



ACME TOWNSHIP PLANNING COMMISSION MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
November 9, 2015 7:00 p.m.

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

ROLL CALL:

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

Members Excused: J. Jessup

Staff Present: S. Winter, Zoning Administrator

A. LIMITED PUBLIC COMMENT: Opened at 7:03pm

Murray Mattson, 9869 Kay Ray Road, Owner of Acme Plaza. Asked commission members for clarification on the signs posted along the building and the use of merchandise. Does not feel the use of merchandise placed in front of storefront constitutes a sign. What he would like to see is for tenants to get a temporary permit for signage along roadway itself but be allowed to put a few things in front like a window sign without a permit.

Mark Johnson, 5555 Arnold Road. Introduced himself to PC members as one of the three principal owners of MI Local Hops.

Public Comment closed 7:07pm

Mr. Winter thanked Mr. Mattson for his assistance as there have been issues with Plaza tenants regarding signage. He read into the record the sign ordinance. By definition, the displaying of merchandise for advertising purposes constitutes a sign. Discussion occurred with respect to difference between this and signage as written as part of a SUP (such as Tractor Supply). In the case of the Plaza SUP, a sign variance was specifically not allowed. Attorney review was recommended. Winter recommended that tenants discontinue displaying merchandise until clarification and options can be provided. Mr. Mattson agreed.

B. APPROVAL OF AGENDA: Motion to approve agenda made by Timmins, support by Ballentine. Motion passed unanimously.

C. INQUIRY AS TO CONFLICTS OF INTEREST: None

D. CONSENT CALENDAR:

1. RECEIVE AND FILE

- a. **Draft Unapproved Minutes of:**
 - i. Township Board Minutes 10/06/15

2. ACTION:

- a. **Approve Draft Minutes of:**
 - i. ~~Planning Commission Minutes 10/12/15~~

E. ITEMS REMOVED FROM CONSENT CALENDAR:

- 1. _____
- 2. **Planning Commission Minutes 10/12/15**

Rosa asked to remove the Planning Commission minutes of 10/12/15. Motion by Timmins to approve the consent calendar as presented for #1 only, support by White. Motion passed unanimously.

PC Chair Wentzloff read into record an email received from B. Kelley, Ridgecrest Road, requesting suggested corrections to the Planning Commission minutes from 10/12/15. Discussion occurred among members regarding Public Meeting Minutes protocol and requirements. Discussion occurred and chair emphasized that it is not the role of the secretary to quote or provide meeting play by play but to summarize what happens during the meeting. The request for changes acknowledged but not incorporated into 10/12/15 minutes. A copy of email is attached to these minutes.

Rosa requested grammatical correction on page 12 for Ken Petterson. Wentzloff also noted a grammatical correction for Jim Heffner.

Motion by Timmins to approve the Planning Commission Meeting Minutes of 10/12/15 with grammatical corrections for names of Petterson and Heffner; support by DeMarsh. Motion passed unanimously.

F. CORRESPONDENCE:

1. Planning and Zoning News – September and October. October issue has Traverse City as one of the target market analysis cases.

G. PUBLIC HEARINGS: None

H. NEW BUSINESS:

1. SUP Minor Amendment/Site Plan Review 2015-03: Ken Flannery, 6671 E M-72

Mr. Winter summarized the application for all those present and Mr. Flannery answered PC member questions. SUP 95-06P approved the construction and use of two storage unit buildings. Approximately 2/3 of West Bldg. was constructed and eventually sold to the Applicant. Property is currently used for light machine shop which is allowed by right in the district. Applicant wishes to apply for an SUP Minor Amendment to build the rest of the West Bldg. (**Phase I**), along with necessary pavement additions, dumpster screening, landscaping, storm water improvements, and entrance improvements along the access easement. Applicant intends to apply for an SUP Minor Amendment for **Phase II** in the future to build the East Bldg. after resolving a fire hydrant placement issue, per Grand Traverse County Metro Fire. Soil erosion and Sedimentation Control permits have been submitted. Planning commission along with applicant discussed requirements for off-street loading and unloading for Phase I. Planning commission members determined the requirement to be satisfied.

Motion by Ballentine to approve the SUP Minor Amendment 2015-03 with Site Plan Review subject to completion, submission and approval by the Zoning Administrator/Planner of the following:

- 1) The final approved set of site plan drawings to be signed by the Chairperson of the Acme Township Planning Commission and the Applicant or their designated representative

Support by Timmins. Motion passed unanimously.

2. SUP Minor Amendment 2015-05: Flintfields, 6535 Bates Rd

Mr. Winter summarized the application for all those present. Applicant wishes to extend the duration of the equestrian competition from four weeks to eight weeks. The site has been selected to host an international equestrian event sanctioned by the United States Equestrian Federation (USEF) and the Fédération Equestre Internationale (FEI). The extended event will occur approximately one week after the end of the current event, with most of the participants staying for the entire eight weeks. This will be an annual, reoccurring event. Staff review of this request has been found to have minimal negative impact while providing a beneficial economic impact to the community. PC members discussed.

Motion by Ballentine to approve SUP Minor Amendment 2015-05 to allow for the extension of the annual equestrian event at Flintfields Horse Park from four weeks to eight weeks. Support by DeMarsh. Motion passed

unanimously.

3. Planned Unit Development (PUD) Ordinance

Mr. Winter presented the PC members with information pertaining to Planned Unit Developments (PUD) and provided additional reading material for review. Benefits of a PUD ordinance can include:

- 1) PUD's provide developers with more flexibility in the development of their land that may otherwise be prohibited through traditional zoning practices;
- 2) Allows for a mix of uses, densities, parcel sizes, open space preservation, etc. within a single development;
- 3) Comprehensive planning of the development at a holistic level provides a better balance of land uses, economic feasibility and environmental protection;
- 4) Streamlines the development process by overcoming the need to constantly amend SUP's and/or seek zoning ordinance amendments/variances.

Mr. Winter explained that the current ordinance presenting challenges and a PUD ordinance would be beneficial for a several current developments such as MI Local Hops, Flintfields and LochenVest. A PUD would avoid cookie cutter zoning while allowing the township to preserve valuable spaces by shifting densities. PC member DeMarsh commented that PUD's are not uncommon and present progressive thinking that provides latitude for unique pieces the township is trying to protect such as wetlands and open spaces. Mr. White thought the township discussed adoption something like this before and thought it was approved. Mr. Winter indicated that it was not approved and Chair Wentzloff thought the non-approval had something to do with the agriculture district and it may have been contentious. Changing the software component to digital format and incorporated changes when they occur and recorded. Called a consolidated master deed. Wentzloff concerned with areas where the use of a PUD may have a negative impact. PC members decided to continue this discussion at next month's meeting.

I. OLD BUSINESS:

1. Amendment 036: Medical Marihuana Dispensaries & Cultivation Operations – Shawn Winter

Township received comments from the Grand Traverse Planning. Discussions occurred regarding County comments. Gray areas are still gray. Moving forward with amendment to properly zone seems best action to protect the township. Further actions on this amendment were tabled for next month since there are some unanswered questions that need to be addressed by the township attorney.

2. Zoning Ordinance Rewrite Update - Shawn Winter, John Iacoangeli

Mr. Winter provided an update on the Zoning Ordinance re-write in John's absence and provided a proposed schedule from the township planner. Key components of the update process:

- Streamlining the SUP and Site Plan Review Process
- Identifying quantifiable thresholds that would allow more reviews to be done administratively. Possibilities include additional trip generation and increases in storm water run-off
- Continue to recodify the existing Zoning Ordinance, approximately 50% completed
- M-72 Overlay District conflicting with the US-31/M-72 Business District. Staff trying to determine the intent of the overlay, as well as its usefulness moving forward.
- Complete recodifying Zoning Ordinance
- Review sections as a Commission during the upcoming meetings

J. PUBLIC COMMENT & OTHER PC BUSINESS

Public Comment period opened at 8:07pm

Murray Mattson, 9869 Kay Ray Road. Commented on upcoming considerations for zoning. Specifically for common areas within housing developments and the challenges that occur between public and private use.

Jim Heffner, 4050 Bayberry Lane. Encourages all to take a walk along the Grand Traverse Town Center (GTTC) storm water systems. There are woodchip pathways around the system, interpretive signs explaining what you are seeing with respect to native plants/species. Vegetative growth appears established and overall the swale system very impressive

Sally Erickson, 2228 Cranberry Court, Traverse City. Commented to PC that has done lots of PUD's as a developer and feels it puts more tools in the planning commission toolbox and provides more input for the township on developments. Port of Old Mission is an example. Forces developers to think big picture.

Public Comment closed at 8:12pm.

1. Zoning Administrator update on projects

Land Use Permits – eleven (11) issued since the October 12th PC Meeting

1. New Home – 4
2. Accessory/Addition – 4
3. Commercial – 3

Bayside Park Volunteer Clean-Up Day was a success. 40 – 50 people participated, removing about 5 trailer loads of debris. A lot of support was shown by residents and businesses.

Dan Rosa, Steve Feringa, John Iacoangeli and Shawn Winter attended the Master Planning for Resilient Waterfront Communities on October 29th. A lot of information was presented regarding shorelines, watersheds and legal issues. Overviewed successful, precedent plans from throughout the state. Allowed them to compare Acme with others and Feringa felt as a Township we were on the correct tract.

Next Month:

1. Set 2016 meeting dates
2. LochenVest Bed and Breakfast SUP review
2. Planning Consultant
3. PC Education, etc.:

Wentzloff shared that Shawn has been working on drawings for Bayside Park and working group formed with Acme planning commission, board members and others in community and T.A.R.T. Group is working to close the Acme gap from Bunker Hill trailhead to either the Charlevoix trail and they also identified two other connections to GTTC/M72 Business District and Lautner trail head. Putting lines on maps. Township Board has put together a committee on parks; Shawn has worked on north base plan to set goals. Work needs to be done to figure out funding, grants, etc. Starting to figure out what we are going to do. Excited about moving forward on this.

Shawn Winter presented the recently accepted special recognition Award for the Acme Township Master Plan presented by Grand Traverse County Chapter of the MTA and the Grand Traverse County Planning Commission.

ADJOURN: Timmins motion to adjourn, support by Ballentime. Motion passed unanimously. Meeting adjourned at 8:17pm

Shawn Winter

From: Brian Kelley <acmetwp@gmail.com>
Sent: Wednesday, November 11, 2015 3:19 PM
To: Karly Wentzloff
Cc: Trae Forgette; Shawn Winter
Subject: Re: Correction to meeting minutes

Hi Karly,

Thank you for your reply.

The quotes were for reference and context only, not necessarily to go verbatim into the minutes. The public was told that the water could not freeze, and that statement should be in the minutes - whether or not as a direct quote. JohnI stated an inspection would occur prior to the end of the growing season, and that milestone also warranted inclusion in the minutes.

On the latter point, I believe the growing season ended some weeks ago, and Cardno should have already been out there. How can they evaluate vegetation after numerous freezes?

Brian

On 11/10/15, Karly Wentzloff <karly.wentzloff@gmail.com> wrote:

> The item was removed from the consent calendar. I read your email. No
> changes were made regarding this, but your note will be attached to
> this month's minutes. I would like to again stress that the minutes
> are not to make verbatim statements, but record discussion topics and
> motions during the meeting. Thank you.

>

> Karly

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> On Mon, Nov 9, 2015 at 6:04 PM, Brian Kelley <acmetwp@gmail.com> wrote:

>

>> Hi Trae,

>>

>> I am not certain that I will make the early part of the meeting
>> tonight. Please consider the following two suggested corrections to
>> the 2015-10-12 PC minutes:

>>

>> A key part of Mr. Reilly's response to the concerns regarding basin
>> inlet freezing was his quote that "The reality is moving water
>> doesn't freeze."

>>

>> I did not see that quote in the draft minutes. Please include the
>> quote as part of Mr. Reilly's response in the final minutes.

>>
>> Second, in the final public comment I asked if John Iacoangeli could
>> have Cardno return to the site and give a review, since they had not
>> visited since late July. Mr. Iacoangeli ultimately stated that
>> "We'll have cardno out by the end of the growing season."
>>
>> Could you please also include that in the final minutes?
>>
>> (CC'ing Karly and Shawn in case Trae does not receive this email)
>>
>>
>> Thank you,
>>
>> Brian
>>
>



Memo

To: Acme Township Planning Commission
 From: Shawn Winter, Zoning Administrator
 CC: Jeff Jocks, John Iacoangeli
 Date: November 2nd, 2015
 Re: November 9th, 2015 Planning Commission Packet Summary

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

I. New Business

a. SUP Minor Amendment/Site Plan Review 2015-03

- Ken Flannery, Applicant – 6671 E M-72 (B-4 Material & Warehousing District)
- SUP 95-06P approved the construction and use of two storage unit buildings:
 1. West Bldg.: 80' x 150'
 2. East Bldg.: 80' x 230'
- Approximately 2/3 of West Bldg. was constructed and eventually sold to the Applicant.
- Applicant wishes to apply for an SUP Minor Amendment to build the rest of the West Bldg. (**Phase I**), along with necessary pavement additions, dumpster screening, landscaping, storm water improvements, and entrance improvements along the access easement.
- Property is currently used for a light machine shop, allowed by right in the District. Addition will be used for contractor storage, also allowed by right.
- Applicant intends to apply for an SUP Minor Amendment for **Phase II** in the future to build the East Bldg. after resolving a fire hydrant placement issue, per Grand Traverse County Metro Fire.
- Suggested Motion:
 - *Motion to approve the SUP Minor Amendment 2015-03 with Site Plan Review subject to completion, submission and approval by the Zoning Administrator/Planner of the following:*
 1. *The final approved set of site plan drawings to be signed by the Chairperson of the Acme Township Planning Commission and the Applicant or their designated representative*
 2. *Off-Street Loading and Unloading Requirements satisfied per the Planning Commission's determination*
 3. *Soil Erosion and Sedimentation Control permit submitted.*

b. SUP Minor Amendment 2015-05

- Karin Flint, Applicant – Flintfields 6535 Bates Rd (AG – Agricultural District)
- Applicant wishes to extend the duration of the equestrian competition from four weeks to eight weeks
 1. Site has been selected to host an international equestrian event sanctioned by the United States Equestrian Federation (USEF) and the Fédération Equestre Internationale (FEI)

2. The extended event will occur approximately one week after the end of the current event, with most of the participants staying for the entire eight weeks.
 3. This will be an annual, reoccurring event
- A review of the request has been found to have minimal negative impact while providing a beneficial economic impact to the community.
 - Suggested Motion:
 - *Motion to approve SUP Minor Amendment 2015-05 to allow for the extension of the annual equestrian event at Flintfields Horse Park from four weeks to eight weeks.*

c. Planned Unit Development (PUD) Ordinance

- PUD's provide developers with more flexibility in the development of their land that may otherwise be prohibited through traditional zoning practices.
- Allows for a mix of uses, densities, parcel sizes, open space preservation, etc. within a single development
- Comprehensive planning of the development at a holistic level provides a better balance of land uses, economic feasibility and environmental protection
- Streamlines the development process by overcoming the need to constantly amend SUP's and/or seek zoning ordinance amendments/variances
- Suggested Motion:
 - *Motion to set a public hearing for the Planned Unit Development (PUD) draft amendment to the Acme Township Zoning Ordinance.*

II. Old Business

a. Amendment 036 – Medical Marihuana Dispensaries and Cultivation Operations in the B-4 Material Processing and Warehousing District

- GT County Planning Commission reviewed the proposed amendment at their regular meeting October 20th, 2015
- County Planning Staff recognizes inconsistencies (gray areas) within the Michigan Medical Marihuana Act (MMMA). Communities throughout the County have taken different approaches to zoning for medical marihuana. Staff recommended County PC concur with Acme Township PC actions (approval)
- County Planning Commission stated potential inconsistencies between the MMMA and the SUP process, as well as permitting the owner of a property access to the cultivation operation.
- Suggested Motion, upon interpretation and clarification by Acme Township Attorney:
 - *Motion to recommend approval by the Township Board for the adoption of Amendment 036 – Medical Marihuana Dispensaries and Cultivation Operations in the B-4 Material Processing and Warehousing District*

b. Zoning Ordinance Rewrite Update

- Proposed PUD amendment (see above)
- Streamlining the SUP and Site Plan Review Process
 1. Identifying quantifiable thresholds that would allow more reviews to be done administratively. Possibilities include:
 - a. Additional trip generation
 - b. Increases in storm water run-off
- Continue to recodify the existing Zoning Ordinance, approximately 50% completed
- M-72 Overlay District conflicting with the US-31/M-72 Business District. Trying to determine the intent of the overlay, as well as its usefulness moving forward.
- Moving forward:
 1. Complete recodifying Zoning Ordinance

2. Review sections as a Commission during the upcoming meetings to determine the

III. Other PC Business

a. **Zoning Administrator Report**

- Land Use Permits – eleven (11) issued since the October 12th PC Meeting
 1. New Home – 4
 2. Accessory/Addition – 4
 3. Commercial – 3
- Bayside Park Volunteer Clean-Up Day was a success. 40 – 50 people participated, removing about 5 trailer loads of debris. Lot of support shown by residents and businesses.
- Dan Rosa, Steve Feringa, John Iacoangeli and myself attended the Master Planning for Resilient Waterfront Communities on October 29th. Lots of information regarding shorelines, watersheds and legal issues. Overviewed successful, precedent plans from throughout the state.
- Next Month:
 1. Set 2016 meeting dates
 2. LochenVest Bed and Breakfast SUP review



**ACME TOWNSHIP BOARD MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
Tuesday, October 6, 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:

R. Babcock, 4261 Bartlett Rd, expressed excitement about the possible completion of the “Trail to Trail” Tart System and also commented that she was pleased for the scheduled Bayside cleanup. She was at Bayside in August and there was still a lot of debris.

B. APPROVAL OF AGENDA:

Motion by seconded by White, seconded by Dye approve the agenda with the additional of a report to G. Reports: RecycleSmart – Kim Elliott. Motion carried by unanimous vote.

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 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 09/14/15
- d. Facilities & Parks Manager - Henkel
- e. Letter dated 09/11/15 from the Grand Traverse Band of Ottawa and Chippewa Indians to the Watershed Center regarding Stormwater Collection & Treatment System
- f. North Flight monthly report
- g. Final order affirming Tribal land 160 acres (Hoxie) into sovereign land

2. APPROVAL:

- a. Regular meeting minutes of 09/01/15
- b. Accounts Payable Prepaid of \$3,084.67 and Current to be approved of \$77,916.27 (Recommend approval: Cathy Dye, Clerk)

Motion by Scott, seconded by Jenema to approve the consent calendar with the removal of 2 a. Board meeting minutes from 09/01/15 and 2.b. Current bills to be paid. Motion carried by unanimous roll call vote.

E. ITEMS REMOVED FROM THE CONSENT CALENDAR:

Dye submitted two additional bills from Dan Helsel’s Tree service of \$21,000.00 to add to the Current bills of \$77,916.27 making the total \$98,916.27.

Motion by LaPointe, seconded by White to approve the current bills to be paid for \$98,916.17. Motion carried by unanimous roll call vote.

Aukerman requested the 09/01/15 Board meeting minutes to be pulled. She noted two typos.

Motion by Aukerman, seconded by Scott to approve the Board 09/01/15 meeting minutes with the two typo corrections. Motion carried by unanimous roll call vote.

F. SPECIAL PRESENTATIONS/DISCUSSIONS:

Tart directions Acme Township – J. Clark/K.Wentzloff

An update to recent TART Trail activity was provided by J. Clark. Wayfinding and signage is currently underway. TC to Charlevoix trail update identified a preferred alignment, concept plan has been developed, and the master plan should be completed by October. The Trail is identified as an asset and promotes economic development. Criteria used in selection process used the choosing by advantages technique. A draft preferred route between Acme and Yuba was presented with a US 31 crossing to north; somewhere between Bracket and Kesner Road but has not been officially determined yet. Rough estimates for 46.2 miles of trail at an estimated cost of \$11 million.

Update provided on other Trails in Acme. Would like connection of Bunker Hill at parking area to Lautner Road where Trail picks up again. Looking to work with GTTC and Mount Hope to make further connections as well as looking to get to the Acme shoreline parks. Need to know/identify who will allow and who will maintain.

Clark highlighted three options to look at consisting of the connection to the shoreline parks, connection to M-72 and the GTTC commerce areas, and connection to the Lautner Road trail head.

Discussion followed.

Motion by Scott, seconded by White to approve support moving forward to connect Tart Trails as presented under the direction of a committee consisting of Jenema, Winter, Wentzloff, Timmons and Heffner. Motion carried unanimously.

G. REPORTS: Received and filed

1. **Sheriff's Report – Deputy: Ken Chubb**
2. **County Commissioner's Report – Crawford**
3. **Road commission report – McKellar**
4. **RecycleSmart – Kim Elliott**

Resource Recovery offers residents a no charge yard waste pass. Discussion followed.

Motion by LaPointe, to get 75 yard waste passes from RecycleSmart. Seconded by Scott. Motion carried by unanimous roll call vote.

H. CORRESPONDENCE: None

I. PUBLIC HEARING: None

J. NEW BUSINESS:

1. **DPW 2016 Budget approval –DPW Manager, John Divozzo**

Motion by Jenema, seconded by to approve the DPW proposed 2016 Budget as presented. Motion carried by unanimous roll call vote.

2. **DPW Approval of new technical standards – Divozzo**

Motion by LaPointe, seconded by Jenema to approve Resolution R-2015-38 adopting the 2015 edition of technical specifications for the design and construction of water and sewer lines. Motion carried unanimously.

- 3 **Approval of new form based Architectural standards – Winter**

Motion by Jenema, seconded by White to approve Zoning Ordinance amendment 035 – Architectural standards in the US-31/M-72 Business district as presented. Motion carried unanimously.

4. Review of new Acme Township agenda format – Zollinger

Motion by LaPointe, seconded by Scott to approve the new agenda format as presented and also make the adjustment allowing for the change in the Acme Township Policies and Procedures. Motion carried by unanimous vote.

5. Resolution on contract for MI Disaster Assistance Request – Parker

Motion by Scott, seconded by Aukerman to approve Resolution R-2015-39 as presented. Motion carried by unanimous vote.

6. Bayside Park Clean up

Winter reviewed a Bayside Park clean up scheduled for, Sunday, October 25, 2015 from 12:00 to 4:00. There will be National Honor Society students from Elk Rapids schools helping. This will be opened to all in the community.

7. Resolution to conduct Maintenance on Deepwater Point Drain #1

Kevin P. McElyea, from the County Drain Commission was present to report on drain #1. It was installed in 1987, has a left over fund balance of approximately \$33,000 for current and future maintenance. Estimated cost for current maintenance is \$5,000 to \$7,000. Discussion followed.

