



**ACME TOWNSHIP PLANNING COMMISSION
FEAST OF VICTORY LUTHERAN CHURCH
4400 Mt. Hope Road Williamsburg, MI 49690
April 8, 2024 7:00 p.m.**

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE 7:04

ROLL CALL: Dan VanHouten, Dan Rosa, Jack Challender, Steve Feringa, Karly Wentzloff, Jean Aukerman, Marcie Timmins

Staff Present: Lindsey Wolf, Acme Planning and Zoning; Jeff Jocks, Legal Counsel; Marcie Timmins, Acme recording secretary.

Wentzloff read a statement about the developers that had a contract with Bertha Vos never having applied for a rezoning, special use permit or planned development for the site. The PC has not reviewed anything for the application as well as going over the process the township would have to follow to review an application. As well as notifying neighboring land owners. Talked about the signs that were put up in the Deepwater Pt. neighborhood within the road right of way(on public utilities) and how they required township resources to remove them. Asked the public to contact the township if they needed any more information about sign regulations. Also noted that a township employee, who is also an Acme resident was yelled at by someone who didn't like the signs being removed.

Welcomed everyone to take part in the Master Plan update process that is just now beginning and will be completed in this calendar year.

A. LIMITED PUBLIC COMMENT: Members of the public may address the Commission regarding any subject of community interest during public comment periods by filling out a Public Comment Card and submitting it to the Secretary. Public comments are limited to three minutes per individual. Comments during other portions of the agenda may or may not be entertained at the moderator's discretion.

Opened at 7:08

Brian Kelley- Talked about wanting more public input into the survey questions, disappointed that the draft survey questions were not at this meeting to review. Talked about the 2013 and 2019 survey's and how they were biased towards high density. Would like to see sub-committees with PC members and community members to collaborate on the survey questions.

Rachelle Babcock- Wondered about putting a question on the survey to ask about community interest in video taping meetings. Would like the township to put money in an account to fund videotaping of meetings.

Marc Frick- Deepwater Pt. Talked about the master plan and future land use map and them needing change. Doesn't like where the high density, four story buildings are able to be located. Would like more public input and commentary on the master plan and future land use map. Asked about internet streaming so the community can watch from home.

Hans VanSumeren-This type of development (referring to the Bertha Vos property) isn't the type of development anyone in the neighborhood wants. Hasn't heard anyone make a positive statement about it. Thinks the township should try to come up with a good plan for what that property can be.

Cynthia Smith- Was surprised to hear a trusty say there was little feedback from the community concerning the Bertha Vos building. She assumed that the township would reach out to the community for feedback. Doesn't think the newspaper is a good way to find out about important topics within the community. Would like to have virtual meetings. Believes there are already ordinances in the township that aren't being enforced. Future land use map is an invitation for developers to keep pushing development that we don't want. Would like community input for the survey questions and planning so we can work with Acme township for the best master plan for all of us.

Pat Salathiel-Talked about the first recreation plan(1979) in Acme township and how long some have been working to get a community park. Thinks this is the townships last chance to acquire the Bertha Vos property to make it into a community park. Would like the township to go back to TCAPS one more time.

closed at 7:27

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

- B. APPROVAL OF AGENDA: Motion by Timmins, support by Aukerman to approve the agenda with the addition of G78-G81.
Motion carries unanimously**
- C. INQUIRY AS TO CONFLICTS OF INTEREST:**
- D. SPECIAL PRESENTATIONS:**
- E. RECEIVE AND FILE:**
- 1. RECEIVE AND FILE**
 - a. Approved Township Board Special Meeting Minutes 3.5.24
Motion by Rosa support by Timmins to receive and file the special board meeting minutes from 3/5/24. Motion carries unanimously
- F. APPROVAL OF MINUTES:**
- a. Approve Draft Planning Commission Meeting Minutes 3.11.2024
**Motion by Timmins, support by Challender to approve the draft planning commission minutes of 3.11.24 with the addition of Ron Calloun.
Motion carries unanimously.**
- G. CORRESPONDENCE:**
1. SH East Bay Commons North LLC
 2. Anchill
 3. B.Hicks
 4. Babcock
 5. Beall
 6. Beery
 7. Beckett & Reader
 8. Brink
 9. Coe
 10. Concerned Citizens – Rohn, Brink, Babcock, Abernethy, Starkey
 11. Crosby
 12. Driscoll
 13. E. Olson
 14. Freed
 15. Freiwald
 16. Frick
 17. Gabelmann – Albanese
 18. Galnares
 19. Greenspan
 20. Gribi
 21. Guy
 22. Hall
 23. Hanna
 24. K. Hicks
 25. Howard
 26. Howie
 27. K. Garvey
 28. K. Salathiel
 29. Kaetchen
 30. Kalil
 31. Korycki
 32. L & P Salathiel

33. Landis
34. Lawrence
35. Leonard
36. Linsley
37. Lundgren
38. M. Bowen
39. M. Smith
40. M.K Garvey
41. McKeon
42. Merten – address correction
43. Merten
44. Miller
45. Naccarato
46. Nowland
47. Papazian
48. Puckett
49. Pulcipher
50. R & M Merchant
51. R. Garvey
52. S&J Merchant
53. Sarris
54. Sayre
55. Scheiern
56. Shields
57. Sievers
58. Silk
59. Simpson
60. Smith
61. Stanicki
62. Stinson
63. Stuart
64. T. Bowden
65. T. Merchant
66. T. Smith
67. Theresa Galante
68. Tim Galante
69. VanSumeren
70. Peiffer
71. VanSumeran 2
72. Varga
73. W. Olson
74. Walker
75. Whiting
76. Young-DuFort
77. Hart
78. Goodpaster-opposed to allowing a zoning change at the former Bertha Vos site. Choose to build their home on Deepwater pt because it is single family residential.
79. Waligorski- Lives on Pearl St., new to Traverse City, has lived in his home since Feb. 2023. He supports the development proposed by Strathmore. As a new person to Traverse City he recognizes the struggle to find affordable housing to rent or buy.
80. Kelley- Regarding community survey, asked that the questions should be provided in the packet they are not there. Talks about the history of survey issues he has identified.
81. Kelley - 2- Regarding the storage yard. Why do they have onsite bathrooms? Asking that the project be required to handle all of their stormwater on site. Asked if infiltration tests on northwest basin number 5 have been completed at the flint fields site.

H. PUBLIC HEARINGS:

1. None

I. OLD BUSINESS:

1. Zoning Ordinance Text Amendment 005 – Accessory Dwelling Units (ADUs)-
Wolf- Gave a recap about the language of the ordinance as well as the timeline the PC has been working on it.

Wentzloff asked each PC member their thoughts with moving forward on ADUs
Concerns that came up with the PC members included: Water supply, septic systems, using them for short term rentals, the language that suggests that ADUs would provide housing for seniors and those with disabilities and supporting affordable housing goals. The township does not dictate rent or design and ADA compliance that would be the property owners decisions.

Suggested putting it on the masterplan survey to get community input. Wentzloff wanted to make sure the survey language is clear on what an ADU is. Having a cap was supported to keep an eye on it to see what the impact is on neighborhoods as well as the township as a whole.

Wolf- Thinks we are at a great spot in our masterplan review to get public input, she supports waiting and putting it on the survey.

Wentzloff- asked Aukerman to clarify what a reasonable change would be and if she had language to share or would just like it edited.

Aukerman- thinks the “providing accessible housing for seniors and persons with disabilities” thinks that statement should be broadened. Needs to be clarified that the township doesn’t know if ADUs will address affordable housing because the property owners set the rent.

Motion by Feringa, support by Aukerman to table the ordinance for ADU’s until it is integrated into the masterplan survey.

Motion carries unanimously.

2. Traverse City Horse Shows – Minor Amendment Request SUP 2006-12P (as amended)
Keever- Didn’t have anything to add since the March meeting.

Wolf- Went over the frustration of the planning commission and how they asked for an overall comprehensive plan. Had a meeting with Iacoangeli and Jocks to go over what has been approved as well as existing campground and the proximity to neighboring properties. The difference with the new proposed spaces, is it is directly next to a single family home. Although the current owner is associated with the horse show and has signed a letter stating his approval. If he were to sell the property the future an unknowing buyer may not be aware of the impact in their backyard. There are issues with setbacks.

Jocks- Gave his opinion on why he sees it as a minor amendment, he is not authorized to decide how the PC sees it, only giving his thoughts on the qualifications as a minor amendment.

Discussion followed about the PC frustrations about the continuing last minute submissions by the horse show.

Feringa- would like clarification , the cover letter talks about ten proposed campsites, but the campsites are already there. The application talks about providing housing for staff and participants. He wants to make sure it's not used as a short term rental.

Jocks- it is a campground so if they bring their trailer for 2 weeks that is what a campground is, but if the campers are already there that may be something different.

Wentzloff-appreciates clarification that they are not new campsites; the electrical and utilities are already installed.

Timmins- asked about the set back

Jocks- If the setbacks aren't met then it can't be approved. It would be approving a further non conformance.

The campsites can't be licensed by EGLE until it is approved by the municipality it exist in.

Wentzloff took a poll. The PC decided it was a minor amendment.

Keeve- asked if it would help to have the adjacent property owner coming in and giving his approval as well as talking about buffers.

Wentzloff feels it needs to go through the board of appeals.

Keever- would like to look into it further and postpone the decision until next month.

3. Master Plan Discussion: Draft Survey

Wolf- was able to find the townships contact from the 2013 survey. Spoke with the supervisor and found it was within our budget and a goal of the masterplan. She is currently in the process of reviewing the questions for bias. She has suggested that the township does a trail survey. Using questions from the 2013 survey as a benchmark for comparison. Wolf is hoping there will be a draft for the public and PC to look at in May. Goal is to open the survey up in June and draft a letter a cover letter explaining where Acme is at today, the master planning process, the dates for the open houses. It will be presented to the public when the survey is complete. Hoping Kathrine can attend the May meeting to comment on the survey. Staff will be inputting all the data that is received.

Wentzloff- May 13th. is when a copy of the survey will be available in the May packet. The survey will be back on the agenda at the regular PC meeting.

Wolf- there is a tab on the township website for the master plan, the documents will be able to be found there.

4. Zoning Ordinance Text Amendment 006 – Self-Storage Facilities -

Wolf- This will be coming back in May with a few other language updates.

Wentzloff- wants to make sure the concerns listed at the previous meeting don't get forgotten if this takes a little longer.

J. NEW BUSINESS:

1. Railway Business LLC – SPR 2024-01 Contractor Storage Yard

Crain- With Crain engineering, here to represent Railway Business LLC for a

multi-unit, contractor storage facility. The proposal is for four buildings with multi-units within the buildings themselves, for a contractor's yard. Electrician, plumber or other mechanical person who needs a space to store supplies. With an option for a bathroom if they choose, it is an option the developer would like to offer. Access will be off the private drive, E.Railway commons. With two accesses to meet the emergency services requirements. There will be wall mounted lighting onsite that will be dark sky compliant. Landscaping will be provided to meet the township ordinance. With the frontage along E.Railway Dr. and also an access easement on the east property line which is considered a front also. There will be landscaping buffers along both areas. The site will be serviced by a series of retention basins along the south end of the property along Railway Commons. With a combination of gravity flow across the parking lot along with some storm sewer catch basins that will direct the water to the retention basins. In the process of getting approval from the Health Dept. and EGLE for a septic system. Submitted a plan to the township board for the community septic system denial, so that the township doesn't have any responsibility for the septic system as part of the EGLE part 41 permit. The township either has to approve or deny operations of the septic system. They did get the denial from the Acme Township board so it is all the responsibility of the development itself to operate and maintain the septic system on-site.

Feringa- Does the overflow of stormwater go into the road ditches?

Crain- yes the emergency overflow would be directed into the private road ditches. Crain addressed the letter that was submitted to address stormwater overflow. If there was an overflow it is saying no downstream properties would be affected. There is another ditch system that goes to another stormwater basin in the development.

Aukerman- Addressed the denial letter that Mr. Crain said was addressed by the township board. Aukerman remembers that the board didn't feel they had enough knowledge to make that decision, they wanted counsel to look at it.

Jocks- the planning commission has no authority to make any decision as to whether or not it should be a community system that is owned and operated by the township or owned and operated privately. Wasn't present at the board meeting to know if it was approved or not.

Aukerman- just wanted to make sure the PC knew there is some clarification needed.

Rosa-If the parcels are combined can they be broken backup and sold separately in the future?

Crain- this will be a condominium development and each unit will be sold separately, but the development as a whole is one parcel. There will be a condominium association in place.

Wentzloff-addressed metro fire review, as there is no water system in the area. What is the means of fire protection.

Crain- Working with fire department to verify which way, there is an option of a water tank or fire detection system. All four building will be linked to a system that alert to heat or smoke at a certain level as determined by the fire department and the detection system. The fire department will be notified right away. An early response.

Jocks- The PC can approve with conditions to make sure this is addressed. They will have to come back and get it modified if metro requires any changes.

Motion by Timmins, support by Feringa to approve the site plan submitted by Bill Crain on behalf of Railway Business and Storage LLC, to construct a four-unit contractor storage yard facility located at East Railway Commons Williamsburg, MI 49690 (parcel IDs 28-01-585-007-00, 28-01-585-008-00, 28-01-585-009-00), subject to the following conditions:

- The lots will be combined prior to the issuance of a land use permit.
- Provide a landscaping letter of credit, bond, or cash surety to the township prior to the issuance of a land use permit.
- The stormwater maintenance plan and budget are recorded prior to the issuance of a land use permit. The stormwater system is subject to periodic maintenance inspections by the township engineer.
- Subject to all agency approvals
- No outside storage
- Subject to township board's determination concerning operation of the proposed community wastewater treatment system.

Motion carries unanimously

K. PUBLIC COMMENT & OTHER PC BUSINESS

Public comment opened at 8:40

Brian Kelley- Still not hearing where the public collaboration is for the public survey. Where is the public engagement. Is it possible to get the survey questions sooner? ADU's there were a lot of unresolved issues around what an ADU structure is going to be. Thinks it will be hard to describe it on the survey if the PC has a hard time defining them. There was no positive feedback for ADU's, the only person to do so was from outside of the community. The Rv's on Flint fields, there were photos posted from March that show 12 RV's already on the property. On the masterplan, he thinks the schedule should be on the front of the website. Storage yard, questioning the stormwater, doesn't believe it meets the ordinance with it goes off site.

Rachelle Babcock- Suggestions on the survey. If we bring up a survey question how can citizens get it on the survey?

Cynthia Smith- Wants to hear more about public engagement. Would love to be able to see the survey questions in advance and work with the township to have the best survey we can.

Pat Salathiel- forgot to mention the website, <https://www.benziewellnessandaquaticcenter.org>

Wentzloff- Asked Aukerman to give an update on the video options with the Ascom building remodel.

Planning & Zoning Administrator Report – Lindsey Wolf- Will update the website with the timeline and masterplan information. Hoping Kathryn will be able to attend the May meeting for the survey questions. Trying to be sensitive to the timeline of getting public input while most residents are in town for the summer season.

Wentzloff- announced a special meeting on April 22nd by request of Strathmore LLC for an amendment to the development.

1. Township Board Report – Jean Aukerman- Ascom building, there will be two phases of remodeling. Phase one being the office area, it is already in great shape. Trying to be as monetarily efficient as possible. Making changes based on need not want. Second phase is the community room. Thinks it will fit a hundred people as opposed to 44 today. Lower level basement area will not be used for the public. It has been discussed to have some way for people

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to stream our events. In phase two the board will see what the options are for this.
Asked for members of the public to work with her. She asked people to come forward if they would like to volunteer to give public input.

2. Parks & Trails Committee Report – nothing to share

ADJOURN: Motion by Timmins, support by Rosa to adjourn
Motion carries unanimously

From: [LINDA GOODPASTER](#)
To: [Lindsey Wolf](#)
Subject: C/O Lindsey Wolf Zoning Adm. change of zoning in residential neighborhood
Date: Wednesday, April 3, 2024 6:44:40 PM

William and Linda Goodpaster
7555 Peaceful Valley
Williamsburg, Mich

We are absolutely opposed to allowing a zoning change at the Former Bertha Voss Site. This is a single family

Residential area chosen by us to build our home because of this fact.

From: Matt Waligorski <matt.waligorski@highstreetins.com>
Sent: Thursday, April 4, 2024 1:59 PM
To: Doug White <Dwhite@acmetownship.org>
Subject: Bertha Vos- development

Mr. White:

My home address is 3826 Pearl Street. I own and have lived in the home since February 2023. I am relatively new to Traverse City. I really like my neighborhood and my neighbors. I enjoy the use of the Deep Water Point Natural area several times a week all year long.

I have received the attached letter recently and feel compelled to let you know that I **support** the development proposed by Strathmore development. As a new person to Traverse City I am very familiar what a struggle it is to find an affordable place to rent or buy in the Traverse City Area. I stopped telling my story because struggling to find a place to reside near Traverse City is the norm.

We need more affordable housing like the housing proposed by Strathmore Development. I'm in 100% support of the project. If more projects are proposed- I'll support those as well. I don't know who sent the attached letter because they did not sign it. I am sure they have voiced their opinion to you. Just because one person or a small group of people may be against the development, that does not mean that everybody is opposed. I think it will only make the surrounding area better and it will make it easier for middle class people to find an affordable place to live near Traverse City.

Normally I would not wish to attend a township planning meeting and frankly but feel that I need to be there in order to support this development.

If you wish to speak to me in more detail, please give me a call anytime.

Thanks,

Matt Waligorski
[517-819-1386](tel:517-819-1386)



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To: Acme Township Planning Commission
From: Brian Kelley, Acme resident
April 7, 2024

Subject: 2019 Acme Master Plan - Survey subcommittee,
bias in Master Plan and Survey

Good evening,

I am writing about the Community Survey and to request a more robust and engaged public participation process for the refinement of the questionnaire.

At the 3/11/24 PC meeting we were told the survey cost would be presented to the board for approval at the 4/2/24 meeting, and that draft questions would be provided for the 4/8/24 PC meeting. Neither of those things occurred, and there is no survey in the public packet. That is a concern because it takes substantial time and care to review a survey questionnaire in advance of a meeting. The PC environment is not conducive to the level of attention required - certainly not on a night when some members might wish to leave early to watch a national basketball championship (we saw that with the whirlwind 53 minute meeting on Jan 8, during the college football championship game - perhaps these meetings should not be scheduled during major sporting events). And, of course, the public cannot review what it does not have.

The community pays for all of these efforts. More must be done to provide the public packet materials in advance of the meeting, and to allow the public to engage. Sitting in a multi-hour meeting and not being able to see the materials being discussed is not acceptable. Not receiving the materials in advance also does a disservice to the members of the PC.

Whitewater township Survey process

Whitewater township recently conducted a community survey in coordination with Networks Northwest as part of their Master Planning process. The development process for the survey involved multiple subcommittee meetings that included citizen members. They received over 600 responses to their mailed survey. It is worth noting that the 2013 Acme Survey was based in large part on a Whitewater community survey, and it involved substantial Acme citizen collaboration.

Subcommittee

If Whitewater citizens can have subcommittee meetings to collaborate on the survey that they pay for, then the citizens of Acme should also.

The Acme Planning Commission should engage the public similarly, supporting the formation of a subcommittee of citizens and PC members to review and refine the draft questionnaire for subsequent presentation to the full PC.

History, 2013 and 2019 surveys

In 2012/2013 Acme township hired NMC Research services to conduct a statistically valid survey. In 2014 Acme did a major update to the Master Plan. The next update was expected in 2024, and that date was often mentioned.

But in 2018 there was a sudden desire to do an update, pushed by the Planner, Shawn Winter. The Planning Commission went along. Acme chose to update the Master Plan primarily to emphasize high density housing, something no community members were asking for.

2019 Survey issues

The 2019 online survey was used to justify the high density goals in the 2019 Master Plan update. The PC chair and Planner modified the original 2013 survey questions during a 2018 PC meeting (some work on the questions was also done in a prior non-public meeting, as mentioned by Shawn Winter). Some questions were removed, some were added.

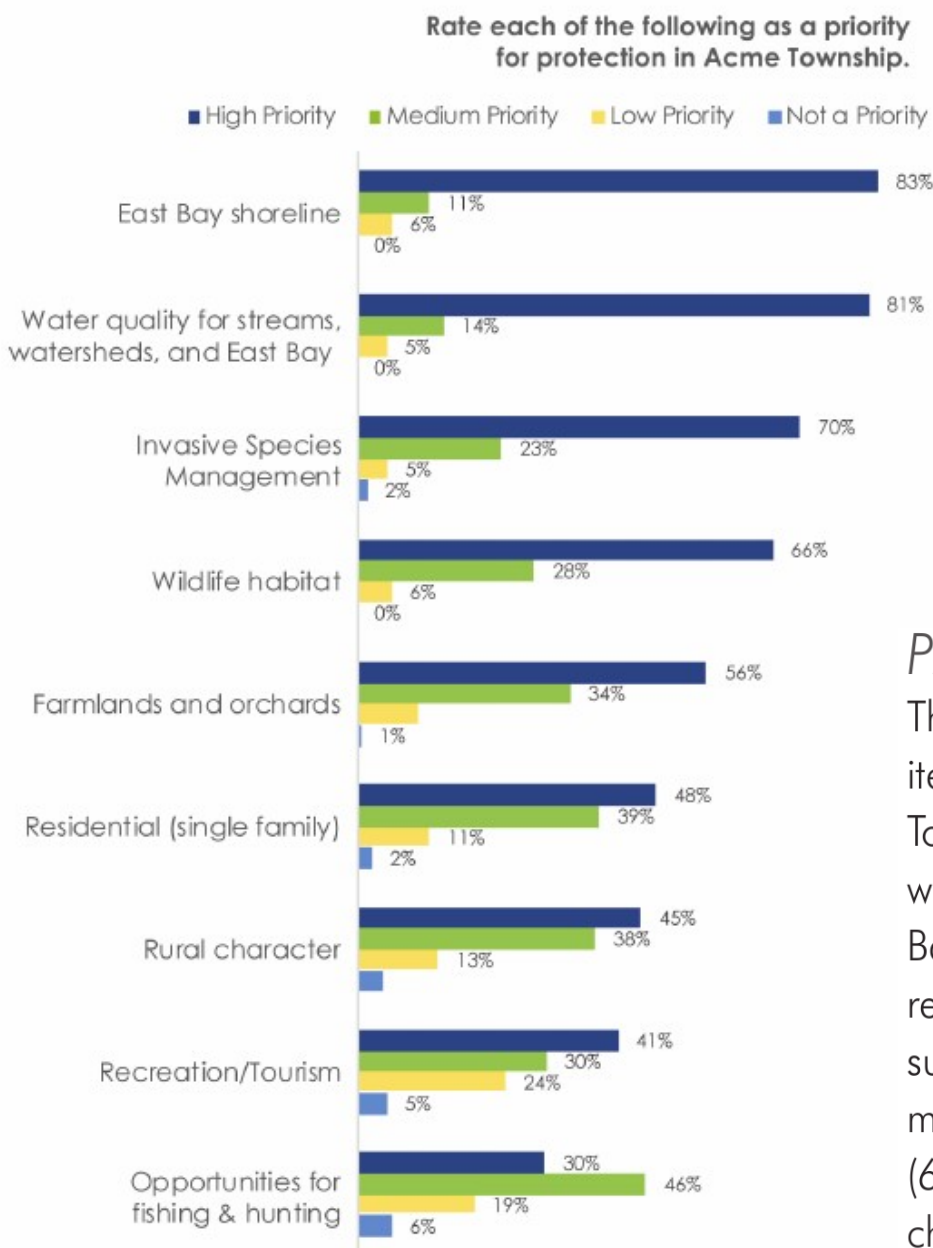
All changes were made mid-meeting, with no opportunity for public review or input. The changes had substantial bias and advanced certain agendas that were never voiced by the community. An audio recording exists of the meeting.

The township utilized the free Survey Monkey online survey service, over the objections of community members. Only 125 responses were received, even after the township Planner kept the survey online for additional weeks and advertised on various social media and other channels. It was not statistically valid, for many reasons. It was accepted by the PC and incorporated into the 2019 Master Plan update, where it was described as "honest feedback" from the community. Zoning Administrator Shawn Winter acknowledged that it was not a statistically valid survey. The Master Plan did not disclose that the survey was not statistically valid.

An example of bias to advance high density follows.

