Williamsburg, MI.

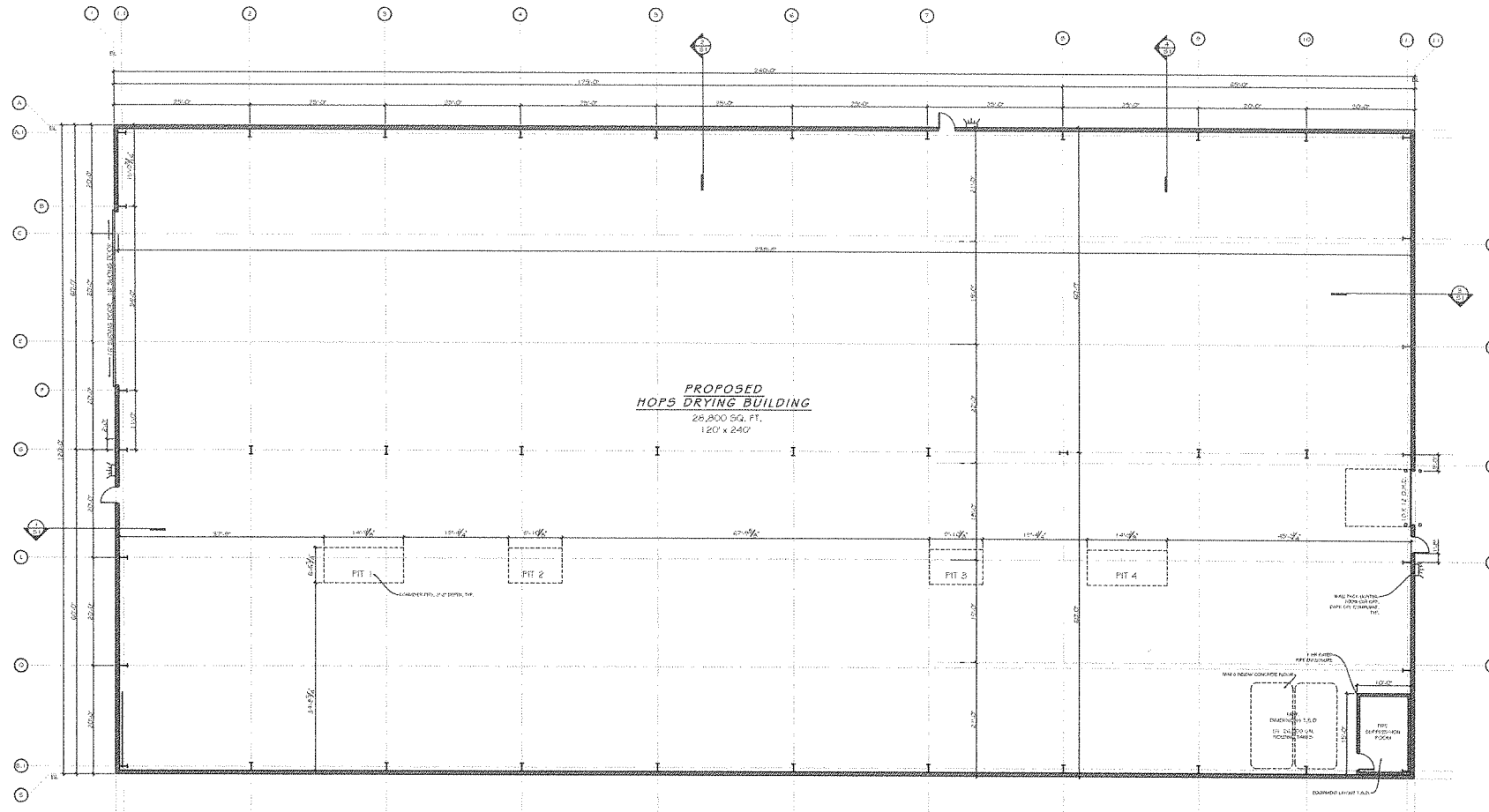
If necessary, feel free to contact Daniel Taber at 231-357-6830. Thank you.

A handwritten signature in black ink, appearing to read "Daniel B. Taber".

Daniel B. Taber
Chief Operations Officer

CONTACT NUMBERS
P 231-590-2554
E jason.warren@wsjinvestmentsinc.com

HEADQUARTERS
250 E. Front Street, Suite 402
Traverse City, MI 49684 U.S.A.