Motion by LaPointe, support by Scott to approve Resolution R-2015-40 as presented. Motion carried by unanimous roll call vote.

K. OLD BUSINESS:

1. Resolution for State Disaster Contingency Fund grant

Motion by Jenema, supported by LaPointe approving Resolution R-2015-41 authorizing, Clerk Dye, to oversee the State Disaster Contingency Fund Grant for expenditures totaling \$53,851.77 for massive cleanup cost from the August 2, 2015, area storm. Motion carried by unanimous roll call vote.

At the September Board meeting a motion was passed giving Zollinger up to \$40,000.00 for clean up expenses from the August storm. Zollinger is requesting up to \$15,000.00 for additional clean up expenses.

Motion by LaPointe, seconded by Scott to authorize, Supervisor, Zollinger, to spend an additional \$15,000.00 on August storm clean up. Motion carried by unanimous roll call vote.

Discussion on the Holiday Hills SAD completion and the final billing amount and what to hold in reserve.

Motion by Scott, to appoint Zollinger, LaPointe and Jenema to review the funds on the Holiday Hills SAD for the final billing amount with a minimal per parcel cost and with a contingency that is reasonable for Township protection. Seconded by Aukerman. Motion carried by unanimous roll call vote.

Dye wanted to inform the Board of an Unemployment billing for \$2,370.00 for the previous Deputy Treasurer, Karen Jennings. Dye is working with Jocks.

Dye also commented that there will not be a November election in 2015. The first 2016 election is March 8th, for presidential primary.

PUBLIC COMMENT & OTHER BUSINESS THAT MAY COME BEFORE THE BOARD: None

ADJOURN AT 10:00 pm



ACME TOWNSHIP PLANNING COMMISSION MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
October 12, 2015 7:00 p.m.

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE at 6:59pm.

ROLL CALL:

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

Members Excused: B. Ballentine, J. DeMarsh

Staff Present: S. Winters, Zoning Administrator; J. Iacoangeli, Township Planner

A. LIMITED PUBLIC COMMENT: Opened at 7:01pm

Richard Baily, 2331 NW Bayshore Drive. Read the Grand Traverse Resort & Spa response to The Watershed Center Letter 8-25-15 that was included in the agenda packet.

B Kelley, Ridgecrest Road. Mr. Kelly commented on the township correspondence to the Watershed Center letter with respect to VGT and expressed concerns that the response ignored issues related to inlet pipe freezing, wetland swale slope between rip-rap and creek, vegetation planting percentages with respect to species, and replacement strategies for those plants that died. The use of subjective terms by Cardno to express the status of plantings on the site versus percentages as was used by Dr. Grobbel was also a concern as it was difficult to read and understand the progress of vegetative growth at the site.

A Reilly, Horizon Environmental, 4771 50th Street, Grand Rapids. Mr. Reilly, consultant for VGT, responded to questions and concerns raised by Mr. Kelly regarding the storm water system at the Grand Traverse Town Center. With respect to the submerged inlet, evaluations from both Horizon and Gosling Czubak speak to the issue concerning blockages from freezing as part of the final review package. He indicated Gosling, in their report, stated several other large basins in the area function with submerged inlets without blockage concerns. With regard to wetland plantings, the plantings have been reviewed by two independent consultants, Cardno and King & MacGregor. The current evaluations indicate the plants are thriving. Six diverse species were part of the initial plantings, and some mortality is expected due to actual site conditions versus a nursery. King & MacGregor reported that a natural recruitment of native species has occurred. With respect to the swale outlet, the slopes have been recorded by surveyors and basins and swale rip-rap and are below 10%. The area from the discharge outlets and creek is not part of the design and not engineered as it is off of the property. Any slopes there are pre-existing.

Public comment closed at 7:13pm.

B. APPROVAL OF AGENDA:

Wentzloff asked to add an email received from The Watershed Center into the correspondence section of the agenda (item number 4). Motion by Timmins to approve the agenda as amended with The Watershed Center correspondence; support by Forgette. Motion passed unanimously.

C. INQUIRY AS TO CONFLICTS OF INTEREST:

S. Feringa recused himself for two items due reasons recorded last month; correspondence from GTB that was read into the record as a response to the Watershed Center letter and under Old Business, item #2, Township response letter to the Watershed Center.

D. CONSENT CALENDAR: The purpose is to expedite business by grouping non-controversial items together for one Commission motion without discussion. A request to remove any item for discussion later in the agenda from 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.

any member of the Commission, staff or public shall be granted.

1. RECEIVE AND FILE:

a. Approved Minutes of:

- i.** Township Board minutes 09/01/15

2. ACTION:

a. Approve Draft Minutes of:

- i.** Planning Commission minutes: 09/14/15 – Wentzloff asked to remove from the consent calendar

E. ITEMS REMOVED FROM THE CONSENT CALENDAR:

- ii. 1.** _____ Planning Commission minutes: 09/14/15 _____

Motion by Timmins to approve the consent calendar with Action Item 2 removed. Support by Rosa. Motion passed unanimously.

Wentzloff asked to review the Planning Commission minutes from the 9/14/15 meeting with respect to the motion by Timmons to request the Township Board provide a resolution of support for the three connections. She believed we identified the three connections specifically and this was not noted in the minutes. Wants to make sure it is clear what connections were named for the record. The three connections were the a) Shoreline, b) M72 and GTTC business district, and c) Lautner Trailhead.

Motion to approve the Planning Commission minutes 9/14/2015 with the amended changes made by White, supported by Timmins. Motion passed unanimously.

F. CORRESPONDENCE:

1. Grand Traverse Band Economic Development Corporation's response to the Watershed Center
2. King and McGregor response to Cardno Review of VGT Wetland Basins
3. Steve Schooler, VGT response to Conceptual Plan Update
4. Watershed Center email regarding response to 10/5/2015 letter- K. Wentzloff read into record an email from The Watershed Center dated 10/9/2015 that was sent to J. Iacoangeli and K. Wentzloff. A copy was provided to each attending commissioner member and is attached to the minutes.

G. PUBLIC HEARINGS:

1. Amendment 036 – Medical Marihuana Dispensaries and Cultivation Operations in the B-4 Material Processing and Warehousing District

Opened at 7:22pm.

Brian Foster, 526 W. 14th Street, Traverse City. Here to learn more about the township process and is primarily interested in the dispensary portion of the ordinance.

Closed at 7:24pm

H. NEW BUSINESS:

1. Zoning Ordinance rewrite

Wentzloff discussed with commissioners the need for the rewrite and that there were monies set aside for counsel and staff to identify those items needed to review in a timely fashion. J. Iacoangeli indicated Shawn Winter, Zoning Administrator, is already taking this on and has started to recodify the ordinance. This is to make sure all of the numbering works based on the multitude of amendments that has occurred over the years. Once that is completed J. Iacoangeli and S. Winter will meet with counsel (J. Jocks) and put together an outline of what they think are the major articles that need planning commission revision to include checklist and a time frame and schedule. Areas of concern from counsel, planner, and counsel include a) Special Use Provisions are difficult for applicants to get through, b) Site Plan Review section needs housekeeping, and c) Township needs a Planned Unit

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.

Development (PUD) article in order to provide flexibility so everything is not done under special use permit. Wentzloff asked about the visual aspects of the ordinance in which J. Iacoangeli indicated that he and S. Winters wished to make it a little more visually graphic to aid in enforcing some aspects. Before next meeting we will have a schedule, timeframe, and series of articles.

I. OLD BUSINESS:

1. Amendment 036 – Medical Marihuana Dispensaries and Cultivation Operations in the B-4 Material Processing and Warehousing District

S. Winter summarized the proposed changes to the ordinance with commissioners. Forgette asked about the definitions for measuring distances used in the ordinance. Timmins asked about clarification from parks. S. Winters explained the language as written. S. Winters also clarified the spelling of Marihuana used in the ordinance reflects how the state references it in statutes.

Motion by Timmins to send Amendment 036 Medical Marihuana Dispensaries and Cultivation Operations to Grand Traverse County Planning for review and comment, support by Feringa. Motion passed unanimously.

2. Township response letter to the Watershed Center – John Iacoangeli, Becket & Raeder

Township Planner, J. Iacoangeli, as directed last month by the planning commission, provided a summary of the response made to the Watershed Center with respect to the storm water system at GTTC. He distributed the letter to Gosling Czubak, Cardno, and Horizon Environmental for review and their responses were included in the meeting agenda packet. His response to the Watershed Center based on all review and response reaffirms that the VGT storm water design and construction has been in accordance with the intent of the SUP, the 2007 Township storm water control ordinance and MDEQ best management practices. He explained the process, the rationale and engineering support for deviations due to practical difficulties associated with complexities of the site. He was pleased the Watershed Center accepted the detail engineering that was provided in support of the decisions. He did emphasize that review of engineering is done through engineering protocols, best management practices, and science; not necessarily subject to public review to determine the necessary engineering to make a system work. The storm water system is unique in design and function. The system's natural look is one that you don't normally see on developments such as this and its integration to the site is performing well.

Forgette asked about the engineer deviations from SUP standards and whether that should fall under the zoning appeal process. J. Iacoangeli explained that the way the ordinance is setup, that provisions of the ordinance can be waived by the reviewer based on practical difficulty. Becket and Raeder were charged with that review. The review and the decisions to waive ordinance requirements (inlet pipe immersion and riser pipe diameter) based upon site difficulties were made only after careful scrutiny of the design and engineering reviews and multiple reiterations by Gosling to be sure the system would function. Wentzloff stated additionally that the storm water ordinance is a police power ordinance versus the zoning ordinance that ZBA has jurisdiction.

Wentzloff asked about the effect of future projects on the property and how the system works moving ahead. A. Reilly – As more proposals come in, reviews will still need to be done. Engineers will have to evaluate future projects, recalculate flows and demonstrate ability to manage storm water for review. Additionally, this may require to expansion of existing basins, construction of an additional basin, onsite filtration, underground tanks for slow release or other measures to control storm water flows. They did not want to speculate future projects and design accordingly; rather design based on projects as they come in so as to make better engineering decisions. J. Iacoangeli mentioned that since this project was proposed (10+ years) new technological developments have emerged that could change how we look at storm water control for this project and others as well. With respect to this site, storm water will be part of any proposed new project to evaluate whether the current system can handle or if modifications or supplemental technologies will be required.

S. Schooler and A. Reilly showed a video taken from a drone that showed an aerial fly through of the entire storm water system on the GTTC site that is now fully functional. As the drone moved through the property, a narrative was provided on the basin engineering and functionality, vegetative growth, control structures, swales, and current water quality sampling results. The system has been operating as designed since August. The discharge

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water quality parameters have been found to be better than the creek baseline results. Artificial sedimentation structures will be removed soon. Asked commissioners and public present for any information regarding unauthorized access to the site over the weekend that was seen during the drone video and reminded everyone it is still considered a construction zone and the planting areas are still sensitive to disturbance.

J. Iacoangeli indicated they are finalizing checklist for occupancy and the township will be retaining an escrow for spring plantings.

J. PUBLIC COMMENT & OTHER PC BUSINESS

Public comment opened at 8:27pm

Brian Kelley, Ridgecrest Road – October 7th letter from Cardno indicated they had not returned to the site since July and asked J. Iacoangeli if they could return for a final “thumbs up”. Thought water quality information provided by Mr. Reilly during video was great though some water quality parameters are not visible. Understands there will be more testing in the future and looking forward to seeing those results. Site is greening up nicely as shown by video.

A.Reilly, Horizon Engineering – Additional parameters will be looked at based on the monitoring and maintenance plan that is required Additional buildouts will require monitoring requirements to be reviewed again.

J.Hefner, 4050 Bayberry Lane. Was, like many, concerned after seeing early Record Eagle reporting and Watershed Center reports. However, the before and after photos provided by King & MacGregor are impressive and look great and commended everyone involved. Felt reassured by responses.

Darryl Paquette, Attorney, Concerned Citizens of Acme, Watershed Center Board member. Inquired about ordinance waivers and the timeline in which they were granted and the Watershed’s request for a more open process. Told commissioners about grant monies available from the Watershed Center to assist townships review their storm water ordinances.

John Iacoangeli, Township Planner. Addressed question and indicated the waivers were granted through a collaborative process after it was determined there was practical difficulty and there was still functionality. They were identified internally during the preliminary review process and the reason for additional information needed and modeling. Commented that he has never seen a storm water design plan be the subject of such public review and public hearing and this is the most unusual storm water review he has done in 35 years. Typically these are done between the township/city and developing engineers in a very collaborative scientific and engineering framework. This was a very complex system that during collaboration involved engineers, hydrologists, and biologists at the table. We have all learned from the process involved.

Allen Reilly, Horizon Engineering. Commented on items in a storm water ordinance that are too prescriptive jeopardize the ability for engineers to adjust to site specific issues and constraints.

Ken Patterson, 4217 Timberwood Drive. The system is a hybrid system and you could not do what this system does according to the ordinance. If you want an innovative system such as this, you cannot follow the ordinance to the letter or it would not work.

Closed at 8:42pm.

1. Zoning Administrator update on projects: S. Winter read the monthly Zoning Administrator report
2. Planning Consultant: Presented K. Wentzloff and the Planning Commission the Master Plan Award that was handed out at the Michigan Association of Planning annual conference for comprehensive master plan. The township was one of four communities to receive the award.

3. P C Education etc.: Forgette, Ballentine, Jessup, and Winter attended a Planning, Zoning and Essentials Workshop at the County Planning Commission.

Public and commission members were encouraged to attend a Bayside Park Volunteer Park Clean Up Day, Sunday, October 25, Noon to 4pm.

Dan Rosa asked everyone if anyone knew the definition of “Acme”. It means pinnacle, the best, the finest.

Motion to adjourn made by Timmins, support by Forgette. Motion passed unanimously.

ADJOURN: 8:47pm



Site Plan Review

6042 Acme Road | Williamsburg, MI | 49690

Phone: (231) 938-1350 | Fax: (231) 938-1510 | www.acmetownship.org

Date: 11.03.2015

From: Shawn Winter
To: Karly Wentzloff, Chairperson
ACME TOWNSHIP PLANNING COMMISSION
6042 Acme Road
Williamsburg, MI 49690

Project: Ken Flannery Storage Units
6671 E M-72
2015-03

Request: Site Plan Review, Special Use Permit Minor Amendment

Applicant: Ken Flannery

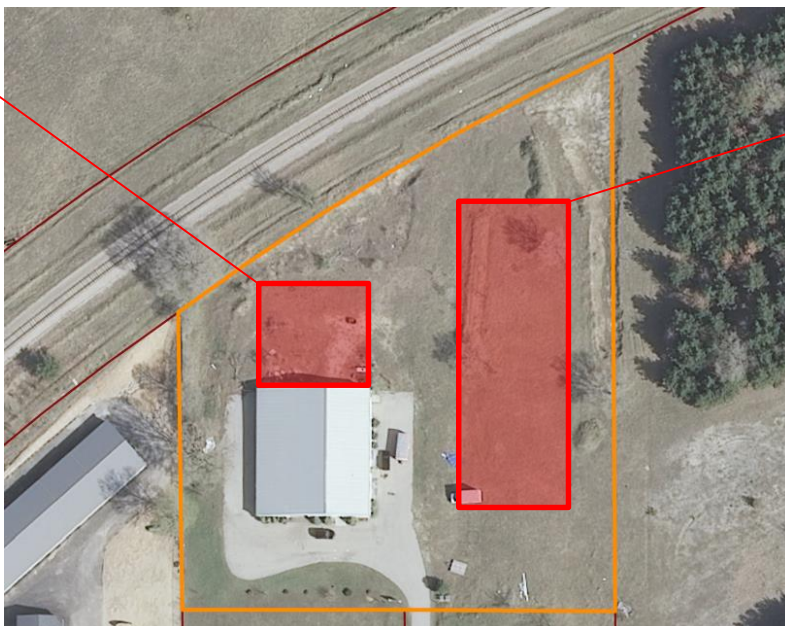
Parcel Address: 6671 E M-72, Williamsburg, MI 49690

Parcel Number: 28-01-014-034-00

General Description – Phase I Expansion

The Applicant is proposing to build a 60' x 80' (4,800 ft²) addition to the existing building (7,200 ft²). The existing building is currently used as a light machine shop and the addition is proposed to be rented out as contractor-scale storage. Both uses are allowed by right in the B-4 Material Processing and Warehousing District.

Phase I Building
Approximate dimensions & location of addition



Phase II Building
Approximate dimensions & location of new structure, to be applied for at a later date. Also approved through SUP 95-6P.



Site Plan Review

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The property has an existing Special Use Permit (95-6P) that approved an 80' x 150' West Building and an 80' x 230' East Building to be used as storage units. The owner and applicant at the time built approximately 2/3 of the West Building only. The current owner and Applicant is seeking an SUP Minor Amendment/Site Plan Review to build the property out as proposed in the original SUP 95-6p. This will occur in two phases.

Phase I, for which the Applicant is seeking approval through SUP Minor Amendment 2015-03 includes:

- 80' x 60' foot addition to the West Building,
- Improvements to access easement including widening and paving,
- Basin A (rear) and Basing B (front) storm water retention areas,
- New pavement between the two proposed buildings that includes asphalt spillway to Basin A, screened dumpster, and seven additional parking spaces,
- Pavement spur in front of the proposed East Building (Phase II),
- Updated landscaping elements to satisfy the requirements of SUP 95-6P, updated to reflect the current native plants amendment,
- Exterior lighting on the addition.

If the Applicant experiences growth in his existing light machine shop, he may expand the business into the proposed addition.

Phase II will be applied for at a later date and will include the elements on Site Plan Sheet 3.1 enclosed by the bold dashed line:

- 80' x 230' building to be used as storage,
- Pavement to include the parking spaces on the west side of the new building,
- Landscaping adjacent to the new building,
- Primary and reserve drain field,
- Exterior lighting on the new building.

Phase II will require a hydrant be closer to the property, which has yet to be resolved. It was included in the overall review in order to incorporate the additional storm water run-off into the Gosling Czubak review.



Site Plan Review

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Zoning Ordinance Compliance

B-4: Material Processing and Distribution			
Regulation	Requirement	Provided on Site Plan	
Minimum Lot Size	N/A	N/A	N/A
Minimum Lot Width	150 ft (6.13.1)	309.97 ft	Yes
Front Yard Setback	20% of lot depth, not less than 40 ft, not more than 60 ft (6.13.2(e))	60 ft	Yes
Side Yard Setback	10% of lot width, not more than 50 ft (6.13.2(f))	30 ft	Yes
Rear Yard Setback	10% of lot depth, not more than 50 ft (6.13.2(f))	30 ft (avg between 221' and 393)	Yes
Parking	6 spaces: one per 2,000 ft ² of floor area (7.5.3(f))	14 spaces total, 2 ADA (12,000 ft ² / 2,000 ft ²)	Yes
Loading and Unloading	1 space (7.5.5(h)(4))	Not Present	No
Loading and Unloading Dimension	To be determined by the Planning Commission (7.5.5(h)(4))	Not Present	No

Agency Reviews

1. Michigan Department of Transportation– no changes to curb-cut
2. Soil Erosion and Sedimentation Control – **PENDING**
3. Grand Traverse Metro Emergency Services Authority

Standards for Site Plan Review

Standards for Site Plan Review	
Standard	Finding
That the applicant may legally apply for site plan review.	The Applicant is the owner
That all required information has been provided.	Soil Erosion and Sedimentation Control permit pending



Site Plan Review

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Phone: (231) 938-1350 | Fax: (231) 938-1510 | www.acmetownship.org

Standards for Site Plan Review	
Standard	Finding
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 B-4 Material Processing and Warehousing 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.	<u>Reviews:</u> Gosling Czubak – Favorable GT Metro Fire – Favorable Soil Erosion – Pending
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.	<u>Reviews:</u> GT Metro Fire – Favorable Soil Erosion – Pending
That natural resources will be preserved to a maximum feasible extent, and that areas to be left undisturbed during construction shall be so indicated on the site plan and at the site per se.	Areas previously developed will be left undisturbed as indicated on the site plan
That the proposed development property respects floodways and flood plains 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. Prior development on the site, along with adjacent sites would indicate acceptable soil suitability. Soil infiltration test location indicated on site plans.
That the proposed development will not cause soil erosion or sedimentation problems.	SOIL EROSION PERMIT PENDING
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.	The current site is relatively flat with a slight slope towards the rear of the property. Gosling Czubak review deemed the storm water plan acceptable.
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 and surrounding sites are relatively flat. The area that was previously developed will not be disturbed.
That structures, landscaping, landfills or other land uses will not disrupt air drainage systems necessary for agricultural uses.	Located in the B-4 Material Processing and Warehousing District.



Site Plan Review

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Standards for Site Plan Review	
Standard	Finding
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.	The current phase being applied for and the proposed future phase will occur in a logical, sequential order.
That the plan provides for the proper expansion of existing facilities such as public streets, drainage systems, and water and sewage facilities.	No connection to public water or sewer. Not situated along road frontage, accessed through an easement.
That landscaping, fences or walls may be required when appropriate to meet the objectives of this Ordinance.	Landscaping requirements from SUP 95-6P have been updated to meet today's landscaping standards, reflecting the use of native species as prescribed.
That parking layout will not adversely affect the flow of traffic within the site, or to and from the adjacent streets.	No impact. Loading/Unloading dimensions to be determined by the Planning Commissions
That vehicular and pedestrian traffic within the site, and in relation to streets and sidewalks serving the site, shall be safe and convenient.	Angled parking alongside the existing building and addition. No adverse effect.
That outdoor storage of garbage and refuse is contained, screened from view, and located so as not be a nuisance to the subject property or neighboring properties.	A dumpster is indicated at the rear of the property at the end of the paved parking and is enclosed.
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 B-4 zoning district and is in accordance with SUP 95-6P

Summary of Review:

The proposed SUP Minor Amendment 2015-03 meets the standards for Uses Permitted by Right in the B-4: Material Processing and Warehousing District. The previously approved SUP 95-6P necessitates an SUP Minor Amendment/Site Plan Review, rather than a Site Plan Review only. The site plan is complete with exception to the following:

- Off-Street Loading and Unloading dimensions (to be determined by the Planning Commission)
- Soil Erosion and Sedimentation Control permit

Suggested Motion:

Motion to approve the SUP Minor Amendment 2015-03 with Site Plan Review subject to completion, submission and approval by the Zoning Administrator/Planner of the following:



Site Plan Review

6042 Acme Road | Williamsburg, MI | 49690

Phone: (231) 938-1350 | Fax: (231) 938-1510 | www.acmetownship.org

1. The final approved set of site plan drawings to be signed by the Chairperson of the Acme Township Planning Commission and the Applicant or their designated representative.
2. Off-Street Loading and Unloading Requirements satisfied per the Planning Commission's determination
3. Soil Erosion and Sedimentation Control permit submitted.