Priority for Protection - High Density bias

This question in a different form was in the 2013 NMC survey but it was heavily modified for 2019. It is included on page 41 of the 2019 Master plan (page 47 of the PDF) and asks about Priorities for Protection in Acme Township. Water quality is always the top response. An option added for 2019, Residential (single family), also received high support, with 87% rating it a high or medium priority. That support was completely ignored in the 2019 Master Plan narrative - the text (inset below) ignored and omitted it, moving on to Rural character, as if Residential (single family) wasn't an option. Apparently Single Family Residential really does need protection in Acme township.



Priorities for Protection

The survey takers rated several items for protection within the Township. Of high priority were the water quality (81%) and the East Bay shoreline (83%), while other related items garnered similar support, including invasive species management (71%), wildlife habitat (64%), and items related to the rural character of the Township (45%).

Rate Housing Options as a Priority

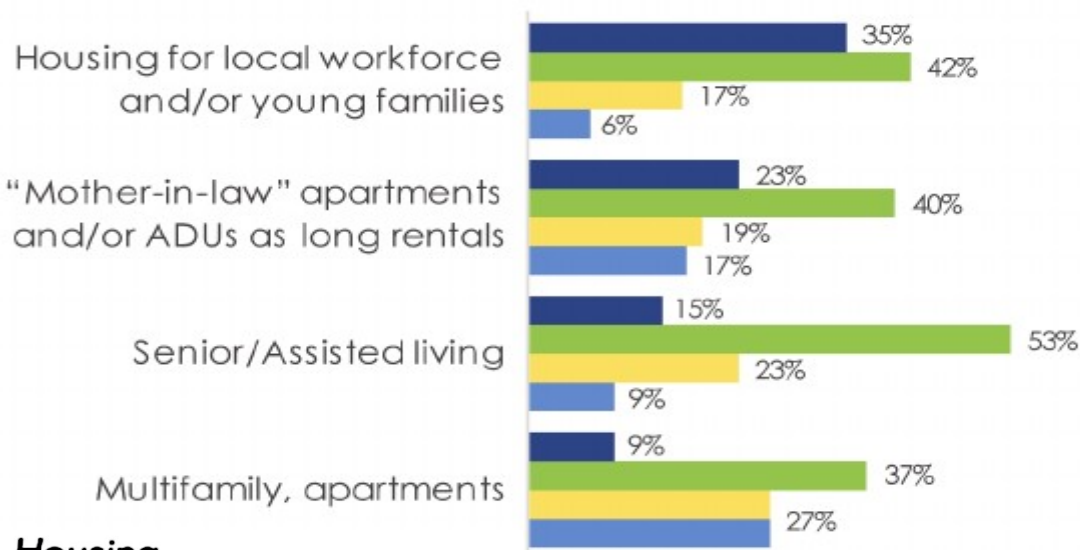
One of the new questions for the 2019 survey (p41, p47 of MP PDF) was a stacked and biased question. It ignored the very existence of Single Family Residential, not to mention the priority in the community. It wasn't even included in the possible responses. The Master Plan narrative went on to declare workforce housing to be the "highest priority". It fails to mention that the lowest priority was "Multifamily, apartments", cherry picking data is bias.

Elsewhere in the Master Plan, that biased question and result are cited to justify a Cornerstone of the Plan. That is bias in the construction of the question and the presentation of the results in the Master Plan.

This is an excellent example of the importance of careful review of the Survey and Master Plan, with substantial public participation. That just isn't allowed in the PC setting.

Rate each of the following housing options as a priority in Acme Township.

■ High Priority ■ Medium Priority ■ Low Priority ■ Not a Priority



Housing

Housing was a key question to ask during the survey, as the housing density and type is of great importance to current and future residents. Many respondents considered housing for the local workforce and/or for young families to be the highest priority (35%), with options for senior/assisted living and "mother-in-law" units as the next priority (23%), which would allow older generations to remain in the community as their housing needs change.

It is worth mentioning that even if there was general support for for Workforce Housing or Apartments - and there was not - that is not the same as support for that housing *in established neighborhoods*. The 2019 Master Plan plays fast and loose with that difference. The cited support for ADUs is also a farce.

2013 Statistically Valid Survey, little support for high density

Table 13 from the 2013 statistically valid survey gives a very different perspective on the sentiment of the community on the topic of high density.

Growth of apartments was a medium or high priority for only 36%, and not a priority or a low priority for 63.5%. Conversely, growth of Single Family Residential was a medium or high priority for 83%, and not a priority or low priority for 17%.

More simply, growth of single family is a high priority for 41%, while apartments are only 10%.

Question 7 asked respondents to rate each of several economic growth opportunities as a priority for development in Acme Township. The table below displays results.

	Low Priority	Medium Priority	High Priority	Not a Priority
Agricultural Operations and Processing	20.3% 115	40.9% 232	29.5% 167	9.3% 53
Agricultural Tourism	25.7% 146	38.0% 216	25.0% 142	11.3% 64
Residential (Single-Family)	12.7% 72	42.1% 239	40.7% 231	4.6% 26
Residential (Multiple Family i.e. Apartments)	44.0% 248	25.9% 146	10.5% 59	19.5% 110
Retail (Locally-Owned)	10.3% 59	33.1% 190	52.6% 302	4.0% 23
Large Scale Retail (Regional and National Chains)	30.6% 176	23.0% 132	27.0% 155	19.5% 112
Restaurants and Entertainment	9.5% 55	37.4% 216	49.1% 284	4.0% 23
Professional Offices and Technology-Related Business	18.5% 106	42.3% 243	32.8% 188	6.4% 37
Mixed Use (combination of retail/professional/industrial in one building)	25.6% 147	38.0% 218	23.2% 133	13.2% 76
Recreation / Tourism	8.0% 46	34.3% 197	55.1% 316	2.6% 15
Warehousing and Distribution Facilities	44.3% 256	21.6% 125	6.4% 37	27.7% 160
Industrial	46.0% 265	17.7% 102	7.1% 41	29.2% 168

2019 Survey and Master Plan overt bias

The community sentiment is clear. And that makes the overt bias in the 2019 survey, and the 2019 Master Plan, all the more concerning. It was repeatedly pointed out at the time that the 2019 survey was flawed and should not be used in the Master Plan. Those concerns were ignored. Similar intentional bias was incorporated into the 2014 Master Plan in the way the 2013 Survey results were utilized. Those concerned were raised in public comment and in writing. They were acknowledged, it was said they would be corrected, but were not.

Biased "data" used to justify substantial actions in Master Plan:

COMMUNITY CORNERSTONES

The Acme Township "cornerstones are" the key components of the community building process. When the foundation, cornerstones, and building blocks lock together, they construct a well-defined community which is supported by county and regional initiatives.

The cornerstones presented on the following pages are derived from the community input process and shaped by Acme Township's planning commission and elected officials. They represent the overarching goals of the community and are supported by specific objectives and strategies, here called "building blocks," that the community will take to achieve its goals.

CORNERSTONE: CREATE A COMMUNITY WITH HOUSING OPTIONS ATTRACTIVE TO ALL.

Housing options are increasingly at the forefront of community conversations about issues ranging from social equity to economic development, employee retention, and school enrollment. Like many suburban townships, Acme has developed with a large inventory of low-density single-family homes. Increasingly, young professionals, empty nesters, and others are looking for smaller housing formats in a more walkable, connected setting. The goal of the Mixed Use Village in Acme is to facilitate housing options that meet the needs of these changing desires and shifting demographics. By promoting traditional neighborhood development patterns, Acme Township can facilitate better variety in housing sizes and limited commercial services within the neighborhood to allow for a more walkable community.

The need for a diverse mix of rental and ownership housing options for residents in Acme Township was evident in the survey responses. Approximately 78% of respondents identified housing for local workforce and/or young families as a "high" or "medium" priority. Additionally, 63% rated ADUs, or mother-in-law flats, with long-term rental agreements as a "high" or "medium" priority. Moreover, 68% of respondents rated housing for seniors as a "high" or "medium" priority.

Building Blocks

1. Developing zoning provisions for higher density mixed use development that attracts younger professionals and families and older "empty-nester" households.
2. Ensuring affordable, accessible housing in the Township through partnerships with Homestretch, the newly formed Housing North non-profit, the Tribe, and others.
3. Creating opportunities for intergenerational interaction through neighborhood gathering spaces, cultural events and activities.
4. Explore the adoption of a PILOT (payment in lieu of taxes) ordinance to facilitate the development of workforce housing.

From: Brian Kelley, Acme resident
To: Acme Planning Commission

April 8, 2024

Re: Railway storage yard concerns, stormwater enforcement

Good evening,

Regarding the 'storage yard', or whatever they are, in the packet. I do not understand why each "storage unit" has a bathroom. What is the actual intended use? No one has been able to explain that. It is suggestive of an intended use beyond 'storage'. Most self storage facilities no longer include any on site bathrooms. Maybe that part of the ordinance needs review?

I ask that the project be required to handle all of their stormwater on site and not send it into the ditch. This would set a bad precedent, and is completely unnecessary. There is no hardship or reason given.

The stormwater plan includes spillways intended to send overflow to the ditch. I could find no elevation information on the spillway floor height. That key elevation is the point at which all stormwater will be sent to the ditch. It should be higher than the top of the emergency release.

Acme has a poor record of stormwater enforcement. What action will be taken if this incomplete stormwater system does cause downstream flooding, of the road and adjacent businesses?

Have the infiltration tests of Northwest basin #5 ever been completed at the Flintfield site? Township attorney Jeff Jocks said *years ago* that they were required. The PC approved the project with the understanding it would happen.

Thank you,

Brian Kelley



ACME TOWNSHIP PLANNING COMMISSION
FEAST OF VICTORY LUTHERAN CHURCH
4400 Mt. Hope Road Williamsburg, MI 49690
April 8, 2024 7:00 p.m.

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE

ROLL CALL:

- A. LIMITED PUBLIC COMMENT:** Members of the public may address the Commission regarding any subject of community interest during public comment periods by filling out a Public Comment Card and submitting it to the Secretary. Public comments are limited to three minutes per individual. Comments during other portions of the agenda may or may not be entertained at the moderator's discretion
- B. APPROVAL OF AGENDA:**
- C. INQUIRY AS TO CONFLICTS OF INTEREST:**
- D. SPECIAL PRESENTATIONS:**
- E. RECEIVE AND FILE:**
 - 1. RECEIVE AND FILE**
 - a. Approved Township Board Special Meeting Minutes 3.5.24
- F. APPROVAL OF MINUTES:**
 - a. Approve Draft Planning Commission Meeting Minutes 3.11.2024
- G. CORRESPONDENCE:**
 - 1. SH East Bay Commons North LLC
 - 2. Anchill
 - 3. B.Hicks
 - 4. Babcock
 - 5. Beall
 - 6. Beery
 - 7. Beckett & Reader
 - 8. Brink
 - 9. Coe
 - 10. Concerned Citizens – Rohn, Brink, Babcock, Abernethy, Starkey
 - 11. Crosby
 - 12. Driscoll
 - 13. E. Olson
 - 14. Freed
 - 15. Freiwald
 - 16. Frick
 - 17. Gabelmann – Albanese
 - 18. Galnares
 - 19. Greenspan
 - 20. Gribi
 - 21. Guy
 - 22. Hall
 - 23. Hanna
 - 24. K. Hicks
 - 25. Howard
 - 26. Howie
 - 27. K. Garvey
 - 28. K. Salathiel

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

29. Kaetchen
30. Kalil
31. Korycki
32. L & P Salathiel
33. Landis
34. Lawrence
35. Leonard
36. Linsley
37. Lundgren
38. M. Bowen
39. M. Smith
40. M.K Garvey
41. McKeon
42. Merten – address correction
43. Merten
44. Miller
45. Naccarato
46. Nowland
47. Papazian
48. Puckett
49. Pulciphher
50. R & M Merchant
51. R. Garvey
52. S&J Merchant
53. Sarris
54. Sayre
55. Scheiern
56. Shields
57. Sievers
58. Silk
59. Simpson
60. Smith
61. Stanicki
62. Stinson
63. Stuart
64. T. Bowden
65. T. Merchant
66. T. Smith
67. Theresa Galante
68. Tim Galante
69. VanSumeren
70. Peiffer
71. VanSumeran 2
72. Varga
73. W. Olson
74. Walker
75. Whiting
76. Young-DuFort
77. Hart

H. PUBLIC HEARINGS:

1. None

I. OLD BUSINESS:

1. Zoning Ordinance Text Amendment 005 – Accessory Dwelling Units (ADUs)
2. Traverse City Horse Shows – Minor Amendment Request SUP 2006-12P (as amended)

3. Master Plan Discussion: Draft Survey
4. Zoning Ordinance Text Amendment 006 – Self-Storage Facilities

J. NEW BUSINESS:

1. Railway Business LLC – SPR 2024-01 Contractor Storage Yard

K. PUBLIC COMMENT & OTHER PC BUSINESS

1. Planning & Zoning Administrator Report – Lindsey Wolf
2. Township Board Report – Jean Aukerman
3. Parks & Trails Committee Report –

ADJOURN:



ACME TOWNSHIP REGULAR BOARD MEETING

**ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
Tuesday, March 5, 2024, 7:00 p.m.**

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

ROLL CALL: Members present: J. Aukerman, D. Hoxsie, D. Stevens, L. Swanson, D. White

Members excused: A. Jenema (arrived at 7:11 p.m.), P. Scott

Staff present: Lindsey Wolf, Planning & Zoning Administrator, Cristy Danca, Recording Secretary

A. LIMITED PUBLIC COMMENT:

Limited Public Comment was opened at 7:02 p.m.

Brian Kelley, Acme resident

Limited Public Comment was closed at 7:04 p.m.

B. APPROVAL OF AGENDA:

Motion by Aukerman, supported by Hoxsie, to approve the agenda as presented. No discussion. Voice vote. Motion carried unanimously.

C. APPROVAL OF BOARD MINUTES: 2/06/2024 and Special Board meeting 2/21/2024

Motion by Swanson, supported by Stevens, to approve the minutes as presented. No discussion. Voice vote. Motion carried unanimously.

D. INQUIRY AS TO CONFLICTS OF INTEREST: Doug White recused himself from New Business, Item #2, *Grand Traverse Regional Land Conservancy PDR closing for David White*

E. REPORTS:

a. Clerk – 408 residents voted in person on February 27th for the Presidential Primary election. 907 absentee ballots were tabulated that day and 21 Acme residents voted during the early voting period. Clerk Swanson thanked the election inspectors that worked.

b. Parks – None

c. Legal Counsel – None

d. Sheriff – Officer Abbring has been working on a couple of ordinance violations and stated the speed sign will soon be in use - he invited requests for placement. Seasonal weight restrictions for roads will be lifted March 11th. Discussion occurred.

e. County – Rob Hentschel, Grand Traverse County Commission Chair, gave the following updates: the upcoming Drain Commission report will be used to determine the pay rate for next year's four-year term for Drain Commissioner (current salary is \$47,000);

Jenema arrived at 7:11 p.m.

Resource Recovery received a clean-up grant – check the county website for tire drop off dates; the County Bond Rating is currently the best in its history at AA+, Blair Township's water system project is up for vote tomorrow (to be bonded through Grand Traverse County); PACENorth (adult daycare center) discussion will occur at the next Commission meeting; Camp Greilick will be discussed at the

DRAFT UNAPPROVED

next Commission meeting; a study session occurred last week regarding the Facilities Master Plan and discussion will occur at the next Commission meeting; the BATA dispute is ongoing; and discussion occurred about Twin Lakes Park and TIF-97 (Tax Increment Finance Authority). Darryl Nelson, Grand Traverse County Commissioner, spoke in favor of TIF-97 ending and he will be presenting to the Board of Commissioners.

f. Supervisor – Supervisor White has been working on the sewer project, details related to the Ascom building and annual budget preparations.

g. Planning and Zoning – Wolf spoke about Accessory Dwelling Units being a topic at the most recent Planning Commission meeting. Citizen concerns included the placement and impact of ADU's. The PC held a public hearing on the topic (meeting minutes are not yet available) and tabled discussion for the March PC meeting. Wolf has been working on the survey for the Master Plan with the goal being to achieve a statistically valid survey as was the case in 2013. She will update the Board with respect to the survey at the next meeting. The PC will begin reviewing parts of the draft Master Plan (beginning with demographics). Wolf also noted a couple site plans in progress – Strathmore (Tom's/Kmart) is requesting a minor amendment to their planned development – to provide more 2 and 3-bedroom units as opposed to 1 bedroom with building footprints remaining the same; and a pending site plan review for a Railway Commons self-storage facility. Board discussion occurred.

F. SPECIAL PRESENTATIONS:

Metro Emergency Services 2023 Annual Report – Chief Pat Parker

Supervisor White introduced incoming Chief Paul Mackin. On behalf of Chief Parker, Assistant Chief/Fire Marshal Brian Belcher highlighted the annual report (included in packet). Board discussion occurred regarding employee recruitment/retention, rising costs of equipment, a fire-based EMS model, and MMR response times (MMR February report included in packet).

G. CONSENT CALENDAR:

1. RECEIVE AND FILE:

- a. Treasurer's Report
- b. Clerk's Revenue/Expenditure Report

2. APPROVAL:

1. Accounts Payable Prepaid of \$682,262.12 and NO current to be paid
(Recommend approval: Clerk, L. Swanson)

Motion by Jenema, supported by Hoxsie, to approve the Consent Calendar as presented. No discussion. Roll call vote. Motion carried unanimously.

H. ITEMS REMOVED FROM THE CONSENT CALENDAR: None

I. CORRESPONDENCE:

1. Letter dated 02/01/2024 from the Grand Traverse Band of Ottawa and Chippewa Indians Re: Second half 2023 2% Cycle
2. Retirement Party flyer for Chief Pat Parker was added to correspondence

J. PUBLIC HEARING: None

K. NEW BUSINESS:

1. County Road Improvement Agreement between the Road Commission and Acme Township Re: Annual Brining

Agreement included in the packet. Board discussion occurred – there will be 1 -2 applications and there was positive feedback on the type of brine now being used.

Motion by Jenema, supported by Stevens, to approve the brining as presented on the list for one application on the list as provided with the addition of an additional brine on Bates, Bennett, and

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Bunker Hill. No discussion. Roll call vote. Motion carried unanimously.

2. Grand Traverse Regional Land Conservancy PDR closing for David White

Laura Rigan, Farmland Program Manager with the Grand Traverse Regional Land Conservancy, provided follow-up information to the Board. She has been working with landowners and USDA Natural Resource Conservation Services (NRCS - funder of the conservation easement), to secure necessary approvals for the funding. (They are providing about 50% of the total acquisition cost). A purchase price was negotiated, a final site visit is scheduled for tomorrow, and closing on NRCS funding is expected soon. The Board reviewed the Resolution Authorizing the Purchase of Development Rights for David L. White and Kathleen H. White Trust. There was an increase in the appraised value, the federal dollar amount share also increased to reach the 50% amount, the landowner is contributing about 25%, and Acme Township's contribution is about 25% - the township's portion is higher than the landowner's due to a discrepancy with the acreage that was appraised and the acreage that was surveyed. The USDA had to reduce their share slightly because the appraisal was based on the assessed acreage which was slightly more than what was surveyed. Because there was already a negotiated purchase price, Rigan recommended Acme Township make up the difference. Board discussion occurred – there is more than enough in the Farmland fund to cover the amount. Per Rigan, this is the last application in this round. Remaining funds could be used for a future enforcement fund or long-term stewardship of the easements for monitoring. Also, another round could potentially be opened eventually. Jenema noted that legal counsel has reviewed the resolution.

Motion by Jenema, supported by Aukerman, to pass Resolution 2024-06 in the authorization for the Clerk and Treasurer to sign off on the development rights for David and Kathleen White Parcel ID 01-009-008-00. No discussion. Voice vote. Motion carried unanimously with White recusing himself due to a conflict of interest.

Rigan will inform the Board of the closing date and anticipates an end of March or early April date.

3. Resolution for Fund moves adjustments

Per White, this resolution corrects for the retirement/pension fund amount for the zoning department that was left out of the budget originally. Jenema noted the Contingency balance on the resolution is \$32,800.00, not \$22,800.00.

Motion by Jenema, supported by Hoxsie, to pass Resolution 2024-07 to move money from Contingency to the 701 department of \$11,000.00 as presented and it's a budget amendment. No discussion. Roll call vote. Motion carried unanimously.

L. OLD BUSINESS:

1. Continued Discussion on Purchase of Ascom Building

Board discussion occurred regarding details of the Draft Vision, Action Plan and Goals form and Layout Proposals and Special Notes form (included in packet) prepared by Aukerman and Stevens since the last meeting. The Owner and Architect Agreement (included in packet) was also discussed. Dave May, current tenant (East Bay Medical) in the Ascom building expressed gratitude to the Board for its willingness to extend their lease beyond closing (February 28, 2024). The tenants were offered 60 days, they asked the Board to consider 90 days. Stevens agreed to communicate layout changes discussed during the meeting to the architect – these changes included: the Clerk's storage room door opening out into the Clerk's office not in to the storage room; the Clerk's storage room hallway door to remain as is; insulating walls of the conference room located near the community room; and the addition of another door leading into the community room so that there is a door on either end of the corridor outside the restrooms. Further discussion occurred about building insurance, having the owner/architect agreement reviewed by legal counsel, and being notified ahead of any costs potentially going over what is outlined in the agreement.

Motion by Jenema, supported by Hoxsie, to pass this contract with the review of Jeff Jocks (Legal

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Counsel) and we give them 75 days from March 1st to be out of the building – May 15th. Discussion occurred. **Modified motion by Jenema, supported by Hoxsie, to sign a contract with Jocks’ review adding the section that when they anticipate exceeding the amount that’s in the contract that they will contact us ahead and we are going to give 75 days from March 1st which is May 15th for the renters/for the lessees to be out. No discussion. Roll call vote. Motion carried unanimously.**

PUBLIC COMMENT and OTHER BUSINESS:

Supervisor White stated Ryan LaMott will return to work next week and begin demo at the Ascom Building. Brief Board discussion occurred about funds being in the budget for his earlier than usual return.

There was no public comment.

Motion by Hoxsie, supported by Jenema, to adjourn the meeting. No discussion. Voice vote. Motion carried unanimously.

The meeting was adjourned at 10:27 p.m.

DRAFT UNAPPROVED



**ACME TOWNSHIP PLANNING COMMISSION
ACME TOWNSHIP HALL
6042 Acme Road Williamsburg, MI 49690
March 11, 2024 7:00 p.m.**

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE 7:00

ROLL CALL: Dan Rosa, Dan VanHouten, Jack Challender, Steve Feringa, Karly Wentzloff, Jean Aukerman, Marcie Timmins

Staff Present: Lindsey Wolf, Acme planning and zoning; Marcie Timmins, Acme recording secretary

- A. LIMITED PUBLIC COMMENT:** Members of the public may address the Commission regarding any subject of community interest during public comment periods by filling out a Public Comment Card and submitting it to the Secretary. Public comments are limited to three minutes per individual. Comments during other portions of the agenda may or may not be entertained at the moderator's discretion.

Opened at 7:02

Andy Andres- He is on the Historic District Commission in Traverse City. Talked about some of the issues that came up with ADU's such as visual rights.

Matt Conrad- Chair of the planning commission of Elk Rapids Village. Public comment period on their master plan is coming to a close in about 3 weeks. Would welcome all feedback. On a quest to put together a zoning map that mirrors the Elk Rapids public school district. Looking to see what they can do with zoning ordinances to bring child age families into the area. The Master Plan is available at Elkrapids.org.

Brian Kelley- The storage facilities on the agenda, was concerned about how they are dealing with their stormwater. No data on the ditch to show infiltration rates. It is an industrial site and should deal with all their storm water on site.

Flint Fields, noticed employees guiding people to parking spots that appeared to be in a firelane. Concerned they have exceeded the sum of allowed parking. The RV section, pictures show, they have crossed the property line and expanded the RV's. Stormwater basin on the northwest corner seems to have a lot of trees being cut down, wondered if the township had sent someone out to inspect it.

Closed at 7:11

- B. APPROVAL OF AGENDA: Motion by Feringa, support by Challender to approve the agenda with the additions of: G.6, G.7, G.8, G.9 under correspondence and J.3 under new business.
Motion carries unanimously**

C. INQUIRY AS TO CONFLICTS OF INTEREST:none

D. SPECIAL PRESENTATIONS: none

E. RECEIVE AND FILE:

1. RECEIVE AND FILE

a. Approved Township Board Special Meeting Minutes 2.21.24

Motion by Rosa, support by Timmins to receive and file Township Board special meeting minutes 2.21.24

Motion carries unanimously

F. APPROVAL OF MINUTES:

a. Approve Draft Planning Commission Meeting Minutes 2.20.2024 -

Motion by Challender, support by VanHouten to approve the draft planning commission minutes of 2.20.24 with the change to Andy Andres name under H1.