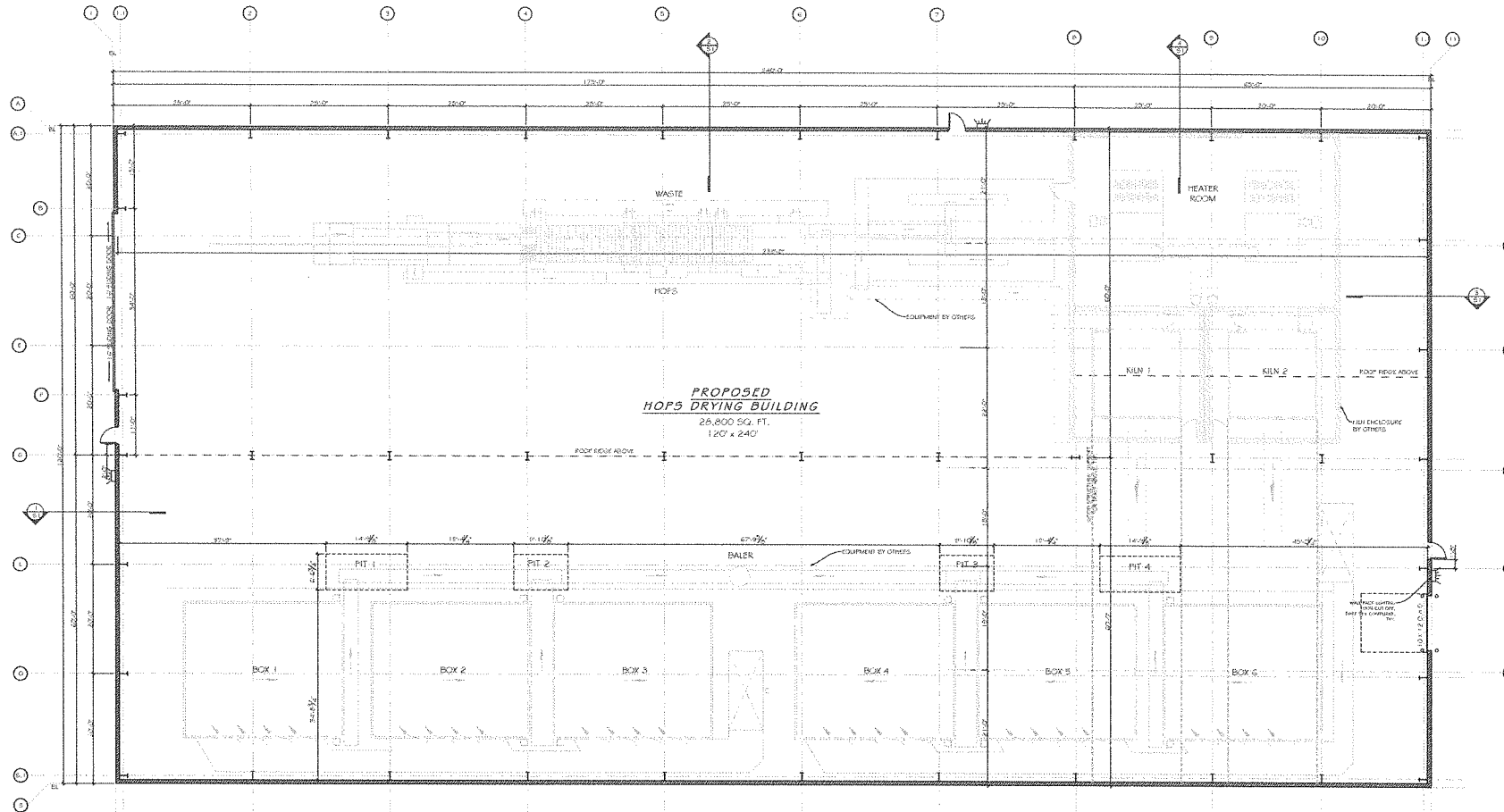

FLOOR PLAN
 SCALE: 3/32" = 1'-0"




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This drawing shall be read in conjunction with the specifications and contract documents. It is the responsibility of the contractor to verify all dimensions and conditions before construction. The architect is not responsible for any errors or omissions in this drawing.

DATE		REVISION		DRAWN BY		JOB NAME		JOB NO.	
7.14.15	BUILD SET					MI HOPS - BLDG #1 - DRYING		7.14.2015	
						ACOME, MICHIGAN		SHEET NO.	OF
								A1	



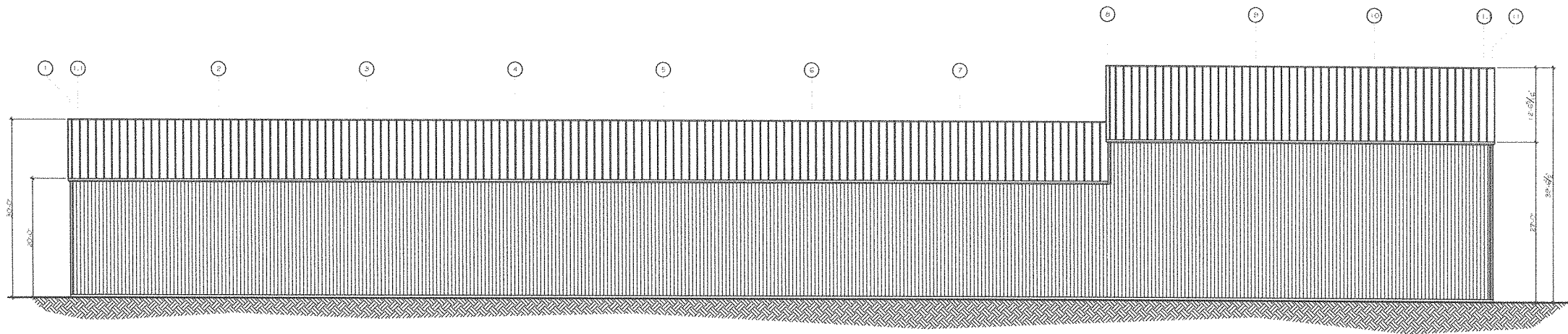

EQUIPMENT FLOOR PLAN
 SCALE: 3/32" = 1'-0"