PLANS PREPARED FOR: PROPOSED STORAGE BUILDINGS 6671 EAST M-72

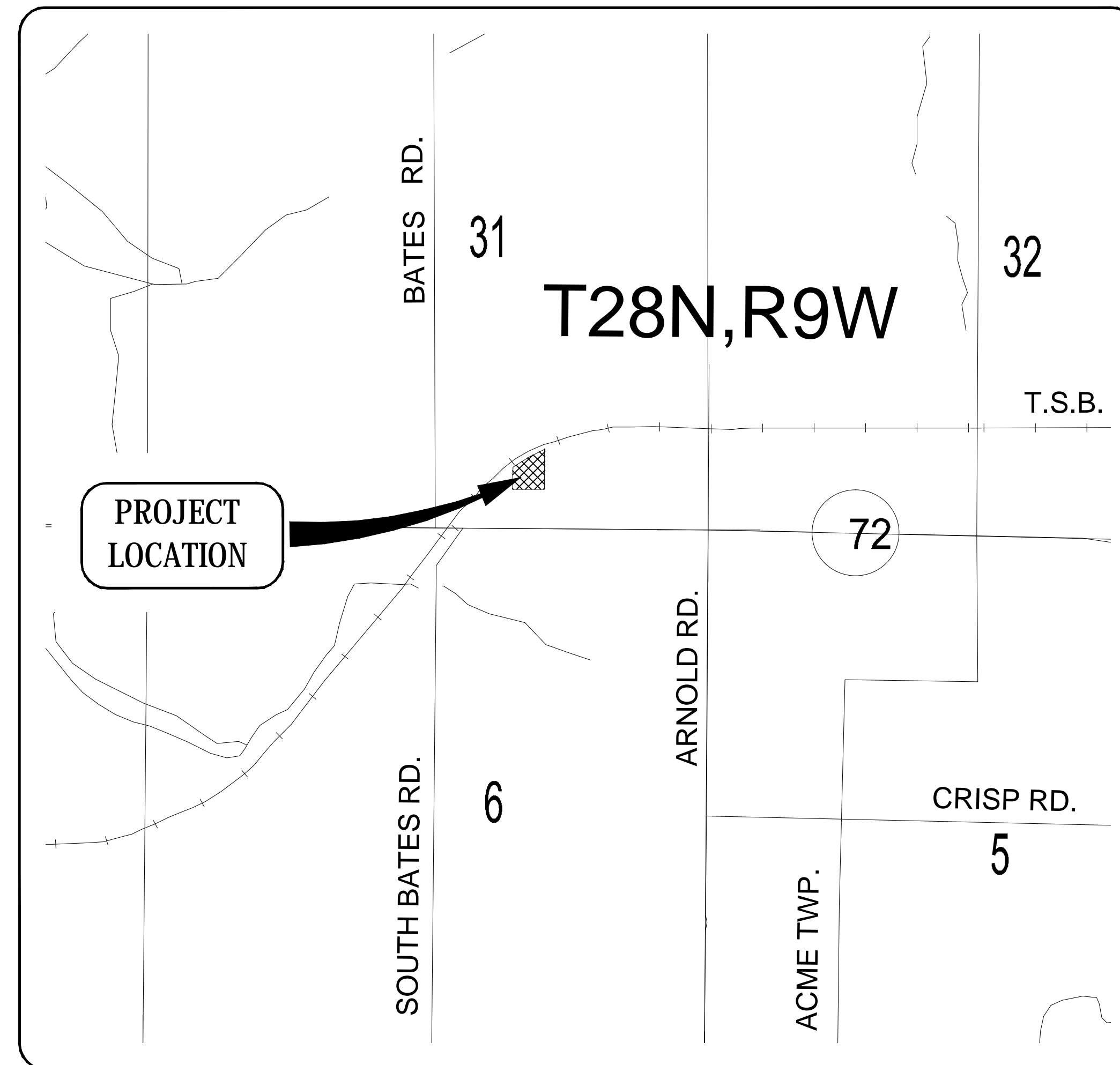
CLIENT

KEN FLANNERY
6671 EAST M-72
WILLIAMSBURG, MI
231-587-0441

ENGINEER/SURVEYOR

gfa Gourdie-Fraser

GOURDIE-FRASER
123 WEST FRONT STREET
TRAVERSE CITY, MICHIGAN 49684
1.800.900.5874

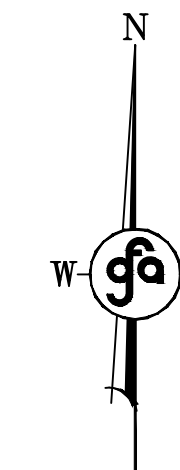


LOCATION MAP

ACME TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN

SHEET INDEX

- 1.0 COVER SHEET
- 1.1 NOTE SHEET
- 2.1 EXISTING CONDITIONS AND DEMOLITION PLAN
- 3.1 SITE PLAN
- 3.2 LANDSCAPING, LIGHTING AND PARKING PLAN
- 4.1 GRADING, DRAINAGE AND SOIL EROSION AND SEDIMENTATION CONTROL PLAN
- 5.1 CONSTRUCTION DETAILS



ISSUED FOR AGENCY REVIEW AND
CONSTRUCTION
10/07/2015

PUBLIC AGENCIES AND UTILITIES

PUBLIC AGENCIES

ACME TOWNSHIP Telephone: 231.938.1350	MICHIGAN DEPARTMENT OF TRANSPORTATION (M.D.O.T.) Telephone: 231.941.1986
GRAND TRAVERSE COUNTY SOIL EROSION - SEDIMENTATION CONTROL Telephone: 231.995.6042	
GRAND TRAVERSE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT Telephone: 231.995.6051	
MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY Telephone: 231.775.3960	

UTILITY AGENCIES

CHERRYLAND ELECTRIC COOPERATIVE Telephone: 231.943.8377	CHARTER COMMUNICATIONS Telephone: 231.929.7012
CONSUMERS ENERGY Telephone: 231.929.6242	AT&T MICHIGAN Telephone: 231.941.2707
DTE ENERGY Telephone: 231.592.3244	

EMERGENCY SERVICES

EMERGENCY CALLS 911	FIRE DEPARTMENTS EMERGENCY SERVICE: 911 Grand Traverse County: Telephone: 231.941.2238
EMERGENCY AMBULANCE SERVICE 911	MSS DIG EMERGENCY SERVICE: 811 Telephone: 1.800.482.7171
POLICE AGENCIES EMERGENCY SERVICE: 911	
Grand Traverse County Sheriff: Telephone: 231.941.2225	
Michigan State Police: Telephone: 231.946.4646	



PROPOSED STORAGE BUILDINGS: 6671 EAST M-72

GFA JOB#
150051

1.0

GENERAL NOTES

- SPECIAL CARE SHALL BE TAKEN IN EXCAVATING IN THE PROXIMITY OF ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL SECURE ASSISTANCE FROM THE APPROPRIATE UTILITY COMPANY IN LOCATING ITS LINES. THE CONTRACTOR SHALL ALSO: PROVIDE SUPPORT FOR ANY UTILITY WITHIN THE EXCAVATION, PROVIDE PROPER COMPACTION UNDER ANY UNDERMINED UTILITY STRUCTURE AND, IF NECESSARY, INSTALL TEMPORARY SHEETING OR USE A TRENCH BOX TO MINIMIZE THE EXCAVATION. THE CONTRACTOR SHALL PROTECT AND SAVE HARMLESS FROM DAMAGE ALL UTILITIES, WHETHER PRIVATELY OR PUBLICLY OWNED, ABOVE OR BELOW GROUND SURFACE, WHICH MAY BE ENCOUNTERED DURING CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER.
- THE LOCATION OF EXISTING PUBLIC UTILITIES AND UNDERGROUND STRUCTURES SUCH AS PIPE LINES, ELECTRIC CONDUITS, SEWERS AND WATER LINES, OF RECORD ARE SHOWN ON THE PLANS. THE INFORMATION SHOWN IS BELIEVED TO BE REASONABLY CORRECT AND COMPLETE. HOWEVER, NEITHER THE CORRECTNESS NOR THE COMPLETENESS OF SUCH INFORMATION IS GUARANTEED. PRIOR TO THE START OF ANY OPERATIONS IN THE VICINITY OF ANY UTILITIES, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES AND MISS DIG AND REQUEST THAT THEY STAKE OUT THE LOCATIONS OF THE UTILITIES IN QUESTION. THE CONTRACTOR SHALL COORDINATE THE RELOCATION OF ANY UTILITIES WITH THE UTILITY PROVIDOR. COST OF REPAIR FOR ANY DAMAGED UTILITY LINES THAT IS PROPERLY STAKED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS AND REGULATIONS GOVERNING THE FURNISHING AND USE OF SAFEGUARDS, SAFETY DEVICES AND PROTECTION EQUIPMENT. THE CONTRACTOR SHALL TAKE ANY NECESSARY PRECAUTIONS TO PROTECT THE LIFE AND HEALTH OF EMPLOYEES AND THE PUBLIC IN THE PERFORMANCE OF THE WORK.
- FOR PROTECTION OF UNDERGROUND UTILITIES AND IN CONFORMANCE WITH PUBLIC ACT 53, 1974, THE CONTRACTOR SHALL DIAL 1-800-482-7171 A MINIMUM OF THREE FULL WORKING DAYS, EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS PRIOR TO BEGINNING EACH EXCAVATION IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN PREVIOUSLY LOCATED. MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE PART OF THE "MISS DIG" ALERT SYSTEM.
- EXISTING PROPERTY CORNERS ARE IDENTIFIED ON THE PLANS. IF A PROPERTY CORNER IS DISTURBED DURING CONSTRUCTION IT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE BY A PROFESSIONAL LAND SURVEYOR.
- CONTRACTOR SHALL PROVIDE TEMPORARY SUPPORT TO ANY MAILBOXES DISTURBED DURING CONSTRUCTION AND SHALL NOT INTERFERE WITH MAIL SERVICE. ALL DISTURBED MAILBOXES SHALL BE PLACED IN ORIGINAL LOCATION AND AT AN ELEVATION DETERMINED BY THE POSTAL SERVICE.
- LOCAL TRAFFIC SHALL BE MAINTAINED AT ALL TIMES.
- CONTRACTOR SHALL RESTORE ALL LAWN, LANDSCAPE PLANTINGS, SIDEWALKS, COMMERCIAL SIGNS, ETC., AS REQUIRED AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL PROVIDE ADEQUATE SUPPORT FOR UTILITY POLES AS NECESSARY. CONTRACTOR SHALL CONSULT WITH THE UTILITY COMPANY PRIOR TO ANY DISTURBANCE OF UTILITY POLE OR ANCHORING SYSTEM.

SOIL EROSION AND STORM WATER CONTROL NOTES

- THE CONTRACTOR SHALL PROVIDE TEMPORARY SOIL EROSION CONTROL MEASURES PER P.A. 451 AS AMENDED. WITH THE USE OF SILT FENCE AND OTHER TEMPORARY MEASURES THE CONTRACTOR SHALL PROTECT THE ADJACENT AREA FROM ACCELERATED EROSION AND SEDIMENTATION FLOWS RESULTING FROM CONSTRUCTION. THE CONTRACTOR SHALL INSTALL ADDITIONAL TEMPORARY AND PERMANENT SOIL EROSION CONTROL MEASURES, IF DIRECTED BY THE ENGINEER OR SOIL EROSION CONTROL OFFICER, AT NO ADDITIONAL COST TO THE PROJECT.
- INSTALLATION AND MAINTENANCE OF TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- SHOULD ADDITIONAL SOIL EROSION CONTROL MEASURES BE DETERMINED TO BE NECESSARY BY EITHER THE SOIL EROSION CONTROL OFFICER OR THE OWNER'S ENGINEER THEY SHALL BE IN PLACE NO LATER THAN 24 HOURS FROM THE TIME OF NOTIFICATION TO THE GENERAL CONTRACTOR FOR THE PROJECT. IF NOT PLACED IN 24 HOURS OR LESS ALL ON SITE CONSTRUCTION WILL BE HALTED UNTIL SUCH MEASURES ARE INSTALLED AND APPROVED BY EITHER THE SOIL EROSION CONTROL OFFICER OR THE OWNER'S ENGINEER.
- ALL DISTURBED NON-HARD SURFACE AREAS TO BE STABILIZED WITH TOPSOIL, SEED, FERTILIZED AND MULCHED. DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH NOT LESS THAN FOUR (4) INCHES. SLOPES BETWEEN 1 ON 3 AND 1 ON 2 SHALL BE SODDED AND STAKED OR RECEIVE SEED WITH MULCH BLANKET.
- IF REQUESTED BY THE ENGINEER OR SOIL EROSION CONTROL OFFICER, A WATER TRUCK SHALL BE KEPT ON STAND-BY ON SITE DURING THE CONSTRUCTION PHASE OF THE PROJECT. THE WATER TRUCK SHALL BE USED AS DIRECTED BY THE ENGINEER OR SOIL EROSION CONTROL OFFICER TO CONTROL WIND EROSION.
- ALL STORM DRAINAGE PIPE SHALL BE CORRUGATED GALVANIZED STEEL PIPE, HDPE OR APPROVED EQUAL.
- A MINIMUM OF TWO (2) FEET OF COVER FROM FINISHED ELEVATIONS SHALL BE MAINTAINED OVER ALL STORM DRAIN PIPES.
- ALL DRAINAGE PIPES THAT OUTLET AT GROUND SURFACE SHALL INCLUDE END SECTIONS.
- EXISTING STORM DRAINAGE DITCHES SHALL BE REBUILT IF FILLED IN OR REMOVED DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO REPAIR OR REPLACE, AS REQUIRED, ALL DRAINAGE CULVERTS DAMAGED DURING CONSTRUCTION AND SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.
- THE CONTRACTOR SHALL REMOVE OR CAUSE TO BE REMOVED ALL SEDIMENT OR SOILS THAT HAVE BEEN DROPPED, WASHED ONTO OR TRACKED OUT ONTO PUBLIC RIGHT-OF-WAY OR PRIVATE ROADS AT THE END OF EACH WORKING DAY OR AFTER EACH RAIN EVENT ON NON-WORK DAYS.
- ALL REMOVED TOPSOIL WILL BE STOCKPILED WITHIN THE PROJECT AREA. IF ADDITIONAL TOPSOIL IS AVAILABLE AFTER TOPSOILING THE CONSTRUCTION AREA, IT WILL BE STOCKPILED WITHIN 1000 FEET OF THE CONSTRUCTION AREA AS DIRECTED BY THE OWNER OR ENGINEER.
- THE CONTRACTOR SHALL REPAIR ALL WASHOUTS AND EROSION DURING THE GUARANTEE PERIOD OF ONE (1) YEAR AT NO ADDITIONAL COST TO THE OWNER.

PLAN LEGEND

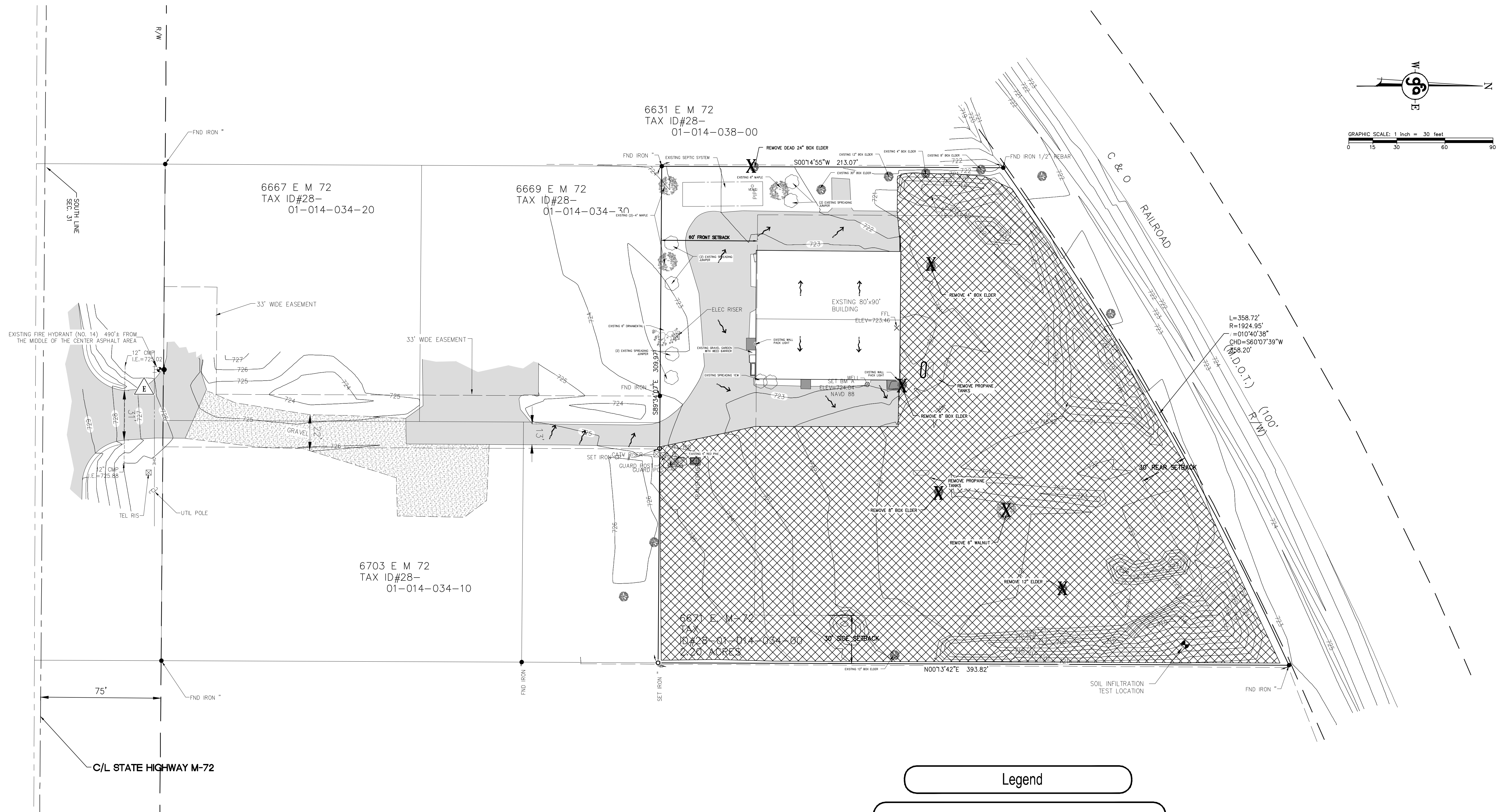
DESCRIPTION	EXISTING	PROPOSED
WATER MAIN	—	—
SANITARY SEWER	—	—
STORM SEWER	—	—
SANITARY FORCE MAIN	—	—
PROPERTY LINE	—	—
RIGHT OF WAY	—	—
SECTION LINE	—	—
CONTOURS	100	100
GAS MAIN	---	---
UNDERGROUND ELECTRIC	---	---
OVERHEAD ELECTRIC	---	---
FIBER OPTIC	---	---
CABLE TELEVISION	---	---
OVERHEAD TELEPHONE	---	---
UNDERGROUND TELEPHONE	---	---
FENCE	---	---
WETLANDS	---	---
TREE LINE	---	---
EDGE OF WATER	---	---
SILT FENCE	○	●
SANITARY MANHOLE (MH)	○	●
STORM MANHOLE (MH)	○	●
CATCH BASIN (CB)	⊕	⊕
RISER	⊕	⊕
GATE VALVE	⊕	⊕
FIRE HYDRANT ASSEMBLY	⊕	⊕
POLE, POWER OR ELECTRIC	⊕	⊕
SIGN	+	+
BENCH MARK (BM)	△	△
U/G UTILITY SIGN	△	△
PROPERTY CORNER	●	●
CURB STOP & BOX	⊕	⊕
WATER SERVICE LEAD	—	—
SANITARY SERVICE LEAD	—	—
FIRE HYDRANT NUMBER	800	900
VALVE NUMBER	1060	1260
TEST PIT	TP-	TP-

PROPOSED STORAGE BUILDINGS
6671 EAST M-72
 NOTE SHEET
 SECTION 31, TOWN 28 NORTH, RANGE 9 WEST
 ACME TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN

DATE	BY	CHKD
10/02/2015	AP	
08/08/2015	AP	
06/17/2015	AP	
02/27/2015	AP	
08/26/2015	AP	
08/01/2015	AP	
10/02/2015	AP	

PROJ NO: **150051**
 1.1

These documents are prepared in accordance with the contractual terms and conditions for this project.



Legend

⊙	TANK COVER	N.	NORTH
⊕	ELECTRICAL PANEL	S.	SOUTH
⊠	GUARD POST	E.	EAST
⊡	FLAG POLE	W.	WEST
⊙	FLOOD LIGHT	°	DEGREES
⊙	CATCH BASIN	'	FEET OR MINUTES
⊙	TEST LEAD	"	INCHES OR SECONDS
⊙	LIGHT POLE	Sq.	SQUARE
⊙	CURB STOP	Ft.	FEET
⊙	MANHOLE	Vol.	VOLUME
⊙	ELEC. TRANSFORMER	Pg.	PAGE
⊙	FIRE HYDRANT	O.R.	OFFICIAL RECORD
⊙	MAILBOX	Calc.	CALCULATED
⊙	SIGN	Rec.	RECORD
⊙	UTILITY POLE	R/W	RIGHT OF WAY
⊙	TELE. RISER	C/L	CENTERLINE
⊙	FOUND IRON	T	TITLE
⊙	FOUND MONUMENT		
⊙	SECTION CORNER LABEL	BENCHMARKS:	
⊙	SOIL INFILTRATION TEST, EL=710	BM #A	ELEV.= 724.04' NAVD 88
X	REMOVAL	REMOVE	
		ADJUST	
			[Cross-hatched box] CLEARING LIMITS

General Notes

1. BUILDING MATERIALS AND DEBRIS SHALL BE REMOVED FROM THE SITE AND ARE THE RESPONSIBILITY OF THE CONTRACTOR.

PH: 231-946-5974
 FAX: 231-946-3703
 WWW: gfo.ic
 123 W. Front Street
 Traverse City, MI 49684

REV#	DATE	BY	CHK	DESC
C	10/02/2015	AP		REVISED SITE PLAN SHOWING PROJECT FRANK ISSUES TO ACME TOWNSHIP
A	09/07/2015	AP		ISSUED TO OWNER FOR SITE PLAN REVIEW AND CONSTRUCTION
B	06/17/2015	AP		REVISED FOOTPRINT OF PROPOSED 230 FT LONG BUILDING
C	02/27/2015	AP		REQUIREMENTS PER ACME TOWNSHIP SFP
D	08/26/2015	AP		ISSUED FOR AGENCY REVIEW AND CONSTRUCTION
E	08/01/2015	AP		REVISIONS BASED ON METRO FIRE COMMENTS
F	10/02/2015	AP		PER METRO FIRE AND GASLINE CORRECTIONS

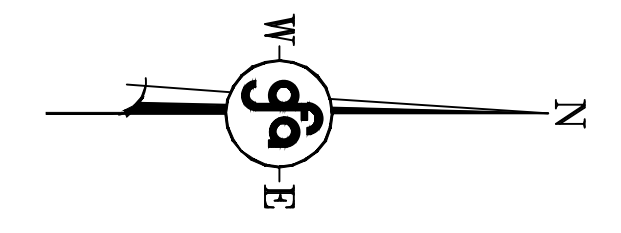
PROPOSED STORAGE BUILDING
6671 EAST M-72
EXISTING CONDITIONS AND DEMOLITION PLAN
 SECTION 31, TOWN 28 NORTH, RANGE 9 WEST
 ACME TOWNSHIP, GRAND TRAVERSE COUNTY, MI

150051
 2.1

These documents are prepared in accordance with the contractual terms and conditions for this project.