Motion carries

G. CORRESPONDENCE:

1. Beckett & Raeder-Planning report

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

2. Kelley
3. Freiwald
4. Hans
5. Zaloudek
6. Garvey-discussing the Bertha Voss purchase, is in opposition to development.
7. Garvey 2- Commenting on the

irrelevance of the price of Bertha Voss to the township.

8. VanSumeren & Galnares -Talked about Hardy's visit and are in opposition to re-development at Bertha Voss.
9. Kelley 2-ADU's negative impact on surrounding property values. There is a link to more information via email.

H. PUBLIC HEARINGS:

1. None

I. OLD BUSINESS:

1. Zoning Ordinance Text Amendment 005 – Accessory Dwelling Units (ADUs)-

Aukerman- went over the notes from her meeting with Andy Andres and Susan Leithauser-Yee. The topic that they focused on, are there any gaps in Acme's draft ordinance?

Potential gaps, they saw, they are under point 3 of the notes from the meeting. It is Aukerman's understanding we can not enforce specific rents or ADA- compliant features. Wants to make sure that in the intent and purpose section, doesn't want to promise that the township is supporting affordable housing and persons with disabilities that would be the property owner, if she is correct.

The ordinance should be very very clear on how the ordinance pertains to the AG district and farm land. Specific to, an ADU can not be split off onto its own parcel and how might ADU's affect farmland preservation. What is in the farmland preservation documents that talks about allowing for ADU etc. Read through the rest of the list under point 3. Pointed out research that was done on other communities. Discussion followed.

Aukerman is happy to follow up on any topic, but if it is something staff can handle she would prefer that.

Will be bringing this topic back in April.

2. Traverse City Horse Shows – Minor Amendment Request SUP 2006-12P (as amended)

Keeper- Gave the background of the campsites. They were able to get permitted through EGLE. She doesn't know when but the ten campsites they are requesting were already in existence. They have water and electrical running to them. They did get them permitted through EGLE. Asking for a minor amendment to add the ten additional camp spaces.

Talked about if there should be vegetation as a buffer between the camp property and neighboring properties. Keven Gold is the current owner of the adjacent property, he removed the vegetation from the property line when he bought the property and put up a six foot privacy fence. There is a letter from Mr. Gold supporting the use of the campsites.

Wolf- Spoke with Jeff Jocks and John Iacoangeli. Had some questions about setbacks and what they had to adhere to. They looked at the perimeter and what was allowed when it first became an operation. Jocks and Iacoangeli did not feel it had to adhere to the strict campground requirements with 150 foot setbacks. Also didn't view this change as adding any more traffic as the people will already be onsite. After discussion with them Wolf, Jocks and Iacoangeli agreed this would fall under a minor amendment.

Discussion followed about the planning commission's previous request that Traverse City Horse Shows stop piecing together plans at the last minute and turn in a PD for the whole

property. As well as discussion about all the previous violations and their willingness to pay the fines instead of correcting the issues.

It was decided by the planning commission to bring this issue back in April when Jocks and Iacoangeli will be able to give more feedback and hopefully be available during the next meeting.

3. Master Plan Discussion: Draft Survey

Wolf- Is still in the midst of getting a hard number of what the survey will cost, based on our goals stated in the previous master plan. One of which was to allocate funds to conduct a comprehensive citizen survey in 2024. Feels like if we don't conduct a survey we would be doing Acme a disservice. Wolf hopes to have all the information by the end of the week to share with the township board. If they are comfortable with it, it will come back to the planning commission at the April 8th meeting. The draft survey will also be looked at so the PC will also have a draft survey to go over as well.

Aukerman- when looking at ADU's for the survey, she feels we need to work on the language in the survey. It makes them sound like senior housing and they are not senior housing.

J. NEW BUSINESS:

1. PD Amendment 2021-01 SH East Bay Commons North LLC-

Keever- Looking at buildings 8 and 9. Here to ask for a minor amendment. Nothing about foot print or size of the buildings will be changing. They are looking to take the unit numbers down from 186 to 162 by changing the unit mix within the buildings. The new unit mix would now include 3 and 4 bedroom apartments with bathrooms attached to each bedroom. Gave the breakdown of units in building number 8 as an example. There will be 3- one bedrooms, 6- two bedrooms, 9- three bedrooms and 3-four bedrooms.

Wentzloff- asked if sewer benefits and water amount drawn from the tribe were still in range.

What was the gentlemen's name that was with Sarah Kever? Yes it actually will go down because the number of units decreases.

Keever- The parking goes down, because the number of units drops.

Motion by Timmins, support by Feringa to approve the minor amendment for PD 2021-01, submitted by SH East Bay Commons North LLC, to decrease the number of dwelling units from 186 to 162, which provides for larger family units. Further, this amendment is consistent with Section 8.10.2. It will not substantially affect the character or intensity of the use, nor increase demands for public services, and have no substantial impact on neighboring properties.

Motion carries unanimously

2. Master Plan Discussion: History of Planning, Goals Accomplished

Wolf- goes over the last twenty years of master plan objectives and some of the

future land use map changes. Acme has been very consistent in the last twenty years.

3. Text Amendment 006 – Self-Storage Facilities -

Wolf- came to a stop when she saw the ingress and egress should be onto a public street. Iacoangeli said it was to prevent a development from going on a seasonal road. He didn't see a difference if it was public or private as long as it is an all season road. So Iacoangeli amended the zoning language to; All ingress and egress from this site shall be directly onto public or private paved road.

Wentzloff- if you're saying it can go on a public or private road I would say you have to get the owner's/governing bodies permission for a private road.

Wolf- for the application in front of us, whoever owns RailRoad Commons would have to sign off.

Wentzloff- asked if there any other areas of the ordinance that didn't allow for private roads as well? Is this a problem that ended up in a few spots?

Wolf will be going back to check, and coming back in April with more information.

K. PUBLIC COMMENT & OTHER PC BUSINESS

opened at 8:33

Andy Andres- One thing they forgot to put into the info on ADU's is the subdivision plan act that needs to be considered. You divided that property for one home, one family and now you're talking about putting a second home on that property. Also talked about considering the septic size.

Brian Kelley- ADU's no one has asked for this. Heard contradictory messages tonight, like trustee Aukerman saying it won't solve the missing middle problem. A lot of risk with impact, doesn't like the idea of a structure being put ten feet from his property line. Can't put a fence up because of the six foot limit, no requirements for buffer vegetation. I think there are a lot of questions to answer.

Regarding the Horse Show, those RV's in the photo have been out there, they are high end RV's and his impression is the RV's are for rent. I thinks the horse show property needs a review to see what has been built out there vs the plans to see if there are any other inconsistencies.

Closed at 8:37

Planning & Zoning Administrator Report – Lindsey Wolf- Have a busy April agenda

1. Township Board Report – Jean Aukerman- closed on the new building Feb.28th. Might be in it before the end of this year.
2. Parks & Trails Committee Report –

**ADJOURN: Motion by Timmins, support by Challenger to Adjourn.
Motion carries unanimously**

SH EAST BAY COMMONS NORTH LLC

March 29, 2024

Sent Via E-Mail and USPS First Class Mail

Acme Township Planning & Zoning

Attn: Lindsey Wolf, *Planning and Zoning Administrator*
6042 Acme Road
Williamsburg, MI 49690
zoning@acmetownship.org

Acme Township Board of Trustees

Attn: Doug White, *Supervisor*
6042 Acme Road
Williamsburg, MI 49690
dwhite@acmetownship.org

RE: Bertha Vos School Site near Deepwater Point Natural Area

Dear Mrs. Wolf and Mr. White;

I hope you are both doing well. I am writing on behalf of SH East Bay Commons North LLC (“Buyer”), which recently held an interest in acquiring the former Bertha Vos School property located on Shore Road near Deepwater Point Natural Area.

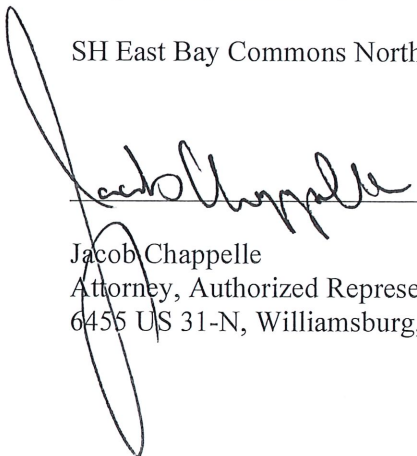
After Buyer sought and received helpful feedback on its proposed use from local leaders, neighbors, and stakeholders; Buyer will not be moving forward with its acquisition.

We sincerely appreciate all the feedback we have received from the greater community. We similarly appreciate Seller’s willingness to facilitate this transaction, its efforts and assistance, and wish them the best in the final disposition of this property.

Please incorporate this letter into the upcoming April 2nd Acme Board of Trustees meeting and the April 8th Acme Planning Commission Meeting. Thank you for your continued service to the community and please let me know if you have any questions, concerns, or if I can provide any assistance.

Respectfully submitted,

SH East Bay Commons North LLC



Jacob Chappelle
Attorney, Authorized Representative
6455 US 31-N, Williamsburg, MI 49690

March 29, 2024

5030 Northwind Drive, Suite 120
East Lansing, MI 48823

From: [Neil Anchill](#)
To: [Doug White](#); karly.wentzloff@gmail.com; [Lindsey Wolf](#)
Subject: Bertha Vos property
Date: Friday, March 29, 2024 9:33:12 AM

To Whom it may concern-

We strongly oppose any high density residential or mixed use development of the Bertha Vos property.

We want our comments included in the "packet" for the meeting.

Sincerely,

Neil & Jane Anchill
3571 Woodland Trail
Williamsburg, MI 49690

From: [ceo](#)
To: karly.wentzloff@gmail.com
Cc: [Doug White](#); [Lindsey Wolf](#)
Subject: Bertha Vos
Date: Tuesday, April 2, 2024 2:38:34 PM

Dear Ms. Wentzloff:

By way of introduction, my wife and I own the home at 6373 Deepwater Point. It was purchased by my grandfather back in 1943, and a total of five generations of our family have gathered there over the years.

I understand that the developer proposing high-density development for the Bertha Vos property has now withdrawn the request. That is a very positive development for all involved, as I could see an all-out war breaking out had the issue been pushed further.

Although the immediate threat may have receded, I wish to go on the record as being vehemently opposed to any use of the Bertha Vos property which would negatively impact the numerous single-family residences which are adjacent to the property. The neighbors all have very legitimate concerns about noise, traffic, crime, inadequate infrastructure, light pollution, etc.

I would ask that this email be included in the packet for the 4/8 PC meeting.

Thank you for your time.

Brian L. Hicks

ceo@brianhicks.com

From: [Rachelle Babcock](#)
To: [Lindsey Wolf](#)
Subject: Fw: Berth Vos / New Strathmore Development purchase proposal to Acme Township
Date: Saturday, March 23, 2024 3:32:05 PM

From: Rachelle Babcock <rachellebabcock@hotmail.com>
Sent: Saturday, March 23, 2024 10:58 AM
To: zoning@acmetownship.org
Subject: Berth Vos / New Strathmore Development purchase proposal to Acme Township

Attention: Acme Township Planning Commissioners,

I am one of many protesters who attended the public meetings for the Toms/KMart Development in protest of the Strathmore Development land use plan. I did not approve of many aspects within their planned development, but more vexing was their play on words to incorporate Light Industry into areas within this plan. They gave Light Industry new meaning! " Now." I see Light Industry is highlighted in their on- line advertising for this development.

It seems Strathmore Development team is planning more future Acme development. I've learned the Bertha Vos property is in their sights, but, only if it is made financially feasible to their investors. I find it hard to believe the township is being asked to change single family residential to High-Density Mixed-Use development. Who knows what that could be turned into!

The rights of local property owners in the Bertha Vos area should NOT BE IGNORED as the Strathmore team asks the township of Acme to once again make concessions. Our rural character is under constant threat these days. I for one would hate to see our township become a magnet for financial groups posing as real estate developers attempting to exploit the soft under belly of our township.

It is my sincere hope the recent request put before our Planning Committee allowing the Stratmore Development team this presentation, showing their High- Density Mixed Use Development Plan for the Berta Voz property, be turned down.

There must be a development team out there who would be willing to enhance the area of Bertha Vos given its premo location!

Sincerely,

Rachelle Babcock
Acme Township

From: [Arlene Beall](#)
To: [Doug White](#)
Subject: High density housing on the Bertha Vos property
Date: Thursday, March 28, 2024 3:50:11 PM

Hello

Just letting you know my husband and I deeply oppose any high density residential or mixed-use development at the Bertha Los property.

We request that our comments be included in the “packet” at the meeting.

Thank You,

Arlene and Wilbur Beall
6777 Deepwater Point Road

From: [k b](#)
To: [Doug White](#); karly.wentzloff@gmail.com; [Lindsey Wolf](#)
Subject: Bertha Vos property sale
Date: Monday, April 1, 2024 5:06:46 PM

Name:
Karen Beery
6253 Mannor St
Acme

I want to voice my opinion as NO in property usage of Bertha Vos property. I wish I could be to the meeting but I have to be out of town.

I own a home in the neighborhood for 50 years as well as 90% of my neighbors still live there. Acme is our choice of locations because it's a quiet safe neighborhood. The way Traverse City is expanding it hard to get the close safe neighborhood.

Building more apartments will only turn Acme into a crowded noisy & traffic issue like downstate or even Traverse City is becoming.

Even residents down Deepwater point area would agree at no more traffic or increase density. What about crime that comes with Apartments, increase police or fine demands? Why should more demands be put on them or our increase tax's to fund another apartment complex? I already dislike the Kmart complex and your wanting more? Why not have apartment complexes out M72.

Right now we have a lot more traffic cutting through Mannor street.
Let's keep Acme the area that's a pleasant to live in.

I vote to have a community center that can be used to rent to groups or meeting center for the community to fund the building. I feel it's a much needed asset to the community that benefits the citizens.

Thank you for listening.

Planning Report

Serving & Planning Communities Throughout Michigan

April 2024

Top
Story

Short Term Rental House Bill 5438

“Local control was our guiding light... Through these bills, we aim to empower local communities to manage the impact of short-term rentals within their borders, ensuring a balance between economic benefits and neighborhood stability.” Rep. Joey Andrews (co-author of House Bill)

The first short-term rental bill was introduced in April 2017 as an amendment to the Michigan Zoning Enabling Act. With over six years of back and forth (and some communities opting to ban STRs during this time), Michigan [House Bill 5438](#) features some key changes than previously proposed legislation:

1. This is not a preemption amendment to the Michigan Zoning Enabling Act.
2. Local units of government maintain authority to regulate short-term rentals.
3. An opt-in statewide excise tax is created (6% of the STR occupancy rate) and proceeds will be distributed to the local unit of government in which the STR is located.

Supporters believe HB 5438 protects neighborhoods from a concentration of STRs, provides an avenue to file complaints, allows communities to balance housing needs for residents and businesses at the local level, and generates some revenue to pay for costs associated with being a tourist destination. The bill also prescribes penalties to owners who violate the law and enables the department of licensing and affairs to manage the database of STRs, issue annual certificates to owners, and to share the owner's number of complaints received against this act with the host municipality. The bill has been referred to the House Committee on Local Government and Municipal Finance with an upcoming hearing likely.

[Michigan Municipal League](https://mml.org/inside208/2024/02/28/short-term-rental-str-regulation-act-introduced/) <https://mml.org/inside208/2024/02/28/short-term-rental-str-regulation-act-introduced/>

Award

EGLE's Renewable Ready Communities Award

The Department of Environment, Great Lakes, and Energy (EGLE) is establishing a new funding opportunity to award Michigan communities that host renewable energy projects. The Renewables Ready Communities Award (RRCA) awards \$5,000 per megawatt to municipalities that physically host and perform local permitting for any portion of an eligible renewable energy project on or after October 1, 2023. An eligible project is a grid-connected wind, solar, energy storage, or hybrid project in Michigan. Up to \$30 million is available with a maximum of \$3 million available per project.

[EGLE](https://www.michigan.gov/egle/about/organization/materials-management/energy/rfps-loans/renewables-ready-communities-award) <https://www.michigan.gov/egle/about/organization/materials-management/energy/rfps-loans/renewables-ready-communities-award>

News

Michigan's Mild Winter

"We don't realize how much it defines us until it suddenly vanishes." Nancy Langston, an environmental historian at Michigan Technological University.

This year's light snow fall has come with economic and cultural concern. Activities that have formed a part of Michigan's wintry heritage - snowmobiling, ice fishing, skiing, dog sledding, ice skating on a pond - were shortened due to the state's warmest winter on record. Ski resorts that were historically open into the spring had to close their doors early this year. Luckily, there is some economic relief. The Small Business Administration is providing loans to small businesses to help offset financial losses. Eligible businesses can apply for up to \$2 million to meet their financial needs. Many Michigan ski areas can benefit from disaster relief funding and are encouraged to apply. Yet, concerns continue to grow with acceptance that Michigan winters will slowly fade and that the jobs based on snow and ice will also face elimination. Typically, tourists spend around \$180 million each winter in the U.P. This year, the region may only see 20% of that, according to Tom Nemacheck, Executive Director of the Upper Peninsula Travel & Recreation Association. If winter is what a region is known for, how does it adapt over time to a new climate and a new economy?

Bridge Magazine. <https://www.bridgemi.com/michigan-environment-watch/climate-change-erasing-michigan-winters-taking-our-heritage-them> *Bridge Magazine.* <https://www.bridgemi.com/michigan-environment-watch/mild-temps-lack-snow-force-michigan-ski-resorts-close-season>

Training

What's Coming Up?

Take a look at the events and training opportunities below and mark your calendar!

American Planning Association National Conference

April 13-16 Minneapolis

More information: <https://www.planning.org/conference/>

CEDAM

April 16 Michigan Affordable Housing Summit

April 29-May 1 Small Town & Rural Development Conference

More information: https://app.glueup.com/event/michigan-affordable-housing-summit-102240/?pk_campaign=widget-event-list

More information: <https://cedamichigan.org/rpm/conference-rpm/>

MAP - Spring Institute

May 8 Lansing

More information: <https://www.planningmi.org/aws/MAP/pt/sp/events>

MI Healthy Climate Conference

May 16-17, Lansing

More information: <https://egle.idloom.events/MI-Climate-Conference-2024#:~:text=May%2016%2D17%2C%202024%20%7C,May%2016%2D17%2C%202024.>

From: [PAUL BRINK](#)
To: [Doug White](#); [Lindsey Wolf](#); Karly.wentzloff@gmail.com
Subject: Bertha Vos property
Date: Thursday, March 28, 2024 6:15:34 AM

March 28, 2024

Doug White
Karly Wentzloff
Lindsey Wolff

Dear Doug, Karly and Lindsey,

Please accept this letter in connection with the proposed Strathmore development of the former Bertha Voss school which we understand would result in a large high-density residential development on the property.

While we live in another part of Acme Township, we nevertheless sympathize with the many residents along Deep Water Point and Peaceful Valley who object to having this type of development on a residential street where they live.

We are also concerned about the precedent this might create, because we would not like to see something like this where we live either.

The history surrounding this school is also of concern to us. Our understanding is that the property was originally a gift to Acme Township from a local family back in the 1950's to be used as a school for Acme kids.

Subsequently Acme "sold" the school to TCAPS for \$1

with the understanding that it would remain a school. And when TCAPS decided to close the school several years ago the parents of the children at the school tried hard to stop it, even filing a lawsuit.

For all these reasons it seems to us that the right thing to do with the property is to find some use for it that has more public benefit to the people of Acme than lining the pockets of a downstate developer.

We would appreciate if you would include this letter in the packet of information provided to the Planning Commission and/or Board of Trustees relative to this issue.

Thank you for this opportunity to comment.

Sincerely,

Paul and Amanda Brink
9617 Winter Road
Williamsburg, MI 49690

From: [Sandra Coe](#)
To: [Lindsey Wolf](#)
Subject: Bertha Vos Development
Date: Tuesday, March 26, 2024 1:01:19 PM

Dear Ms Wolf and Ms. Wentzloff,

I am writing to express my strong opposition to the proposed high density development of the Bertha Vos property. We are a neighborhood of single family homes and ask that you enforce existing residential zoning and deny any use that would threaten the residential character of our neighborhood. The prospect of adding hundreds of additional residents is incompatible with surrounding uses. Our wonderful nature preserve is fragile to overuse, with inadequate parking and no facilities and we still don't know the impact on our infrastructure from the development on the Kmart/Tom's site. Will our sewers and roads keep up with the increased usage? Anyone attempting to access US-31 when Christ the King mass is over can visualize the new traffic congestion and the dangerous result. Please consider the current residents when you make your decision regarding requests for a PUD. We don't want to lose our neighborhood.

We request this correspondence be for the record and ask that our comments be included in the April 8 meeting agenda.

Sincerely,

Sandra and Anthony Coe
6844 Deepwater Point
Williamsburg, MI 49690

March 20, 2024

TO: Doug White
Karly Wentzloff
Lindsey Wolf

Dear Doug, Karly and Lindsey

We are writing to express our feelings regarding the recent purchase agreement between TCAPS and Strathmore Development for the Bertha Vos property. With their eyes on a large mixed use project, this is in stark contrast to the single family residential zoning.

We are aware that this property was sold to TCAPS for the price of \$1 for the sole purpose of a school for Acme area children. While this may not be of significance to many, historically, it stands as an important gift to the Acme community.

As mentioned, the zoning for the Bertha Vos property is single family residential. Keeping this existing zoning would honor history, present day residents and future appropriate land use in the heart of a residential area. We feel strongly that the township must honor its zoning and take into consideration its residents' best interests.

We would like this letter to be included in any packet distributed to the Planning Commission and/or Board of trustees.

Thank you.

Sincerely,

Concerned Citizens of Acme Township

Board Members:

Denny Rohn

Paul Brink

Rachelle Babcock

Charlene Abernethy

Dave Starkey

From: [jeanne crosby](#)
To: [Lindsey Wolf](#); karly.wentzloff@gmail.com; dwhite@acmetownship.com
Subject: Bertha Voss property
Date: Sunday, March 31, 2024 11:52:32 AM

My husband and I live in the Deepwater Point neighborhood. We are strongly opposed to any high density zoning replacing the single family use currently in place @ the Bertha Voss property.

Since the KMart\Tom's site is not completed, the impact of that project is not yet known and the negative impact of traffic on the road into our neighborhood will be even more substantial.

Why is the township even considering making the change since the property was donated to TCAPS for use as a school?

Thank you for your consideration.

Jeanne and Tom Crosby

From: [Krista](#)
To: Karly.wentzloff@gmail.com; [Doug White](#); [Lindsey Wolf](#)
Subject: Bertha Vos property
Date: Sunday, March 31, 2024 6:11:13 PM

To whom it may concern,

Please NO to the high density residential development on the Bertha Vos school property. I have a place at Deepwater Pointe as well as The Shores and it is our little slice of paradise. I would like to see the school property remain as a community resource and would NOT like anything that threatens our single family dwelling in the area. It is a quiet, peaceful place away from all that the developer is trying to achieve. This will not help our property value. The traffic and high density that has already started to develop is troubling enough in this area. It's too much. There are days now where the traffic is so backed up it's difficult to get anywhere. What brings most to Traverse City is the uniqueness, calmness and beauty, especially in our little hideaway area. And, what will the impact of the Kmart/Tom's development as well as the Meijer's property do to our area?

I strongly oppose this development in our neighborhood.

And, I request that my email be included in the packet for the meeting.

Thank you very much for your time on this matter.

Krista Driscoll

From: [Eric Olson](#)
To: [Lindsey Wolf](#)
Subject: Bertha Vos & Deepwater Point
Date: Sunday, March 31, 2024 11:18:44 PM

Zoning Administrator Lindsey Wolf,

I am writing this letter at the request of my farther, Wallace Olson of 7373 Deepwater Point. He wanted to contact you regarding the proposed high density housing development being proposed on the Bertha Vos property.

As residents of Deepwater Point since 1968 our family has seen many changes to the neighborhood. I think some would have considered them improvements while others may disagree but the neighborhood has consistently maintained its character as a quiet, low traffic, family refuge while also being respectful of the environmental treasures we inherited. My dad helped gain approval for the installation of the municipal sewer system that protects our homes and East Bay. Because our narrow streets help give this community its rural character as well as its safety there was considerable effort made to maintain Deepwater Point road's size without widening for the installation of the sewer. Everyone made sacrifices to preserve the current road design because of its influence on the character of the neighborhood. Children learn to ride bikes and families walk their dogs down our neighborhood's primary road.