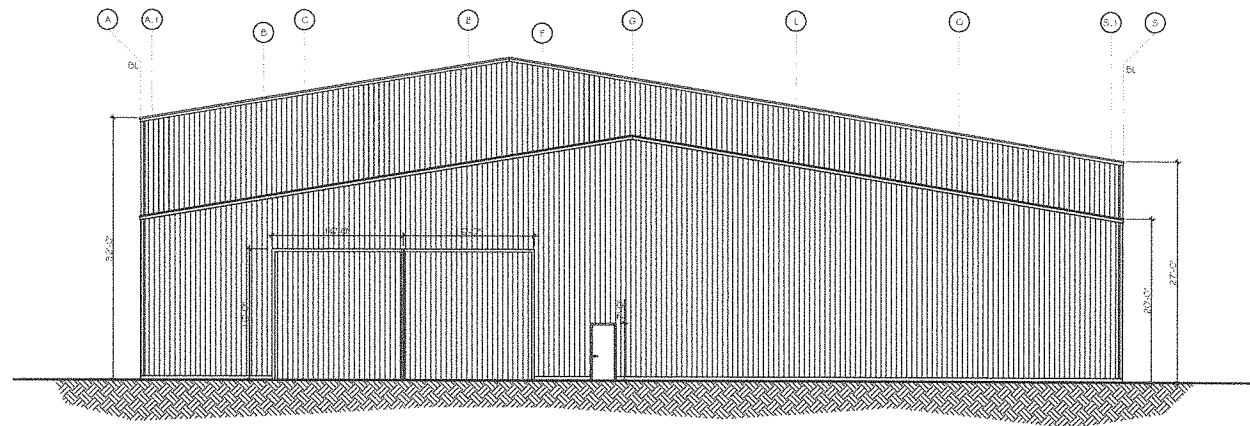
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REVISIONS		CLIENT		JOB NAME		JOB NO.	
DATE	DESCRIPTION	DATE	CLIENT	MI HOPS - BLDG #1 - DRYING		DATE	7.14.2015
7.14.15	BLDG SET			SCALE		3/32" = 1'-0"	
DATE		DATE		CONTACT		KEVIN REFRITT	
				LOCATION		ACME, MICHIGAN	
						SHEET NO.	A2
						OF	



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



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

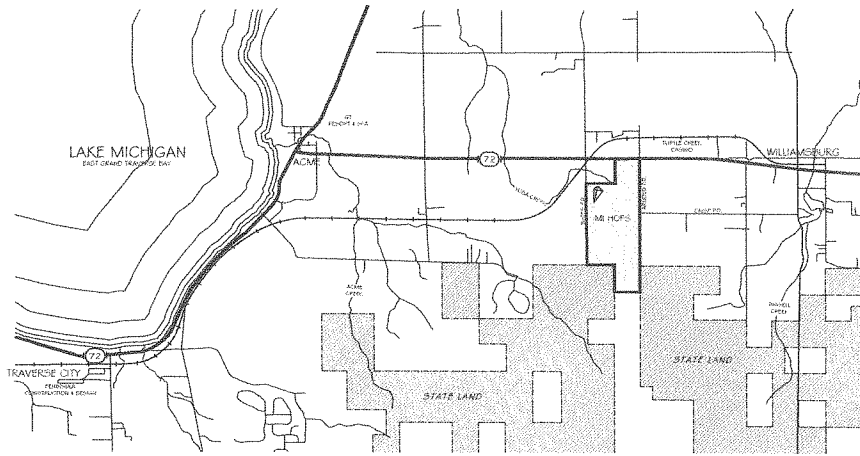


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REVISIONS				GTS		JOB NAME		JOB NO.	
DATE	DESCRIPTION	DATE		SCALE		LOCATION		DATE	
7.14.15	BUILD SET			1/8" = 1'-0"		MI HOPS - BLDG #1		7.14.2015	
				CONTACT	KEVIN REFRITT	ACME, MICHIGAN		SHEET NO.	A3



LOCUST MAP

SCALE: NTS

TAX I.D. NUMBERS:

PARCEL # - 01 - 002 - 001 - 00
 ADDRESS - 5720 BATES RD, WILLIAMSBURG, MI 49690
 ZONED: A (Agricultural)

BUILDING INFORMATION:

CODE: IBC 2012
 ZONING: A (Agricultural)
 USE GROUP: S1 - STORAGE
 SUPPRESSION SYSTEM = NFPA 13 SYSTEM
 CONSTRUCTION TYPE: 2S

PROPOSED WAREHOUSE ADDITION, GROUP S1, SINGLE STORY
 OCCUPANT LOAD: 125,000 SQ. FT. / 500 = 250

BUILDING AREA LIMITATION: 25,000 SQ. FT. PER STORY
 BUILDING HEIGHT LIMITATION: 9 STORY, 95'
 SUPPRESSION AREA INCREASE: 50%
 ALLOWABLE BUILDING AREA: (25,000 x 4) = 100,000 S.F.