REV#	DATE	BY	CHK	DESC
U	10/02/2015	ADP		REVISED SITE PLAN SUBMITTING PROJECT FRANK ISSUES TO ACME TOWNSHIP
A	10/06/2015	ADP		ISSUED TO OWNER FOR SITE PLAN REVIEW AND CONSTRUCTION
B	10/17/2015	ADP		REVISED FOOTPRINT OF PROPOSED 230 FT LONG BUILDING
C	10/27/2015	ADP		REQUIREMENTS PER ACME TOWNSHIP SFP
D	08/26/2015	ADP		ISSUED FOR AGENT REVIEW AND CONSTRUCTION
E	08/01/2015	ADP		REVISIONS BASED ON METRO FIRE COMMENTS
F	10/02/2015	ADP		PER METRO FIRE AND GOSLING/CERNA COMMENTS

**PROPOSED STORAGE BUILDING
6671 EAST M-72
LANDSCAPING, LIGHTING AND PARKING PLAN**
SECTION 31, TOWN 28 NORTH, RANGE 9 WEST
ACME TOWNSHIP, GRAND TRAVERSE COUNTY, MI



GRAPHIC SCALE: 1 inch = 20 feet
0 10 20 40 80

Landscaping Notes

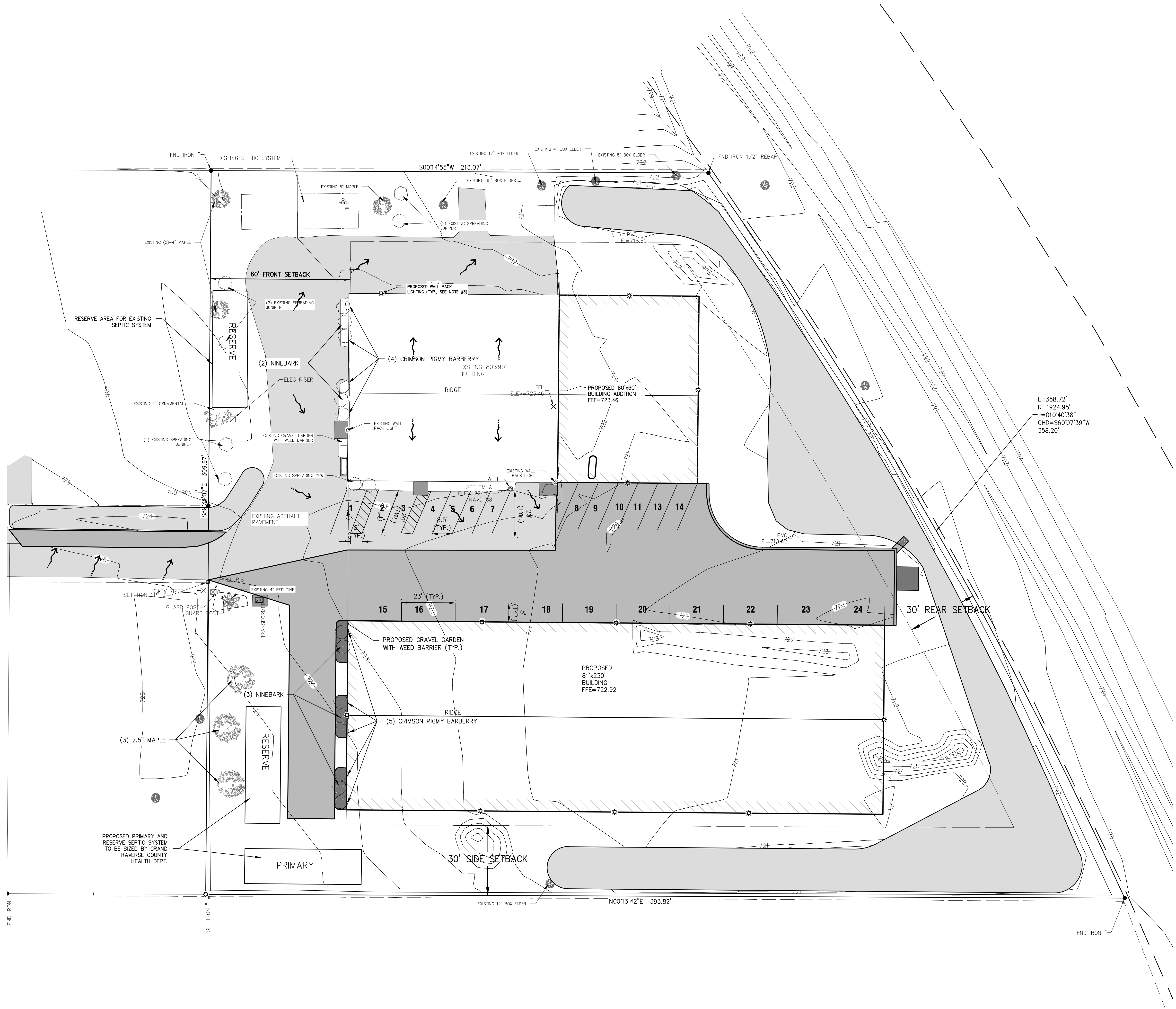
- PROPOSED LANDSCAPING PLAN CONFORMS TO STANDARDS SET IN THE SITE PLAN DATED 10/25/1995 AND REQUIRED IN THE SPECIAL USE PERMIT NO.: 95-6P. PROPOSED LANDSCAPING PLAN CONFORMS TO AMENDMENT #33 LANDSCAPING TO THE ACME TOWNSHIP ZONING ORDINANCE.
- ALL LANDSCAPING WILL BE SPRINKLED BY AN AUTOMATIC SPRINKLING SYSTEM TO BE DESIGNED AND INSTALLED BY OTHERS.
- LANDSCAPING IS SUMMARIZED BELOW:
1995 LANDSCAPING PLAN:
 CANOPY:
 (10) CRIMSON MAPLE
 SHRUBBERY:
 (16) SPREADING YEW
 (14) SPREADING JUNIPERS
ACTUAL EXISTING:
 CANOPY:
 (3) MAPLE (EXCLUDING THE PROPOSED REMOVED MAPLE ADJ. TO BUILDING)
 (1) ORNAMENTAL
 (1) RED PINE
 (4) BOX ELDER
 SHRUBBERY:
 (2) SPREADING YEW
 (6) SPREADING JUNIPERS
REQUIRED 2015 LANDSCAPING PLAN (TO BRING EXISTING CONDITIONS INTO COMPLIANCE):
 (3) CANOPY TYPE
 (14) SHRUBBERY
PROPOSED CANOPY TYPE PLANTINGS:
 (3) 2.5" MAPLE
PROPOSED SHRUBBERY TYPE PLANTINGS:
 (3) CRIMSON PIGMY BARBERRY
 (5) NINEBARK
 NOTE: THE 2015 LANDSCAPING PLAN PLANTING SELECTIONS ARE BASED ON THE CURRENT ISSUE OF "RECOMMENDED PLANTING GUIDELINES FOR MUNICIPALITIES" AS PUBLISHED BY THE NORTHWEST MICHIGAN INVASIVE SPECIES NETWORK, AND CONSULTATION WITH BARKER CREEK NURSERY IN WILLIAMSBURG FOR RECOMMENDATIONS FOR SUCCESSFUL PLANTINGS IN THE REGION.

Lighting Notes

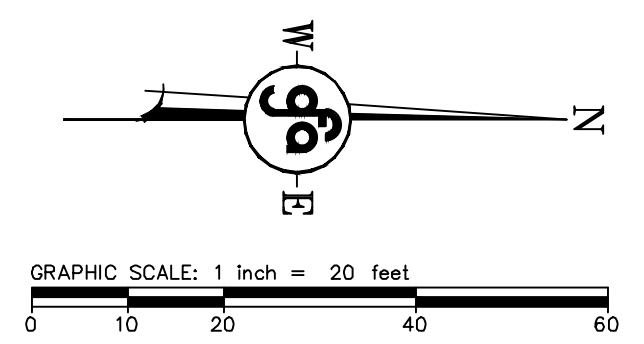
- PROPOSED LIGHTING PLAN CONFORMS TO STANDARDS SET IN THE SITE PLAN DATED 10/25/1995 AND REQUIRED IN THE SPECIAL USE PERMIT NO.: 95-6P. PROPOSED LIGHTING PLAN CONFORMS TO THE CURRENT ACME TOWNSHIP ZONING ORDINANCE.
- SITE LIGHTING SHALL BE INSTALLED WITH THE USE OF AUTOMATIC TIMING DEVICES TO ENSURE THE LIGHTS WILL BE TURNED OFF BETWEEN 11:00 P.M. AND SUNRISE OR AS OTHERWISE DIRECTED BY ACME TOWNSHIP.
- THE 10/25/1995 SITE PLAN CALLED FOR (14) WALL PACK LIGHTS. THERE ARE (2) WALL PACK LIGHTS ON THE EXISTING BUILDING.
- A TOTAL OF (12) LITHONIA LIGHTING D-SERIES, SIZE 1 WALL PACK (OR ACME TOWNSHIP APPROVED EQUAL) WILL BE INSTALLED TO THE EXISTING BUILDING AND THE PROPOSED ADDITION AND BUILDING.

Parking Notes

- PROPOSED PARKING PLAN EXCEEDS THE SITE PLAN DATED 10/25/1995 CONTAINED IN THE SPECIAL USE PERMIT NO.: 95-6P.



These documents are prepared in accordance with the contractual terms and conditions for this project.



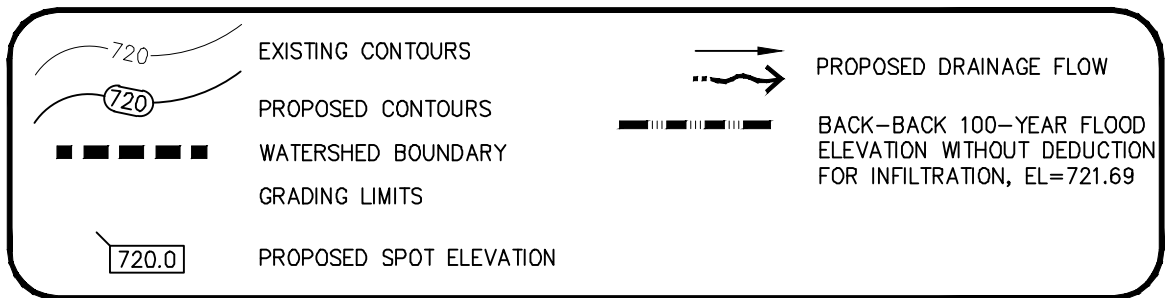
Stormwater Summary

SITE CHARACTERISTICS	
TOTAL AREA:	2.20 AC.
IMPERVIOUS AREA:	1.22 AC.
PERVIOUS AREA:	0.98 AC.
BASIN "A" DATA	
TOP ELEV.:	720.00
BOTTOM:	716.50
BACK-BACK 100 YEAR EVENT RESULTS:	
BASIN VOLUME PROVIDED AT PEAK EL=719.52:	18,854 CF
INFILTRATION VOLUME DEDUCTED:	43,749 CF
BACK-BACK 100-YR VOLUME REQUIRED:	63,336 CF
DESIGN INFILTRATION RATE:	3"/HR.
ACTUAL INFILTRATION RATE:	36"-39"/HR.
PEAK ELEVATION DURING BACK-BACK 100 YEAR WITH NO INFILTRATION:	721.69
ACCESS DRIVE WIDENING - RE-GRADING OF BASIN "B"	
TOTAL AREA:	931 SF
IMPERVIOUS AREA:	931 SF
BASIN "B" DATA	
TOP ELEV.:	724.50
BOTTOM:	723.00
BACK-BACK 100 YEAR EVENT RESULTS (NO INFILTRATION DEDUCTED):	
BASIN VOLUME PROVIDED AT PEAK EL=724.5:	740 CF

Storm Sewer/Drainage Notes

- 1 RETENTION BASIN (SEE DETAIL 2 ON SHEET 5.1)
- 2 INSTALL 210 LF OF SILT FENCE (SEE DETAIL 5 ON SHEET 5.1)
- 3 INSTALL RAISED ASPHALT CURB DETAIL (SEE DETAIL 6 ON SHEET 5.1)
- 4 ASPHALT SPILLWAY AND RIP-RAP (SEE DETAILS 7 AND 8 ON SHEET 5.1)

Legend

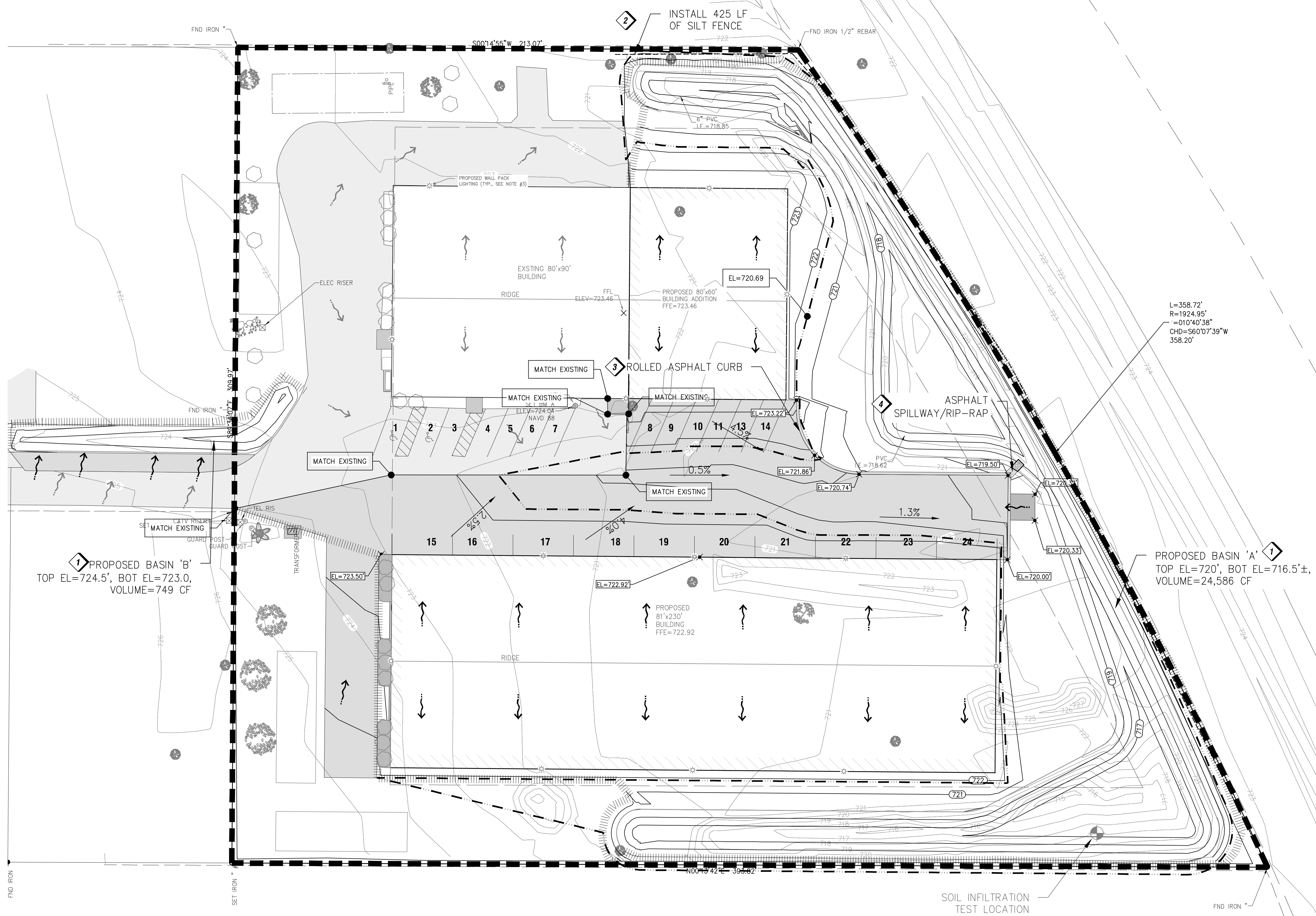


General Notes

- STORM WATER CONTROL METHODS ARE IN ACCORDANCE WITH ORDINANCE NO. 2007-01, ACME TOWNSHIP STORM WATER CONTROL ORDINANCE. COMPUTATIONS WERE PERFORMED USING HYDROCAD.
- SITWORK CONTRACTOR SHALL GRADE BUILDING PAD AREA TO 4" BELOW FFL GRADE WITHIN BUILDING LIMITS. BACKFILL MATERIAL SHALL BE CLEAN GRANULAR FILL FROM ON-SITE EXCAVATIONS. COORDINATE FILL MATERIAL PLACEMENT WITH SITE ENGINEER FOR CONCURRENCE.
- THE OWNER SHALL MAINTAIN THE SITE PER THE "SOIL EROSION & SEDIMENTATION CONTROL MANAGEMENT PLAN" DETAILED BELOW.

SOIL EROSION & SEDIMENTATION CONTROL MANAGEMENT PLAN

- RESPONSIBILITY FOR SOIL EROSION & SEDIMENTATION CONTROL MAINTENANCE DURING CONSTRUCTION, IS THE DEVELOPER'S AND/OR THE DEVELOPER'S DESIGNATED CONTRACTOR RESPONSIBILITY TO PERFORM THE SOIL EROSION & SEDIMENTATION CONTROL MAINTENANCE.
- FOLLOWING CONSTRUCTION, IT WILL BE THE RESPONSIBILITY OF THE DEVELOPER, ITS SUCCESSORS, AN ESTABLISHED PROPERTY ASSOCIATION OR AN APPOINTED CONTRACTOR FOR THE OWNER TO PERFORM THE SOIL EROSION & SEDIMENTATION CONTROL MAINTENANCE.
- SOIL EROSION & SEDIMENTATION CONTROL INSPECTIONS SHOULD BE COMPLETED SEMI-ANNUALLY BY THE DEVELOPER, ITS SUCCESSORS, AN ESTABLISHED PROPERTY ASSOCIATION OR AN APPOINTED CONTRACTOR FOR THE OWNER.
- ROUTINE SOIL EROSION & SEDIMENTATION CONTROL MAINTENANCE OF THE OWNER'S PROPERTY MUST BE COMPLETED WITHIN 30 DAYS OF RECEIPT OF WRITTEN NOTIFICATION THAT ACTION IS REQUIRED, UNLESS OTHER ACCEPTABLE ARRANGEMENTS ARE MADE WITH THE DEVELOPER OR ITS SUCCESSORS. EMERGENCY MAINTENANCE (I.E., WHERE THERE IS ENDANGERMENT TO PUBLIC HEALTH, SAFETY, OR WELFARE) SHALL BE PERFORMED IMMEDIATELY UPON RECEIPT OF WRITTEN NOTICE. SHOULD THE DEVELOPER FAIL TO ACT WITHIN THESE TIME FRAMES, ACME TOWNSHIP, OR ITS SUCCESSORS MAY PERFORM THE NEEDED SOIL EROSION & SEDIMENTATION CONTROL MAINTENANCE AND ASSESS THE COSTS AGAINST THE DEVELOPER, ITS SUCCESSORS OR ESTABLISHED PROPERTY ASSOCIATION.