Changing the zoning of the neighborhood to allow Strathmore's high density development would radically change the neighborhood that we have worked so long to preserve. Our property values and the natural feel of the area are dependent on the current zoning and infrastructure. The Bertha Vos property was originally donated to TCAPS for use as a school which would have maintained the feel of Deepwater Point and Peaceful Valley. Ignoring the long standing zoning of single-family residences and allowing Strathmore's high density urban sprawl is a betrayal to the Deepwater Point residents who have worked so long to preserve its character and invested in maintaining its natural beauty. Bertha Vos is not outside of our neighborhood, it is part of our neighborhood.

Strathmore's proposed development is unplanned. It is beyond the capabilities of the current infrastructure and not consistent with the character of the community. The impacts would be negative and substantial and would be borne by the current residents for decades.

As you know, the construction company is presenting its plan to our planning commission on April 8th at 7 pm. Unfortunately my current health will not allow me to attend, so I am writing to you, Lindsey, to let you know that I am vehemently opposed to Strathmore's proposal or anything like it in the future.

Please take this into consideration and do not change the current zoning of the Bertha Vos property.

Thank you,

Eric Olson for Wallace Olson

Eric Olson

616-283-7108

From: [dawn shields](mailto:dawn_shields)
To: [Doug White](mailto:Doug.White); lswanson@acemtowship.org; karly.wentzloff@gmail.com; [Lindsey Wolf](mailto:Lindsey.Wolf)
Cc: danv1953@hotmail.com; steve.feringa@live.com; sticksnstonez@gmail.com; atpc7rosa@yahoo.com; jkaukerman@sbcglobal.net
Subject: Bertha Vos property
Date: Monday, April 1, 2024 9:27:15 PM

This letter is from my mother, a homeowner in Peaceful Valley (3920 Haven Hill Lane). Although she is 92 and does not email or write letters herself anymore, she does read the paper, watch the news and use the internet. She asked me to send this on her behalf. Please make this part of the packet for the planning commission meeting April 8th.

Dear Sir/Madam,

Please hear my concerns regarding the proposed high density housing on the old school property. The neighborhoods around Deepwater Point and Peaceful Valley are zoned single family residential and I would like it to stay that way. I am not opposed to growth but big apartment buildings have already been built at the old Tom's and K-Mart locations, so those alone will create plenty of housing for this area of Acme township.

The new apartments do little to nothing to address the issue of affordable housing for our community. The least expensive apartment at Oak Shore Commons, a 1 bedroom, 1 bath, rents for \$1600 per month. That is too costly for a young person starting out or for low to middle income families, and it surely is not 'work-force' housing for the community.

The Bertha Vos property was donated to the school district for a school. I find it appalling they are willing to sell the property to the highest bidder with no regard to maintaining the character of the neighborhood. I'm also very disappointed the leadership in Acme Township is willing to entertain this type of development in one of Acme's oldest neighborhoods.

Sincerely,
Roslyn A Freed
3920 Haven Hill Lane
Peaceful Valley

Lindsey Wolf

From: Gregory Freiwald <gfreiwald1@gmail.com>
Sent: Saturday, March 16, 2024 4:22 PM
To: Karly.wentzloff@gmail.com; Lindsey Wolf; Doug White
Subject: Meeting on April 8th. Bertha Vos bldg. Potential development

We, Gregory and Ana Freiwald, owners of the property at 6435 Deepwater Point Rd are writing you -again, since we have been made aware of an April 8th meeting where Mr Hardy- apparently representing TCAPS or the supposed developer (not sure in which capacity) will make a presentation for a “ multi purpose, high density housing project” at the existing Bertha Vos building location. To that effect we would like to point out the following:

We built our house in 2008 and have enjoyed the peacefulness and well planned single residential use - as zoned, and it is our expectation that it will CONTINUE THAT WAY and the Planning Commissioner/ Commissioners will oppose and not allow any proposed development on the Bertha Vos area that would be TOTALLY INCOMPATIBLE WITH EXISTING SURROUNDING (single family residences] and the huge negative impact on TRAFFIC (already bad) as well as a very negative impact to the nature preserve at the corner of Shore Rd and Deepwater, which raises all kinds WILDLIFE CONCERNS.

Therefore, we expect the planning commission to adhere to their responsibility of very carefully considering all the NEGATIVE impacts a project like this one being proposed brings, and REJECT IT.
As longtime residents we vehemently oppose the project & would appreciate that this correspondence be included in the agenda for that meeting, for all the members of the Commission to know.

Thank you

Ana & Gregory Freiwald
6435 Deepwater Point Rd
Williamsburg.MI 49690
gfreiwald1@gmail.com
Ph: 989 430 5595

Sent from my iPad

From: [smithfrick](#)
To: [Lindsey Wolf](#)
Subject: Zoning issues at Bertha Vos property
Date: Thursday, March 21, 2024 2:35:56 PM

Begin forwarded message:

From: smithfrick <smithfrick@charter.net>
Subject: Zoning issues at Bertha Vos property
Date: March 21, 2024 at 2:21:17 PM EDT
To: Lindsey Wolf

Dear Ms Wolf, My name is Mark Frick. I grew up in Traverse City and have had the pleasure to live in Acme Township for 40 years, 34 of those on Deepwater Point Road. My wife and I happily raised our children here and they found great success at Bertha Vos school, as so many young people have. Bertha Vos has been invaluable as our community center for generations and it's loss, irretrievable. I am very concerned over any rezoning or Planned Development of the Bertha Vos property. No one can imagine a 200+ apartment complex as a sort of change that is consistent with our 100 year old subdivision and related single family homes. The huge apartment complex at the Tom's property already raises concerns over sewer, infrastructure, our small roads, and more. To add another 200 to the Bertha Vos site before we have a chance to assess the impacts of that large change will make no sense and risk serious negative impacts on our community. This is our Township and we can keep our zoning to meet our needs and vision. There are other areas of our Township which can benefit from the proposed type of development. Our small area does not need this intensity of development in such a short period of time. Let us not move with haste that we later regret. My own discussions with members of our community in the area of another large Acme development-the horse show area-found many there feel many negative impacts from that continued development and spread. Let us learn from such experiences and not repeat them.

5 generations of the Mary and Dick Smith family have lived on our street. Many of them have filled leadership roles in our Acme community. This is the type of place many of us envision for Acme Township and wish to see reflected in the Master Plan. The requested zoning changes do NOT enhance our community or meet OUR needs. You MUST help represent the residents of Acme Township and not allow any such changes to the Bertha Vos property.

Thank you for your service to our community. It is only through such efforts that we have this wonderful place to live and thrive.

Wishing success for Acme, Mark Frick

From: [Steve Gabelmann](#)
To: Karly.wentzloff@gmail.com; [Doug White](#); [Lindsey Wolf](#)
Subject: Bertha Voss property
Date: Saturday, March 30, 2024 4:32:28 PM

Dear Mr. Doug White, Ms Karly Wentzloff, Lindsey Wolf, the Acme Township Zoning Board, the Acme Township Planning Commission and all others regarding this matter:

Respectfully, we, my husband, Steven J. Gabelmann and myself, Joan Albanese, home owners and residents at 6291 Deepwater Point Drive, Williamsburg, Mi., strongly disapprove of the proposed change of zoning in the matter of the Bertha Vos property. This matter comes before you on April 8th.

It is our firm belief that this request by Strathmore Development Company (or any others acting on their behalf) be denied. Zoning laws are a promise, a covenant between the municipality and the residents that a community will be protected and preserved. Why have the promise by virtue of zoning regulations, of a single family residential use, if a planning commission/zoning board negates the established zoning laws?

In November of 2020, we purchased, to great expense, and with funds accumulated over a "lifetime" our "little piece of heaven" with the confidence that the long existing, established neighborhood was zoned for single family use only. If we had any idea that we would now be facing the possibility of a multi-use, multi residential structure, WE WOULD NEVER HAVE PURCHASED THIS HOME, btw, that is directly opposite the now existing school.

Instead we relied upon the promise/the covenant made by Acme Township that this area was only zoned for single family use. To allow this change would be a gross betrayal to the existing residents of this community!

Therefore, we implore you to simply deny this proposed application and to enforce the existing zoning laws.

Please include this letter in your packet for your April 8th meeting.

Respectfully,

Steven J. Gabelmann
Joan Albanese
6291 Deepwater Point Drive
Williamsburg, MI
Stevejgabelmann@gmail.com
248-320-3199

From: [Larisa Galnares](#)
To: [Doug White](#); karlywentzloff@gmail.com; [Lindsey Wolf](#)
Subject: Bertha Vos Development
Date: Monday, April 1, 2024 10:16:54 AM

I am writing to express my strong opposition to the Strathmore development of high-density housing on the Bertha Vos property. The zoning for that piece of land is single-family residential and any high-density residential development does not belong there. Our family owns a single-family residence on Deepwater Point Road, very close to the Bertha Vos School. The development that Strathmore wants to build on this property is completely out of character and would be incompatible with the single-family neighborhoods of old Acme, Deepwater Point, and Peaceful Valley. It also would have a tremendous impact on our neighbors that walk, bike, and run on Deepwater Point Road. We already have numerous incidents with drivers that speed and have no regard for those who are out walking their dogs or walking with their children. The roads in our neighborhood have no sidewalks or bike paths for us to use and it can be quite dangerous for those out trying to exercise or just go for a casual walk.

As I understand it, this property was originally donated by a resident to the township for use as an elementary school. The property was subsequently "sold" to TCAPS for **one dollar**. Our family moved to our home on Deepwater Point Road in 2008 and were excited to have an elementary school in the neighborhood that our daughter would be able to attend. When learning that TCAPS closed Bertha Vos against the wishes of Acme Township residents we were extremely upset. We ended up having our daughter attend Elk Rapids Schools, from kindergarten through graduation, as did many of our neighbors.

This proposed contract between TCAPS and Strathmore seems to be driven by financial gain and does not take into consideration the community that it directly affects. TCAPS wants to profit from the generous gift of the donated Bertha Vos property at the expense of our neighborhoods and wildlife that inhabits our area. I enjoy walking each day, seeing deer in the fields at Bertha Vos and the eagles, swans, and other animals that enjoy this peaceful area.

I urge you make it clear **ON APRIL 8th** that you will not allow this property to be developed as a high-density residential property.

I believe that what is done with the Bertha Vos property should be an asset to our neighborhoods and community, not a cold impersonal development that ruins the history and beauty of where we live. Listen to us that live here and are passionate about this area. Do the right thing.

Thank you.

Larisa Galnares
6475 Deepwater Point Road

[Larisa](#)

From: [Sandra Greenspan](#)
To: [Doug White](#)
Cc: Karly.wentzloff@gmail.com; [Lindsey Wolf](#)
Subject: Bertha Vos development
Date: Saturday, March 30, 2024 5:17:44 PM

I am writing to you our concerns over the proposed multi-purpose, high density housing development on the Bertha Vos property. We have been homeowners in the Deepwater Point area for over 20 years. It is a single family home residential area. It should remain as such.

We already have an increase in traffic on Deepwater Pointe Rd due to an increase in single family home residences over the past several years. On any given day throughout the spring and summer it can be difficult to walk your dog or take a bike ride due to this increased traffic.

The beautiful nature area across the street from the proposed high density housing development would not remain as such if this build were to occur. This area needs to be protected.

This property should remain a community resource for the community it is in or at the very least should maintain its single family home residential zoning .

Sincerely,
Sandra & Elliott Greenspan
7809 Clearwater Drive

From: [Kim Gribi](#)
To: [Doug White](#); Karly.wentzloff@gmail.com; [Lindsey Wolf](#)
Subject: Feedback on proposed re-zoning of Bertha Cos
Date: Saturday, March 30, 2024 12:41:40 PM

March 30, 2024

Dear Doug, Karly and Lindsey,

We are writing to express our fervent hopes that The Acme Township Board will NOT re-zone the Bertha Vos property to a high density, multi-purpose use. Bertha Vos was an incredible elementary school and would have been a fantastic Community Center for Acme. Sadly, neither seem to be an option **at this time**. But yet another, high density, multi-use property in such close proximity to one that hasn't even opened just two tenths of a mile away, is not only unnecessary, but more importantly would destroy the residential and peaceful nature of the Deepwater Point, Peaceful Valley area. We drive, bike and walk that road daily, along with countless others. It's so much a part of the beauty of the lifestyle afforded by being close to all of the conveniences of Acme, while living in what has been a serene, residential environment for the 3 plus decades we have resided here, and well before that. To re-zone this property is to forever and irrevocably change the entire nature of the area. Additionally, with high density housing just kitty-corner from the donated conservancy land and beach, that area too runs the risk of being permanently changed due to overuse.

We are not averse to change, and are happy to see both Tom's and K-Mart being repurposed. But the repurposing has to make sense. This developer's request does not, and to approve it would be short-sighted and disruptive to people who have lived and worked here for years.

We hope you will employ decision-making that is in the best interest of Acme Township. We have said endlessly how fortunate we feel to not be living on the west side of town, where there are parts that are no longer distinguishable from Grand Rapids or other larger cities.

You do not need to re-zone this property. Please vote as if it was occurring in your long-time neighborhood.

Sincerely,

Kim and Kevin Gribi
7822 Peaceful Valley Road

From: [Kathleen Guy](#)
To: [Karly Wentzloff](#); [Doug White](#); [Lindsey Wolf](#)
Subject: Letter--Please include in the meeting packet for April 8, 2024
Date: Tuesday, March 26, 2024 5:38:29 AM

March 25, 2024

Mr. Doug White, Acme Township Supervisor
Ms. Karly Wentzloff, Acme Township Planning Commission Chair
Ms. Lindsey Wolf, Acme Township Zoning Administrator

Dear Doug, Karly and Lindsey,

We oppose Strathmore's proposed zoning changes for the Bertha Vos property. A dense, mixed use development in a zoned single family housing neighborhood will negatively impact the culture and character of the Shore Road, Acme Road, Deepwater Point Road and Peaceful Valley Road neighborhoods.

The Bertha Vos property was donated to Traverse City Area Public Schools for a neighborhood school. It is curious if these restrictions placed by the donor will be extinguished in this proposed sale transaction.

Strathmore has demonstrated its high density development appetite with the Tom's and Kmart redevelopment projects. Understandably, profit is their motive. Bertha Vos was our neighborhood school. It is not a canvas for big development at the expense of the single family residents of Shore, Acme, Deepwater Point and Peaceful Valley Roads.

The developer's intended intrusion into a quiet neighborhood will lead to more people, more traffic and more safety issues. It is antithetical to everything those of us who have chosen to invest in our homes and live here, value. This development should not be allowed in our neighborhoods.

As 34-year Peaceful Valley residents, we walk daily and bike frequently on Deepwater Point Road. It is already worryingly trafficked with no bike lane or walking path. Adding a multi-use development would forever change and spoil the neighborhood and its quiet, family character that we prize.

Sincerely,

Kathleen and Mark Guy
7894 Peaceful Valley Road

Kathleen E. Guy, Ph.D., CFRE
Founding Partner
Eaton Cummings Group
231.883.2379
www.eatoncumminggroup.com

From: lindahall231@ymail.com
To: Doug.White
Cc: Karly.wentzloff@gmail.com
Subject: Fwd: Acme zoning
Date: Sunday, March 31, 2024 1:01:14 PM

Sent from my iPad

Begin forwarded message:

From: lindahall231@ymail.com
Date: March 31, 2024 at 8:17:33 AM EDT
To: James Hall <halljw9200@att.net>
Subject: Acme zoning

To: Mr. Doug White & members of the planning commission

(Please include our comments in the packet for the April 8, 2024 meeting).

Under the guise of “needed affordable housing”, developers with deep pockets and investor money are invading and destroying our standard of living by trying to erase our zoning laws to fit their narrative and greed. We are displeased by the “so-called, cube box” design of new condos and apartments that are popping up all over. They look like a Motel 6 or Knights Inn construction template. So much for architectural design!!!

Preserving

the gifted prize of the Bertha Vos property is what your eyes should be focused on, not the potential windfall revenue in future township taxes. Sadly, it did not remain a school, but we are sure that if the developer converts this to high density, the taxpayer will be again called upon to pay for a new school. The land should remain as wished by the donor, as a resource to the community in character with the single family home neighborhood. If the community doesn't want this intrusion, you are obligated to follow their wishes as elected officials.

Be visionary, make the right choice for our community. Preserve it!..

Luckily, Grand Traverse Bay had it's public view and use preserved by icons of the 1970's and 1980's , like Rotary, Hall Energy, James W Hall, MD, and countless others who fought for and preserved it's public use and access. Otherwise, we'd all be on our tiptoes to see the pristine waters as we traversed our beautiful area. Don't let developers strip away our quality of living Up North.! Let them make their millions of dollars elsewhere! my iPad

From: [Lorraine Hanna](#)
To: [Lindsey Wolf](#)
Subject: Acme township board meeting April 8 objection to proposal
Date: Tuesday, March 19, 2024 9:25:32 AM

Lindsey,

I am contacting you regarding the proposed multi purpose, high density housing development [developers description] being proposed on the Bertha Vos property. As a property owner on Deepwater Point Road, I oppose this high density housing development in our single family residential community . Further, I request that you INCLUDE my letter in the “packet” for the meeting showing this opposition on April 8, 2024.

As you probably know, the township has abandoned its plans to relocate there. Recently, TCAPS accepted an offer from Strathmore development company to purchase the land. Strathmore recently developed the Kmart/Tom’s site.

That developer has plans to develop Bertha Vos for “multi purpose, high density housing”.

As you may know, this property was originally donated to TCAPS for use as a school. The property is currently zoned for single-family residential just like the rest of our neighborhood. Not surprisingly , the developer is asking that zoning [and our neighborhood concerns] be ignored and that it be allowed to be developed for “ multi purpose high density housing and mixed use.

The residents of Acme’s oldest residential neighborhood and those living on Deepwater Point , and in Peaceful Valley ask that the Township enforce existing residential zoning and deny any use that would threaten the residential character of our neighborhoods.

This development is incompatible with the surrounding neighborhoods. The high density housing is inappropriate across from a designated natural area. It will place demands on existing infrastructure including sewer , police and fire . Finally, anyone who walks, runs, pushes a baby stroller or bikes on Deepwater Point or the surrounding streets knows what this additional traffic will mean to our safety . We have no sidewalks or bike paths to escape interactions with cars and trucks as it is.

This development is being proposed before we have had

the opportunity to absorb the impact from the last Strathmore development on the Toms/Kmart property. We are now threatened with the prospect of adding hundreds of additional unknown residents or renters of the multi purpose high density housing project to our neighborhoods and streets .

--

*Lorraine Hanna, DDS, FAGD, FDOCS
General Dentist*

From: [Karen Hicks](#)
To: karly.wentzloff@gmail.com
Cc: [Doug White](#); [Lindsey Wolf](#)
Subject: Bertha Vos Property
Date: Monday, April 1, 2024 9:08:57 PM

Dear PC Chair:

Having grown up spending many summers of my childhood at the Hicks family home at 6373 Deepwater Point, I am beyond appalled at the proposed high-density development for the Bertha Vos property. One of the most endearing characteristics of our family's home is the solitude and safety that it provides. The nights are dark and quiet, and I have a tremendous fear that the light and noise emanating from a large housing project would simply destroy the peace and quiet that we have enjoyed for decades. The traffic that already exists on Deepwater Point can make walking with my children an uncomfortable and extremely unsafe experience; I cannot imagine how much worse the traffic would be if this development is constructed.

I strongly encourage the Planning Commission to respect the current zoning and to stop this proposal before it goes any further.

I would ask that this email be included in whatever informational packets are prepared for the meeting on 4/8.

Thank you for your consideration.

Karen Hicks
lovemymixes@gmail.com

From: [Andrew Howard](#)
To: [Doug White](#); [Lindsey Wolf](#); karly.wentzloff@gmail.com
Subject: Bertha Vos Property Proposed Zoning Change
Date: Monday, April 1, 2024 7:30:53 PM

My wife and I are totally opposed to changing the zoning for the Bertha Vos Property from single family to multi-purpose high density housing.

This proposal does not need to be done. This property should be kept as a community resource for the surrounding single family residential community period. We realize that TCAPS wishes to discard this property from their balance sheet. However, changing the zoning from single family to high density would create a terrible traffic and pedestrian problem for surrounding area residences as well as residences in the Deepwater Point and Peaceful Valley areas that must funnel through the Bertha Vos Property. This is a bad idea. Just because a developer wishes to make a sizable investment and profit is no reason to change zoning. Therefore, we are totally against this zoning change. Thank you.

Sincerely,

Andrew and Susan Howard
3555 Woodland Trail
Williamsburg, MI 49690

From: [Doug White](#)
To: [Lindsey Wolf](#)
Subject: FW: Bertha Vos development
Date: Tuesday, April 2, 2024 10:31:13 AM

-----Original Message-----

From: Karen Howie <karenfhowie@gmail.com>
Sent: Monday, April 1, 2024 8:32 PM
To: Doug White <Dwhite@acmetownship.org>
Subject: Bertha Vos development

Dan, what is going on? I am just learning of this proposal which warrants a response by April 1 which I just received on April 1 at 8:10 PM. Is this democracy in action? I am adamantly opposed to Any development that increases the population, the traffic flow, and the character of the Bertha Vos neighborhood. Please make sure that any communication that comes out from the township that I am on the mailing list. Thank you.

Karen Howie
7265 Deepwater Point Rd.
Sent from my iPhone

From: [kathleen garvey](#)
To: [Lindsey Wolf](#); karly.wentzloff@gmail.com; [Doug White](#)
Subject: Bertha Vos
Date: Wednesday, March 27, 2024 10:07:30 AM

I live at 6377 Deepwater Point, very close to Bertha Vos. Our area is a single family residential community , not conducive to high density residential. These developers are not neighbors. Their motive is profit not community. We have a cohesive group of neighbors and friends. We do not want this.

I feel unsafe as it is walking, biking or gardening on Deepwater Point. We have asked for help with speeders without effect. Please don't add to the problem by approving this redevelopment. Please explore redevelopment as a community asset.

Please include my comments in the packet for the April 8th meeting.

Sincerely,

Kathleen Garvey

From: [Kristen Salathiel](#)
To: [Lindsey Wolf](#)
Subject: Proposed changes to the Bertha Vos property
Date: Monday, April 1, 2024 11:25:56 PM

Dear Township Officials,

I am writing in regards to the proposed high density development on the Bertha Vos property. As you know, the property is currently zoned single-family residential but the developer is asking that it be allowed to develop it for high density mixed use. I am asking in the strongest possible way that you please enforce existing residential zoning and deny any requested changes.

Allowing such a radical zoning change is a bad idea for several reasons. First, this change would significantly threaten the residential character of this neighborhood. Second, it would potentially put too great of a burden on existing infrastructure. Third, it is inconsistent with and could harm the nature preserve across the street. Finally, it will add a great deal more traffic to this neighborhood. And though I live at the end of the road in the Peaceful Valley neighborhood, I have been walking with two neighbors daily for almost 20 years down Deepwater Point Road and the last thing it needs is more cars. There is already plenty of fast moving traffic and with no sidewalks or designated bike/pedestrian lanes, all walkers and bikers are already at risk.

Ever since Bertha Vos school closed—a move my family fought vigorously—I have felt that if that corner can't host a school, it should be a township-owned space. There is already a gym and library in the building, beautiful flower gardens, tons of space for a playground, a great sledding hill, a baseball diamond and plenty of additional land for other types of more casual recreation. There could even be a walking trail around the open space to the north of the school. I know the township passed on purchasing this property before, but now that the neighborhood is engaged and ready to help, I think it is worth reconsidering.

Please reject the developers' request to change the zoning. There are much better uses for this property. Thank you for considering this request. Please include my letter in the records for the meeting on Apr. 8 and share it with members of the Acme Board and the Planning Commission.