PROPOSED BUILDING AREA: 28,800 SQ. FT. - OK
 PROPOSED BUILDING HEIGHT: 39' - 6 1/2" - OK

FARCEL SIZE: 14,000,164 SQ. FT. (321.4 ACRES)

SITE COVERAGE:

FARCEL SIZE: 14,000,164 SQ. FT. (321.4 ACRES)

EXISTING BUILDING AREA: 6,000 S.F.
 PROPOSED BUILDING AREA: 28,800 S.F.
 TOTAL COVERED AREA: 34,800 S.F.
 (BY BUILDING)

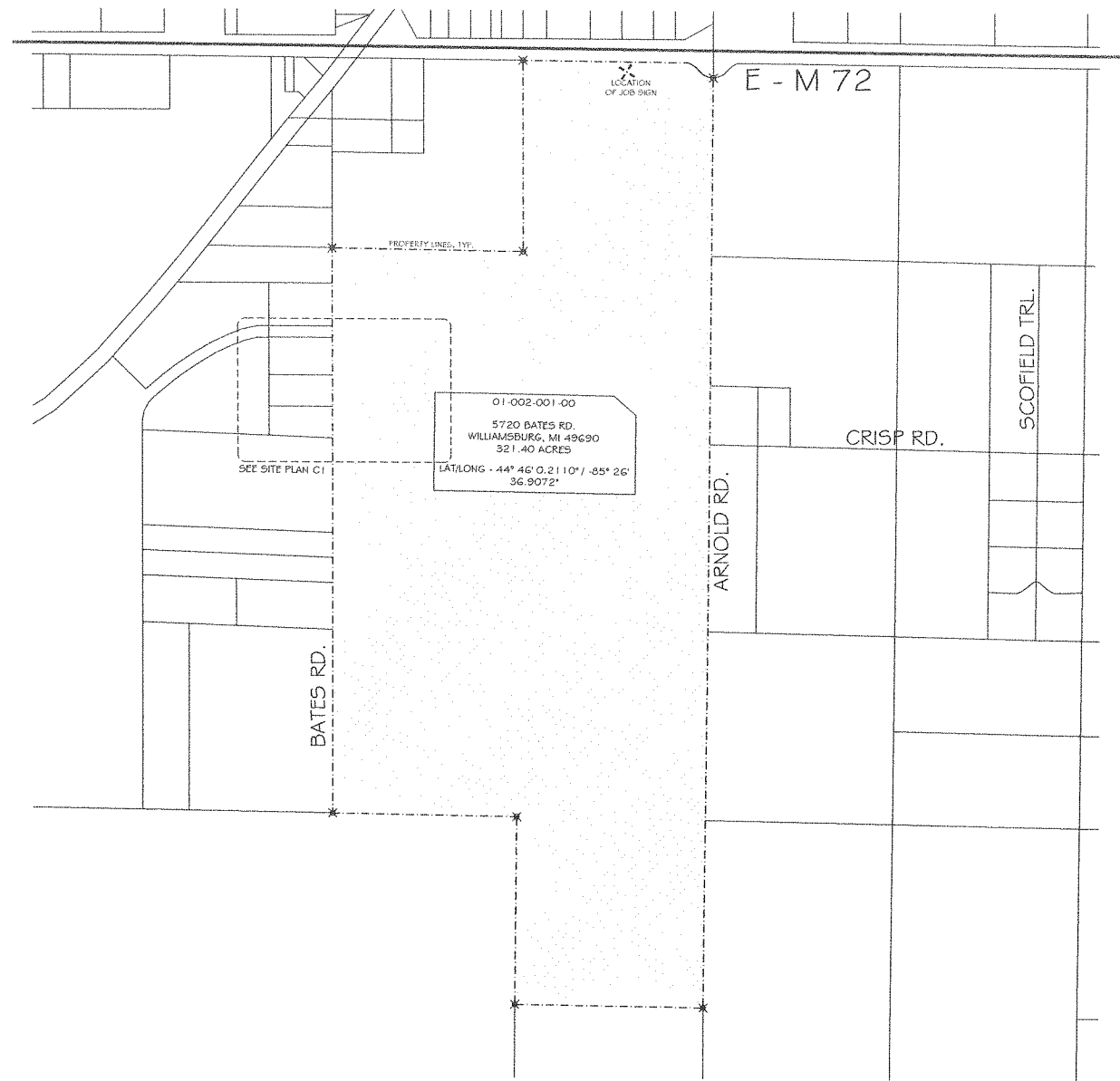
% OF BLDG / LOT COVERAGE: 24.9%
 NOTE: LANDSCAPED ROW'S NOT INCLUDED
 5-24 ALLOWABLE COVERAGE: 25% < 50% ALLOWABLE - OK

SITE LIGHTING:

PACK LIGHTS ON BUILDING
 LOCATED @ PERSONNEL DOORS
 (SEE PLAN DRAWING)

GENERAL NOTES:

1. ALL GRADES TO BE VERIFIED BEFORE CONSTRUCTION
2. RETENTION AREAS TO BE CONSTRUCTED WITH FLAT BOTTOMS & MAXIMUM 1/8" SIDE SLOPES.
3. DO NOT SCALE PRINTS
4. ALL DISTURBED AREAS TO RECEIVE TOP SOIL, MULCH & SEED.
5. ALL BUILDING UTILITY LOCATIONS ARE ONLY PROPOSED AND MAY VARY.
6. PLACE SILT FENCE AT TOE OF ALL FILL SLOPES ADJACENT TO WET LAND AREAS AND PROPERTY LINES.
7. CONTRACTOR SHALL PROVIDE PERIODIC STREET SWEEPING OR OTHER ON-SITE CONTAINMENT MEASURES TO PREVENT SEDIMENT FROM LEAVING SITE.
8. SEE PLANT LIST FOR THE PROVIDED LANDSCAPING MATERIALS
9. ALL LANDSCAPED BEDS TO RECEIVE WEED BARRIER AND MINIMUM 4" CEDAR MULCH
10. ALL PLANTINGS AND LAWN AREAS TO RECEIVE IRRIGATION
11. WALL PACK LIGHTING TO MATCH EXISTING
12. SEE PLAN FOR LIGHTING DISTRIBUTION