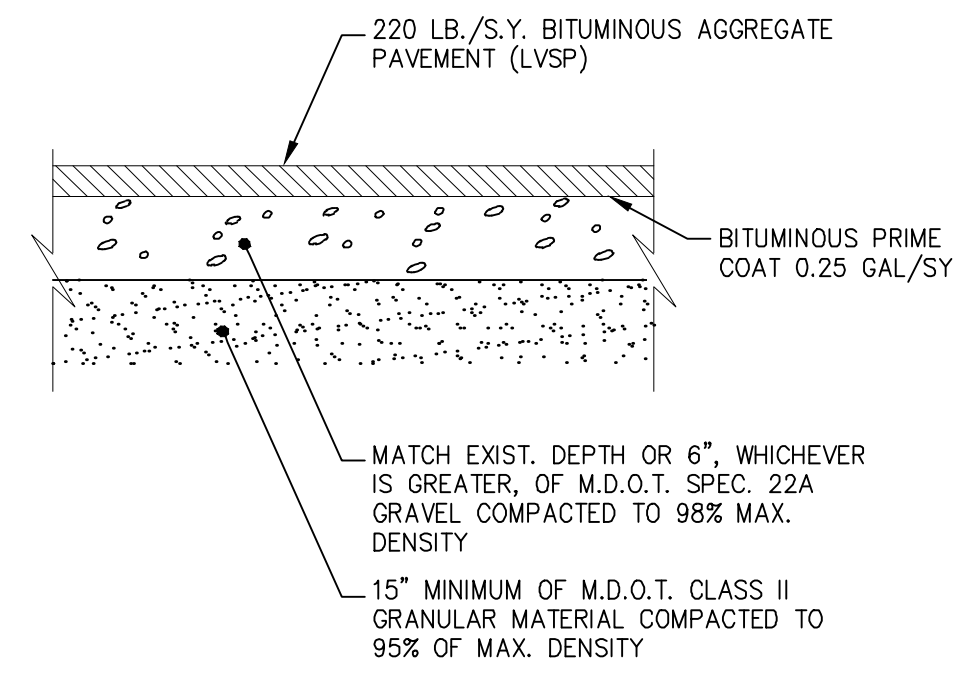
PH: 231.946.5974
 FAX: 231.946.3703
 WWW: gfo.com
 123 W. Front Street
 Traverse City, MI 49684

REV#	DATE	BY	CHK	DESCRIPTION
U	10/07/2015	ADP		REVISED SITE PLAN SUBMITTING PROJECT FRANK ISSUES TO ACME TOWNSHIP
A	10/07/2015	ADP		ISSUED TO OWNER FOR SITE PLAN REVIEW AND CONSTRUCTION
B	10/07/2015	ADP		REVISED FOOTPRINT OF PROPOSED 230 FT LONG BUILDING
C	10/27/2015	ADP		REQUIREMENTS PER ACME TOWNSHIP SFP
D	10/27/2015	ADP		ISSUED FOR AGENT REVIEW AND CONSTRUCTION
E	10/07/2015	ADP		REVISIONS BASED ON METRO FIRE COMMENTS
F	10/07/2015	ADP		PER METRO FIRE AND OUSING CEBAK COMMENTS

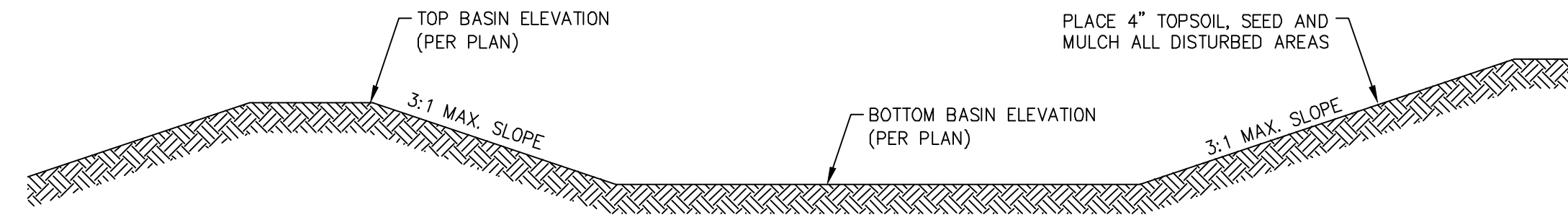
PROPOSED STORAGE BUILDING
 6671 EAST M-75
 GRADING, DRAINAGE AND SOIL EROSION AND SEDIMENTATION CONTROL PLAN
 SECTION 31, TOWN 28 NORTH, RANGE 9 WEST
 ACME TOWNSHIP, GRAND TRAVERSE COUNTY, MI

DATE:	10/07/2015
BY:	T. BOYD, PE
CHK:	A. FRYE, EIT
APP:	D. WAGNER, PE
PROJECT NO.:	150051
SHEET NO.:	4.1

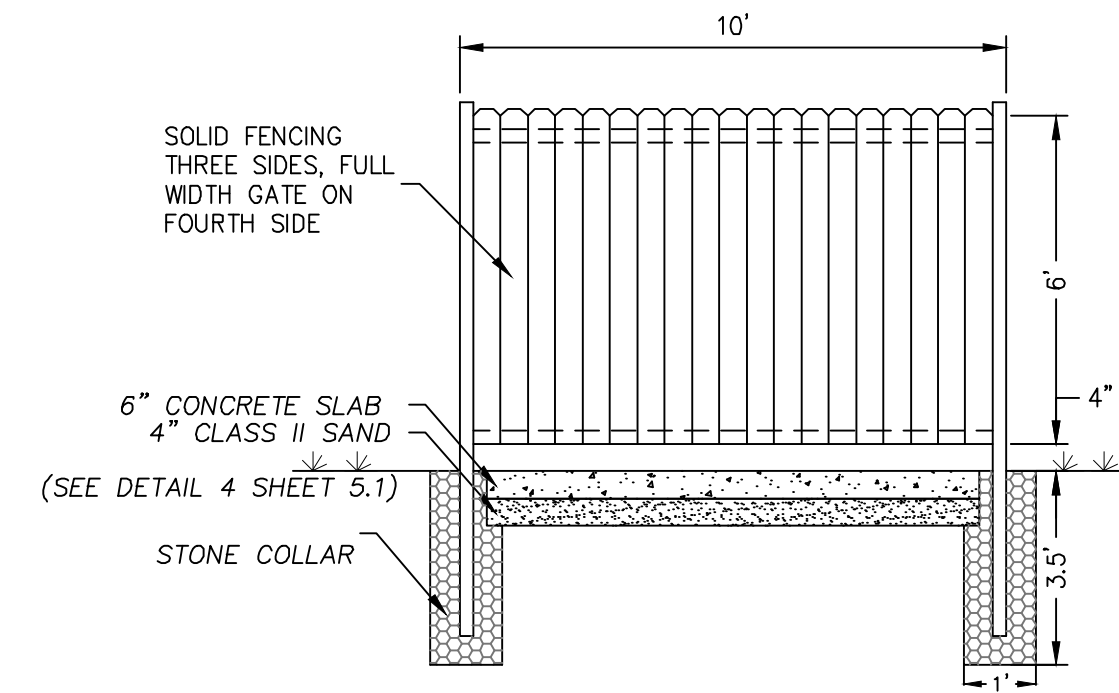
These documents are prepared in accordance with the contractual terms and conditions for this project.



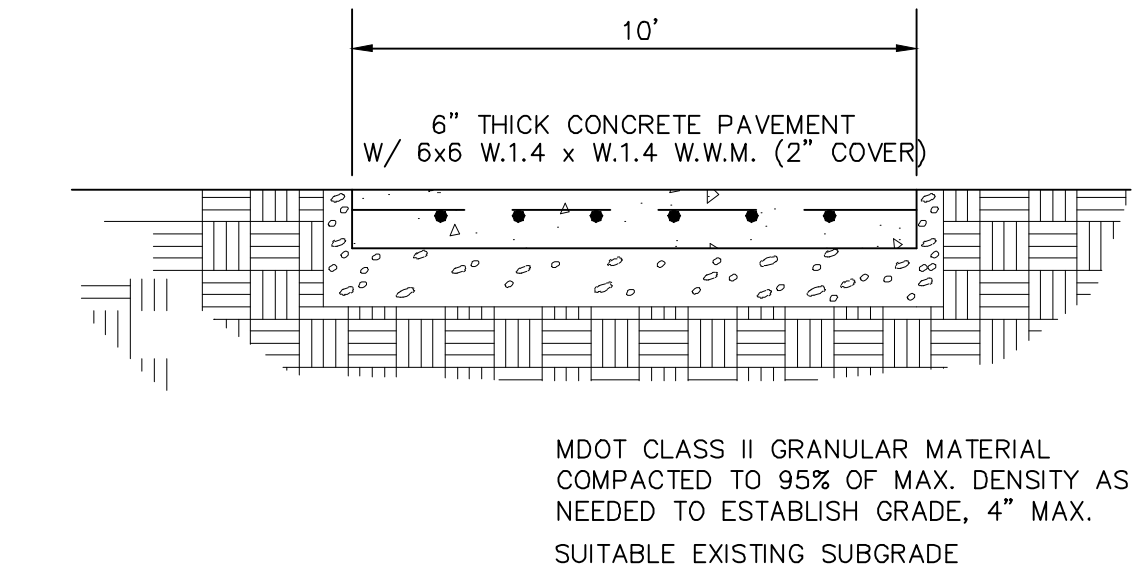
1
5.1 PAVING DETAIL
NO SCALE



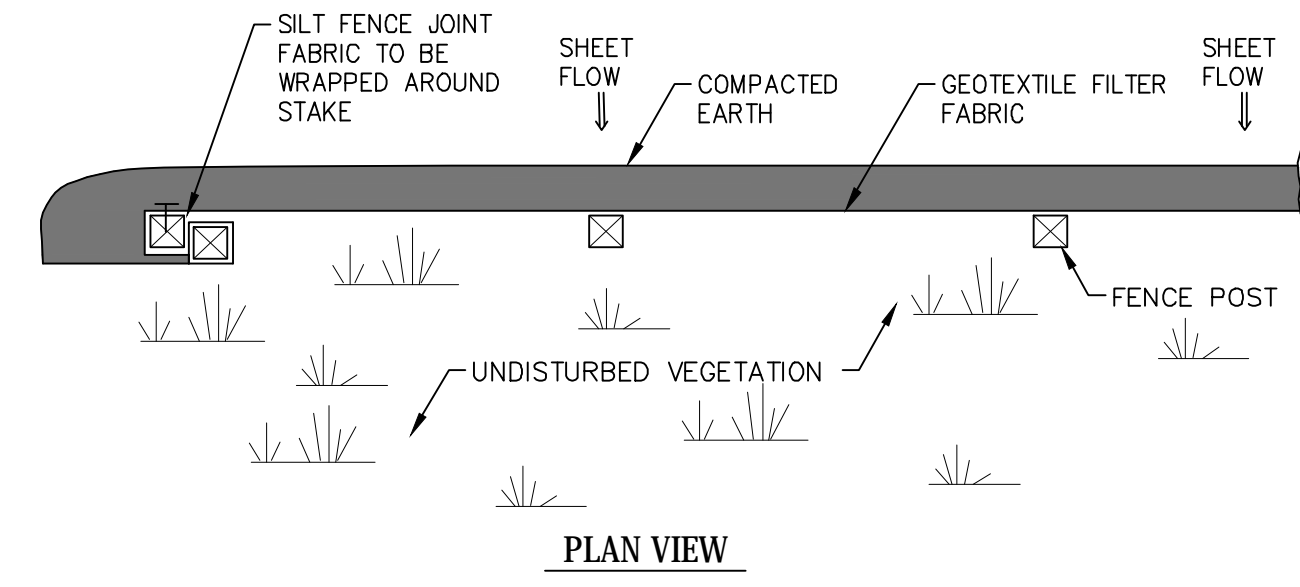
2
5.1 TYPICAL X-SECTION SEDIMENT/INFILTRATION BASIN
NO SCALE



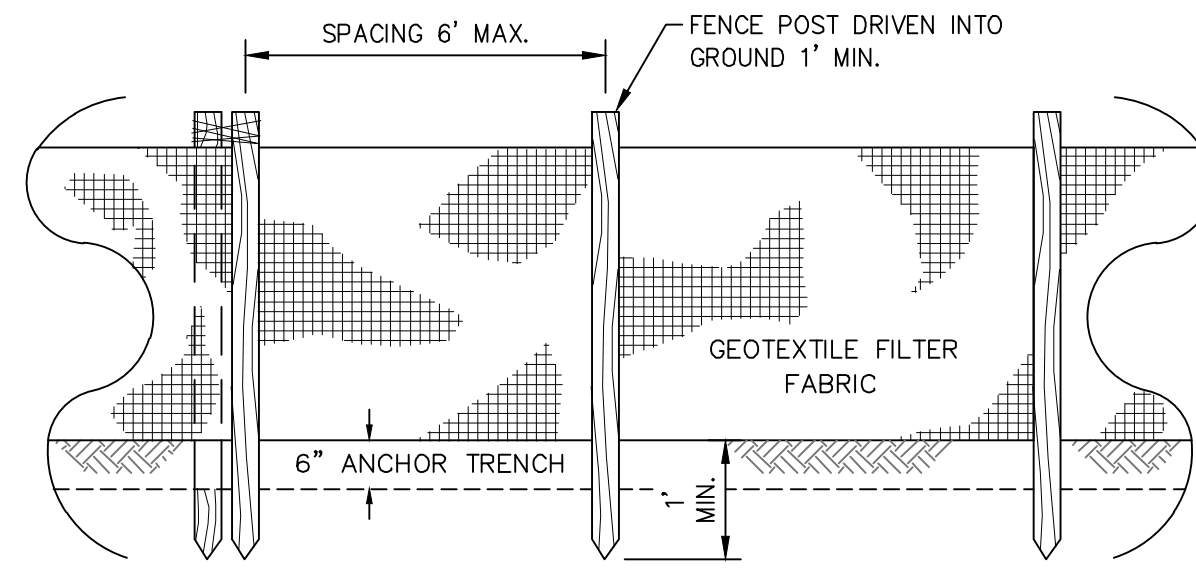
3
5.1 DUMPSTER ENCLOSURE DETAIL
NO SCALE



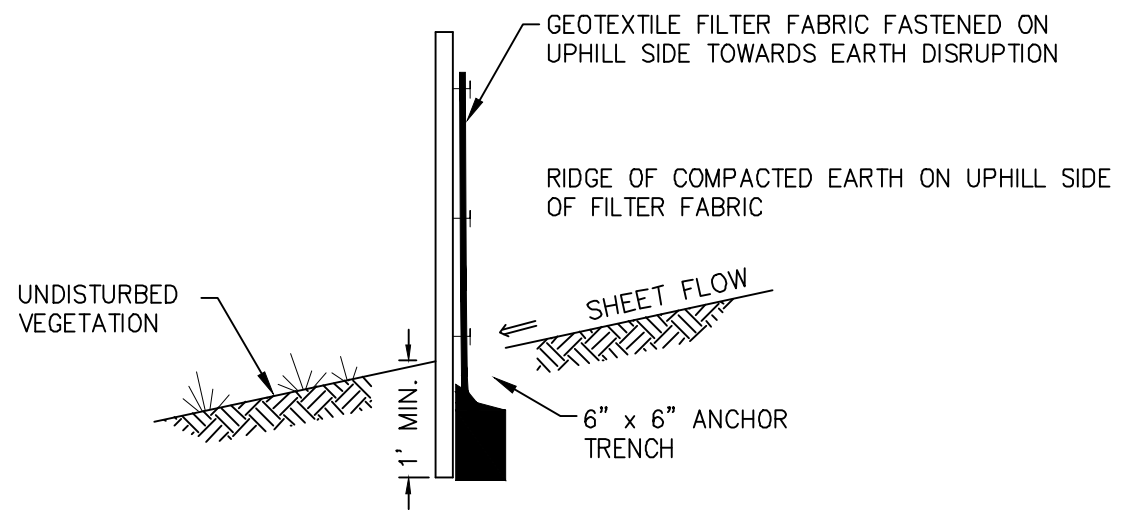
4
5.1 CONCRETE DUMPSTER PAD DETAIL
NO SCALE



PLAN VIEW

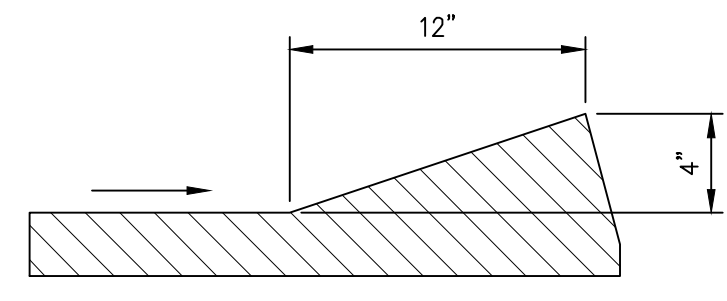


FRONT ELEVATION

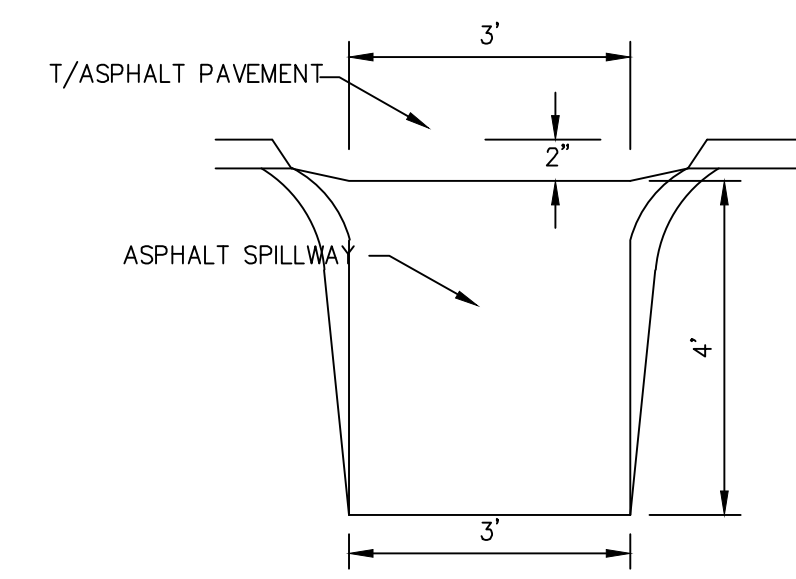


SECTION VIEW

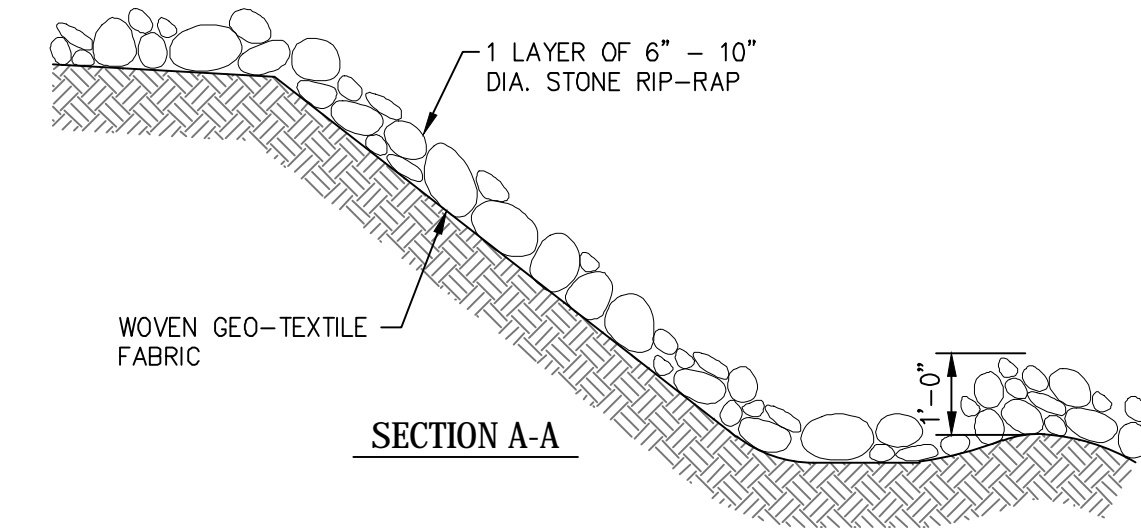
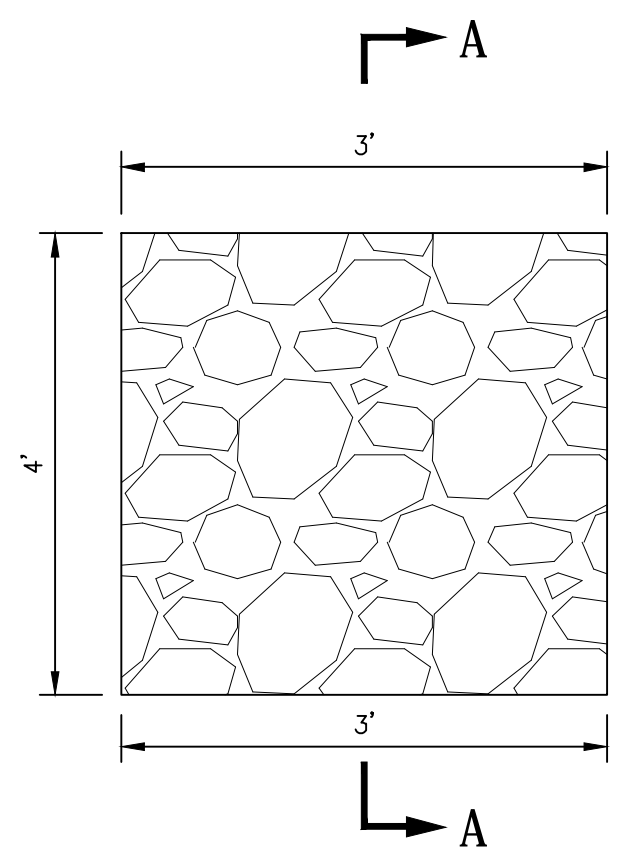
5
5.1 SILT FENCE DETAILS
NO SCALE



6
5.1 BITUMINOUS RAISED EDGE DETAIL
NO SCALE



7
5.1 ASPHALT SPILLWAY DETAIL
NO SCALE



8
5.1 STONE RIP-RAP APRON
NO SCALE

T:\PROJECTS\66671 STORAGE BUILDINGS\DETAILS AND CONSTRUCTION\66671 5.1.DWG

gfa Gourdie-Fraser
Municipal | Development | Transportation

PH: 231.946.5874
FAX: 231.946.3703
WWW.gourdiefraser.com

123 W. Front Street
Traverse City, MI 49884

PROPOSED STORAGE BUILDINGS
6671 EAST M-72
CONSTRUCTION DETAILS
SECTION 3.1, TOWN 28 NORTH, RANGE 9 WEST
ACME TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN

These documents are prepared in accordance with the contractual terms and conditions for this project.

REV.	DATE	BY	CHK.	DESCRIPTION
G	10/07/2015	ADP		ISSUED TO OWNER FOR SITE PLAN REVIEW AND CONSTRUCTION
A	06/09/2015	ADP		ISSUED TO OWNER FOR SITE PLAN REVIEW AND CONSTRUCTION
B	06/17/2015	ADP		REVISED FOOTPRINT OF PROPOSED 230 FT LONG BUILDING
C	07/27/2015	ADP		REQUIREMENTS FOR ACME TOWNSHIP STP
D	08/26/2015	ADP		ISSUED FOR AGENCY REVIEW AND CONSTRUCTION
E	09/01/2015	ADP		REVISIONS BASED ON METRO FIRE COMMENTS
F	10/02/2015	ADP		PER METRO FIRE AND GOSHING CUBAK COMMENTS

DATE: 10/07/2015
TIME: 10:00 AM
DRAWN BY: ADP
CHECKED BY: ADP
SCALE: AS SHOWN
SHEET NO.: 5.1 OF 10

Shawn Winter

From: Andy Purvis <Andy@gfa.tc>
Sent: Friday, October 30, 2015 9:45 AM
To: gtsoilerosion@grandtraverse.org
Cc: Flannery Machine & Tool; Shawn Winter; Terry Boyd
Subject: 6671 E M-72 Soil Erosion and Sedimentation Control: Construction Sequence Summary

Good morning Gwen:

As requested I will summarize the general construction sequence required for the site located at 6671 E M-72. Ken will be providing you with the required \$2,000 surety in order for you to process the permit. Please get the permit to Ken as quickly as possible so he can then get it to Shawn Winter at Acme Township for the upcoming Township meeting.