Thank you,
Kristen Salathiel
7844 Pinedale Dr.
Williamsburg MI 49690

From: [Nancy Kaetchen](#)
To: [Lindsey Wolf](#)
Subject: Fwd: Please oppose rezoning for Betha Vos development
Date: Thursday, March 28, 2024 9:48:20 AM

----- Forwarded message -----

From: **Nancy Kaetchen** <nkaetch@gmail.com>
Date: Thu, Mar 28, 2024 at 9:45 AM
Subject: Fwd: Please oppose rezoning for Betha Vos development
To: dwhite@acmetownship.org <dwhite@acmetownship.org>

----- Forwarded message -----

From: **Nancy Kaetchen** <nkaetch@gmail.com>
Date: Thu, Mar 28, 2024 at 9:38 AM
Subject: Please oppose rezoning for Betha Vos development
To: <Karly.wentzloff@gmail.com>

This is a request that you NOT rezone the former Bertha Vos property for high density housing.

This goes against all that our neighborhood represents.

Thank you!

Nancy Kaetchen
7150 Deepwater Pt Rd

From: charles.kalil
To: karly.wentzloff@gmail.com; [Doug White](#); [Lindsey Wolf](#)
Subject: Planning Commission Meeting
Date: Wednesday, March 20, 2024 2:46:12 PM

Karly, Doug and Lindsey,
Please accept my email regarding the subject of the PC meeting on 8 April 2024.
Thank you,
Charles Kalil

From: charles.kalil <cjkalil1@gmail.com>
Date: March 19, 2024 at 12:54:15 PM EDT
To: Karly.wentzloff@gmail.com

dwhite@acmetownship.org
Lindsey Wolf. zoning@acmetownship.org

Subject: Planning commission meeting 8 April 2024

We are very disappointed that the Planning Commission (PC) has scheduled a meeting to address a potential development proposed by Strathmore Developers.

This proposal should have been summarily rejected. The proposal includes modifications of existing zoning. These modifications are incompatible with single family housing, would significantly burden current infrastructure, would impose high density mixed use in an area composed of single family residences. It is inconceivable that the PC would allow the dismantling of our safe and serene single family residential neighborhoods.

Our children play in the streets, their parents walk, run, push strollers and bicycle in those streets. The atmosphere is cheerful and buoyant. The streets are crowded.

Neighbors join others and walk in groups. At any given time you can observe soccer, kickball, roller skating and hopscotch among other games/sport. Some of these require nets at each end. No problem with current traffic. Current use of the streets are completely incompatible with increased traffic. We have yet to observe the expected increase in traffic from the Tom's/K-mart development. The high density mixed use there will portend the same challenges anticipated for the Berta Vos school area.

In addition, the demands on current infrastructure will overwhelm the area if the proposal to convert single family residential to high density housing is permitted.

The efforts to change current zoning to allow high density mixed use is completely incompatible with the existing character of the neighborhood.

We request the PC reject the proposal and help the residents protect our neighborhoods.

Thank You,

Mona and Charles Kalil

From: [Stacey Korycki](#)
To: [Lindsey Wolf](#)
Subject: Bertha Vos Redevelopment
Date: Monday, April 1, 2024 6:43:34 PM

Dear Lindsey Wolf

I am contacting you regarding the proposed multi-purpose, high-density housing development [developers description] being proposed on the Bertha Vos property.

This property was originally donated to TCAPS for use as a school. The property is currently zoned for single-family residential just like the rest of our neighborhood. Not surprisingly, the developer is asking that zoning [and our concerns] be ignored and that it be allowed to be developed for “ multi-purpose high-density housing and mixed-use.

The residents of Acme’s oldest residential neighborhood and those living on Deepwater Point, and in Peaceful Valley ask that the Township enforce existing residential zoning and deny any use that would threaten the residential character of our neighborhoods.

This development is incompatible with the surrounding neighborhoods. The high density housing is inappropriate across from a designated natural area. It will place demands on existing infrastructure including sewer, police and fire.

Finally, anyone who walks, runs, pushes a baby stroller or bikes on Deepwater Point or the surrounding streets knows what this additional traffic will mean to our safety. We have no sidewalks or bike paths to escape interactions with cars and trucks as it is.

This development is being proposed before we have had the opportunity to absorb the impact from the last Strathmore development on the Toms/Kmart property. We are now threatened with the prospect of adding hundreds of additional unknown residents or renters of the multi-purpose high-density housing project to our neighborhoods and streets.

As someone who runs/walks this area every day, the current pedestrian risk level is fairly high due to no sidewalks. With a huge influx of cars and people, this risk will be alarming at best as this area is not designed for high traffic.

Please carefully listen to and consider the residents who live in this neighborhood and enforce the current single-family zoning! I would also add that the current housing units and construction at the Tom's/Kmart location looks like a haphazard mistake with little regard for any of the surrounding neighborhoods. Would you really like this developer in your neighborhood!

Respectfully,

Stacey Korycki

skorycki12@gmail.com

From: [Lyndon Salathiel](#)
To: [Lindsey Wolf](#)
Cc: [Doug White](#); karley.wentzloff@gmail.com
Subject: Bertha Cos property
Date: Friday, March 29, 2024 5:08:08 PM

To: Doug White, Karly Wentzloff, Lindsey Wolf
From: Pat and Lyn Salathiel, 4888 Five Mile Rd. W'burg, Mi.

We are **strongly opposed** to the proposal made by Strathmore development company to purchase the Bertha Vos school property.

Among the many reasons for not allowing this purchase, we focus on these THREE most obvious ones:

#1: The property is currently zoned for single-family residential. Strathmore is asking that this current zoning be ignored and that they be allowed to build "multi-purpose high density housing and mixed use". The zoning is already in place and should not be changed from its current designation. This property must remain single family residential.

#2: If Strathmore is allowed to develop Bertha Vos, the character of Deepwater Point, Peaceful Valley, and Acme's oldest residential area will be forever changed and degraded. We emphasize degraded! What could be more ironic than having several hundred people squeezed into a development of SIX ACRES, when there are not more than that number in the entire area now. Talk about changing the character of a residential place!!

#3: **Infrastructure and expense.** Imagine the effect that a multi-purpose high density development will have for the rest of the neighborhood, indeed the whole township. Already our sewer system is nearly overwhelmed and with the Tom's development nearing completion, plus a proposed high density project at Bertha Vos, the present sewer system will become quickly outdated. Add to this the increased cost to township residents for a redesigned and much larger and expensive sewer system.

Let's work to maintain what we already have in place, including rethinking what the township, or local residents, could do with this wonderful piece of property that so naturally fits into the character of this small part of the township.

We all know about the eagles who have a nest behind K-Mart. They'll likely be moving to a more remote location with the development going on there at present. Let's not spoil our own nest by allowing a developer entry onto the BV property. The metaphor isn't far off!

Thanks, and pls. include in the packet.

Lyn & Pat Salathiel
4888 Five Mile Rd.
W'burg, Mi. 49690

From: [Landis, Joy](#)
To: karly.wentzloff@gmail.com; [Lindsey Wolf](#); [Doug White](#)
Cc: danv1953@hotmail.com; steve.feringa@live.com; sticksnstonez@gmail.com; karly.wentzloff@gmail.com; atpc7rosa@yahoo.com; jkaukerman@sbcglobal.net; swanson@acmetownship.org
Subject: Correspondence - concerns about development at Bertha Vos school
Date: Saturday, March 30, 2024 10:08:06 AM

To the members of the Acme Township Planning Commission:

We are writing to voice our concern about the possible development of mixed-use, high-density housing at the former Bertha Vos School. Zoning in our neighborhood should not be changed to suit the interest of a developer and TCAPS to make a big profit.

We have a unique neighborhood without space for sidewalks where many people walk and bike our streets. This activity is healthy and creates community as people get acquainted and interact. Building multifamily residences and businesses that increase traffic, congestion and a strain on infrastructure is a mistake. Such uses of land should remain on highway 31, not expand into our neighborhood breaking existing zoning agreements. Our nature preserve and bay access are reaching limits with current levels of use.

TCAPS neglected the maintenance of Bertha Vos and now it seems the building is a tear-down. It is not up to our neighborhood to make up for this negligence. Stick with the existing plans for the zoned use of our neighborhood. A single-family residence neighborhood is what we and our neighbors understood we were joining when we made this our home.

Please include this correspondence in the information shared for the April 8 Planning Commission meeting. We regret we cannot attend the meeting in person.

Thank you, Doug and Joy Landis

From: [Kathy McKeon](#)
To: [Karly Wentzloff](#)
Cc: [Lindsey Wolf](#)
Subject: Re: Justin's Email Regarding Bertha Vos Development
Date: Monday, April 1, 2024 1:45:40 PM

Dear Karly and Lindsey,

My husband, Justin, edited his email to Mr. White slightly from the version I had originally sent you. Below is his final email to be included for the April 8 meeting.

Thank you,
Kathy McKeon (and Justin Lawrence)

Dear Doug,

Thanks for taking the time to consider my concerns about the proposed development for the Bertha Vos property. You came out to my home a few months ago to help us solve an issue of roadside drainage. My wife and I appreciated the time you gave us and appreciate knowing that you truly care about our community. That's why I hope you understand why I strongly oppose this high-density development proposal.

This proposal was not in the cards and not even considered a possibility when we bought our home in the neighborhood (7556 Peaceful VLY) three years ago. In fact, THE main reason we purchased our home was for the peaceful neighborhood, not because of the house, itself.

I will be interested to see what they are proposing to build, as small single or double story living situation may be acceptable, but high volume housing sounds like it will be too much for this quaint neighborhood.

Given the fact that the Bertha Vos land was donated for community use, I am surprised a development like this has been considered.

Thanks for your service to our community.

Regards,
Justin Lawrence

On Mon, Apr 1, 2024 at 1:08 PM Karly Wentzloff <karly.wentzloff@gmail.com> wrote:

Kathy,

Your correspondence has been received and will be included in the Planning Commission packet for our April 8, 2024 meeting. Please note that the location of the meeting has been moved to Feast of Victory Church at 4400 Mt. Hope Road in Acme.

Karly



Real Estate One | 521 Randolph St. Traverse City, MI 49684
www.karlywentzloff.com | m 231.944.9800 | karly.wentzloff@gmail.com

On Mon, Apr 1, 2024 at 1:00 PM Kathy McKeon <kathy.mckeon@gmail.com> wrote:
Hi, again, Karly.

Just FYI below is a copy of the email that Justin has sent Doug White. Thank you, again!

Kathy (and Justin)

Dear Doug,

Thanks for taking the time to consider my concerns about the proposed development for the Bertha Vos property. You came out to my home a few months ago to help us solve an issue of roadside drainage. My wife and I appreciated the time you gave us and appreciate knowing that you truly care about our community. That's why I hope you understand why I strongly oppose this high-density development proposal.

This proposal was not in the cards and not even considered a possibility when we bought our home in the neighborhood (7556 Peaceful VLY) three years ago. In fact, THE main reason we purchased our home was for the dynamic of the neighborhood, not because of the house, itself.

This proposed development undermines all the reasons we moved from a busy, overcrowded area of Grand Rapids to be up here. We came in search of a place where our kids could learn to love nature and where they could play safely outdoors.

Given the fact that the Bertha Vos land was donated for community use, I am quite shocked that this proposed development has even been considered and I adamantly oppose it.

Thanks for helping to stop this proposal and thank you for helping to preserve the integrity of our community.

Regards,
Justin Lawrence

6883 Deepwater Point Road
Williamsburg, MI 49690
March 31, 2024

Dear Mr. White, Ms. Wolf and the Planning Commission Members,

As a home and property owner on Deepwater Point Road, our family is presenting our firm objection to the recent proposal to develop the former Bertha Vos School property as multi-purpose, high-density housing. Although I am unable to physically attend the meeting on April 8, please include this letter in your meeting packet as a representation of our viewpoint.

The school property and its surrounding area has survived as a natural, peaceful community due to the payment of many years of high real estate taxes and the pride of ownership by the caring residents. Changing the character of this community by increasing the density of the school property with many additional residents and renters damages the purpose of the original owners on Deepwater Point Road. If the school property is currently zoned and allowed for single family use, then redeveloping with this use would still be consistent with the character of the surrounding single family uses. Changing its zoning to multi-family or mixed use would undermine the character of the neighborhood.

As many residents will agree, the level of traffic that is already experienced on Deepwater Point Road has increased greatly over the years, challenging the safety of walkers, bikers and drivers; increasing the residential density at the school property will create an oversaturated population in this small area.

Finally, and most importantly, this school property has been paid for by our own property tax dollars for many years. Because of this, the taxpayers have an authoritative voice when this property is being considered for a change from its current use as a school. The taxes that have been paid by the current residents over the years have established the township's responsibility to prioritize the desires of the current residents. Furthermore, the donation of the property to TCAPS did not release TCAPS or the township from securing the permission of the local taxpayers to accept any offers from the developer for a purpose other than single-family residential.

Thank you for recognizing our family's concerns on this critical matter, and not allowing any change in the school property's zoning

Sincerely,

Patricia A. Leonard

From: [chris linsley](#)
To: [Lindsey Wolf](#)
Subject: Bertha Voss property
Date: Monday, April 1, 2024 4:26:46 PM

No high density development at Bertha Voss school property!

From: [Christy](#)
To: karly.wentzloff@gmail.com
Cc: [Doug White](#); [Lindsey Wolf](#); [Lisa Swanson](#)
Subject: Please do NOT change zoning
Date: Monday, April 1, 2024 4:24:25 PM

Please include my email as part of the packet.

Dear Acme Township Board,

As a resident on Deepwater Point (6620) I ask that the Township enforce existing residential zoning and deny any use that would threaten the residential character of our neighborhood.

This development is incompatible with the surrounding neighborhoods. The high density housing is inappropriate across from a designated natural area. It will place demands on existing infrastructure including sewer, police and fire. We have no sidewalks or bike paths to escape interactions with cars and trucks as it is. With a multi purpose, high-density building there will be even more traffic without our safety needs first being met.

This development is being proposed before we have had the opportunity to absorb the impact from the last Strathmore development on the Toms/Kmart property.

I love the idea of bringing businesses and residents to beautiful Acme, but the Bertha Vos location is not appropriate for either.

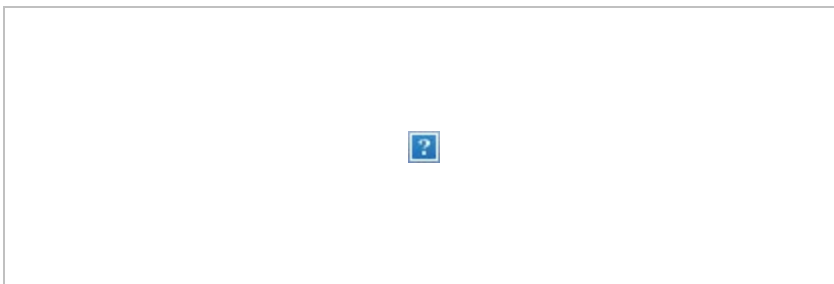
Christy Lundgren
6620 Deepwater Point owner and resident

From: [Karly Wentzloff](#)
To: [Meg Warzywak-Bowen](#)
Cc: [Doug White](#); [Lindsey Wolf](#)
Subject: Re: Opposed to High Density Housing Development
Date: Monday, April 1, 2024 9:23:48 AM

Ms. Bowen,

Your correspondence has been received and will be included in the Planning Commission packet for our April 8, 2024 meeting. Please note that the location of the meeting has been moved to Feast of Victory Church at 4400 Mt. Hope Road in Acme.

Karly



Real Estate One | 521 Randolph St. Traverse City, MI 49684
www.karlywentzloff.com | m 231.944.9800 | karly.wentzloff@gmail.com

On Thu, Mar 28, 2024 at 6:07 PM Meg Warzywak-Bowen
<megan@meganrenaestudios.com> wrote:

Hello!

I'm writing this email to voice our opposition to the high density housing or mixed use development proposed at the Bertha Vos Property.

We are deeply concerned that this will increase the traffic and take away from the peaceful nature of our neighborhood.

We already are concerned about the massive housing up the road which will already increase traffic into our neighborhood and at the natural area.

Please take our concerns to heart and don't allow this development to pass.

Please include my comments in the packet for the meeting on April 8th.

Sincerely,

Meg Bowen

From: mkdsmith@comcast.net
To: [Lindsey Wolf](#)
Subject: Correspondence for next meeting Bertha Vos Property
Date: Thursday, March 28, 2024 6:00:19 PM

Please ignore my previous email as it included an error. Please use this email to include in the packet.

Dear Lindsey Wolf ,

We recently bought a home on Deepwater Point Rd. My husband grew up in Michigan and we have long planned to retire in Michigan. During our working years, we made annual visits to family who live on this street. We fell in love with the neighborhood and planned to retire to the peaceful, low traffic street of Deepwater Point Rd. This has been a dream of ours for 28 years. Strathmore Development Company (Strathmore) is building the 228-unit Oak Shore Commons apartments where Tom's Market was formerly located. As these 228 apartments are yet to be fully completed and occupied, we have not been able to realistically experience the impact of adding this high-density housing next to our neighborhood. We feel that apartment development is wholly incompatible with the existing single-family homes on Shore Rd and Deepwater Point. It will, without a doubt, cause increased traffic in the area and put more stress on the sewer system. Strathmore's apartment leasing literature for Oak Shore Commons advertises "Standout amenities include direct access to the beach on Grand Traverse Bay at Deepwater Point, a minutes walk from the project". The Deepwater Point Natural area was not intended to sustain the traffic (vehicle or foot) from approximately 400+ new residents (228 apartments, some housing more than 1 resident). This is a sensitive forest and wetlands area.

We recently learned of TCAPS approval of the sale of the Bertha Vos school property to Strathmore. In addition to Oak Shore Commons apartments, now even more high-density housing is being requested to be built on the location of the Bertha Vos school. This land was originally donated to TCAPS for use as a school. This plot of land is zoned as a Single Family Neighborhood (SFN), as is all the property on Deepwater Point Rd. Our SFN is already being asked to absorb the Oak Shore Commons 228 apartments infrastructure and 400+ new dwellers. Adding even more high-density housing on Deepwater Point Rd. is completely at odds with the SFN character of the community. This proposed development would further increase traffic on our small Deepwater Point Rd. This road does not have sidewalks and the only way bikers and pedestrians can avoid traffic is to step off the road. To add even more vehicle traffic to this road would make walking or biking this road next to impossible and very unsafe. Adding even more high-density units on the Bertha Vos land would spread our police, fire and EMS to a dangerously thin level and outpace the capacity of the sewer system. Finally, placing high density housing across from a designated natural area will inundate the planned

anticipated use of such a small natural area. Picture 600 people descending on the Deepwater Point Natural area small beach every summer weekend.

I am very angry that this high-density plan is even being considered for our SFN. Most people, like us, chose the East Bay community of Deepwater Point and Peaceful Valley because it is a SFN that is quiet and peaceful. If we had wanted to live near high-density-housing, we would have bought a home in bustling West Bay in downtown Traverse City. Our decision to buy a home on Deepwater Point Rd was specifically predicated on the area being zoned SFN. We ask that the Township enforce residential zoning for the Bertha Vos land as single-family neighborhood and deny any request for use that would alter the single-family character of our neighborhoods.

I am out of town 4/2 and 4/8 caring for my elderly parents on those dates and cannot attend these meetings. Therefore, I am emailing and specifically request that my email be included in the agenda/packet for the upcoming meetings.

Sincerely,
Melissa Smith

From: [Kate Garvey](#)
To: [Lindsey Wolf](#); karlywentzloff@gmail.com; [Doug White](#)
Subject: TE parcel 2801 440 029 00
Date: Saturday, March 30, 2024 6:36:10 PM

Ms. Wolf, Ms. Wentzloff & Mr. White,

I am writing in opposition to any Bertha Vos redevelopment that would include a component of high density residential. I intend to build a single family residence on my lot, parcel # 2801 440 029 00 . My property is located very close to this development.

High density residential would be incompatible with the existing neighborhood. Please don't allow this to happen.

Sincerely,
M. Kathryn Garvey

*Please include in the packet for the April 8 planning commission meeting.

From: [Karly Wentzloff](#)
To: [Kathy McKeon](#); [Lindsey Wolf](#)
Subject: Re: Opposition to Bertha Vos Property Development
Date: Monday, April 1, 2024 1:10:04 PM

Kathy,

Your correspondence has been received and will be included in the Planning Commission packet for our April 8, 2024 meeting. Please note that the location of the meeting has been moved to Feast of Victory Church at 4400 Mt. Hope Road in Acme.

Lindsey: Please note that this is from Kathy, the one I just sent was from her husband, Justin.



Real Estate One | 521 Randolph St. Traverse City, MI 49684
www.karlywentzloff.com | m 231.944.9800 | karly.wentzloff@gmail.com

----- Forwarded message -----

From: **Kathy McKeon** <kathy.mckeon@gmail.com>
Date: Mon, Apr 1, 2024 at 12:43 PM
Subject: Opposition to Bertha Vos Property Development
To: dwhite@acmetownship.org <dwhite@acmetownship.org>

Dear Mr. White,

Thank you for for considering my opposition to the multi-purpose, high-density housing project proposal for the Bertha Vos property. I am a homeowner in the neighborhood and you have been extremely helpful in the past when I contacted you regarding drainage along our property line. I feel confident that you will understand my concerns considering how attentive and invested you were in our earlier property issue and thank you in advance.

The proposed development would change the dynamic and functionality of our

neighborhood. When we purchased our home in 2020 it was with the understanding that the Bertha Vos property would continue to be zoned for community use or repurposed for single-home development.

The proposed high-density development threatens the safety of our five-year-old who is learning to ride her bike along the currently quiet neighborhood roads. It threatens how my six-month-old baby thrives as she listens to birds in the woods - which are currently a tranquil place. It threatens the property value of our home; the bulk of our net worth which has been routinely scrutinized as my husband completes the process to become a US citizen. It threatens the fundamental reasons why we chose to move here from Grand Rapids; the quiet way of life with space to explore what Mother Nature offers.

Please stop this proposed high-density development from ruining this very special corner of Williamsburg.

Thank you for all your work.

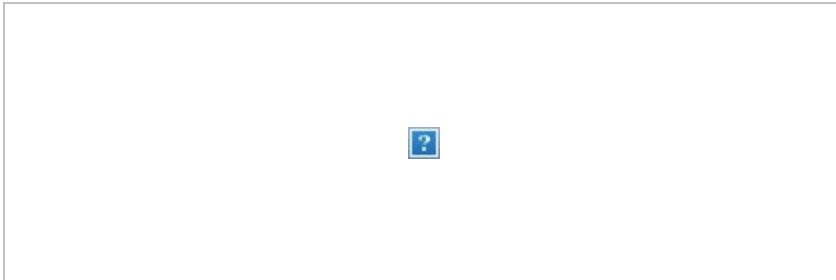
Sincerely,

Kathy McKeon

7556 Peaceful VLY

From: [Karly Wentzloff](#)
To: [Lindsey Wolf](#)
Subject: Fwd: Strathmore Proposal Re Bertha Vos Property
Date: Monday, April 1, 2024 7:43:12 PM
Attachments: [0.png](#)

Can you note the address change.



Real Estate One | 521 Randolph St. Traverse City, MI 49684
www.karlywentzloff.com | m 231.944.9800 | karly.wentzloff@gmail.com

----- Forwarded message -----

From: William W. Merten <wmerten@kdlegal.com>
Date: Mon, Apr 1, 2024 at 6:49 PM
Subject: RE: Strathmore Proposal Re Bertha Vos Property
To: Karly.wentzloff@gmail.com <Karly.wentzloff@gmail.com>
Cc: John Merten <jwmerten@hotmail.com>

Sorry, Karly, I got the address wrong. It's 6357 Deepwater Point.

Thanks.

Bill

William W. Merten

Partner

Krieg DeVault LLP

33 N. Dearborn Street Suite 1140 | Chicago, IL 60602

Phone: 312-235-1115 | Mobile: 312-505-2440 | Fax: 312-423-9303

wmerten@kdlegal.com | www.kriegdevault.com



Indiana | Illinois

From: [William W. Merten](#)
To: [Lindsey Wolf](#)
Cc: [Lindsey Wolf](#); [John Merten](#)
Subject: Strathmore Proposal re Bertha Vos Property
Date: Monday, April 1, 2024 1:35:51 AM
Attachments: [0.png](#)

Hi Lindsey.

Since 1963 my family has had a home several doors down from Bertha Vos towards Deepwater Point. I am emailing you on behalf of my brother, John, and our wives, Sue and Charlene, to express our extreme displeasure and utter disbelief as to the consideration of the proposed multi-purpose, high density housing development being proposed on the Bertha Vos property.