SITE PLAN - PROPERTY LINES

SCALE: 1" = 5000'-0"

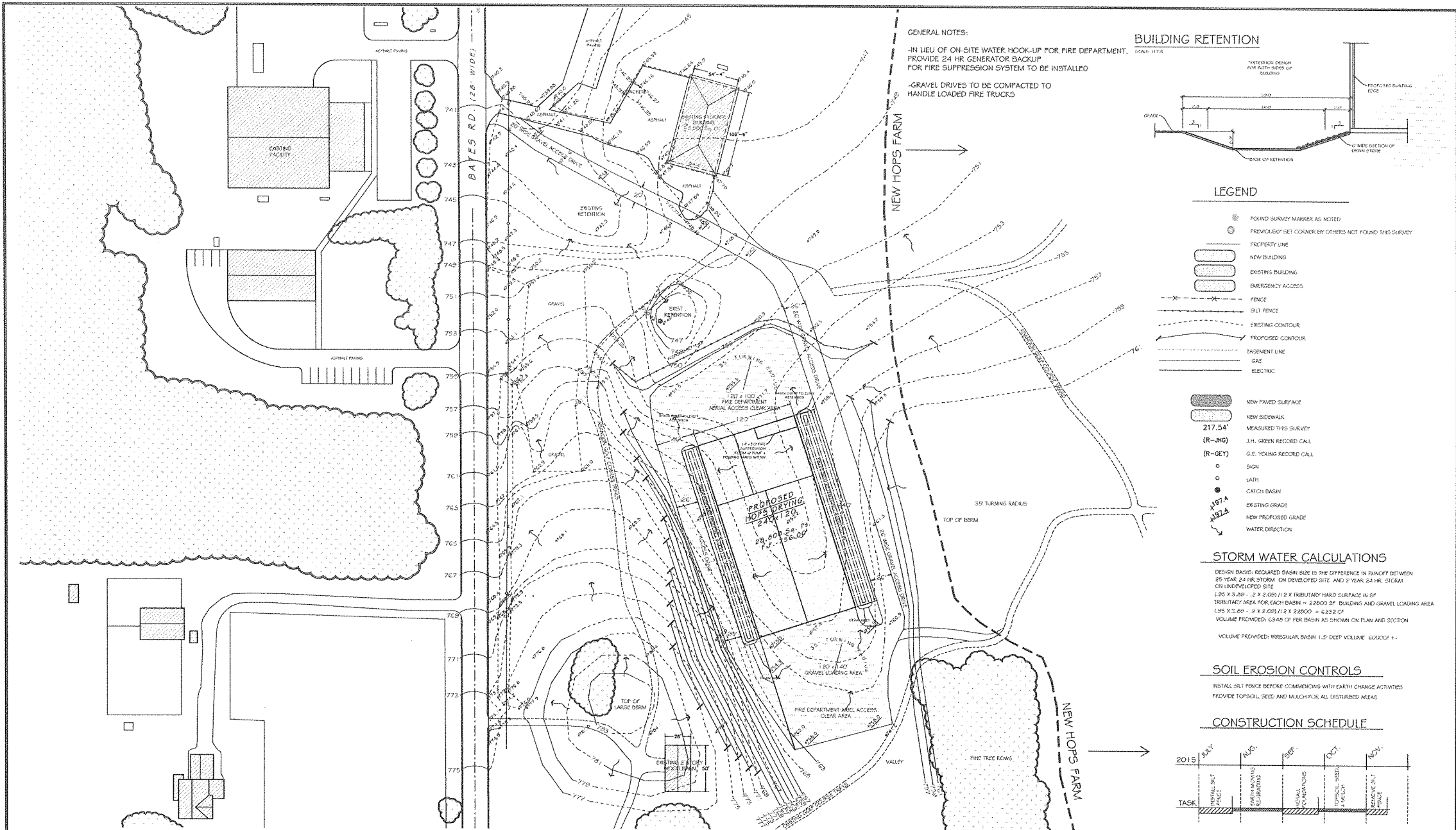
DO NOT SCALE DRAWING



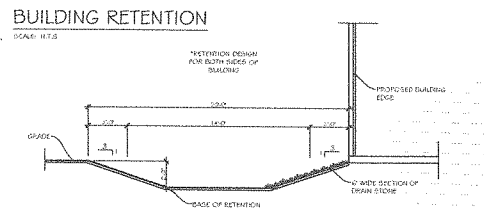
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REVISIONS		GTS		JOB NAME	
DATE	DESCRIPTION	SCALE	DATE	DATE	JOB NO.
7.14.15	BUILD SET	VARIABLE		7.14.2015	MI HOPS
					CO

Peninsula Construction & Design is an Equal Opportunity Employer. We are committed to providing a safe and healthy work environment for all employees. We are an Equal Opportunity Employer. We are committed to providing a safe and healthy work environment for all employees. We are an Equal Opportunity Employer. We are committed to providing a safe and healthy work environment for all employees.