Tentatively April/May, 2016 - Construction begins

1st - Install Silt Fence as detailed on sheet 4.1 of the plan set
2nd - Excavate and Re-shape retention basins
3rd - Strip topsoil and begin earth grading directing drainage flow toward retention basins
4th - Apply gravel base for paved areas and restored pervious areas with topsoil and seed
5th - Building Addition construction
6th - Paving and spillway construction
7th - Overall site restoration

July, 2016 - Construction Complete

Thank you,

Andy

Andrew J. Purvis, EIT
Design Engineer

123 W Front Street | Traverse City, MI 49684 tel (231) 946.5874 | cell (231) 357.7878 fax (231) 946.3703

[website](#) | [mobile website](#) | [grant blog](#) | [vCard](#) | [map](#) | [email](#)

Confidentiality Note: This e-mail and any attachments are confidential and may be protected by legal privilege. If you have received this e-mail in error, please notify us immediately by returning it to the sender and delete this copy from your system. Thank you.



GRAND TRAVERSE METRO FIRE DEPARTMENT

FIRE PREVENTION BUREAU

897 Parsons Road ~ Traverse City, MI 49686
Phone: (231) 922-2077 Fax: (231) 922-4918 ~ Website: www.gtfire.org Email: info@gtfire.org

SITE PLAN REVIEW RECORD

ID # M5885 – 5023 – P-0172

DATE: 9/22/15

PROJECT NAME: 6671 East M-72 Site Plan Review

PROJECT ADDRESS: 6671 East M-72

TOWNSHIP: Acme

APPLICANT NAME: Ken Flannery

APPLICANT COMPANY:

APPLICANT ADDRESS: 10321 Deal Rd.

APPLICANT CITY: Williamsburg STATE: MI ZIP: 49690

APPLICANT PHONE # 231-587-5076

FAX #

Reviewed By: Brian Belcher Assistant Chief/ Fire Marshal

This review is based solely on the materials submitted for review and does not encompass any outstanding information. Compliance with all applicable code provisions is required and is the responsibility of the permit holder. Items not listed on the review do not negate any requirements of the code nor the compliance with same. Inspection requests must be made a minimum of 48 hours prior to needed inspection. This plan review is based on the 2009 International Fire Code, as adopted.



GRAND TRAVERSE METRO FIRE DEPARTMENT

FIRE PREVENTION BUREAU

897 Parsons Road ~ Traverse City, MI 49686
Phone: (231) 947-3000 Fax: (231) 922-4918 ~ Website: www.gtmetrofire.org Email: Info@gtfire.org

SITE PLAN REVIEW

ID # M5885-5023-P-0172

DATE: 10/7/15

1. 505.1 Address identification.

New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained.

-Install address at M-72 as well as on the roadside of the building.

CONCLUSION

Ok to proceed with township approval process for phase one of the project. On site water issue must be addressed at time of township approval process for phase two of the project which will be the East building.

Technical Memo – Storm water Calculation Review

To: John Iacoangeli - Beckett & Raeder, Inc.
Jay Zollinger, Supervisor – Acme Township

From: Robert Verschaeve, P.E / Martin Graf, P.E.

Date: October 1, 2015
[October 29, 2015 REVISION 1](#)

RE: 6671 East M-72 Building Expansion
Stormwater Calculation Review

This review is being provided as requested by Acme Township and Beckett & Raeder, Inc. and is limited to storm water control for the referenced project. Soil erosion and sedimentation control measures are noted on the plans. This review does not address any of those measures and review and/or approval of those measures should come from the office that would issue a SESC permit.

The plans for the project that were submitted for review were prepared by Gourdie Fraser with the latest revision date of 7/27/15 noted "Per Acme Township SUP". [Revised plans noted "Rev F" dated 10/2/2015 were submitted.](#)

The plans show a proposed 4800 sft building addition and a proposed 18,630 sft building. It also includes approximately 10,420 sft of new HMA parking between the between the existing building and the proposed building adjacent to existing HMA parking.

The storm water runoff for the site is directed to one storm basin that is situated along the north and west area of the property. The basin is designed as an infiltration/retention basin as there is no positive drainage outlet from the basin. Based on this the basin has been sized for a 100-yr storm event and evaluated for back-to-back 100-yr storm events with infiltration considerations as allowed per the storm water control ordinance.

[The latest plan revision includes a small area of additional pavement added at the request of the fire department. An additional infiltration basin was added to address this pavement and sized appropriately for the back-to-back 100-yr storm.](#)

The impervious areas used in the calculations shown on the plans were checked. The scaled impervious area is consistent with the design area noted in the storm water calculations. There is a minor discrepancy in the

impervious area used for the calculations and what is shown on the plans (1.18ac vs 1.15ac). The calculations and plans need to match.
[Calculation and plan values have been updated to match.](#)

The volume of the basin was also calculated from areas scaled off the proposed contours. The scaled volume of the basin is consistent with the design volumes indicated on the "Stormwater Summary" table.

A soil infiltration test appears to have been performed at the site. The test indicates an infiltration rate of 36"-39"/hr. A design infiltration rate of 3"/hr was used for the project which is appropriate based on the indicated field testing.

In reviewing Section 1. Infiltration/Retention Systems of the Acme Township Storm water Control Ordinance, there is one item on the proposed plans to note that need to be addressed as follows:

1. Design Criteria. This section notes that an infiltration test with a report as detailed in Appendix 9 must be submitted. No report has been received. Please submit the required infiltration report.

[The requested test results have been provided and are acceptable.](#)

The standards for an infiltration/retention basin also note that treatment forebays are required for sites with a significant potential of exposing storm water to oil, grease, toxic chemicals, or other polluting materials. Representative sites are listed in Appendix 1 of the Ordinance and include: vehicle salvage yards and recycling facilities; vehicle fueling, service, and maintenance facilities; vehicle equipment cleaning facilities; fleet storage areas; industrial sites; marinas; hazardous waste storage or generation facilities; and commercial container nursery. This use does not appear to be any of these uses, but the Township should verify the type of storage proposed to be sure a treatment forebay is not required.

In general the storm water controls proposed on the plans appear fairly typical of what might be seen on similar sites in Grand Traverse County. It appears that the items noted should be able to be satisfactorily addressed by the developer's engineer. Once the requested items are provided, it is anticipated the proposed storm water control plan can be approved.

[The requested items have been provided and the minor changes are acceptable. The storm water control plan proposed is acceptable.](#)

Acme Township Special Use Permit

Permit No.: 95-6P

To: **Jerry L. Dietrich**
9255 Fairview
Williamsburg, Michigan 49690

WHEREAS, Application having been made by the above named for Special Use Permit and Site Plan approval, to construct a 12,000 square foot and an 18,400 square foot storage building on property located at 6671 M-72 east, in Acme Township, Grand Traverse County, Michigan, currently zoned B-4, Material Processing and Warehousing and more fully described as follows:

A 169 E 310 FT OF W 1104.88 FT OF SW 1/4 OF SE 1/4 LYING S OF RR
 R/W EXC S 390 FT SEC 31 T28N R9W.

Parcel No. 28-01-014-034-00

Due notice has been given and public hearings have been held on the Application for Special Use Permit and Site Plan Approval, and the Acme Township Board has determined that the requested Special Use Permit and Site Plan Approval as recommended by the Acme Township Planning Commission, are appropriate and in the best interest of Acme Township. The Acme Township Board does hereby approve the Site Plan and this Special Use Permit subject to the following:

1. The representations that have been made by the Applicant and the Applicant's representatives at the meetings of the Acme Township Planning Commission and the Acme Township Board on the record and in the minutes and as reflected on the Site Plan dated **10/25/95** are incorporated herein by reference as the plan presented to the Acme Township Board on the published hearing date. The Site Plan shall be attached hereto and incorporated herein as **Exhibit A**.
2. All exterior lighting shall be from high pressure sodium light sources with shielded down lighting and non-projecting lens. All exterior light and lighting fixtures shall be subject to review and approval of the Acme Township Planner.
3. The landscaping plan shall be as shown on Site Plan dated **10/25/95** attached to this Special Use Permit as **Exhibit B**, with plant species to be appropriate for existing soils, the size, location and number to be approved by the Landscape Committee. All landscaping shall be sprinkled by an automatic sprinkling system. Any change in the landscaping plan shall be approved by the Landscape Committee of the Acme Township Planning Commission.
4. Any waste receptacle placed on the property shall be screened, and the location

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Parcel No.: 28-01-014-034-00

approved by the Acme Township Planner.

5. The elevations shall be as on the Site Plan, with the final grade consistent with adjoining developed properties.

6. Parking shall meet all of the requirements of the Zoning Ordinance.

7. There is to be no outside storage or sales.

8. The Applicant must obtain all necessary permits, including soil erosion, and Department of Natural Resource permits, and/or approvals.

9. The signage shall meet all of the requirements of the sign provisions of the Acme Township Zoning Ordinance, without variance.

10. Additional requirements as listed below:

- a. Approval of the Grand Traverse County Metro Fire Department.
(Received 10/13/95)

11. The Developer shall provide a Bond, Letter of Credit or Cash Surety in a form and amount acceptable and approved by the Acme Township Planner, for completion of the development, including landscaping, paving, lighting and irrigation. (Received 4-24-96)

12. The development shall be subject to all applicable restrictions and requirements as set forth in the Acme Township Zoning Ordinance of 1979, as amended. The development is also subject to all of the requirements of this Special Use Permit. Any violation of these conditions or requirements shall serve as grounds for revocation of this Special Use Permit by the Acme Township Board. In the event of any such violation, Acme Township shall give written notice to the Applicant, by ordinary mail addressed to the Applicant at the last address furnished to Acme Township by the Applicant. The notice shall state that unless the violation is corrected or resolved, to the satisfaction of the Township Board, within thirty (30) days from the date of the notice, then the Acme Township Board may revoke this Special Use Permit after hearing pursuant to the Ordinance. In the event a hearing becomes necessary, the Acme Township Board shall establish the notice requirements and such other conditions with respect to the hearing as the Acme Township Board may deem appropriate. After hearing, if the Acme Township Board revokes this Special Use Permit, then enforcement of the violation may be made by an application for appropriate relief in the Grand Traverse County Circuit Court. The Applicant agrees that Acme Township may recover all of its costs, including attorney fees, associated with, or resulting from, such violation for non-compliance.

13. The rights set forth in Paragraph 11 of this Special Use Permit are in addition to those granted to Acme Township by the Township Rural Zoning Act and other appropriate

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statutes and laws, including the Acme Township Zoning Ordinance. The applicant Agrees that it accepts the conditions imposed under this Special Use Permit. In any action brought to enforce Acme Township's rights under this Special Use Permit the Applicant shall pay for and reimburse Acme Township for all costs incurred by Acme Township, including attorney fees.

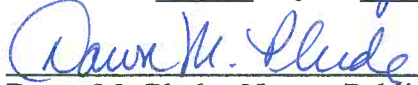
The undersigned hereby certifies that he is the Acme Township Supervisor, Grand Traverse County, Michigan, and that this Special Use Permit was approved by the Township Board on **November 6, 1995**. The undersigned certifies that a quorum was present at said meeting and that said meeting complied with all applicable laws and regulations.



Mark Ritter, Supervisor

Approved by a 5-0 vote of the Township Board on November 6, 1995.

Subscribed and sworn to before me on this 29th day of April, 1996.



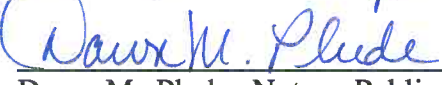
Dawn M. Plude, Notary Public.
Kalkaska County, Acting in Grand Traverse County, Michigan.
My Commission expires: 8/20/99.

The applicant hereby acknowledges receipt of this Special Use Permit. The Applicant has read and understands all of the terms and conditions of the Special Use Permit. The Applicant agrees to comply with all of the terms and conditions of this Special Use Permit. The Applicant further agrees that all of the terms and conditions of the Special Use Permit shall be binding upon all other owners, occupants, assigns and successors of the subject property.



Jerry L. Dietrich - Applicant

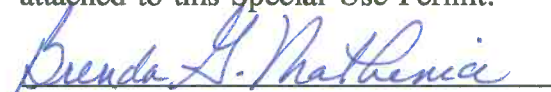
Subscribed and sworn to before me this 29th day of April, 1996.



Dawn M. Plude, Notary Public.
Kalkaska County, Acting in Grand Traverse County, Michigan.
My Commission expires: 8/20/99.

Permit No.: **95-6P**
Parcel No.: **28-01-014-034-00**

Permit is authorized, the necessary plans/documents have been filed with me and are attached to this Special Use Permit.



Brenda G. Mathenia
Planner/Zoning Administrator

Date: 4-29-96

Soil erosion
health dept.
fire
const. code } approval

Staff Report
Planning Commission Public Hearing
October 11, 1995

Permit Number/File: #95-6P Special Use Permit/Site Plan Approval

Parcel No.: 01-014-034-00

Legal Description:

A 169 E 310 FT OF W 1104.88 FT OF SW 1/4 OF SE 1/4 LYING S OF RR R/W EXCS 390 FT SEC 31 T28N R9W.

Address/Location of Parcel:

The north side of M-72, approximately 800 feet east of Bates Road and located north of the properties located at 6665, 6667 and 6703 East M-72, Williamsburg, Michigan 49690.

Applicant: J.L. Dietrich
9255 Fairview
Williamsburg, Michigan 49690

Status of Applicant: Purchasing the property from current owner Marjorie Sliger. Mr Dietrich has provided a copy of a letter from Marjorie Sliger granting him permission to pursue this Special Use Permit/Site Plan Approval. **(Received 10/4/95)**

Request: Special Use Permit/Site Plan Approval: Approval sought to build two storage facilities for residential and commercial type storage.

Project Description:

The two buildings will be 12,000 and 18,400 square feet in size. There will be 46 storage units of varied size (see attached information sheet) as well as 2 - 30' x 40' rental office areas with three (3) person limit. Twenty parking spaces will be provided.

Parcel Size and Disposition:

Approximately 2.47 acres.

Zoning and Existing Use(s):

Currently zoned B-4, Material Processing and Warehousing.

Section 6.9.1 - Intent and Purpose:

This district is intended to accommodate those industrial uses, storage, and related activities that generate a minimum of noise, glare, odors, dust, vibration, air and water pollution, fire and safety hazards, or any other potentially harmful or nuisance characteristics.

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Section 6.9.4 - Additional Uses Permitted Within Five Hundred (500) Feet of the Right of Way of M-72 shall include uses in Section 6.9.3 and in addition the following:

- (5) *Small warehousing establishments, with totally enclosed storage.*

Section 6.9.5 - Uses Allowed Beyond Five Hundred (500) feet of the Right of Way of M-72.

- (4) *Other uses of a similar and no more objectionable character which can meet the requirements of Section 8.21.5 (Sec. 6.9.5 revised by Amendment #67; Adopted 7/10/89; Effective 7/22/89.)*

The property is currently vacant.

Existing Natural Features: Gently rolling with a slight rise from the southwest corner to the northeast corner. There are a few small trees in the southwest quadrant of the property.

Adjacent Zoning and Existing Uses:

North: B-4, Material Processing and Warehousing, vacant

South: B-4, Material Processing and Warehousing, wholesale, storage, light industrial facilities

East: B-4, Material Processing and Warehousing, storage condominiums

West: B-4, Material Processing and Warehousing, small warehousing, railroad

Relevant Sections of Zoning Ordinance:

Section 6.9.2 through 6.9.4, B-4, Materials Processing and Warehousing

Section 6.11.1, Height, Bulk, Density and Area Regulations

Section 7.1, Miscellaneous Regulations

Section 7.2, Supplementary Use and Area Regulation

Section 7.3, Supplementary Height Regulations

Section 7.4, Signs

Section 7.5, Off-Street Parking and Loading Regulations

Article 8, Uses Authorized by Special Use Permit

Section 8.21, Material Processing and Warehousing

Report

This site, located on the north side of M-72, north of the properties located at 6665, 6667, and 6703 east M-72 is currently owned by Marjorie Sliger, who has given written permission for Jerry Dietrich to pursue necessary approvals for a storage facility development. The property is currently vacant and contains no significant natural features.

The site is located in a B-4 District, Materials Processing and Warehousing, in which **Section 6.9.4 (5)** authorizes "*small warehousing establishments, with totally enclosed storage*" (page 50).

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Section 6.9.5(4) authorizes *"other uses of a similar and no more objectionable character which can meet the requirements of Section 8.21.5 (page 50).*

The current application is a request to construct two (2) storage buildings for use as residential and commercial storage facilities. The **Site Plan dated 10/5/95** shows the western most building to be 12,000 square feet in size with 15 - 10' x 20' units, 1 - 20' x 20' unit, 1 - 20' x 30' unit, 1 - 20' x 40' unit, 1 - 40' x 60' unit and 1 - 60' x 60' unit. There is also a single 30' x 40' office with one unisex bathroom. The office can accommodate a maximum of three (3) employees.

The second building on the east portion of the property is a total of 18,400 square feet in size with 19 - 10' x 20' units, 1 - 20' x 30' unit, 4 - 20' x 40' units, 1 - 60' x 60' unit and 1 - 60' x 100' unit. There is also a single 30' x 40' office with one unisex bathroom. This office is designed for a maximum occupancy of three (3) employees.

Entrance to the site will be via a thirty-three (33) foot easement which runs north from M-72 with lot #014-034-10 on the east and lots #014-034-20 and #014-034-30 to the west of the easement (See attached Certificate of Survey).

These storage buildings have offices that can accommodate a total of 6 employees. **Section 7.5.3(6)** of the Acme Township Zoning Ordinance requires, for an industrial use, *five (5) parking spaces plus one (1) for every one and one-half (1 1/2) employees in the largest shift.* The proposed maximum number of employees is three (3) per building. **The total number of parking spaces required is eight (8) per building.** This includes five (5) required plus one (1) for each one and one-half employee in the largest shift, which adds two (2), and one (1) additional parking space per **Section 7.5.5, Off Street Loading and Unloading Requirements** which requires *one (1) space for every 20,000 square feet of floor area or portion thereof.* One of the eight (8) spaces at each building must conform to the requirements for handicapper accessible parking per Section 7.5.4(i)-(l). The **Site Plan dated 10/5/95** provides for 9 parking spaces, including one for handicapper access adjacent to the western most building. The eastern building has eleven (11) spaces laid out.

These parking requirements were calculated for the site as two individual/independent buildings. If the entire development is calculated as a single "building" a maximum of 11 spaces are required per Acme Township Zoning Ordinance. Either way, the applicant has provided sufficient parking for the proposed development.

The applicant briefly mentioned that he may seek permission to store shrink wrapped boats and other outdoor recreational equipment on the rear portion of this lot. Per **Section 8.21.2(1)** *"...Storage may be permitted out-of-doors by the Township Board, PROVIDED that within one hundred (100) feet of any residential district, all storage shall be in complete enclosed buildings. All outdoor storage shall be effectively screened by a solid, uniformly finished wall or fence with solid entrance and exit*

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gates....Such storage shall not be deemed to include the parking of licensed motor vehicles..."

Snow removal and stormwater retention are addressed per the **Site Plan dated 10/5/95**. This plan addresses the needs of the entire parcel and includes stormwater retention calculations based on the existing building and accompanying paved areas.

Stormwater runoff for the site has been calculated at 11,845.3 c.f. Retention basins have been designed to accommodate 17,056 c.f. of runoff. This is more than sufficient stormwater retention for the proposed site development plans. The access easement has also been calculated for stormwater runoff and retention. Runoff is calculated at 1,347.5 c.f with retention swales designed to accommodate 1,350 c.f. of runoff.

Landscaping will be as noted on the **Site Plan dated 10/5/95**. The Acme Township Zoning Ordinance requires, per **Section 7.5.4(3)b.2.**, *"One (1) street tree shall be planted adjacent to the public right-of-way for each twenty-four (24) lineal feet of frontage."* However, this parcel does not front on a public right-of-way, except for the easement access to the lot. In my opinion this requirement does not apply. The applicant intends to place four (4) crimson king maples with automatic sprinklers along the southern boundary of this parcel. The applicant is restricted to four due to the Grand Traverse County Environmental Health Departments requirement that much of the area be reserved as additional septic field areas.

The **Site Plan dated 10/5/95** shows plantings at the south end of each building consisting of three beds (3) with a total of eight (8) spreading yew shrubs with automatic sprinklers. There are also two crimson king maples along the east and west property lines.

Lighting will consist of fourteen (14) building mounted, high pressure sodium downward facing light fixtures. Half of the lights will be motion sensitive so will not be on constantly. (See key on site plan).

Public sewer or water are not available at the site. The development will be serviced by a water well and septic field approved by the Grand Traverse County Environmental Health Department.

No outside dumpster is indicated on the **Site Plan dated 10/5/95**. Any dumpster would need to be screened and its location approved by the Township.

Standards for Review Checklist
(Taken from Section 8.1.3(4) of Acme Township's Zoning Ordinance)

In reviewing an impact assessment and site plan, the Township Board and the Planning

**Staff Report
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Commission shall consider the following standards:

- a. **That the applicant may legally apply for site plan review:**
Yes. Applicant is purchasing the property from the current owner contingent on the approval of the Site Plan and Special Use Permit. The owner, Marjorie Sliger, has given permission, in writing, for the applicant, Jerry L. Dietrich, to pursue this Special Use Permit and Site Plan Review.
- b. **That all required information has been provided:**
All necessary plans, landscaping, site, drainage/stormwater retention, have been provided.
- c. **That the proposed development conforms to all regulations of the zoning district in which it is located:**
According to the submitted site plan the project is an appropriate use and meets all regulations and requirements set forth in the Zoning Ordinance for property located in the B-4 (Material Processing and Warehousing) zone.
- d. **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:**

The proposal meets the requirements for sewage disposal/treatment, water supply, and has met requirements for stormwater retention and snow storage on site. Police protection should remain basically the same as previous for the area. Fire protection is being addressed through the Fire Marshal and the County Construction Code Office and will be adequate prior to issuance of final occupancy permit.
- e. **That all other standards for review have been met or are not applicable to this application.**

All other applicable standards have been met.
- f. **That this proposed site is in accord with the spirit and purpose of the Acme Township Zoning Ordinance, and is not inconsistent with, or contrary to, the objectives sought to be accomplished by the Acme Township Zoning Ordinance and the principles of sound planning.**

This Site Plan Approval/Special Use Permit request is in accord with the Acme Township Zoning Ordinance as presented.