Our understanding is that the developer of the Kmart/Tom's site, Strathmore Development Company ("Strathmore"), has offered to purchase the property and that it plans to develop it for "multi-purpose high density housing." We also understand that TCAPS has gone ahead and accepted Strathmore's offer, even though Acme's Deepwater Point and Pleasant Valley neighborhoods (the "Neighborhoods") have not yet had a chance to determine whether they can even absorb the impact of Strathmore's Toms/Kmart development. And despite this lack of sufficient information, the Neighborhoods and their streets are nonetheless being threatened with a multi-purpose high density housing project that will likely result in hundreds of additional unknown renters and condo owners.

You're surely aware that the Bertha Vos property—like the rest of the Neighborhoods—is currently zoned for single-family residential use. When my family bought our home back in 1963, we did so because we wanted the small town nature of Acme and the abundance of nature all around us. We were also thrilled to have a school like Bertha Vos so close to our home and the opportunity to really get to know the handful of neighbors near our house.

Although the Bertha Vos property was originally donated to TCAPS for use as a school, Strathmore is asking for permission to develop it for "multi-purpose high density housing and mixed use. Allowing this use would, of course, ignore both (a) the manner in which the neighborhood is zoned and (b) our concerns about keeping the Neighborhoods comprised of single family homes.

No one is going to convince us that the proposed high density development would be compatible with the Neighborhoods. First, it would place unrealistic demands on Acme's existing sewer, police and fire services, as well as its other infrastructure components. Second, besides being totally inappropriate, situating the proposed development across from a designated natural location would undoubtedly spell the demise of the location's current nature aspects.

Neither the Deepwater Point nor Pleasant Valley neighborhoods have bike paths or sidewalks. From a safety viewpoint, it's already hard to avoid interactions with cars and trucks. Were the proposed development allowed to proceed, the associated additional traffic from multi-purpose high density housing would also put at risk the safety of current residents who walk or run—not to mention the higher risk level that would threaten parents walking with their kids or pushing either training wheels or strollers.

For the foregoing reasons, we're asking that the Township include this email in both the printed and the online packet prepared for the next scheduled PC meeting. We're also asking that it enforce the Neighborhood's existing residential zoning. This will mean—in no uncertain terms-- denying any use that would threaten the residential character of the Neighborhoods.

Very truly yours.

Bill

William W. Merten

Partner

Krieg DeVault LLP

33 N. Dearborn Street Suite 1140 | Chicago, IL 60602

Phone: 312-235-1115 | Mobile: 312-505-2440 | Fax: 312-423-9303

wmerten@kdlegal.com | www.kriegdevault.com



Indiana | Illinois

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From: [AMY MILLER](#)
To: [Lindsey Wolf](#)
Subject: Bertha vos building/apts
Date: Sunday, March 31, 2024 10:09:52 PM

Where they want to build those high density apts on the Bertha vos school grounds does not fit the area and it's not a good location for it. The same apts they built in the old toms parking lot right now around the corner is such an eyesore and very poor planning for our area. It shows that doesn't fit and neither does the Bertha vos location where they want to build another one, uggg. Instead we should all honor the two woman's wishes Kathleen Miller and Bertha vos who sat on the old Acme school board years ago who went to great lengths to bring a school to our side of town. It was their dream. The original property owner Kathleen Miller could not afford to just give the property away so her friend Bertha vos and her came up with an amount they both could agree upon that was fair, since Bertha had the means, so bertha bought it and then that way it could be donated so we could all have a school on our side of town. Both their names are on a plaque inside that school on a wall, if tcaps didn't take it down already. This property was NEVER meant to be an apartment, nor a condo nor a home. The property was meant to be a school or for some great community use. The families would love to still see it remain a school to honor the two women who went to great lengths to bring it there. Two sacrifices by two great women were made in order to make that school happen and it's not a place to just drop an apartment building nor condos nor a large home. Please do not change the zoning. Communities take great planning, the Bertha vos building there now appears to be fine and should be used for some other great purpose. Tcaps should donate it or sell it for a \$1 back to acme township so the acme township can move into the Bertha vos school and that way the Metro station 8 can use/add the space of the original acme township building. Imagine the new location of an acme township building with a great acme community center and a fire station getting more space. Wow, now that's something and great planning!! Just looking at the apartments they just built in the old toms parking lot, let's not make that mistake again..we all live here and let preserve what's so special. We're northern Michigan not a downstate density big city. I urge you not to change the zoning, that spot is not meant for that. Thanks for your time, Rick and Amy Miller

From: [Mike Naccarato](#)
To: [Lindsey Wolf](#)
Subject: Proposed Bertha Vos Housing Project
Date: Friday, March 29, 2024 2:26:06 PM

Dear Acme Township Zoning et al,

My name is Michael Naccarato. My wife and I own a house on Pearl St, one block away from the Bertha Vos property. I am writing and submitting this email to voice my total opposition of the proposed multi-unit high density housing on the Bertha Vos property. I am also opposing the changing of the zoning rules that would allow this to occur. It appears that this has already occurred at the Tom's/Kmart property which has many local residents highly angered.

My reasons for my opposition are as follows;

The current infrastructure is not prepared for it including the sewer system.

The amount of traffic on these small residential streets at the minimum would tenfold.

The added traffic would be a hazard to walkers, runners and bicyclists like myself and most importantly, to CHILDREN!

There are no sidewalks on these streets including; Shore Rd, Manor St, Acme Rd, Deepwater Point Rd or Dock Rd. As stated above, this would create a serious hazard.

It would result in a problem with beach garbage at Deepwater point as well as to the Conservancy.

The added population of multi-unit housing would put a strain on law enforcement and fire and EMS services.

It would create noise problems to a long time quiet and peaceful neighborhood.

In closing, I want to reiterate, I am totally opposed to this project.

I am totally opposed to changing the zoning to allow this.

And I am especially opposed to the illegal construction of this project without proper zoning changes.

Sincerely,

Michael A Naccarato

Sent from my iPad

From: [Shauna Nowland](#)
To: [Lindsey Wolf](#)
Subject: Proposed development of the former Bertha Vos school
Date: Friday, March 29, 2024 2:51:43 PM

March 29, 2024

To The Acme Township Board,

I am writing this letter to protest the “multi purpose high density“ housing development proposal for the former Bertha Vos elementary school property.

I’ve owned a house on Pearl St. since 1997 in the oldest neighborhood in Acme and know it will be ruinous to the neighborhood, the 9 acres of conservancy land, the beach and Deep Water Point that are a part of the conservancy as well as the homes and families of Shore Dr. and Peaceful Valley. The entire area actually!

The areas I mentioned above have not even had time to get used to or absorb the ramifications of the new housing development that was built on the properties of the old Tom’s grocery store and the former K Mart. Which we were ALL a posed as well!

I urge you to think about the catastrophic impact that a housing development will have on the area and know it will be one of great destruction, not to mention the disastrous impact of the added traffic the roads which will GREATLY EFFECT AND ENDANGER the lives of pedestrians walking, running or riding their bikes! And don’t get me started on the stress that the new Tom’s K Mart development has put on the Acme sewer system so adding a bunch more residents would be overwhelming and will put it on overload which of course will in turn effect EVERY house that is in Acme Township on the sewer system.

LEAVE OUR NEIGHBORHOOD AS IT IS!

Thank you, Shauna Nowland

~SN~

From: [Barbara Papazian](#)
To: [Lindsey Wolf](#)
Subject: Bertha Voss Possible Rezoning
Date: Tuesday, April 2, 2024 1:56:55 PM

I would like to register my support of keeping Bertha Voss and the adjacent property as Single Family Neighborhood zoning. I am seeing the ongoing building of what Strathmore is marketing as the "Oak Shore Commons" with apartment buildings right next to a very busy US-31. Each of those buildings and any future buildings on that site would add cars and demands on roads and public services.

If the Bertha Voss property is rezoned to higher density housing, it would disrupt that entire area of Deepwater Point. Navigating US 31 traffic is already an issue. It would be made worse with the possibility of even more apartments at Oak Shore Commons and the Bertha Voss location. Retain the current zoning for this property.

Yours truly,

Barbara Bjork Papazian
7108 Wolverine View Drive
Williamsburg

From: [Julie Puckett](#)
To: karly.wentzloff@gmail.com; [Doug White](#); [Lindsey Wolf](#)
Subject: Bertha Vos Zoning
Date: Monday, April 1, 2024 6:07:43 PM

Please include these comments in your packet for the meeting.

We are writing to express our concerns with the proposed zoning changes to the Bertha Vos property. To allow for such drastic changes to our small community, without even having had time to see what happens after the similar development at the old K-Mart property is completed, is a reckless step forward. You cannot undo the potential harm that could result, and the change would have lasting impacts on the community of Acme. We urge you to deny the request for zoning changes for the Bertha Vos property.

Julie and Tim Puckett
7889 Pinedale Drive
Williamsburg, MI 49690

From: [Julie Pulcifer](#)
To: [Lindsey Wolf](#)
Subject: Propose multi-purpose, high density housing at birth of us property
Date: Monday, April 1, 2024 8:00:41 PM

My name is Julie Pulcifer I own a home at 7912 Peaceful Valley Rd. I am highly opposed to changing any zoning from single-family to multipurpose housing. I feel that it would destroy the residential neighborhood of Deepwater Point and Peaceful Valley. I am unable to attend your upcoming meeting on April 8. However, I do want it known that I'm highly opposed to any zoning changes to that area from single-family to multipurpose housing.

Sent from my iPhone

March 29,2024

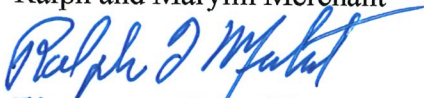

Email to:

zoning@acmetownship.org-Lindsey

Marylin Merchant & Ralph Merchant

We live across the street from the Bertha Vos school and we are not happy about putting the same type of building that went in at the toms food market property. We have lived here for over fifty years and feel we should have some say in what goes across the street from us especially if it requires a zoning change. The impact of the apartments under construction have not been felt yet. I urge the planning commission and township officials to think responsible before granting this change. The master plan was created for a reason lets follow it.

Respectfully,
Ralph and Marylin Merchant

From: [Robert Garvey](#)
To: [Doug White](#); [Lindsey Wolf](#); [Karly Wentzloff](#)
Subject: Bertha Vos
Date: Wednesday, March 27, 2024 9:01:20 AM

I am writing to express my strong opposition the Strathmore development of the Bertha Vos property . We own a single-family residence in close proximity to the school . The zoning for that piece is single-family residential and any high density residential development doesn't belong there. The developer makes no bones about the fact that a high density residential component is necessary for this project. Any development of that nature would be completely out of character with the single family neighborhoods of old Acme, Deepwater point, and Peaceful Valley,

This project would be incompatible with the existing neighborhoods. I am also concerned about adding traffic to Deepwater Point Road which has no sidewalks or bike paths . It is used by neighbors for walking , biking and running. Adding more traffic adds to the potential for human / motor vehicle conflict. We have yet to see what the impact of the high density Tom's / Kmart will beand now this !

The history of this property is relevant here. As I understand it, this property was originally donated by a resident to the township for use as an elementary school. The property was subsequently "sold" to TCAPS for ONE DOLLAR . Subsequently TCAPS closed the school against the wishes of Acme Township residents .

This proposed transfer of Bertha Vos to Strathmore is antithetical to the 75 year history of community use . While it is understandable that TCAPS would like to reap a windfall profit from the largess of the Acme resident that donated the property originally , their windfall would be accomplished at the expense of our neighborhoods.

I urge you make it clear ON APRIL 8'th that you will not allow this property to be developed with a high density residential component . Send them on their way now before things get expensive .

I believe that TCAPS should reflect upon the history of acquisition and use of this property and work with the township and neighbors to repurpose it for a community use as intended originally.

Respectfully,
Bob Garvey.

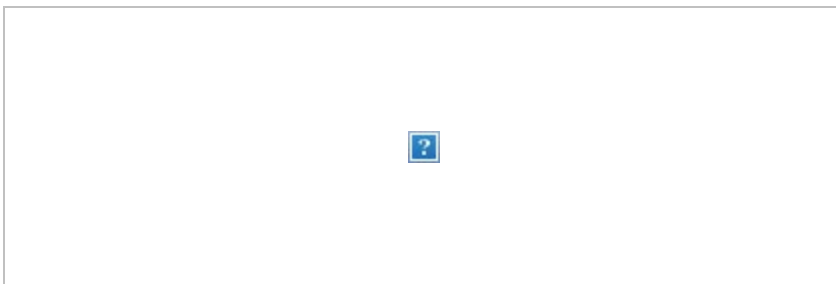
Sent from my iPad

From: [Karly Wentzloff](#)
To: [Julie Merchant](#)
Cc: [Doug White](#); [Lindsey Wolf](#)
Subject: Re: Regarding the proposed development at Bertha Vos
Date: Monday, April 1, 2024 9:21:18 AM

Mr. and Mrs. Merchant,

Your correspondence has been received and will be included in the Planning Commission packet for our April 8, 2024 meeting. Please note that the location of the meeting has been moved to Feast of Victory Church at 4400 Mt. Hope Road in Acme.

Karly



Real Estate One | 521 Randolph St. Traverse City, MI 49684
www.karlywentzloff.com | m 231.944.9800 | karly.wentzloff@gmail.com

On Sun, Mar 31, 2024 at 9:51 PM Julie Merchant <julieo20@ymail.com> wrote:

March 31, 2024

Dear Acme Township Planning Commission,

We are contacting you regarding the planned development at the former Bertha Vos School. We live on Shore Dr., across from Christ the King Church. We have owned our house for 15 years, making major renovations in the last 6 years. We planned for this to be our “forever” home.

We don't feel that high density housing belongs in this area. This is a neighborhood with single family homes. The road can not handle the increased amount of traffic this complex would bring to our neighborhood. This will change the peace and quiet of living in this area and take away from the small-town feel. Our neighborhood went from having a school and grocery store within walking distance to being down the street from hundreds of apartments. If more apartments are built on our road, it will simply add to the traffic and noise, as well as potentially jeopardize the safety of our neighborhood.

We have worked very hard to make a home we love and to improve our property's worth. Living across from high density housing and on a busy street will decrease our property values. If this goes through, we plan to sell our house and move. We do not want to live across the street from this. Many of the

hard-working families in this neighborhood can't afford to move.

The township has a master plan. Why not stick to it? What do we want Acme to be known for? Quaint neighborhoods and a community feel, or the hustle and bustle of city congestion?

How is the infrastructure going to handle all the new people? If the sewers can't handle the capacity, will the Bay suffer the consequences? We have a responsibility to our natural surroundings. Please consider the community members who live here and what is best the community as a whole.

We strongly oppose the high-density housing at the site of Bertha Vos. Our family urges you to allow this property to remain as a community resource or for single family homes. We request that our comments be included in the packet for the meeting on April 8.

Sincerely,

Shawn and Julie Merchant

3800 Shore Dr.

Williamsburg, MI 49690

From: [Dianne](#)
To: [Lindsey Wolf](#)
Subject: Proposed project of hi-density housing at Bertha Vos property
Date: Friday, March 22, 2024 4:14:20 PM

Sent from my iPhone

Dear Lindsey,

I am a long-time resident of Deepwater Point Road and Peaceful Valley for the past almost 50 years. I am deeply concerned about the negative ramifications of the proposed project which would bring hi-density residential units to our historically single-family community.

This project would negatively affect the entire Acme community by bringing traffic leading to congestion, accidents, and inconvenience of family life as it exists now. It would also place tremendous stress on our infrastructure, especially sewer system which I understand is already operating at near full capacity. Additionally, a project off this nature would potentially harm and stress the local environment and natural resources of our most beautiful and scenic part of Acme with its beaches and natural areas we have always enjoyed.

I oppose the project and strongly ask the township to deny approval of this project which the town of Acme does not need.

Dianne Sarris
6579 Deepwater Point Road
231-631-3336

4/1/2024

To be included with packet for the Acme Township board meeting for April 8th.

It has come to our attention that the Bertha Vos school property across the street from us on Deepwater Pt Rd is possibly being sold by TCAPS to a developer. When you receive their site plan, the board should adhere to the existing zoning which is single family homes with a minimum lot size. You should not use a Future Land Use map. *Any plan that does not conform to current zoning and compatibility with our existing neighborhood homes should be rejected.* Unsafe for many reasons. There is no buffer, too much traffic for our streets, no infrastructure to support ANOTHER dense housing development when the effects from the current development haven't been felt yet. No enforcement is in place now.

After looking into the advertising this developer has online, I am **extremely concerned**. The developer advertises that they do Brownfield Redevelopments projects. The ACT 381 automatically allows them to become a TIF district which qualifies them for grant money and remediation money, about \$1.5M. This proposed dense housing development would ruin our property values overnight. Once a TIF district, the TIF has complete control and Acme Township will have NONE! Acme may not even get any tax revenue from the TIF. Our home is directly across from Bertha Vos school and adjacent to the park so we will be the most impacted by your decisions.

The advertising for their current development under construction on our corner "Oak Shore Commons" shows a photo of a picnic table w a lantern, a grill, a pile of firewood and a fire pit ring!!! OMG seriously. This is a conservation area! No camping, motorized vehicles, or garbage!

1. **No fires in the woods or on the beach.** Most of the signs that were posted on the beach have faded or been knocked over. Last year is the first year we found cigarette butts in the woods which was extremely scary because of the Canadian wildfires. The smoke obscured our sunsets much of the summer. The dry pine needles throughout the park are the perfect fire starter for uninformed people visiting the park and dropping their still smoldering butts. Please reinstall/repaint the signs and add NO SMOKING/NO FIRES.
2. **Cars parked overnight at the park entrance.** The sign posted used to say the park closes at dusk. Now that is gone. No cars should be parked there after dark or overnight. Who enforces any of these ordinances?
3. **Gun shots/hunting.** The distance between our residence and The Shores is too narrow to allow hunting in the park or into the park from a boat. A permanent sign needs to be posted on both the street and beach sides. Our family sold and donated the property to the Nature Conservancy and township with the purpose of providing a peaceful quiet place to walk and swim and appreciate the beautiful birds and wildlife. Additionally, since we have Bald Eagles here and they are a federally protected bird, hunting should never be a consideration here. Please post NO HUNTING for the safety of visitors, residents and wildlife.
4. **Dead deer on the beach.** Last year, we found a decaying and stinking deer on the beach. This caused beach visitors to gather on our property to avoid the smell. Whether the deer was shot, diseased or hit by a car, someone should decide who has the responsibility for removing large dead animals for public health. The carcass was still there last month.

What all the residents dislike about tourist season (traffic, noise, garbage) will be our new daily reality with no going back.

Tourist come to get away from dense housing developments!

Thanks for your time and consideration,

Mike and Patty Sayre
6263 Deepwater Pt Rd

From: [Steph Scheiern](#)
To: [Lindsey Wolf](#)
Subject: Deepwater Point
Date: Tuesday, April 2, 2024 6:43:49 AM

Hi,

We are opposed to high density residential on Deepwater Point.

Rex & Stephanie Scheiern
7529

From: [dawn shields](mailto:dawn_shields)
To: [Doug White](mailto:Doug.White); swanson@acmetownship.org; karly.wentzloff@gmail.com; [Lindsey Wolf](mailto:Lindsey.Wolf); danv1953@hotmail.com; steve.feringa@live.com; sticksnstonez@gmail.com; atpc7rosa@yahoo.com; jkaukerman@sbcglobal.net; [Amy Jenema](mailto:Amy.Jenema); pscott875@hotmail.com; davehoxie@yahoo.com; dalegstevens@gmail.com
Subject: Bertha Vos property
Date: Monday, April 1, 2024 5:04:08 PM

Please make this correspondence part of the public record for the upcoming meetings - April 2nd Trustee's meeting and April 8th Planning Commission meeting

In 2010, we moved our family to the Deepwater Point neighborhood. After looking at many homes in the greater Traverse City area, we settled on this home because of the peaceful feel and beauty of the neighborhood and surrounding area. With many vacant lots, we knew construction would be a part of our experience however, we understood that construction to be single family homes based on the zoning and PUD in place at the time we purchased. We urge you to keep that zoning in place without amendment to allow for high density/mixed use projects. We have not spoken to a single person in the area that feels anything but single family homes would enhance the neighborhood.

The Bertha Vos property was donated to TCAPS to build a school for the people of the community. It has since been shuttered and if TCAPS does not need the property, it is their choice to sell, however, we believe the intent of the gift was to build something that was an asset to the Deepwater Point neighborhood, not a high density apartment structure that would increase traffic and noise and light pollution.

Before another high density project is approved in close proximity to the Tom's/Kmart development, we urge the Trustees and Planning and Zoning Commissions to observe the impacts of the additional traffic created at the Tom's/Kmart development as well as the impact on an already at capacity and aging storm water/sewer system.

Again, we are urging you to follow the current zoning plan and not allow another high density/mixed use development on the Bertha Vos property.

Respectfully,

Rob and Dawn Shields

7231 Deepwater Point Road

From: [Scott Sievers](#)
To: Karly.wentzloff@gmail.com
Cc: [Doug White](#)
Subject: Bertha Vos proposed building site
Date: Sunday, March 31, 2024 8:28:40 PM

Acme Township,

My name is Scott Sievers. I have a cottage located at 6920 Deepwater Point. The cottage has been in our family for over 40 years, and I consider Acme and the surrounding area to be my second home.

I want you to know that my family specifically built in the area because of residential single family zoning. I am a little perplexed to hear that Acme Township is now considering changing the zoning to allow for the building of a high density housing project.

I would also like to mention that I always thought the vacant school could be used more productively, such as a community center, or that because there is a Catholic Church adjacent to Bertha Vos, that a Catholic School would be a good alternative.

Let it be known that I oppose the building of a high density residential or mixed-use development in our neighborhood, and that the township enforce the existing residential zoning that has been in place for as long as I can remember.

Scott Sievers
248.210.6336

From: [Spencer Silk](#)
To: [Doug White](#); swanson@acmetownship.org
Cc: [Amy Jenema](#); jkaukerman@sbcglobal.net; [Doug White](#); pscott875@hotmail.com; davehoxie@yahoo.com; [Lisa Swanson](#); dalegstevens@gmail.com; [Lindsey Wolf](#); karly.wentzloff@gmail.com; danv1953@hotmail.com; steve.feringa@live.com; sticksnstonez@gmail.com; atpc7rosa@yahoo.com
Subject: Bertha Vos Redevelopment, Zoning Request, Next Meeting - For the Record
Date: Friday, March 29, 2024 12:25:43 PM

It is disappointing that Acme Township was not able to acquire the Berta Vos property and it is sad that the Township caved in to Strathmore Development to build, what many consider, an ill planned and architecturally horrible project on M31. Certainly not a beautiful view as one drives thru the Township. The Township must have thought there was benefit of some sort to the sale. Now comes a second proposed project by a company that has, in my opinion, shown they do not know how to make a project attractive who wishes to destroy another area in the Township.

While the density of housing is of particular concern to the Deepwater Point and Peaceful Valley neighborhoods, the greater issues concern all Acme residents. The infrastructure needs to support this growth. The sewer line study to assess capacity is finished but not yet reported. Preliminary presentation showed it was already close to capacity. Adding another 200 units before we know the impact of the existing projects seems likely to cause issues and expansion costs for all of us for water and sewer. not the developer.

Acme is going through some growth. It would be great if the growth was well planned and in a way that respects the existing resident's safety, property values and needs. This is not the best place for high density affordable housing. It is next to single family multi-million-dollar homes. It is on one of two entrances to a neighborhood of affordable and very expensive single family homes. This will do nothing to sustain the current and rising property values.

The property is currently zoned for single-family residential just like the rest of our neighborhood. Not surprisingly, the developer is asking that zoning be ignored and that it be allowed to be developed for "multi-purpose high density housing and mixed use. A quick search of the internet finds that this might not be the most reputable company. It is reported that Scott Chappelle who was with Strathmore was convicted of tax fraud Chappelle, operated Terra Management Co., Strathmore Development Co. and Terra Holdings LLC, all of which were connected to the tax evasion case. Chappelle was indicted and charged with mortgage fraud, tax evasion, filing false documents with and making false statements to the IRS, He was also reportedly involved with the failed "City Center II" project in downtown East Lansing. Those Grand River Avenue properties once owned by Chappelle were reportedly foreclosed in 2015. This is just one of the many court proceedings listed on a basic Google search. Is this the type of company that we need developing the area?

As a resident of the Deepwater Point, and Peaceful Valley area, I ask that the Township enforce existing residential zoning and deny any use that threatens the residential character of our neighborhoods and property values. The high-density housing is inappropriate across from a designated natural area. It will place demands on existing infrastructure including sewer, police, and fire.