GENERAL NOTES:
 -IN LIEU OF ON-SITE WATER HOOK-UP FOR FIRE DEPARTMENT, PROVIDE 24 HR GENERATOR BACKUP FOR FIRE SUPPRESSION SYSTEM TO BE INSTALLED
 -GRAVEL DRIVES TO BE COMPACTED TO HANDLE LOADED FIRE TRUCKS



LEGEND

- FOUND SURVEY MARKER AS NOTED
- PREVIOUSLY SET CORNER BY OTHERS NOT FOUND THIS SURVEY
- PROPERTY LINE
- ▭ NEW BUILDING
- ▭ EXISTING BUILDING
- ▭ EMERGENCY ACCESS
- FENCE
- SILT FENCE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- BASEMENT LINE
- GAS
- ELECTRIC
- ▭ NEW PAVED SURFACE
- ▭ NEW SIDEWALK
- 217.54' MEASURED THIS SURVEY
- (R-JHG) J.H. GREEN RECORD CALL
- (R-GEY) G.E. YOUNG RECORD CALL
- SIGN
- LATH
- CATCH BASIN
- EXISTING GRADE
- NEW PROPOSED GRADE
- WATER DIRECTION

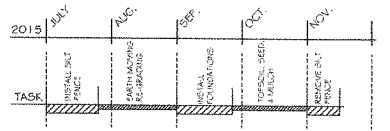
STORM WATER CALCULATIONS

DESIGN BASIS: REQUIRED BASIN SIZE IS THE DIFFERENCE IN RUNOFF BETWEEN 25 YEAR 24 HR STORM ON DEVELOPED SITE AND 2 YEAR 24 HR STORM ON UNDEVELOPED SITE
 (1.95 X 5.08 - 2 X 2.05) / 2 X TRIBUTARY HARD SURFACE IN SF
 TRIBUTARY AREA FOR EACH BASIN = 22800 SF BUILDING AND GRAVEL LOADING AREA
 (1.95 X 5.08 - 2 X 2.05) / 2 X 22800 = 6.23 CF
 VOLUME PROVIDED: 6346 CF PER BASIN AS SHOWN ON PLAN AND SECTION
 VOLUME PROVIDED: IRREGULAR BASIN 1.5' DEEP VOLUME 6000CF +

SOIL EROSION CONTROLS

INSTALL SILT FENCE BEFORE COMMENCING WITH EARTH CHANGE ACTIVITIES
 PROVIDE TOPSOIL, SEED AND MULCH FOR ALL DISTURBED AREAS

CONSTRUCTION SCHEDULE



STORM WATER & GRADING PLAN

SCALE: 1" = 50'-0"

*NOTE: SITE CONTOURS ARE APPROX. ONLY, & INTENDED FOR ILLUSTRATIVE PURPOSES. (SEE GRADE SPOT ELEVATION TO VERIFY)

DO NOT SCALE DRAWING



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REVISIONS		GTS		JOB NAME		JOB NO.	
DATE	DESCRIPTION	DATE	SCALE	LOCATION	DATE	DATE	DATE
7.22.15	BUILD SET		1" = 50'-0"	MI HOPS		7.22.2015	
				ACME, MICHIGAN			
				CONTACT: KEVIN REFFITT			
							1 OF 1

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D-Series Size 1 LED Wall Luminaire



Catalog Number	DSXW1 10C 700 50K T3M MVOLTELCW DDBXD
Notes	
Type	CC1

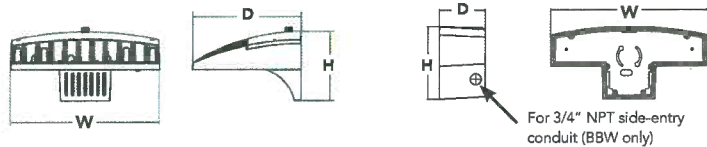
d^{series}

Specifications Luminaire

Width:	13-3/4" (34.9 cm)	Weight:	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		

Back Box (BBW, ELCW)

Width:	13-3/4" (34.9 cm)	BBW Weight:	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	ELCW Weight:	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		



Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED	10C	700	50K	T3M	MV	-	ELCW	-	DDBXD
Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options	Other Options	Finish (required)
DSXW1 LED	10C 10 LEDs (one engine)	350 350 mA	30K 3000 K	T2S Type II Short	MVOLT ¹	Shipped included (blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry) ³	Shipped installed PE Photoelectric cell, button type ⁴ DMG 0-10V dimming driver (no controls) PIR 180° motion/ambient light sensor, <15' mtg ht ⁵ PIRH 180° motion/ambient light sensor, 15-30' mtg ht ⁵ ELCW Emergency battery backup (includes external component enclosure) ⁶	Shipped installed SF Single fuse (120, 277 or 347V) ⁷ DF Double fuse (208, 240 or 480V) ⁷ HS House-side shield ⁸ SPD Separate surge protection ⁹	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLTXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone
		530 530 mA	40K 4000 K	T2M Type II Medium	120 ¹				
		700 700 mA	50K 5000 K	T3S Type III Short	208 ¹				
	20C 20 LEDs (two engines)	1000 1000 mA (1 A)	AMBPC Amber phosphor converted	T3M Type III Medium	240 ¹				
				T4M Type IV Medium	277 ¹				
				TFTM Forward Throw Medium	347 ²				
				ASYDF Asymmetric diffuse	480 ²				

NOTES

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
- Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
- Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
- Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
- PIR specifies the Sensor Switch SBGR-10-ODP control; PIRH specifies the Sensor Switch SBGR-6-ODP control; see Motion Sensor Guide for details. Includes ambient light sensor. Not available with "PE" option (button type photocell). Dimming driver standard. Not available with 20 LED/1000 mA configuration (DSXW1 LED 20C 1000).
- Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option. Not available with ELCW.
- Also available as a separate accessory; see Accessories information.
- See the electrical section on page 3 for more details.