Planning and Zoning Staff Report

To: Acme Township Planning Commission
 From: Shawn Winter
 Cc: Jeff Jocks, John Iacoangeli
 Date: October 26, 2015
 Re: SUP Minor Amendment Application 2015-05 - Flintfields

Permit Number:	2015-05 Minor Amendment
Parcel Number:	28-01-014-008-01
Legal Description:	S 1/2 OF NW 1/4 EXC SCHOOL LOT IN SE COR 208.7' SQ. SEC 31 T28N R9W Split on 01/17/2007 from 01-014-009-00, 01-014-008-00;
Address/Location:	6535 Bates Rd
Applicant:	Karin Flint, Flintfields
Status of Applicant:	Owner of the property
Request / Project Description:	The Applicant would like to extend the duration of the horse shows from the currently allowed four (4) weeks to eight (8) weeks. The facility was selected as a host site for an international event sanctioned by the United States Equestrian Federation (USEF) and the Fédération Equestre Internationale (FEI). This three week event, to be held approximately one week after the end of the current USEF event, will allow competitors to compete and accumulate points in the international league standings and Olympic qualifying. The proposed event dates for 2015 will be July 6-31, and August 10-28. This will be an annually recurring event.
Parcel Size & Description:	83 acres with approximately 1,100 ft. of frontage on the west side of Bates Rd. The parcel has been largely developed to date for equestrian competitions.
Zoning & Existing Land Use:	AG – Agricultural District Site primarily used as an equestrian competition venue consisting of competition arenas, temporary tents for stables, competitor and staff campground, and other amenities such as a food pavilion and temporary restrooms. Many of these items are temporary and are removed at the end of

the competition. The parcel is also used for the annual Acme Fall Festival hosted by the Acme Business Association.

Existing Natural Features:

Relatively flat with slight topographical relief on the west side of the property, a few clusters of trees throughout, wooded timberline along the west edge of the parcel

Adjacent Zoning & Land Uses:

North AG – Three parcels, Applicant owns one with single-family home
 South AG – Three parcels, two with single-family homes
 East AG – One parcel with a single-family home
 West AG – One parcel, primarily wooded containing Yuba Creek

Relevant Sections of Zoning Ordinance:

A-1 Agricultural District: Uses Permitted by Special Use Permit
 6.12.3(a) Campgrounds: Subject also to the requirements of § 9.4
 6.12.3(d) Riding Stables and livestock auction yards
 6.12.3(l) Special Open Space Uses: subject also to the requirements of § 9.16

Site History:

SUP 2006-12P allowed for an equestrian competition facility

SUP 2012-05P Minor Amendment allowed 1) upgrades to well, sanitary system, dump station, 2) temporary food service trailer, 3) retrofitted FEMA trailer for temporary restroom facility, 4) use of Walter’s property for parking and Herman property for unloading, round horse pens, 5) a food pavilion, 6d) use of site for Acme Fall Festival

SUP 2014-03 Minor Amendment allowed for additional equestrian related events, polo, outdoor recreation camp, and the Acme Fall Festival (limited to one day, 7:00 am to 6:00 pm)

SUP 2014-07 allowed for an organized meeting space to hold weddings, birthday parties, corporate picnics or other small events allowable by SUP under §6.12.3(w)(2), limited to 12 events per year.

Staff Recommendation:

Staff recommends that the Planning Commission consider approval of Special Use Permit 2015-05 Minor Amendment to allow for the extension of the equestrian festival from the current four (4) weeks to eight (8) weeks. This extension will allow for three additional weeks of competition, and will cover the approximate one week period between the current and proposed event times. This determination is based on the following:

1. The use is currently allowed in this district through, and previously approved by, a Special Use Permit
2. Many of the competitors and attendees in the current event will be the ones competing in the proposed extended event which should minimize additional impacts to traffic and provided additional economic benefits to the Township.

3. No additional changes to the land use are being requested

1 PLANNED DEVELOPMENT

- 2
- 3 a. The Planned Development (PD) option is intended to allow, with Township approval,
- 4 private or public development which is substantially in accord with the goals and
- 5 objectives of the Township Master Plan and Future Land Use Map.
- 6
- 7 b. The development allowed under this chapter shall be considered as an optional means
- 8 of development only on terms agreeable to the Township.
- 9
- 10 c. Use of the PD option will allow flexibility in the control of land development by
- 11 encouraging innovation through an overall development plan to provide variety in design
- 12 and layout; to achieve economy and efficiency in the use of land, natural resources,
- 13 energy and in the provision of public services and utilities; to encourage useful open
- 14 spaces suited to the needs of the parcel in question; and provide proper housing
- 15 including workforce housing, employment, service and shopping opportunities suited to
- 16 the needs of the residents of the Township.
- 17
- 18 d. It is further intended the Planned development may be used to allow nonresidential uses
- 19 of residentially zoned areas; to allow residential uses of nonresidential zoned areas; to
- 20 permit densities or lot sizes which are different from the applicable district and to allow
- 21 the mixing of land uses that would otherwise not be allowed; provided other community
- 22 objectives are met and the resulting development would promote the public health, safety
- 23 and welfare, reduce sprawl, and be consistent with the Acme Township Community
- 24 Master Plan and Future Land Use Plan Map.
- 25
- 26 e. It is further intended the development will be laid out so the various land uses and building
- 27 bulk will relate to one another and to adjoining existing and planned uses in such a way
- 28 that they will be compatible, with no material adverse impact of one use on another.
- 29
- 30 f. The number of dwelling units for the PD development shall not exceed the number of
- 31 dwelling units allowed under the underlying zoning district, unless there is a density
- 32 transfer approved by the Township.
- 33

34 **Definitions**

35 The term "Planned development" (PD) means a specific parcel of land or several contiguous
36 parcels of land, for which a comprehensive physical plan meeting the requirements of this Section,
37 establishing functional use areas, density patterns, a fixed network of streets (where necessary)
38 provisions for public utilities, drainage and other essential services has been approved by the
39 Township Board which has been, is being, or will be developed under the approved plan.
40

41 **Criteria for Qualifications**

42 To qualify for the Planned development option, it must be demonstrated that all the following criteria
43 will be met:

- 44
- 45 a. The properties are zoned R-1, R-2, R-3, A-1, MHN, C, CF, and B-4 Districts.
- 46
- 47 b. Any property that has been granted a special use permit for a Special Open Use under
- 48 Section 9.16.
- 49
- 50 b. The use of this option shall not be for the sole purpose of avoiding the applicable zoning
- 51 requirements. Any permission given for any activity or building or use not normally
- 52 allowed shall result in an improvement to the public health, safety and welfare in the area
- 53 affected.
- 54

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- c. The PD shall not be used where the same land use objectives can be carried out by the application of conventional zoning provisions or standards. Problems or constraints presented by applicable zoning provisions shall be identified in the PD application.
- d. The Planned development option may be effectuated only when the proposed land use will not materially add service and facility loads beyond those considered in the Township Master Plan, and other public agency plans, unless the proponent can prove to the sole satisfaction of the Township that such added loads will be accommodated or mitigated by the proponent as part of the Planned development.
- e. The PD shall not be allowed solely as a means of increasing density or as a substitute for a variance request; such objectives should be pursued through the normal zoning process by seeking a zoning change or variance.
- f. The Planned development must meet, as a minimum, five (5) of the following objectives of the Township:
 - (1) To permanently preserve open space or natural features because of their exceptional characteristics or because they can provide a permanent transition or buffer between land uses.
 - (2) To permanently establish land use patterns which are compatible or which will protect existing or planned uses.
 - (3) To accept dedication or set aside open space areas in perpetuity.
 - (4) To provide alternative uses for parcels which can provide transition buffers to residential areas.
 - (5) To promote the goals and objectives of the Township Master Plan.
 - (6) To foster the aesthetic appearance of the Township through quality building design and site development, provide trees and landscaping beyond minimum requirements; the preservation of unique and/or historic sites or structures; and the provision of open space or other desirable features of a site beyond minimum requirements.
 - (7) To bring about redevelopment of sites where an orderly change of use or requirements is determined to be desirable.
 - (8) To promote the goals and objectives of the Acme Township Placemaking Plan and the US-31 and M-72 Business District zoning.
 - (9) To promote sustainable development especially on parcels with active farmland and orchards as defined by MCL 324.36201 (h).

1
2 **Uses Permitted**

- 3
- 4 a. A land use plan shall be proposed for the area to be included within the PD. The land
- 5 use plan shall be defined by the zoning ordinance districts that are most applicable to
- 6 the various land use areas of the PD.
- 7
- 8 b. Uses permitted and uses permitted subject to special approval in this Ordinance may be
- 9 allowed within the districts identified on the PD plan, except that some uses may be
- 10 specifically prohibited from districts designated on the PD plan. Alternatively, the
- 11 Township may allow uses not permitted in the district if specifically noted on the PD plan.
- 12 Conditions applicable to uses permitted subject to special approval shall be used as
- 13 guidelines for design and layout but may be varied by the Planning Commission provided
- 14 such conditions are indicated on the PD plan.
- 15

16 **Height, Bulk, Density and Area Standards**

17 The standards about height, bulk, density, and setbacks of each district shall be applicable within
18 each district area designated on the plan except as specifically modified and noted on the PD plan.

19
20 **Density Transfer**

21 Acme Township encourages flexibility in the location and layout of development, within the overall
22 density standards of this Ordinance. The Township therefore will permit residential density to be
23 transferred from one parcel (the "sending parcel") to another (the "receiving parcel"), as provided
24 below. For purposes of this Section, all sending parcel(s) and receiving parcel(s) shall be
25 considered together as one planned development parcel.

- 26
- 27 a. All density transfers require Special Use Approval from the Township Board, upon
- 28 recommendation from the Planning Commission as part of a PD application. A Special
- 29 Use Permit application for a density transfer shall be signed by the owners (or their
- 30 authorized representatives) of the sending and receiving parcels. The Special Use
- 31 Permit application shall show a proposed development plan for the receiving parcel
- 32 (subdivision and/or Site Plan) as well as density calculations for both the sending and
- 33 receiving parcels. In reviewing an application for density transfer, the Township shall first
- 34 determine the number of allowable residential dwelling units permitted on the receiving
- 35 parcel including any density bonuses allowed under this Ordinance. The Township shall
- 36 then determine the number of residential dwelling units available to transfer from the
- 37 sending parcel(s). The Township Board, upon recommendation from the Planning
- 38 Commission, may then grant a Special Use Permit allowing the transfer to the receiving
- 39 parcel of some or all of the allowable residential dwelling units from the sending parcel(s).
- 40 The sending parcel may not contain more than 10% wetlands.
- 41
- 42 c. The Township Board, upon recommendation from the Planning Commission shall not
- 43 approve any residential density transfer unless it finds that:
- 44
- 45 (1) All requirements for the granting of a Special Use Permit have been satisfied.
- 46
- 47 (2) The addition of the transferred dwelling units to the receiving parcel will not
- 48 increase the maximum allowable density by more than 50% and will not
- 49 adversely affect the area surrounding the receiving parcel.
- 50
- 51 (3) The density transfer will benefit the Township by protecting developable land
- 52 with conservation value on the sending parcel(s).
- 53
- 54 (4) The density transfer will be consistent with the sending and receiving zones
- 55 designated on the Township Zoning Map.
- 56

(5) The parcel receiving the density transfer will not exceed the land development build out (buildings, parking, setbacks, open space, etc.) prescribed by the zoning district of the property unless waived by the Planning Commission and Board of Trustees.

(6) Sending parcel(s) satisfying the requirements this section shall be executed and recorded in the office of the Register of Deeds, reducing the number of dwelling units allowed to be constructed on the sending parcel(s) by the number of dwelling units transferred. This reduction in density shall not prevent the owner of the sending parcel from developing the remaining allowable dwelling units under either an open space or conventional development plan, provided that all open space requirements are satisfied. The land area subject to the land transfer will remain perpetually in an undeveloped state by means of a conservation easement, plat dedication, or other legal means that runs with the land, as prescribed by the zoning ordinance, and approved by the Township.

Submittal and Request for Qualification

a. Any person owning or controlling land in the Township may make application for consideration of a Planned development. Such application shall be made by presenting a request for a preliminary determination to whether a parcel qualifies for the PD option.

b. A request shall be submitted to the Township. The submission shall include the information required below.

c. Based on the documentation presented, the Planning Commission shall make a preliminary determination about whether a parcel qualifies for the PD option under the Criteria for Qualification. The submittal must include:

(1) Proof the criteria set forth in the Criteria for Qualification section above, are or will be met.

(2) A schematic land use plan containing enough detail to explain the role of open space; location of land use areas, streets providing access to the site, pedestrian and vehicular circulation within the site; dwelling unit density and types; and buildings or floor areas contemplated, as applicable.

(3) A plan to protect natural features or preservation of open space or greenbelts.

(4) The Planning Commission shall review the applicant’s request for qualification. If approved, the applicant may then continue to prepare a PD Plan on which a final determination will be determined.

Submittal of the PD Plan and Application Materials

The application, reports, and drawings shall be filed in paper and digital format. All drawings shall be provided to the Township in the most recent release of AutoCad™. Other graphics and exhibits, text and tabular information shall be provided in Adobe Acrobat™ “pdf” format. All digital submittals shall be provided to the Township on CD disc format.

a. Submittal of Proposed PD Plan. An application shall be made to the Township for review and recommendation by the Planning Commission of the following:

(1) A boundary survey of the exact acreage prepared by a registered land surveyor or civil engineer (scale not smaller than one inch equals one hundred (100) feet or less if approved by the Township.

- 1 (2) A topographic map of the entire area at a contour interval of not more than two
2 feet. This map shall show all major stands of trees, bodies of water, wetlands
3 and unbuildable areas (scale: not smaller than one inch equals one hundred
4 (100) feet) or less if approved by the Township.
5
6 (3) A proposed development plan showing the following at a scale no smaller than
7 one-inch equals one hundred (100) feet or less if approved by the Township,
8 including, but not limited to the following:
9
10 (a) Land use areas represented by the zoning districts listed as A-1, R-1, R-
11 2, R-3, B1S, B-2, B-3, and B-4 of this Ordinance.
12
13 (b) Vehicular circulation including major drives and location of vehicular
14 access including cross sections of public streets or private places.
15
16 (c) Transition treatment, including minimum building setbacks to land
17 adjoining the PD and between different land use areas within the PD.
18
19 (d) The general location of nonresidential buildings and parking areas,
20 estimated floor areas, building coverage and number of stories or height.
21
22 (e) The general location of residential unit types and densities and lot sizes
23 by area.
24
25 (f) Location of all wetlands, water and watercourses, proposed water
26 detention areas and depth to groundwater.
27
28 (g) The boundaries of open space areas that are to be preserved or
29 reserved and an indication of the proposed ownership.
30
31 (h) A schematic landscape treatment plan for open space areas, streets and
32 border/transition areas to adjoining properties.
33
34 (i) A preliminary grading plan, showing the extent of grading and
35 delineating any areas, which are not to be graded or disturbed.
36
37 (j) A public or private water distribution, storm and sanitary sewer plan.
38
39 (k) A written statement explaining in detail the full intent of the applicant,
40 showing dwelling units types or uses contemplated and resultant
41 population, floor area, parking and supporting documentation, including
42 the intended schedule of development.
43
44 (4) A market study, traffic impact study, and /or environmental impact assessment,
45 if requested by the Planning Commission or Board of Trustees.
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47 (5) A pattern book or design guidelines manual if requested by the Planning
48 Commission or Board of Trustees.
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55 Preliminary Approval of Planned development

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(1) Planning Commission Review of Proposed PD Plan:

- (a) The Planning Commission shall hold a public hearing on the PD plan and shall give notice as provided in Section 8.1.2 (3).
- (b) After the public hearing, the Planning Commission shall report its findings and recommendation to the Board. The Planning Commission shall review the proposed PD plan and make a determination about the proposal's qualification for the PD option and for adherence to the following objectives and requirements:
 - 1. The proposed PD adheres to the conditions for qualification of the PD option and promotes the land use goals and objectives of the Township.
 - 2. All applicable provisions of this Chapter shall be met. If any provision of this Chapter shall be in conflict with the provisions of any other section of this chapter, the provisions of this Section shall apply to the lands embraced within a PD area.
 - 3. There will be at the time of development, an acceptable means of disposing of sanitary sewage and of supplying the development with water and the road network, storm water drainage system, and other public infrastructure and services are satisfactory.

Final Approval of Planned development

- a. On receiving the report and recommendation of the Planning Commission, and after a public hearing, the Board shall review all findings. If the Board shall decide to grant the application, it shall direct the Township attorney to prepare a contract setting forth the conditions on which such approval is based. Once the contract is prepared it shall be signed by the Township and the applicant.
- b. The agreement shall become effective on execution after its approval. The agreement shall be recorded at the Grand Traverse County Register of Deeds office.
- c. Once an area has been included with a plan for PD and the Board has approved such plan, no development may take place in such area nor may any use of it be made except under such plan or under a Board-approved amendment, unless the plan is terminated.
- d. An approved plan may be terminated by the applicant or the applicant's successors or assigns, before any development within the area involved, by filing with the Township and recording in the County records an affidavit so stating. The approval of the plan shall terminate on such recording.
- e. No approved plan shall be terminated after development begins except with the approval of the Board and of all parties in interest in the land.
- f. Within one year following approval of the PD contract by the Board, final plats or site plans for an area embraced within the PD must be filed as provided. If such plats or plans have not been filed within the one-year period, the right to develop under the approved plan may be terminated by the Township.

Submission of Final Plat, Site Plans; Schedule for Completion of PD

1 Before any permits are issued for the PD, final plats or site plans and open space plans for a project
2 area shall be submitted to the Township for review and approval by the Planning Commission, and
3 where applicable the Township Board, of the following:

- 4
- 5 a. Review and approval of site plans shall comply with Article VIII as well as this Section
6 except as otherwise modified in the approved plan. Review and approval of plats shall
7 comply with Section 5.7 of Article V of the Township Ordinance as well as the
8 requirements of this Section.
- 9
- 10 b. Before approving of any final plat or plan, the Planning Commission shall decide that:
- 11
 - 12 (1) All portions of the project area shown on the approved plan for the PD for use
13 by the public or the residents of lands within the PD have been committed to
14 such uses under the PD contract;
 - 15
 - 16 (2) The final plats or site plans are in conformity with the approved contract and plan
17 for the PD;
 - 18
 - 19 (3) Provisions have been made under the PD contract to provide for the financing
20 of any improvements shown on the project area plan for open spaces and
21 common areas which are to be provided by the applicant and that maintenance
22 of such improvements is assured under the PD contract.
 - 23
 - 24 (4) If development of approved final plats or site plans is not substantially completed
25 in three years after approval, further final submittals under the PD shall stop until
26 the part in question is completed or cause can be shown for not completing
27 same.
- 28
- 29 c. The applicant shall be required, as the planned development is built, to provide the
30 Township with “as built” drawings in both paper and digital format.

31
32 **Fees**

33 Fees for review of PD plans under this Section shall be established by resolution of the Township
34 Board.

35
36 **Interpretation of Approval**

37 Approval of a PD under this Section shall be considered an optional method of development and
38 improvement of property subject to the mutual agreement of the Township and the applicant.

39
40 **Amendments to PD Plan**

41 Proposed amendments or changes to an approved PD plan shall be presented to the Planning
42 Commission. The Planning Commission shall decide whether the proposed modification is of such
43 minor nature as not to violate the area and density requirements or to affect the overall character
44 of the plan, and in such event may approve or deny the proposed amendment. If the Planning
45 Commission decides the proposed amendment is material in nature, the Planning Commission and
46 Township Board shall review the amendment under the provisions and procedures of this Chapter
47 as they relate to final approval of the Planned development.

Planning fundamentals for public officials and engaged citizens

This PAS QuickNotes was prepared by
APA research staff with contributions
from national planning law experts.

QUICKNOTES

Understanding Planned Unit Development

A planned unit development (PUD) is a large, integrated development adhering to a comprehensive plan and located on a single tract of land or on two or more tracts of land that may be separated only by a street or other right-of-way. PUD is a form of development that, although conceived decades ago, can be used today to advance a number of important smart growth and sustainability objectives. PUD has a number of distinct advantages over conventional lot-by-lot development. Properly written and administered, PUD can offer a degree of flexibility that allows creativity in land planning, site design, and the protection of environmentally sensitive lands not possible with conventional subdivision and land development practices. Moreover, properly applied, PUD is capable of mixing residential and nonresidential land uses, providing broader housing choices, allowing more compact development, permanently preserving common open space, reducing vehicle trips, and providing pedestrian and bicycle facilities. In exchange for design flexibility, developers are better able to provide amenities and infrastructure improvements, and find it easier to accommodate environmental and scenic attributes.

PUD is particularly useful when applied to large developments approved in phases over a number of years, such as master planned communities. PUDs are typically approved by the local legislative body (city council, board of supervisors, county commissioners) after a comprehensive review and recommendation by the planning board or commission, which normally includes a public hearing. Communities considering adoption of a PUD ordinance should be mindful that while planning boards and commissions are given a good deal of discretionary power in acting on PUDs, appropriate standards are essential. Moreover, a delicate balance must be found between the desire to be flexible in order to take into account unique site characteristics and the need to spell out concrete standards and criteria.

WHY PLANNED UNIT DEVELOPMENT IS POPULAR

PUD has grown increasingly popular, in part because standard subdivision and zoning ordinances have serious limitations. Many older vintage zoning ordinances prohibit mixed use. Single family, multifamily, and nonresidential uses are often not allowed in the same zoning district. Older conventional ordinances also contain uniform site development standards that tend to produce monotonous outcomes. Subdivision control ordinances deal with narrow concerns, such as street, curb, and sidewalk standards and lot and block layout. The lack of meaningful amounts of well-placed, accessible open space and recreational amenities is another shortfall of conventional development controls.

TYPES OF PLANNED UNIT DEVELOPMENT

Planned unit developments can take many forms, ranging from modest residential developments where housing units are clustered and open space is provided, to mixed use master planned communities that cover thousands of acres.

Simple Residential Cluster. Simple cluster subdivisions allow smaller lots on some parts of the site in exchange for permanently preserved common open space elsewhere on the site. Planning boards or commissions normally require the open space to be configured in a manner to protect sensitive natural features such as streams and riparian areas, vernal pools, ponds, and lakes, and to take into account hazard areas and areas of steep slope.

Communities may either limit the gross density of the tract to what would be permitted under conventional zoning, or may choose to offer a density bonus allowing more units than would other-

Matt Green



Showcasing a 120-acre regional multi-purpose public park, pedestrian-friendly design, and a 1500+ acre wetland system, the Buckwalter PUD and the Buckwalter Place urban center in Bluffton, South Carolina promote multiple aspects of sustainable development.



American Planning Association

Making Great Communities Happen

wise be allowed. By allowing a bonus, the community can require a greater percentage of the tract as common open space. Theoretically, communities can choose to allow any residential type (or combination of types) on a parcel in the cluster plan—single-family houses, attached houses, town houses, garden apartments, or high rises. As a practical matter, however, cluster subdivisions are developed mostly for single-family homes on individual lots.

Mixed Uses. PUD builds on the simple residential cluster idea by allowing nonresidential uses, often at higher densities. Retail and service establishments, restaurants, schools, libraries, churches, recreation facilities, offices, and even industrial uses can be included in PUDs. Downtown or village center development with apartments above shops and live-work arrangements are also possible. The extreme case is the master planned community, which usually involves substantial acreage and combines employment, office, retail, and entertainment centers with associated self-contained neighborhoods. This can include diverse housing types as well as retail, entertainment and office centers.