Anyone who walks, runs, pushes a baby stroller or bikes on Deepwater Point or the surrounding streets knows what this additional traffic will mean to our safety. We have no sidewalks or bike paths to escape interactions with cars and trucks as it is.

This development is being proposed before we have had the opportunity to absorb the impact from the last Strathmore development on the Toms/Kmart property. We are now threatened with the prospect of adding hundreds of additional residents or renters of the multi-purpose high density affordable housing project to our neighborhoods and streets.

We are against a zoning change for this property and the building of apartments or any high-density housing on this prime piece of property at the, one of two, entrances to a terrific waterfront high property value neighborhood. I oppose any high density residential or mixed-use development and request that my comments be included in the packet for the meeting.

Beverly Silk D TTEE

Responding for the Jacober Beverly D Trust

Woodward RD,

Williamsburg, MI 49690

From: [Linda Simpson](#)
To: [Doug White](#); [Lindsey Wolf](#); karly.wentzloff@gmail.com
Subject: Upcoming meeting at Feast of Victory Lutheran Church on April 8, 2024
Date: Sunday, March 31, 2024 5:36:06 PM

March 31, 2024

Please include my comments in the packet that will be discussed at the meeting on April 8, 2024 regarding the request for the rezoning of the Bertha Vos property to a Multi-purpose, high density housing development.

I own property on Peaceful Valley and have for over 35 years. I am also a Realtor in the Grand Traverse and surrounding Counties and have been for 30 years. With the high demand we have for housing in our area I get why every piece of property is being evaluated and looked at for more housing. I understand the need BUT not every piece of property is appropriate for multi-purpose, high density housing.

The Bertha Vos property certainly is one of those that IS NOT appropriate! The new development that is underway on the old Tom's/Kart property is by far one of the worst looking and ill designed new multi-housing developments in the Traverse City area and to be honest there are A LOT of ugly, ill designed new condos and apartment building in our area. There is no architectural appeal to so many of them only making our beautiful UP NORTH area look cheap and not well planned. The buildings on the old Tom's/Kmart property are crammed too close together, sit crooked on the site, have no green space of trees or landscaping around them and just don't fit the Acme Township small town plan. Why were they even allowed to be built the way they are in the first place? That whole project could have been designed much more appealing for the area.

For the Bertha Vos school site to be considered for multi-purpose, high density use would be another abomination in our area. We all enjoy the natural area across from the school property, the road on Deepwater Point and Peaceful Valley past Dock Road has only one way in and one way out and more traffic on that road would only contribute to its already deteriorating/unsafe condition and to potentially more deer/car accidents and possible deaths.

PLEASE I urge you to NOT ALLOW the rezoning of the Bertha Vos property for multi-purpose, high density use especially by the same developer of the horribly designed Tom's/Kmart property.

*Linda Simpson
7271 Peaceful Valley
Williamsburg, MI 49690
C 610-639-4771*

From: [smithfrick](#)
To: [Lindsey Wolf](#)
Subject: RE Bertha Vos site, please include for next meeting
Date: Monday, April 1, 2024 3:08:27 PM

April 1, 2024

RE: Proposed Development at Bertha Vos

Please include this in the packet for the next Planning Commission meeting

Dear Ms. Wolf,

I am writing to represent the views of the owners of 7407 Deepwater Point Road. I have lived in Acme Township for more than 35 years; my family has owned this residence for more than 20 years. We were very excited to hear about the Township's purchase of the property and saddened to learn that plan fell through.

While we do not know what development the purchasers may propose, we are strongly against granting a zoning variance for high density housing or a planned development at the Bertha Vos site. As most of our neighbors, we purchased our homes because we wanted a single family neighborhood and liked the quiet, rural character Acme offered. Our region is experiencing significant growth. As a community, we can and should take care that this growth is managed so that existing residents' interests and needs are preserved. We won't get another chance to preserve our resources, open spaces, and quality of life.

Changes to the density of building will negatively impact the neighborhood. Does Acme Township have sufficient infrastructure to manage the current Strathmore redevelopment of Tom's and Kmart, the Kelly Micro flats, the Hope Road development, the Horse show developments? Growth of our community is important but unbridled growth is chaotic and will harm existing residents to the benefit of developers.

The Oak Shore Commons advertises "direct access" to the Bay. It does not solve the housing issue for the workforce. Is the Deepwater Point Natural Area intended to be used as this developer's beach front? A high density zoning variance or planned development will make this worse.

The redevelopment underway towers over the surrounding neighborhood. It is, however, at least along a corridor planned for similar use. A planned development at Bertha Vos will forever alter the character of the neighborhood. The structures will negatively impact existing residents to favor a developer. Even before we have seen a proposal, a planned development does not appear to meet the Townships 10.2.5 Qualifying Standards of the Acme Zoning Standards.

We have been disappointed in the ability of the Township to enforce existing violations of the zoning rules. With this uncontrolled growth before the impact of existing projects is assessed, who will ensure lighting impacts on wildlife, night sky; impervious surface issues so close to the bay; short term rentals; height restrictions; sewer management are respected?

Acme Township was given the land for Bertha Vos School. The Deepwater Point Natural Area is our privilege to manage and cherish. TCAPS made a business decision to close our neighborhood school and defer maintenance. Our community does not owe them a windfall profit paid by our Township.

I believe there is broad community support to develop the Bertha Vos site in a way that serves OUR needs and look forward to exploring that with Acme Township officials.

Sincerely,
Cynthia Smith
7385 Deepwater Point Road
7407 Deepwater Point Road

smithfrick@charter.net

From: [Jean Stanicki](#)
To: [Lindsey Wolf](#)
Subject: Bertha Vos property
Date: Monday, April 1, 2024 9:26:54 AM

To who it may concern:

Single family homes yes, high density developments no at the Bertha Vos property.

Thank you,
Jean Stanicki

Sent from my iPhone

From: [Karly Wentzloff](#)
To: [jon stinson](#); [Lindsey Wolf](#)
Cc: [Doug White](#)
Subject: Re: housing at Bertha Vos
Date: Monday, April 1, 2024 2:24:23 PM

Mr. Stinson,

Your correspondence has been received and will be included in the Planning Commission packet for our April 8, 2024 meeting. Please note that the location of the meeting has been moved to Feast of Victory Church at 4400 Mt. Hope Road in Acme.

Karly



Real Estate One | 521 Randolph St. Traverse City, MI 49684
www.karlywentzloff.com | m 231.944.9800 | karly.wentzloff@gmail.com

On Mon, Apr 1, 2024 at 2:11 PM jon stinson <joninmontana@yahoo.com> wrote:

Hello Mrs. Wentzloff,

I hope you had a nice Easter, but now back to work (:
Unfortunately I'm not able to attend the April 8 meeting concerning proposed housing on the Bertha Vos property so I wanted to write to you and the board my feelings about it. I live at 7292 Peaceful Valley and have an interest in our families property on Manor Street and thus would be impacted by any construction project. My primary thoughts are:

1. Dense construction at this site would be inappropriate for the neighborhood which has always been residential. The property, being zoned as such, should remain single family homes. Denser projects, while useful to Acme, should be located in non-conflicting areas such as the town village, which is supposed to receive such construction, or along US-31. I would also note that the current construction at the Toms site is far from impressive and lacks some basic design principles which make it a functional and pleasant place to live. We really don't want that Garfield township style housing in our neighborhood.

2. I'm not quite sure why we didn't buy the property ourselves. It could easily be sold back for the price offered with total plan control. It also would make a great local recreation area for baseball and soccer, fitting in very well with the park across the street. I'm not up on the building itself but I'd like to see more imagination used on it, or parts of it like the gym. Land is being snapped up and keeping residential open land relevant long term is important.

3. The last thing we need is a lot more traffic for all the people who walk in the road (and don't get to the side). We're used to it and veer out of their way. We kinda like you can do that here.

I hope you will lend the strong impression that such construction is not fit for this particular site. We certainly could use some properly designed and constructed dense housing at other sites. Good material construction has always been a concern along with the need for less expensive housing.

Thank you and have great week!

Jon Stinson

From: [Primary](#)
To: Karley.wentzloff@gmail.com; [Doug White](#); [Lindsey Wolf](#)
Subject: Bertha Vos property proposal
Date: Sunday, March 31, 2024 6:20:36 PM

To Whom it may concern:

Please be advised that we are adamantly opposed to any proposal of rezoning for the Bertha Vos property. We purchased our home on Deepwater Point in 1996 with the understanding that it was zoned as single family residential, and implicit to remain so in perpetuity. We recognize that Grand Traverse County is being slammed by relentless requests for development, with Acme township high on the list for desired properties. However, the Bertha Vos property should not be converted to multi purpose, high density housing.

A change in designation is incompatible with the existing residential zoning status. The Strathmore development at the old Tom's and K-Mart location will have an explosive impact on our existing infrastructure. Our little neighborhood should remain protected from the proposed expansion, as originally zoned R1.

It should also be noted that if rezoning is carried out against the wishes of the neighborhood, Acme township officials risk losing the public trust. It's already most disheartening to see how TCAPS blithely sells out the Bertha Vos property, which was gifted to them!

As such, please include our comments in the packet for your April 1 meeting. We appreciate your willingness to listen and hope you'll share our urgent concerns.

John & Irene Stuart
7402 Deepwater Point Rd.
Williamsburg MI 49690-9250

Johnirenestuart@yahoo.com

From: [Karly Wentzloff](#)
To: [Lindsey Wolf](#); [Doug White](#)
Subject: Fwd: NO HIGH DENSITY HOUSING
Date: Monday, April 1, 2024 12:42:36 PM



Real Estate One | 521 Randolph St. Traverse City, MI 49684
www.karlywentzloff.com | m 231.944.9800 | karly.wentzloff@gmail.com

----- Forwarded message -----

From: **trixiebowden** <trixiebowden@gmail.com>
Date: Mon, Apr 1, 2024 at 12:36 PM
Subject: Re: NO HIGH DENSITY HOUSING
To: <Karly.wentzloff@gmail.com>

Hello again,

I am so distracted, I forgot to sign that!
Tricia Bowden
6173 Acme Road

Sent from my phone, quite possibly by voice to text. Good luck with the translation!

> On Apr 1, 2024, at 12:33 PM, trixiebowden <trixiebowden@gmail.com> wrote:

>

> Hello,

>

> Forgive me the rambling form of this letter...my mother passed on March 14, after several weeks in home hospice, and I simply do not have the bandwidth to adequately express how strongly I feel about the prospect of high density housing on the Bertha Vos property. It's a devastating proposition, and one that has me reconsidering whether Acme is a community worth staying in for the long haul. We've lived here for 14 years, and until last year's decision to allow overcrowded apartments at the Kmart/Tom'a property, I've never doubted that this is the home I will live in the rest of my life.

>

> NO to high density / "urban residential" zoning in the Acme neighborhoods.

>

- > NO to high density building next to a beloved natural area.
- >
- > NO to the potential and very likely ecological impacts to East Bay waters, Acme Creek, and my very shallow well.
- >
- > NO to the high speed thoroughfare Acme Road has already become - this needs to change, and once I've recovered from losing my mom, I fully intend to approach my neighbors and the township seeking resolution for speeding and through traffic on Acme Road and Mannir Street, and speeding on Shore Road. It cannot continue, it is unsafe. There are children, pets, elderly people, cyclists....ANYONE walking on these streets is currently in danger of being struck by a vehicle, quite often by people who are using my street as a cut across from US 31. I've had to tolerate the church traffic 4 times a day, every weekend - zooming in at full speed on their way to Christ the King, and blocking my driveway on their way back out. I will not stand for constant traffic on these side streets.
- >
- > Thank you for your consideration.
- > Please include my letter in the meeting packet as another voice that seeks to maintain our neighborhoods - there is a REASON we all bought our homes here. Please don't allow a developer and the desire for "growth" at any cost to sway you into thinking it's for the greater good. This kind of growth is not.
- > See you at the meeting on April 8th.
- >
- >
- > Sent from my phone, quite possibly by voice to text. Good luck with the translation!

March 31,2024

Dwhite@acmetownship.org

My name is Todd Merchant I live directly across from Bertha Vos school site. Im concerned about having hundreds of new residents directly across the street from me. Im against it. I also wonder how it will effect my property value and traffic. Please think before re-zoning this property.

Todd Merchant

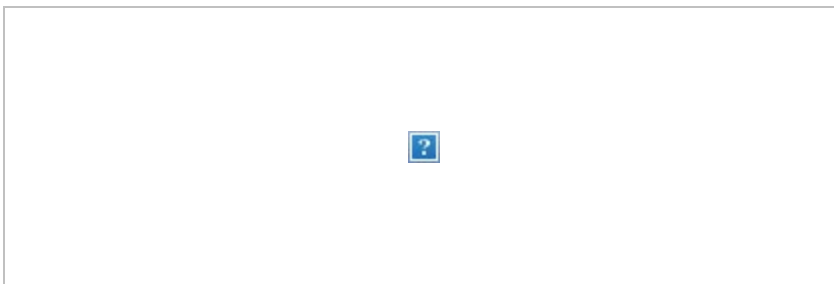
A handwritten signature in blue ink that reads "Todd T. Merchant". The signature is written in a cursive style with a long horizontal flourish extending to the right.

From: [Karly Wentzloff](#)
To: tmikesmith1@comcast.net
Cc: [Doug White](#); [Lindsey Wolf](#)
Subject: Re: Correspondence for Next Regular Trustee Meeting - Bertha Vos Property
Date: Monday, April 1, 2024 9:24:10 AM

Mr. Smith,

Your correspondence has been received and will be included in the Planning Commission packet for our April 8, 2024 meeting. Please note that the location of the meeting has been moved to Feast of Victory Church at 4400 Mt. Hope Road in Acme.

Karly



Real Estate One | 521 Randolph St. Traverse City, MI 49684
www.karlywentzloff.com | m 231.944.9800 | karly.wentzloff@gmail.com

On Thu, Mar 28, 2024 at 6:43 PM <tmikesmith1@comcast.net> wrote:

My wife and I are homeowners on Deepwater Point Rd in Acme. We recently learned of TCAPS approval of the sale of the Bertha Vos school property to Strathmore who plan to add further high density housing in addition to their development of the Oak Shore Commons apartments on highway 31.

This plot of land is zoned as a Single Family Neighborhood (SFN), as is all the property on Deepwater Point Rd. Our SFN is already being asked to absorb the Oak Shore Commons 228 apartments infrastructure and likely 400+ new residents. Deepwater Point Rd does not have sidewalks and the only way the frequent bikers and pedestrians can avoid traffic is to step off the road. To add even more vehicle traffic to this road would make walking or biking this road next to impossible and very unsafe.

The local utility infrastructure does not exist to support higher density in this area. I have

learned that the sewer system capacity is near its limit with the existing population and increasing capacity of a sewer system is very expensive and invasive. We have a home in Houston and our combined water and sewer bill for this one month is \$260. That is what happens with a growing population and increasing density.

Our home in Houston has been burglarized twice in the last 20 years even though we have live guards driving around the neighborhood and a monitored alarm system. We bought property on Deepwater Point because people tell us they do not even lock their doors. Please, lets keep it a safe, quiet neighborhood.

We ask that the Township enforce residential zoning for the Bertha Vos land as single-family neighborhood and deny any request for use that would alter the single-family character of our neighborhoods.

I am emailing and specifically request that my email be included in the agenda/packet for the upcoming meetings.

Sincerely,

Terrence Smith

From: [Karly Wentzloff](#)
To: [Theresa Galante](#); [Doug White](#); [Lindsey Wolf](#)
Subject: Re: Possible rezoning of Bertha Vos property
Date: Monday, April 1, 2024 9:06:47 AM

Ms. Galante,

Your correspondence has been received and will be included in the Planning Commission packet for our April 8, 2024 meeting. Please note that the location of the meeting has been moved to Feast of Victory Church at 4400 Mt. Hope Road in Acme.

Karly



Real Estate One | 521 Randolph St. Traverse City, MI 49684
www.karlywentzloff.com | m 231.944.9800 | karly.wentzloff@gmail.com

On Sat, Mar 30, 2024 at 3:38 PM Theresa Galante <theresagalante@hotmail.com> wrote:

Dear Trustees, Planning Commission and Zoning Administrator;

It is with great alarm that we once again in our township are facing a proposal for rezoning or usage of the PUD ordinance in a single family neighborhood to expand to multi-purpose/high density housing. My family and I are very concerned about the additional traffic, light pollution, possible watershed contamination, and incompatibility with the existing neighborhood of single family housing. We purchased our home so we could live in a quiet, single family residential neighborhood, we are already being asked to deal with the challenges of STR's and proposed ADU's. To change the zoning or allow the PUD ordinance to be used to accommodate the proposed multi-use development is not acceptable. There are plenty of sites already zoned for this type of development in Acme Township that would make essential services and public infrastructure more accessible.

I am writing to you to implore each of you as the elected representatives of our township and community to not consider this proposal and enforce the existing residential zoning. Many hours, site visits, research and deep thought were put into our master plan to protect

our community and the character of our township. When Bertha Vos was deeded to TCAPS for use as a school, the intent was it would be a community asset; rezoning this property would not meet that goal.

I am looking to you, as our township leadership, to uphold the existing master plan and its current zoning. I respectfully request my comments be included in the meeting packet for the April 2nd, 2024 Trustee meeting and the April 8, 2024 planning commission meeting.

Thank you,

Theresa Galante
6809 Deepwater Point Rd
Williamsburg

From: [Tim Galante](#)
To: karly.wentzloff@gmail.com; [Doug White](#); [Lindsey Wolf](#); [Lisa Swanson](#); [Amy Jenema](#); jaukerman@sbcglobal.net; pscott875@hotmail.com; davehoxie@yahoo.com; dalegstevens@gmail.com; danv1953@hotmail.com; steve.feringa@live.com; sticksnstonez@gmail.com; atpc7rosa@yahoo.com
Cc: [Theresa Galante](#)
Subject: Possible rezoning of Bertha Vos property
Date: Saturday, March 30, 2024 4:02:19 PM

Dear Trustees, Planning Commission and Zoning Administrator;

It is with great alarm that our township is facing a proposal to rezone or use the PUD ordinance in a single family neighborhood to expand to multi-purpose/high density housing. My neighbors, family and I are very concerned about the additional traffic, light pollution, possible watershed contamination, and incompatibility with the existing neighborhood of single family housing. We purchased our home so we could live in a quiet, single family residential neighborhood, we are already being asked to deal with the challenges of STR's and proposed ADU's. To change the zoning or allow the PUD ordinance to be used to accommodate the proposed multi-use development is NOT ACCEPTABLE. There are plenty of sites already zoned for this type of development in Acme Township that would make essential services and public infrastructure more accessible.

I am writing to you to implore each of you as the elected representatives of our township and community to not consider this proposal and enforce the existing residential zoning. Many hours, site visits, research and deep thought were put into our master plan to protect our community and the character of our township. When Bertha Vos was deeded to TCAPS for use as a school, the intent was it would be a community asset; rezoning this property would not meet that goal.

Our Deepwater Point community is 100% against the proposed rezoning. We are very interested in PARTNERING with the township to find a way to convert the Bertha Vos property to an acceptable use. There is interest in forming a legal entity to represent our neighborhood and work jointly with the township to achieve this goal.

Our neighborhood is looking to you, as our township leadership, to uphold the existing master plan and its current zoning. I respectfully request my comments be included in the meeting packet for the April 2nd, 2024 Trustee meeting and the April 8, 2024 planning commission meeting.

Respectfully,

Tim Galante
6809 Deepwater Point Rd
Williamsburg

Doug White

From: Hans VanSumeren <hvansumeren@nmc.edu>
Sent: Friday, March 8, 2024 9:30 AM
To: Doug White; Karlywentzloff@gmail.com
Cc: lgalnares@charter.net
Subject: Planning Commission Meeting Feedback - NO Bertha Vos high density/multifamily/congested development

Dear Doug and Karly,

I reviewed the video of public comment from the last planning meeting by the realtor representing TCAPS. His challenge to the board and our community to make a quick decision regarding this development does not reflect anything that our community desires. The realtor/developer does not need any guarantee or commitment that there will be a fair consideration for any rezoning for this sale to move forward. The developer will not respect the wishes of our community and will destroy any remaining community feel for this zone/area/property if high density/multifamily/congested housing at this property is being considered. In no way does this proposed use reflect the desire of anyone in our neighborhood and this needs to be firmly and continually stated.

That the developer has invested more than \$50,000 in due diligence means absolutely nothing to me or anyone else that I have spoken to regarding this property use and should not imply that any consideration by the planning commission or the township board to listen any further.

Impacts from high density/multifamily/congested development will also have a direct effect on the natural resources that this area currently embodies. Impacts from a high density/multifamily/congested development would further increase the volumes of vehicles and the speed of vehicles that navigate through our neighborhood that has already impacted our community with single family home developments along deepwater point.

Single family homes would represent an opportunity to grow our community in the deepwater point area and should be the only consideration for this property. It would follow the master plan and future land use desires of this community.

There should not be any further discussion about rezoning this area to accommodate this or any other developer in the future.

Thank you,

Hans VanSumeren & Larisa Galnares - 6475 Deepwater Point
Shirley VanSumeren 6497 Deepwater Point

--

Hans W. Van Sumeren, CMarTech
Director and Chair of the Great Lakes Water Studies Institute
Northwestern Michigan College
(231) 995-1793

Nancy Edwardson

From: jpeif <jpeif10634@gmail.com>
Sent: Tuesday, March 26, 2024 8:54 PM
To: Nancy Edwardson
Subject: Development at Bertha Vos

I'm not asking anything.

We are concerned citizens, property owners and residents of Acme Township. Because of these three things we are very concerned and oppose any residential housing located on the Bertha Vos property. With the apartments on the Tom's and Kmart properties there are more than enough places for those who do not even work in the Acme area to live.

The increase in vehicle traffic, crime and general overabundant of people is not what the residents in the area want. Restrict the development to retail or services, where we can do our shopping and be serviced here rather than have to go into/across Traverse City.

WE ARE OPPOSED TO ANY HOUSING DEVELOPMENT ON THE BERTHA VOS PROPERTY.

Joyce and Patrick Peiffer
7960 Windale Drive
Williamsburg, MI 49690
231 642-0582

Sent from [Mail](#) for Windows

From: [Hans VanSumeren](mailto:Hans.VanSumeren)
To: Karlywentzloff@gmail.com; [Doug White](#); [Lindsey Wolf](#)
Subject: Bertha Vos - Acme Township Planning Commission Meeting April 8, 2024
Date: Sunday, March 31, 2024 9:06:07 PM

Dear Karly, Doug, and Lindsey:

Over the past several weeks I have had the opportunity to consider the purchase and desired use of the Bertha Vos property by the Strathmore Group. I have been and continue to be extremely disappointed that this type of development is under any consideration by our township leadership. The township leadership has a real opportunity in front of them right now, specifically to say no.

As Mr.Hardy expressed during his public comments at the March Acme Township Planning Commission meeting, this purchase agreement is predicated on what is termed as "a favorable future review of a PUD request" to be presented by the developer at subsequent meetings. The intent of this development to completely stray from both current zoning as well as any and all historic use of this property. I have yet to find a single (even somewhat) compelling argument that would support this development at the Bertha Vos property. It simply makes no sense. Additionally, we have yet to see the real impact of the **high density, highly congested, multi-family, light industrial, storage unit development** "Oak Shores Commons" at the former Tom's and Kmart properties.

Allowing further similar development at the Bertha Vos property would only exacerbate the impacts and hasten the destruction of our environment, our roads, and other infrastructure that are to come with the Oak Shores Commons development. It cannot be understated that any PUD at the Bertha Vos property for high density, highly congested housing is completely incompatible with any and all surrounding uses and neighborhoods. Specifically:

1. Impacts to Grand Traverse Bay and the surrounding environment at the nature preserve located at the corner of Shore Rd. and Deepwater Point road. Ducks, swans, Bald Eagles, deer, and many other wildlife utilize this space for nesting and feeding and have long coexisted with our community using this beach. This preserve and natural beach cannot support the addition of hundreds of persons that will either walk or drive from Oak Shores Commons or simply walk across the street from the Bertha Vos development to utilize this space.
2. Traffic and traffic speed will increase causing adverse impact to our community by those who bike, jog, walk our roads in the neighborhood. Families with children, families with pets, and sports enthusiasts will be heavily impacted. Our roads, already in poor condition, will continue to decline due to this increased amount of traffic.
3. Other infrastructure including sewer will be overwhelmed as these systems are already nearing peak capacity. Several hundreds of additional residents will push these systems beyond capacity. This will not only cause additional impacts on our community and residents, it will also have significant cost implications to the taxpayers.