Accessories

Ordered and shipped separately

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW1WG U	Wire guard accessory
DSXW1VG U	Vandal guard accessory



One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 • www.lithonia.com
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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	20K					40K					60K					AMBER						
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW		
10C (10 LEDs)	530mA	20W	T2S	1,843	1	0	1	92	1,956	1	0	1	98	1,729	1	0	1	86	1,264	0	0	1	63		
			T2M	1,756	1	0	1	88	1,864	1	0	1	93	1,648	1	0	1	82	1,205	0	0	1	60		
			T3S	1,822	0	0	1	91	1,934	0	0	1	97	1,710	0	0	1	86	1,250	0	0	1	63		
			T3M	1,804	1	0	1	90	1,914	1	0	1	96	1,693	1	0	1	85	1,237	0	0	1	62		
			T4M	1,767	1	0	1	88	1,876	1	0	1	94	1,658	0	0	1	83	1,212	0	0	1	61		
			TFTM	1,837	0	0	1	92	1,950	0	0	1	98	1,724	0	0	1	86	1,260	0	0	1	63		
			ASYDF	1,642	1	0	1	82	1,743	1	0	1	87	1,541	1	0	1	77	1,127	0	0	1	56		
	700mA	27W	T2S	2,272	1	0	1	84	2,409	1	0	1	89	2,421	1	0	1	90	1,544	0	0	1	57		
			T2M	2,165	1	0	1	80	2,296	1	0	1	85	2,307	1	0	1	85	1,472	0	0	1	55		
			T3S	2,247	1	0	1	83	2,382	1	0	1	88	2,394	1	0	1	89	1,527	0	0	1	57		
			T3M	2,224	1	0	1	82	2,358	1	0	1	87	2,370	1	0	1	88	1,512	0	0	1	56		
			T4M	2,179	1	0	1	81	2,310	1	0	1	86	2,322	1	0	1	86	1,481	0	0	1	55		
			TFTM	2,265	1	0	1	84	2,401	1	0	1	89	2,413	1	0	1	89	1,539	0	0	1	57		
			ASYDF	2,025	1	0	1	75	2,147	1	0	1	80	2,158	1	0	1	80	1,376	1	0	1	51		
	1000mA	40W	T2S	3,011	1	0	1	75	3,190	1	0	1	80	3,202	1	0	1	80	2,235	1	0	1	58		
			T2M	2,870	1	0	1	72	3,040	1	0	1	76	3,051	1	0	1	76	2,130	1	0	2	55		
			T3S	2,978	1	0	1	74	3,155	1	0	1	79	3,166	1	0	1	79	2,210	1	0	2	57		
			T3M	2,948	1	0	1	74	3,123	1	0	1	78	3,134	1	0	1	78	2,187	1	0	2	56		
			T4M	2,888	1	0	1	72	3,059	1	0	1	76	3,071	1	0	1	77	2,143	1	0	2	55		
			TFTM	3,002	1	0	1	75	3,180	1	0	1	80	3,192	1	0	1	80	2,228	1	0	2	57		
			ASYDF	2,684	1	0	1	67	2,843	1	0	1	71	2,854	1	0	1	71	1,991	1	0	2	51		
20C (20 LEDs)	530mA	36W	T2S	3,649	1	0	1	101	3,876	1	0	1	108	3,429	1	0	1	95	2,504	1	0	1	70		
			T2M	3,478	1	0	1	97	3,694	1	0	1	103	3,267	1	0	1	91	2,387	1	0	1	66		
			T3S	3,609	1	0	1	100	3,833	1	0	1	106	3,390	1	0	1	94	2,477	1	0	1	69		
			T3M	3,572	1	0	1	99	3,794	1	0	1	105	3,356	1	0	1	93	2,451	1	0	2	68		
			T4M	3,500	1	0	2	97	3,717	1	0	2	103	3,288	1	0	1	91	2,402	1	0	1	67		
			TFTM	3,638	1	0	1	101	3,864	1	0	1	107	3,418	1	0	1	95	2,496	1	0	1	69		
			ASYDF	3,252	1	0	2	90	3,454	1	0	2	96	3,056	1	0	2	85	2,232	1	0	1	62		
			700mA	47W	T2S	4,502	1	0	1	96	4,776	1	0	1	102	4,794	1	0	1	102	3,065	1	0	1	65
					T2M	4,290	1	0	1	91	4,552	1	0	1	97	4,569	1	0	1	97	2,921	1	0	1	62
	T3S	4,452			1	0	1	95	4,723	1	0	2	100	4,741	1	0	2	101	3,031	1	0	1	64		
	T3M	4,407			1	0	2	94	4,675	1	0	2	99	4,693	1	0	2	100	3,000	1	0	1	64		
	T4M	4,318			1	0	2	92	4,581	1	0	2	97	4,598	1	0	2	98	2,939	1	0	1	63		
	TFTM	4,488			1	0	2	95	4,761	1	0	2	101	4,779	1	0	2	102	3,055	1	0	1	65		
	ASYDF	4,012			1	0	2	85	4,257	1	0	2	91	4,273	1	0	2	91	2,732	1	0	1	58		
	1000mA	74W			T2S	5,963	1	0	1	80	6,327	1	0	1	84	6,351	1	0	1	85	4,429	1	0	1	61
					T2M	5,683	1	0	2	76	6,029	1	0	2	80	6,052	1	0	2	81	4,221	1	0	2	58
			T3S	5,896	1	0	2	79	6,256	1	0	2	83	6,280	1	0	2	84	4,380	1	0	2	60		
			T3M	5,837	1	0	2	78	6,193	1	0	2	83	6,216	1	0	2	83	4,335	1	0	2	59		
			T4M	5,719	1	0	2	76	6,067	1	0	2	81	6,090	1	0	2	81	4,248	1	0	2	58		
			TFTM	5,944	1	0	2	79	6,307	1	0	2	84	6,330	1	0	2	84	4,415	1	0	2	60		
	ASYDF	5,314	1	0	2	71	5,638	2	0	2	75	5,660	2	0	2	75	3,947	1	0	2	54				