WHICH ORDINANCE, WHICH AGENCY?

Individual state planning statutes control how communities handle the deliberative process leading to a decision about a PUD. In most states a PUD provision can be made part of the zoning ordinance or it may be written as a stand-alone ordinance. In either case, the decision to approve, approve with conditions, or disapprove a PUD falls to the legislative branch of local government. Some communities permit a PUD through a discretionary review process, such as a conditional or special use permit. These permits can be approved by the legislative body, planning commission, or board of adjustment, depending on the state enabling legislation and local policies. Some communities provide for the administrative approval of mixed use developments that normally require a discretionary PUD process.

The zoning ordinance is the most appropriate place to locate planned unit development regulations. Basic legislative decisions on use and density are normally the responsibility of the legislative body. Street design and infrastructure could also be resolved through PUD approval, though these considerations are normally built into a unified development ordinance. Decisions about plan details can be left to the planning board or commission and planning staff.

ZONING FOR PUD

Communities face a number of questions when deciding how to fit planned unit development regulations into their zoning ordinances. One alternative is to provide for planned unit development as-of-right. Under this guideline the ordinance would specify the requirements for a planned unit development, and discretionary review and approval procedures would not be necessary.

Stand-alone PUD ordinances are now fairly common. Although there are variations, a typical ordinance will include a purpose clause; a statement of the type or types of PUD that are authorized; zoning procedures; and standards for approval. The ordinance may contain definitions.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Consistency with the comprehensive plan should be required, especially if the PUD has a major effect on growth and development in the community and on public facilities. This will be true of master planned communities. Many statutes now require zoning to be consistent with a comprehensive plan, and consistency can be required by ordinance even if there is no statutory mandate. □

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Mandelker, Daniel R. 2007. Planned Unit Developments. Planning Advisory Service Report no. 545. Chicago: American Planning Association.

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2. Other Resources

American Planning Association. 2006. "Legal Foundations: Planned Unit Development." Pp. 599–601 in Part 6: Implementation Techniques, in Planning and Urban Design Standards. Hoboken, N.J.: John Wiley and Sons.

MICHIGAN PLANNED UNIT DEVELOPMENT LAW

Michigan Compiled Laws § 125.3503. Planned unit development.

- (1) As used in this section, "planned unit development" includes such terms as cluster zoning, planned development, community unit plan, and planned residential development and other terminology denoting zoning requirements designed to accomplish the objectives of the zoning ordinance through a land development project review process based on the application of site planning criteria to achieve integration of the proposed land development project with the characteristics of the project area.
- (2) The legislative body may establish planned unit development requirements in a zoning ordinance that permit flexibility in the regulation of land development, encourage innovation in land use and variety in design, layout, and type of structures constructed, achieve economy and efficiency in the use of land, natural resources, energy, and the provision of public services and utilities, encourage useful open space, and provide better housing, employment, and shopping opportunities particularly suited to the needs of the residents of this state. The review and approval of planned unit developments shall be by the zoning commission, an individual charged with administration of the zoning ordinance, or the legislative body, as specified in the zoning ordinance.
- (3) Within a land development project designated as a planned unit development, regulations relating to the use of land, including, but not limited to, permitted uses, lot sizes, setbacks, height limits, required facilities, buffers, open space areas, and land use density, shall be determined in accordance with the planned unit development regulations specified in the zoning ordinance. The planned unit development regulations need not be uniform with regard to each type of land use if equitable procedures recognizing due process principles and avoiding arbitrary decisions are followed in making regulatory decisions. Unless explicitly prohibited by the planned unit development regulations, if requested by the landowner, a local unit of government may approve a planned unit development with open space that is not contiguous with the rest of the planned unit development.
- (4) The planned unit development regulations established by the local unit of government shall specify all of the following:
 - (a) The body or official responsible for the review and approval of planned unit development requests.
 - (b) The conditions that create planned unit development eligibility, the participants in the review process, and the requirements and standards upon which applicants will be reviewed and approval granted.

- (c) The procedures required for application, review, and approval.
- (5) Following receipt of a request to approve a planned unit development, the body or official responsible for the review and approval shall hold at least 1 public hearing on the request. A zoning ordinance may provide for preapplication conferences before submission of a planned unit development request and the submission of preliminary site plans before the public hearing. Notification of the public hearing shall be given in the same manner as required under section 103.
 - (6) Within a reasonable time following the public hearing, the body or official responsible for approving planned unit developments shall meet for final consideration of the request and deny, approve, or approve with conditions the request. The body or official shall prepare a report stating its conclusions, its decision, the basis for its decision, and any conditions imposed on an affirmative decision.
 - (7) If amendment of a zoning ordinance is required by the planned unit development regulations of a zoning ordinance, the requirements of this act for amendment of a zoning ordinance shall be followed, except that the hearing and notice required by this section shall fulfill the public hearing and notice requirements of section 306.
 - (8) If the planned unit development regulations of a zoning ordinance do not require amendment of the zoning ordinance to authorize a planned unit development, the body or official responsible for review and approval shall approve, approve with conditions, or deny a request.
 - (9) Final approval may be granted on each phase of a multiphased planned unit development if each phase contains the necessary components to insure protection of natural resources and the health, safety, and welfare of the users of the planned unit development and the residents of the surrounding area.
 - (10) In establishing planned unit development requirements, a local unit of government may incorporate by reference other ordinances or statutes which regulate land development. The planned unit development regulations contained in zoning ordinances shall encourage complementary relationships between zoning regulations and other regulations affecting the development of land.

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 #: 036
DATE RECEIVED: October 13, 2015
PUBLIC HEARING: October 12, 2015
PRELIMINARY REVIEW:

MASTER PLAN:
ZONING ORDINANCE:
TEXT: **MAP:**
MAP ATTACHED:
PUBLIC HEARING MINUTES: (to follow)

CHANGE:

- Allows for medical marihuana dispensaries and cultivation operations in the B-4 Material Processing and Warehousing District through a Special Use Permit.
- Reduces the buffer between dispensaries and/or cultivation operations from 1000 to 500 feet.
- Reduces hours of operation from 7:00 am – 10:00 pm to 8:00 am – 8:00 pm.
- Adds public and private youth recreation facilities to 1000 foot buffered uses.
- Adds “medical marihuana cultivation operation” as a new definition.
- Makes minor text adjustments.

TOWNSHIP PLANNING COMMISSION RECOMMENDED TO TOWNSHIP BOARD:

Approval. From the Township, “Due to newly acquired park properties that require a 1000 foot buffer, there is no place in the Township where a medical marihuana dispensary can exist. Furthermore, medical marihuana cultivation was a prohibited use. In order to prevent exclusionary zoning, the Planning Commission has been exploring medical marihuana dispensaries and cultivation operations, as allowed under the Michigan Medical Marihuana Act (MMMA), in the B-4 Material Processing and Warehousing District.”

COUNTY PLANNING STAFF COMMENTS:

It is our understanding that the MMMA does not provide for dispensaries and that the 2013 Michigan Supreme Court ruling that dispensaries are illegal and may be closed down by county prosecutors as a public nuisance (refer to the August, 2015 edition of Planning & Zoning News). Nonetheless, many communities across Michigan continue to zone and allow for dispensaries. The State House recently passed legislation to establish the licensing of dispensaries. The legislation will go now to the State Senate. In Grand Traverse County, communities have taken various routes in addressing the MMMA. Some have been permissive while others have been more restrictive. At this time, given the amount of gray area of interpretation of the MMMA and its relationship with local zoning, staff recommends that the County Planning Commission concur with the Township Planning Commission’s proposed action.

COUNTY PLANNING COMMISSION COMMENTS:

After review of the Amendment, the County Planning Commission stated there appears to be some inconsistency between the Michigan Medical Marihuana Act (MMMA) and the requirement for the special permitting process, and with the internal inconsistencies of the proposed amendment. One possible inconsistency includes permitting owner of the property access with access to the cultivation operation. MMMA restricts access to only the registered qualifying patient or the registered primary caregiver who owns, leases, or rents the property on which the structure is located. Another possible inconsistency is whether special use permit can be required for cultivation operations.

RETURNED TO TOWNSHIP (DATE/RECOMMENDATION): Emailed to Acme Township Clerk, Planning Commission Chair, and Zoning Administrator on October 21, 2015.



Planning and Zoning

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AMENDMENT TO ACME TOWNSHIP ZONING ORDINANCE

AMENDMENT 036 – MEDICAL MARIHUANA DISPENSARIES AND CULTIVATION OPERATIONS

§§ 3.2, 6.11.3, 9.26, 9.27

The Acme Township Planning Commission has reviewed and considered changes to §§ 3.2, 6.11.3, 9.26 and the addition of § 9.27 pursuant to the following:

WHEREAS the Township adopted § 3.2 on November 18, 2008, § 6.11.3 on May 13, 2014, and § 9.26 on August 2, 2011

WHEREAS the implementation of § 9.26 has revealed that certain sections of §§ 3.2, 6.11.3 and 9.26 should be revised to better meet the Township’s zoning goals.

WHEREAS activities associated with Medical Marihuana, as allowed under the Michigan Medical Marihuana Act, require amendment in order to meet those goals.

Now therefore, the following changes shall be made to §§ 3.2, 6.11.3, 9.26 and the addition of § 9.27 of the Acme Township Zoning Ordinance:

1. § **3.2 DEFINITIONS** will be amended to include the following:

“Medical Marihuana Cultivation Operation: A use where Medical Marihuana is grown by a Primary Caregiver to be provided to Qualifying Patients under his/her care. The maximum number of plants that shall be allowed on a single parcel used as a Medical Marihuana Cultivation Operation is sixty (60), unless the Primary Caregiver operating the Medical Marihuana Cultivation Operation is also a Qualifying Patient, in which case the maximum number of plants allowed on the parcel shall be seventy two (72).”

2. § **6.11.3 USES AUTHORIZED BY SPECIAL PERMIT** will be amended to add the following uses:

“h. Medical Marihuana Dispensary”

“g. Medical Marihuana Cultivation Operation”

3. § **9.26.2 REQUIRED STANDARDS** will be amended as follows:

§ **9.26.2(a)** will replace the word “marihuana” with “Medical Marihuana” and will read as:

“a. The acquisition, possession, delivery or transfer of **Medical Marihuana** or paraphernalia shall comply at all times with the Medical Marihuana Act and the General Rules of the Michigan Department of Community Health, as amended.”

§ **9.26.2(c)** will be amended to change the hours prohibiting operation from “10:00 pm to 7:00 am” to “8:00

pm to 8:00 am” and will read as:

- “ c. A Medical Marihuana Dispensary shall not operate between the hours of **8:00 p.m.** and **8:00 a.m.**”

§ 9.26.2(d) will be removed in its entirety and all subsequent subsections of § 9.26.2 will be renumbered accordingly:

- ~~d. — No Medical Marihuana Cultivation shall occur on the parcel.~~

§ 9.26.2(e) will add the language “who is under the age of eighteen (18)” and will read as:

- “d. Except for parents or guardians of a Qualifying Patient **who is under the age of eighteen (18)** and the Owner or staff of the facility, persons other than a Qualifying Patient or Primary Caregiver shall not be permitted within the facility when Medical Marihuana is being transferred.”

§ 9.26.2(j) will be amended to change the distance between Medical Marihuana Dispensaries from “1,000” feet to “500” feet and language will be added to include “Medical Marihuana Cultivation Operation” and will read as:

- “i. A Medical Marihuana Dispensary shall not be located within a **500** foot radius of another existing Medical Marihuana Dispensary or **Medical Marihuana Cultivation Operation.**”

§ 9.26.2(j)(1) will be amended to change the explanation on measuring distances between Medical Marihuana Dispensaries from “1,000” feet to “500” feet and language will be added to include “Medical Marihuana Cultivation Operations” and will read as:

- “1. For purposes of measuring the **500** foot radius in this section, the measurement shall be taken from the nearest point on the building where the existing Medical Marihuana Dispensary **or Medical Marihuana Cultivation Operation** exists to the nearest point on the building where the proposed Medical Marihuana Dispensary is proposed.”

§ 9.26.2(j)(2) will be added to allow exception to the distance between a Medical Marihuana Dispensary and a Medical Marihuana Cultivation Operation when they have been approved to operate on the same parcel and will read as:

- “2. Exception shall be made when the operator of a Medical Marihuana Dispensary is also approved to operate a Medical Marihuana Cultivation Operation on the same parcel as granted through a Special Use Permit.”

§ 9.26.2(k) will add language to include “public or private youth recreational facility” and will read as:

- “j. A Medical Marihuana Dispensary shall not be located within a 1,000 foot radius of any existing public or private elementary, vocational, or secondary school, or a public or private college, junior college, or university, or a library, or a playground or park, **or a public or private youth recreational facility.**”

§ 9.26.2(k)(4) will add language to include “public or private youth recreational facility” and will read as:

- “4. For purposes of measuring the 1,000 foot radius in this section, the measurement shall be taken from the nearest property line of the existing public or private elementary, vocational,

or secondary school, or public or private college, junior college, or university, library, or playground or park, **or a public or private youth recreational facility** to the nearest point on the building where the proposed Medical Marihuana Dispensary is proposed.”

§ 9.26.2(k) will be added that expressly prohibits all activities associated with a Medical Marihuana Cultivation Operation unless approved through a Special Use Permit and will read as:

“k. The planting, growing, harvesting, processing and packaging of Medical Marihuana shall not be allowed on the parcel unless approved through a Special Use Permit and pursuant to Section 9.1 and Section 9.27.”

4. § 9.27 **MEDICAL MARIHUANA CULTIVATION OPERATION** will be added to regulate the planting, growing, harvesting, processing, packaging and storage of Medical Marihuana as defined under Medical Marihuana Cultivation Operation in § 3.2 under a Special Use Permit, and will read as:

“9.27 MEDICAL MARIHUANA CULTIVATION OPERATION

9.27.1 STATEMENT OF INTENT

The purpose of a Medical Marihuana Cultivation Operation is to allow an establishment or place of business to undertake the following “Medical uses” of Medical Marihuana on the property: planting, growing, harvesting, processing, packaging or storing of Medical Marihuana to treat or alleviate a registered Qualifying Patient’s debilitating medical conditions or symptoms associated with the debilitating medical condition under the Medical Marihuana Act. Acme Township desires to allow all legal businesses to operate in the Township, but recognizes the need to zone for all uses to protect the health, safety and welfare of the general public. A Medical Marihuana Cultivation Operation must satisfy the general standards of Section 9.1, the specific requirements of this Section, and all other requirements of the Acme Township Zoning Ordinance.

9.27.2 REQUIRED STANDARDS

- a. The planting, growing, harvesting, processing, packaging or storing of Medical Marihuana shall comply at all times with the Medical Marihuana Act and the General Rules of the Michigan Department of Community Health.
- b. The cultivation of Medical Marihuana shall be only allowed by a Primary Caregiver for the Qualifying Patients registered under their care.
- c. Medical Marihuana Cultivation Operations shall be limited to growing a maximum of sixty (60) Medical Marihuana plants for Qualifying Patients. The maximum number of Medical Marihuana plants shall increase to seventy two (72) if the Primary Caregiver operating the Medical Marihuana Cultivation Operation is also a Qualifying Patient.
- d. Except for the Owner of the property, persons other than the Primary Caregiver shall not be permitted within the Operation when Medical Marihuana is being cultivated, harvested, processed, packaged or stored.
- e. No person under the age of eighteen (18) shall be permitted into a Medical Marihuana Cultivation Operation at any time

- f.** A Medical Marihuana Cultivation Operation shall not be owned or operated by, or employ, a person that has been convicted of a felony involving controlled substances.
- g.** No use by way of smoking, ingestion, consumption, or any other method of taking Medical Marihuana into the body shall occur at a Medical Marihuana Cultivation Operation.
- h.** No more than one (1) Primary Caregiver shall operate a Medical Marihuana Cultivation Operation on any one (1) parcel.
- i.** The cultivation of Medical Marihuana shall only be permitted inside a structure not visible from the outside that shall be at all times secured and locked, and shall be accessible only by the Primary Caregiver and Owner of the property.
- j.** Lighting utilized for cultivating Medical Marihuana shall not be visible from the exterior of the building.
- k.** No equipment or process shall be used in which creates noise, dust, vibration, glare, fumes, odors or electrical interference detectable to the normal senses beyond the parcel boundary.
- l.** A waste disposal plan shall be included with all applications for an operation detailing plans for chemical disposal and plans for Medical Marihuana plant disposal. Under no instance shall the incineration of Medical Marihuana plants or plant materials be allowed on the parcel.
- m.** A Medical Marihuana Cultivation Operation shall be considered an industrial or manufacturing use for purposes of determining Off-Street Parking and Loading requirements under the Zoning Ordinance.
- n.** A Medical Marihuana Cultivation Operation shall not be located within a 500 foot radius of another existing Medical Marihuana Cultivation Operation or Medical Marihuana Dispensary.

 - 1.** For purposes of measuring the 500 foot radius in this section, the measurement shall be taken from the nearest point on the building where the existing Medical Marihuana Cultivation Operation or Medical Marihuana Dispensary exists to the nearest point on the building where the proposed Medical Marihuana Cultivation Operation is proposed
 - 2.** Exception shall be made when the operator of a Medical Marihuana Cultivation Operation is also approved to operate a Medical Marihuana Dispensary on the same parcel as granted through a Special Use Permit.
- o.** A Medical Marihuana Cultivation Operation shall not be located within a 1,000 foot radius of any existing public or private elementary, vocational, or secondary school, or a public or private college, junior college, or university, or a library, or a playground or park, or a public or private youth recreational facility.

1. For purposes of this section the term “library” means a library that is established by the state; a county, city township, village, school district, or other local unit of government or authority or combination of local units of government and authorities; a community college district; a college or university; or any private library open to the public.
 2. For purposes of this section the term “playground” means any outdoor facility (including any parking lot appurtenant thereto) intended for recreation, open to the public, and with any portion thereof containing three or more separate apparatus intended for the recreation of children including, but not limited to, sliding boards, swing set, and teeterboards.
 3. For purposes of this section the term “park” means any land or facility of any size or shape, including but not limited to linear ways, road ends, and submerged lands, that are open to the public and used for recreation or held for future recreational use.
 4. For purposes of measuring the 1,000 foot radius in this section, the measurement shall be taken from the nearest property line of the existing public or private elementary, vocational, or secondary school, or public park or private college, junior college, or university, or a library, or a playground or park, or a public or private youth recreational facility to the nearest point on the building where the proposed Medical Marihuana Cultivation Operation is proposed.
- p. The acquisition, possession, delivery or transfer of Medical Marihuana of paraphernalia shall not be allowed on the parcel unless approved through a Special Use Permit and pursuant to Section 9.1 and Section 9.26.”

9.26 MEDICAL MARIHUANA DISPENSARY

9.26.1 STATEMENT OF INTENT:

The purpose of a Medical Marihuana Dispensary is to allow an establishment or place of business to undertake the following “Medical uses” of Medical Marihuana on the property: acquisition, possession, delivery or transfer of marihuana or paraphernalia relating to the administration of marihuana to treat or alleviate a registered qualifying patient’s debilitating medical conditions or symptoms associated with the debilitating medical condition under the Medical Marihuana Act. Acme Township desires to allow all legal businesses to operate in the Township, but recognizes the need to zone for all uses to protect the health, safety and welfare of the general public. A Medical Marihuana Dispensary must satisfy the general standards in Section 9.1, the specific requirements of this Section, and all other requirements of the Acme Township Zoning Ordinance.

9.26.2 REQUIRED STANDARDS:

- a. The acquisition, possession, delivery or transfer of marihuana or paraphernalia shall comply at all times with the Medical Marihuana Act and the General Rules of the Michigan Department of Community Health, as amended.
- b. The transfer of Medical Marihuana shall be only allowed to a Qualifying Patient by his or her Registered Primary Caregiver or by another Qualifying Patient as allowed by the Medical Marihuana Act and the General Rules of the Michigan Department of Community Health, as amended.
- c. A Medical Marihuana Dispensary shall not operate between the hours of 10:00 p.m. and 7:00 a.m.
- d. No Medical Marihuana Cultivation shall occur on the parcel.
- e. Except for parents or guardians of a Qualifying Patient and the Owner or staff of the facility, persons other than a Qualifying Patient or Primary Caregiver shall not be permitted within the facility when Medical Marihuana is being transferred.
- f. A Medical Marihuana Dispensary shall not be owned or operated by, or employ, a person that has been convicted of a felony involving controlled substances.
- g. No use by way of smoking, ingestion, consumption, or any other method of taking Medical Marihuana into the body shall occur at a Medical Marihuana Dispensary.
- h. No person under the age of 18 shall be permitted into a Medical Marihuana Dispensary at any time unless that person is a Qualifying Patient and is accompanied by that person’s parent or guardian.
- i. Medical Marihuana Dispensaries shall be considered a Retail store for purposes of determining Off-Street Parking and Loading requirements under the Zoning Ordinance.
- j. A Medical Marihuana Dispensary shall not be located within a 1,000 foot radius of another existing Medical Marihuana Dispensary.

1. For purposes of measuring the 1,000 foot radius in this section, the measurement shall be taken from the nearest point on the building where the existing Medical Marihuana Dispensary exists to the nearest point on the building where the proposed Medical Marihuana Dispensary is proposed.
- k. A Medical Marihuana Dispensary shall not be located within a 1,000 foot radius of any existing public or private elementary, vocational, or secondary school, or a public or private college, junior college, or university, or a library, or a playground or park.
1. For purposes of this section the term “library” means a library that is established by the state; a county, city, township, village, school district, or other local unit of government or authority or combination of local units of government and authorities; a community college district; a college or university; or any private library open to the public.
 2. For purposes of this section the term “playground” means any outdoor facility (including any parking lot appurtenant thereto) intended for recreation, open to the public, and with any portion thereof containing three or more separate apparatus intended for the recreation of children including, but not limited to, sliding boards, swing sets, and teeterboards.
 3. For purposes of this section the term “park” means any land or facility of any size or shape, including but not limited to linear ways, road ends, and submerged lands, that are open to the public and used for recreation or held for future recreational use.
 4. For purposes of measuring the 1,000 foot radius in this section, the measurement shall be taken from the nearest property line of the existing public or private elementary, vocational, or secondary school, or public or private college, junior college, or university, library, or playground or park to the nearest point on the building where the proposed Medical Marihuana Dispensary is proposed.

SECTION 9.26 ADDED BY AMENDMENT 013 ADOPTED 08/02/11 EFFECTIVE 08/13/11.

ACME TOWNSHIP ZONING ORDINANCE REWRITE