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the DSXW1 LED 20C 1000 platform in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.93	0.88

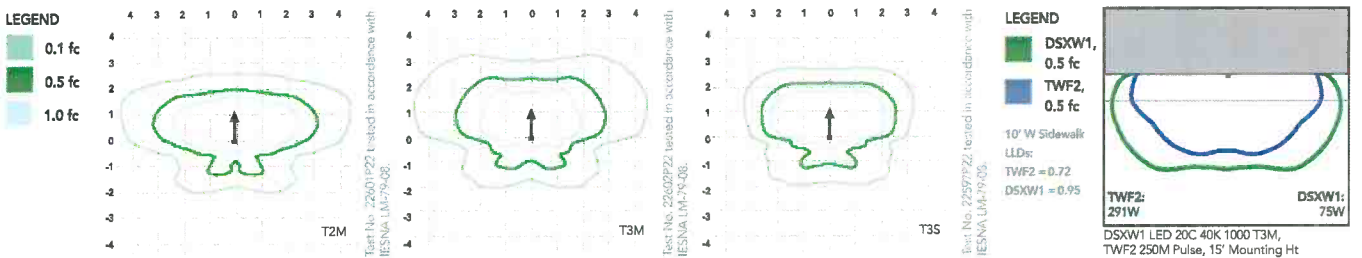
Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A)					
			120V	208V	240V	277V	347V	480V
10C	350	14 W	0.13	0.07	0.06	0.06	-	-
	530	20 W	0.19	0.11	0.09	0.08	-	-
	700	27 W	0.25	0.14	0.13	0.11	-	-
	1000	40 W	0.37	0.21	0.19	0.16	-	-
20C	350	25 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	0.15	0.11
	1000	75 W	0.69	0.40	0.35	0.30	0.23	0.17

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Wall Size 1 homepage.

Isofootcandle plots for the DSXW1 LED 20C 1000 40K. Distances are in units of mounting height (15').



Options and Accessories



FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION

Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (80 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 CRI) configurations.

ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a

power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION

Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS

CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

Five year limited warranty. Full warranty terms located at www.acuitybrands.com / CustomerResources/Products_and_Company/Products.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.



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DSXW1-LED
Rev. 4/14/15

**GRAND TRAVERSE COUNTY PLANNING COMMISSION
MASTER PLAN/ZONING REVIEW**

Pursuant to Section 307 of Public Act 110 of 2006, a township shall submit for review and recommendation the proposed zoning ordinance or zoning ordinance amendment to the county. The county will have waived its right for review and recommendation of an ordinance if the recommendation of the county planning commission has not been received by the township within 30 days from the date the proposed ordinance is received by the county.

TOWNSHIP: Acme Township
AMENDMENT #: 034
DATE RECEIVED: June 9, 2015
PUBLIC HEARING: June 8, 2015
PRELIMINARY REVIEW:

MASTER PLAN:
ZONING ORDINANCE:
TEXT: **MAP:**
MAP ATTACHED:
PUBLIC HEARING MINUTES:

CHANGE:

To add electronic message board signs to the Sign Ordinance. This is for changeable message signs, including electronic changeable messages for motel/hotel vacancy or gas station price per gallon signs.

TOWNSHIP PLANNING COMMISSION RECOMMENDED TO TOWNSHIP BOARD:

Approval

COUNTY PLANNING STAFF COMMENTS:

Many communities limit the rate of change for electronic changeable message signs to avoid distractions to drivers. East Bay Township has a minimum of 30 seconds before a message can change. For Garfield Township, it is 1 hour.

Based on review of the amendment and information provided by the Township, staff recommends that the County Planning Commission concur with the Township Planning Commission's proposed action and recommends that the Township consider establishing a rate of change for messages for electronic changeable message signs so as to avoid distraction to drivers.

COUNTY PLANNING COMMISSION ACTION:

In accordance with the Zoning Enabling Act and having considered neighboring zoning and the County Master Plan, the County Planning Commission concurs with the Township Planning Commission's proposed action and recommends that the Township consider establishing a rate of change for messages for electronic changeable message signs so as to avoid distraction to drivers.

COMMENTS FROM CPC ACTION:

RETURNED TO TOWNSHIP (DATE/RECOMMENDATION): Emailed to Acme Township Clerk, Planning Commission Chair, and Zoning Administrator on June 19, 2015.