Lastly, The Bertha Vos property was given to the community to create the Acme school over 70 years ago. No cost whatsoever. 55 years ago, the Acme School was deeded to TCAPS for \$1. When Bertha Vos was closed by TCAPS in 2009, it had 240 students enrolled. 240

students and perhaps some families who left our community. We do not want to replicate this terrible decision with supporting a developer's wishes to create something that is completely contradictory to the visionary community leadership started by Fred Vos in honor of his wife Bertha Hoxsie Vos and her wishes to create a community school over 70 years ago.

Just simply say no to any and all developers requesting anything other than what the zoning allows. It's that simple. End this now.

I request that these comments be included in the April 8 Planning Commission meeting packet.

Thank you,

Hans VanSumeren
6475 Deepwater Point Road

Resident at 6497 Deepwater Point Road 1968-1992
Resident at 6475 Deepwater Point Road since 2008

From: [George Varga](#)
To: [Doug White](#)
Cc: Karly.wentzloff@gmail.com; [Lindsey Wolf](#); smithfrick@charter.net
Subject: Proposed Bertha Voss Project
Date: Monday, April 1, 2024 8:51:17 PM

Dear Doug,

Just to let you know where two 20+ year Acme residents stand regarding the proposed multipurpose high density housing development on the Bertha Voss property. We are vehemently opposed to the proposed project and any changes to the existing residential zoning that would allow this project to move forward. We see this project affecting adjacent parcels and neighborhoods in an adverse manner. Please include our comments in the Packet for the upcoming meeting.

Thank you,

George & Lauri Varga
7801 Woodward Rd.
7821 Peaceful Valley

From: [Wallace Olson](#)
To: [Doug White](#)
Cc: [Lindsey Wolf](#); karly.wentzlof@gmail.com
Subject: Proposed Bertha Vos Development
Date: Sunday, March 31, 2024 11:57:29 PM

Re: Bertha Vos Property Proposal - "Multipurpose High Density Housing Development"

Dear Doug, Lindsey and Karly,

I am reaching out to express my deep concerns regarding the proposed "multi-purpose, high-density housing development" for the Bertha Vos property. It's essential to underscore the original purpose behind the property's donation to TCAPS, which was strictly intended for educational use or maintaining its current single-family residential zoning. This proposed development not only contradicts the essence of the community gift but also disregards the surrounding area's welfare, particularly concerning the nearby nature preserve, which lacks any potential buffering.

Furthermore, the strain on Acme's existing infrastructure from this proposed project is considerable and unjustifiable. The property's current zoning for single-family residential is crucial for preserving the character of our neighborhoods, and any deviation from it must be carefully considered. Additionally, the proposed development raises concerns about compatibility and poses threats to essential infrastructure, notably the sewer system, as well as police and fire services.

The potential increase in traffic also poses significant safety risks to pedestrians and cyclists, particularly in the absence of adequate sidewalks or bike paths.

We are troubled by the rush to approve this development without a thorough assessment of its impact, especially in light of recent projects like the one at the Tom's/Kmart property. When will the sewer system study be released? When does Acme Township plan to take ownership of it? Furthermore, we believe that an Environmental Impact Study is imperative before any such consideration is made, given potential issues like light and noise pollution, as well as runoff and drainage problems that could harm the nature preserve and Acme Creek.

In light of these pressing concerns, we strongly urge the township to reject the proposed development, deny any rezoning or Planned Unit Development (PUD), and prioritize the well-being and interests of Acme's residents, as well as the preservation of the nature preserve and our infrastructure.

I kindly request that my comments be included in the meeting packet.

Sincerely,

Wally Olson
7373 Deepwater Point Rd

From: walknan7
To: [Lindsey Wolf](mailto:Lindsey.Wolf)
Subject: Fw: Bertha Vos property--purposed planning meeting
Date: Wednesday, April 3, 2024 11:33:25 AM

----- Forwarded Message -----

From: Nancy Walker <walknan7@bellsouth.net>
To: "karly.wentzloff@gmail.com" <karly.wentzloff@gmail.com>; "dwhite@acmetownship.org" <dwhite@acmetownship.org>; "zoning@acmetowship.org" <zoning@acmetowship.org>; "walknan7@bellsouth.net" <walknan7@bellsouth.net>
Sent: Tuesday, April 2, 2024 at 10:40:35 PM EDT
Subject: Bertha Vos property--purposed planning meeting

I hope this e-mail reaches you in time for this purposed planning meeting that is to be held on April 8th that should be cancelled. I highly oppose any high density residential or proposed multi-purpose/mixed-use housing development on the Bertha Vos property.

This area has been zoned as 'Single Family' and should remain that. The residents of Acme's oldest neighborhood--living on Deepwater Point and Peaceful Valley ask the township to enforce existing residential zoning and deny any use that would threaten the single family residential character of the neighborhood.

I know now why the company is called StrathMORE--they can't get enough they keep coming back for MORE!!! The neighborhood has not even absorbed the impact of the Kmart/Tom's development and now they want to add hundreds of additional residents/renters to the area.

These builders come into the oldest neighborhood where homes are valued at 1 million or more and what to slam a bunch of cookie cutter buildings up--make the money and get out. Acme does not need this nor do we want it in our back yards. Look someplace else where you can make more money--NOT ACME!!!!

I object and I hope our voice will be heard this time. Every time we yell,scream say NO--it seems to fall on death ears!! Please stop this from happening.

Thank you for your attention to this very important matter!!!

Nancy Walker--resident at 7245 Deepwater Point Road.

From: [Elizabeth Whiting](#)
To: [Lindsey Wolf](#)
Cc: [Lindsey Wolf](#)
Subject: Berth Vos Property / Future Master Plan
Date: Sunday, March 31, 2024 10:36:10 AM

Hello Lindsey,

Thank you for taking time to read our concerns regarding the sale and development of the Berth Vos Elementary property and future master plan for Acme Township.

As fourth generation residents of Acme Township and Deepwater Point Road we would appreciate having a vote in the development of this area.

We are including our ideas / suggestions for the planning commission to consider and we would appreciate your response.

Bertha Vos Property :

Multi generation / year round facility that offers the following community services.

Daycare Center.

Small public library staffed by local volunteers (think retired seniors with desire to get involved.)

Senior Community Center offering meals, socialization time.

Art & Craft center for seniors and youth.

Exercise classes for all age groups.

Open gym for all ages.

Develop the back lot with a playground, walking track, small pavilion, basketball, softball, ice rink in the winter.

Allow outside groups to rent (affordable) the facility for group meetings in the evenings.

Allow church groups to rent space for worship services.

Community garden plot / farmers market

By utilizing this facility for multigenerational use we carry on the original intention for the property.

Future Master Plan Development :

Plant trees, lots of trees.

Help develop the marina, youth sailing programs and weekly sailboat races on East Bay.

Public boat dock at the end of Bunker Hill Rd.

Sidewalks though out the village.

Provide incentives for businesses to remove large paved parking lots and plants more trees (corner of Bunker Hill and Hwy 31, Holiday Shopper.)

Encourage / plan for development on Mt Hope Road.

Envision multi use spaces such as housing and retail on Mt Hope Rd

Envision a tree rich scene as you travel down 31 into the “ village” moving future development off the highway and onto Mt Hope Rd and the already established industrial park off M-72.

Talk with the tribe and share Acme’s vision to keep development clustered. ASK about their vision for the Meijer’s property.

Avoid multiple on / off driveways for businesses on M-72 and Hwy 31. We do not want to become Garfield Township.

Consider a “ theme “ for the township buildings (ie downward lighting, natural color schemes for exterior architecture.)

Restrict clear cutting of property for new development. Develop an ordinance specific to Acme Township for protection of the native trees.

PROTECT THE NIGHT SKY. Demand downward facing lighting and restrict outdoors yard lights after dusk. Too many part time residents leave yard (spot) lights on 24 / 7 for protection of their property.

One last thing...if we allow developers to come in and change the area for their personal financial gain, we are depriving the local residents of a desirable area to live and work. Let’s think long and hard about the development of Acme Township, with a goal of preserving the natural beauty of the area.

Respectfully,

Elizabeth A. Whiting
6772 Deepwater Point Road
Williamsburg, MI 49690
231.409.7096

From: [Elizabeth.young](#)
To: [Lindsey.Wolf](#)
Subject: Bertha Vos Property Proposed Project
Date: Sunday, March 31, 2024 11:35:55 PM

March 31st, 2024

Re: Bertha Vos Property Proposal - "Multipurpose High density Housing development"

Dear Lindsey,

We are writing to you regarding the proposed "multi-purpose, high-density housing development" for the Bertha Vos property. It's imperative to emphasize the original intent behind the property's donation to TCAPS was strictly meant for educational purposes or should revert back to its current single-family residential zoning. This proposed development contradicts the essence of this community gift, the stipulations of the gift, and demonstrates a lack of consideration for the surrounding area. Since no buffering would be possible its proximity to the nature preserve would bring into question the future of the preserve and how it would inevitably suffer.

We must also consider the tremendous load this would be adding to the existing infrastructure in Acme, which also makes this proposed project an unsuitable endeavor. Moreover, the property is zoned for single-family residential, aligning with the character of the surrounding neighborhoods, and this zoning cannot be disregarded. Furthermore, the proposed development lacks compatibility and poses threats to existing infrastructure, specifically sewer, but also police, and fire services.

The increase in traffic poses significant safety risks to pedestrians and cyclists in the area, especially given the absence of sidewalks or bike paths.

Adding to our concerns is the rush to approve this development without adequately assessing its impact, specifically in light of the recent project at the Tom's/Kmart property, which will be adding significant stresses to our current infrastructure and the lack of buffering surrounding the environment.

When will we see the study on the sewer system? When does Acme Township take ownership of the study?

In addition to the sewer study surely an Environmental Impact Study would have to be conducted before such considerations would even be possible. The light pollution, noise pollution, run off and drainage issues would surely be detrimental to nature preserve as well as Acme Creek.

In light of these concerns, we implore the township to deny the proposed development, deny rezoning/PUD, and prioritize the well-being and interests of Acme's residents, the nature preserve, as well as our infrastructure.

We request that our comments be INCLUDED in the "packet" for the meeting.

Sincerely,

Kevin DuFort & Elizabeth Young- DuFort
7380 Deepwater Point Rd
Williamsburg MI 49690

April 31 2024

To Whom it may concern:

We plan on attending the April 8, 2024 meeting regarding the Bertha Vis development. We oppose this development and feel very strongly that nothing about this will enhance our neighborhood. Two of our neighbors are unable to attend the meeting but they strongly oppose this development. Mark Guy and Netila Sherborneau are home owners in Peaceful Valley and feel that there is nothing positive about this plan. Please do not change the zoning to accommodate this development.

Thankyou,
Ryan & Mary Hart

Our Email re: this was blocked
on March 31, 2024 @ 3:55 pm.

T. C. RECORD-EAGLE, INC.
120 WEST FRONT STREET
TRAVERSE CITY MI 49684
(231)946-2000
Fax (231)946-8273

ORDER CONFIRMATION

Salesperson: MEGAN O'BRIEN

Printed at 02/02/24 13:00 by mobri

Acct #: 6

Ad #: 611609

Status: New WHOLD

ACME TOWNSHIP
LISA SWANSON, CLERK
6042 ACME ROAD
WILLIAMSBURG MI 49690

Start: 02/04/2024 Stop: 02/04/2024
Times Ord: 1 Times Run: ***
STDAD 3.00 X 4.54 Words: 304
Total STDAD 13.62
Class: 147 LEGALS
Rate: LEGAL Cost: 164.10
Affidavits: 1

Contact: LISA SWANSON
Phone: (231)938-1350
Fax#: (231)938-1510
Email: dwhite@acmetownship.org
Agency:

Ad Descrpt: LEGAL NOTICE TOWNSHIP OF
Given by: *
P.O. #:
ls Created: mobri 02/02/24 12:57
Last Changed: mobri 02/02/24 13:00

PUB ZONE EDT TP START INS STOP SMTWTFS
RE A 97 W Sun 02/04/24 1 Sun 02/04/24 SMTWTFS
IN AIN 97 W Sun 02/04/24 1 Sun 02/04/24 SMTWTFS

AUTHORIZATION

Thank you for advertising in the Record-Eagle, our related publications and online properties. If you are advertising with the Record-Eagle classifieds, your ad will begin running on the start date noted above.

Please be sure to check your ad on the first day it appears. Although we are happy to make corrections at any time, the Record-Eagle is only responsible for the first day's incorrect insertions. Also, we reserve the right to edit or reclassify your ad to better serve buyers and sellers.

No refunds or rebates will be issued if you cancel your ad prior to the stop date.

We appreciate your business.

(CONTINUED ON NEXT PAGE)

T. C. RECORD-EAGLE, INC.
120 WEST FRONT STREET
TRAVERSE CITY MI 49684
(231)946-2000
Fax (231)946-8273

ORDER CONFIRMATION (CONTINUED)

Salesperson: MEGAN O'BRIEN

Printed at 02/02/24 13:00 by mobri

Acct #: 6

Ad #: 611609

Status: New WHOLD WHOI

**LEGAL NOTICE
TOWNSHIP OF ACME
NOTICE OF HEARING**

PLEASE TAKE NOTICE that the ACME TOWNSHIP PLANNING COMMISSION will hold a public hearing at its regular meeting on Tuesday, February 20, 2024 at 7:00 p.m. at the Acme Township Hall, 6042 Acme Road, Williamsburg, MI 49690, to consider the following amendment to the Acme Township Zoning Ordinance:

Zoning Ordinance Amendment 005 - Accessory Dwelling Units (ADUs)

The proposed amendment would modify the following Articles and Sections:
Article 14 Section 14.2 A to add the definition of an accessory dwelling unit.

Article 14 Section 14.14 to add the definition of a mobile home.

Article 3 Section 3.2 Regulated Use Table to include ADUs in these districts as a use by right: Agricultural, Single Family Rural, Single Family Neighborhood, Mixed Housing Neighborhood, Manufactured Housing Neighborhood, and Corridor Shoreline.

Article 5 to add Section 5.34 including: 5.34.1 Intent & Purpose; 5.34.2 General Standards
(there is a proposed cap of 12 units to be allowed annually).

All interested persons are invited to attend and be heard at the public hearings before the Planning Commission. After the public hearings the Planning Commission may or may not deliberate and make its recommendation based on the Acme Township Zoning Ordinance to the Township Board, which will subsequently take appropriate action on the amendment.

The proposed amendment may be inspected at the Acme Township Hall between 7:30 a.m. and 5:00 p.m. Monday through Thursday. The application materials will also be available on the Acme Township website www.acmetownship.org under the current meeting minutes tab. If you are planning to attend and require any special assistance, please notify Lisa Swanson, Township Clerk, within 24 hours of the meeting at 938-1350. Written comments may be directed to:

Lindsey Wolf, Planning & Zoning Administrator
6042 Acme Rd, Williamsburg, MI 49690, (231)938-1350,
zoning@acmetownship.org

February 4, 2024- 1T

611609

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ORDINANCE NO. ____

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE FOR
ACME TOWNSHIP**

THE TOWNSHIP OF ACME ORDAINS:

1. Amend Article 14 Section 14.2 “A” to add the following:

ACCESSORY DWELLING UNIT - A residential dwelling unit, but not a mobile home, located on the same lot as a single-family dwelling, either within the same building as the single family dwelling unit or in a detached building.

2. Amend Article 14 Section 14.14 “M” to add the following:

MOBILE HOME - A structure that is transportable in 1 or more sections, built on a chassis, and designed to be used as a dwelling, with or without a permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained in the structure (Act 96 of 1987; MCL 125.2302 (h)).

3. Amend Article 3 Section 3.2 Regulated Uses Table to add the following:

Regulated Uses	AG	SFR	SFN	MHN	RMH	CS	C	CF	LIW
Accessory Dwelling Units	P	P	P	P	P	P			

4. Amend Article 5 to add Section 5.34 Accessory Dwelling Unit(s)

5.34 Accessory Dwelling Unit (ADU)

5.34.1 Intent & Purpose

It is the intent of this section to permit ADUs in all single-family residential zoning districts to enable a new housing alternative that respects the look and scale of single-family neighborhoods while supporting more efficient use of existing housing stock and infrastructure; providing housing that responds to changing family needs; smaller households and increasing housing costs; providing accessible housing for seniors and persons with disabilities; and supporting affordable housing goals.

5.34.2 General Standards

A. ADU’s are subject to the following standards:

1. ADU’s shall be an accessory use and subordinate to the conforming single-family dwelling unit.
 2. An ADU or primary dwelling shall not be used as a Short-Term Rental or a tourist home.
 3. The term for tenancy of the ADU shall be for a period of six (6) months or
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- more.
4. The owner of the property shall live on site, either in the principal dwelling unit or the accessory dwelling unit.
 5. Only one (1) ADU is allowed per parcel.
 6. ADU's shall comply with the setbacks of the zoning district.
 7. ADU's shall have their own separate entrance, kitchen, sleeping area, and full bathroom facilities.
 8. ADU's may be attached to a single-family dwelling unit and may occupy a basement, first floor or second floor of the principal dwelling or may occupy a separate, detached accessory building in the rear of the principal dwelling unit.
 9. Building materials and designs used on detached ADUs or additions to the principal dwelling for an attached ADU shall be of a similar architectural style as that of the principal dwelling.
 10. The minimum size of the ADU shall be three hundred and fifty (350) square feet.
 11. The maximum size shall not exceed six hundred (600) square feet, or the size of the principal dwelling unit, whichever is less.
 12. Manufactured homes or mobile homes shall not be used as an ADU.
 13. Parking for the ADU shall be provided on the same property as the principal use and include one (1) off-street parking space per ADU.
 14. A land use permit is required.
 15. A maximum of 12 new ADUs shall be allowed, with a land use permit, per year on a first come-first serve basis.
 16. Health Department approval is required when on well or septic before a land use permit can be issued.
 17. All ADU's shall meet applicable building and fire codes.

5. Severability

If any article, Section, subsection, sentence, clause, phrase, or portion of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, the Township intends said portion to be disregarded, reduced and/or revised so as to be recognized to the fullest extent possible by law.

97 The Township further states that it would have passed and adopted what remains of this Ordinance
98 following the removal, reduction or revision of any portion so found to be invalid or unconstitutional.
99

100 **6. Enactment and Effective Date.**

101
102 The Board of Trustees hereby determines this amendment to be immediately necessary for the interest
103 of the Township. Consistent with the Michigan Zoning Enabling Act, it becomes effective 8 days after
104 publication.

105
106 Adopted, enacted, and ordained by the Acme Township Board of Trustees this ___ day of _____, 2024.

107
108 _____
109 Doug White
110 Its Supervisor

111
112 _____
113 Lisa Swanson
114 Its Clerk

115

Susan Leithauser-Yee
Housing Ready Tech Support
Grand Traverse County
leityee@gmail.com
313-770-4009-cell

As discussed, we have identified the following nearby municipalities as having ADU ordinances: Traverse City, Charlevoix, Boyne City and East Jordan. I have not yet connected with Boyne City, but I have had good ADU conversations with two key Zoning/Planning staff. I have attempted to paraphrase accurately below.

Shawn Winter, Planning Director, City of Traverse City

Jonathan Scheel, Zoning Administrator/Code Enforcement Official, Charlevoix (also, worked in East Jordan and helped craft East Jordan's ADU ordinance)

How Many ADUs are "in play"?

Traverse City: 89, 81 of which are built over detached garages. A cap of 12 new builds/year was recently lifted.

Charlevoix: 280+ Jonathan shared that in 2019, prior to Charlevoix's adoption of ADU ordinance, he identified ~200 tax parcels with two electric accounts; "legacy ADUs". These have taken various forms, e.g. over garage, attached to primary home, free-standing structure.

What has worked well? *I did not ask this specific question, but context below partially addresses*

Traverse City: TC's decision to lift the annual cap suggests broad acceptance.

Charlevoix: ~80 have been added since 2019. Until recently, owners had to commit to NOT using the units for ST rental. This restriction was repealed within the past month. Jonathan's impression is that many units that started out as ST rental have converted to family use or to LT rental. Not sure whether he has data on this. However, we discussed market saturation, lower profits, laundry & cleaning burden as reasons for voluntary change in use. Jonathan's impression is that neighbors are more concerned about appearance than use. The City does have architectural & setback requirements.

What has not worked well? *did not ask this specific question, but context below partially addresses*

Traverse City: Shawn's perception is that anti-renter sentiment exists. My editorial is that this is trumped by widely recognized housing need.

Charlevoix: Recent removal of ST rental prohibition suggest broad acceptance.

What enforcement tools are in use?

Both municipalities referenced existing building requirements, e.g. set backs, architectural appearance consistent w primary home, preservation of sufficient pervious pavement for drainage.....

My additional editorial comment: Many municipalities have noise, blight and rental ordinances that help ensure that rental properties do not become a nuisance. I recommend a deeper dive with TC and Charlevoix. I also shared some examples from Grosse Pointe Park and Ferndale, communities that have a) older housing stock, b) many duplex units and c) allow short term rental.

My personal "house hacking" anecdote:

My husband & I are fortunate to have large, extended families on both sides. With that comes child care and elder care responsibilities/privileges. In 2020, we purchased a foundation-built, 570SF 2BR 1BA in Traverse City as a second home. At that time, my daughter and son-in-law had four children under seven years old and were both building their respective businesses. They needed reinforcements! This home has recently become my primary. We intend to build another small residence, probably a carriage home over garage, on this same 8,721SF lot & convert the 570SF home to a mid-term or long-term rental. Because my husband runs a family business and has heavy elder-care responsibilities in the Detroit suburbs. He can not join me in TC. In the Detroit area, we traded our single family home for a duplex near the I-75 corridor (for quicker trips back & forth to TC). The decision to purchase duplex was driven by a) we can give his 87-yo father the option of living in one of the units and b) a tenant in one of the units helps to offset cost and gives us peace of mind that the property is not left vacant while we travel.

Question: Are there any gaps in Acme's DRAFT ADU Ordinance?

Discussion Notes from Jean Aukerman - Thursday, March 7, 2024

UPDATED: April 1, 2024

Participants:

Andy Andres - Industrial/Graphic Designer with 38 yrs experience; currently living in Acme Township; grew up in here. Before returning to Acme, he lived in Traverse City and served on Planning and Historic District Commissions.

Susan Leithauser-Yee - Currently serving as Housing Ready Tech Support for Grand Traverse County; has 20 years commercial banking experience; 7 years primarily in residential real estate sales. Is small investor in rental/primary home properties due to needs of extended families. Lives in 570 sq ft home that she and her husband bought in Traverse City.

Opportunity:

Andy and Susan attended Acme Township's Public Hearing for its ADU (Accessory Dwelling Units) Ordinance held on February 20, 2024. Both had input then for the Township and we (Andy, Susan, Jean) agreed to sit down on March 7 to discuss related ADU ideas and possible gaps for consideration in Acme's DRAFT ADU Ordinance. - Jean

1. 2019 Community Master Plan, page 75, re Housing:

GOALS	ACTIONS
Provide a variety of housing for existing and future residents.	<ul style="list-style-type: none">- Coordinate with Networks Northwest on a housing Target Market Analysis.- Explore the adoption of a PILOT (payment in lieu of taxes) ordinance to facilitate the development of workforce housing.- Ensure diverse, affordable, accessible housing in Township through partnerships with Homestretch, newly-formed Housing North non-profit, the Tribe, others.

2. Summary of Topics Discussed

Affordability

- Big costs are involved. Doubt if "Missing Middle" housing can be achieved in Acme Township through ADU concept.
- Appears PILOT-type programs and Neighborhood Enterprise Zone abatements are not a good fit with ADUs.
- Acme's ADU program may not meet "need" of attainable housing (at 80 - 120% AMI) but *can meet* a property owner's need for housing an elderly relative or recent son/daughter graduate who needs housing but can't afford TC rents.
- Is there potential to save property owner money if township offers approved, basic designs/plans for people to use?
- A "square going up" is simplest design to build. Economical. Basic designs could be (1) apartment over garage, and (2) freestanding unit.
- Acme needs architectural codes to help ensure we do not get cheapest thing possible.
- Is Tiny House concept a way for property owners to save money? If so, could certain styles be pre-approved? (Per Susan) Clare County allows a Tiny House, on a foundation, as ADU on parcel in farmland zone. Local Amish industry builds them.
- Could a Tiny House (that's approved by Acme Township) be a possible solution in Acme's rural zone?

Learning from Other Communities

- TC's ADU program very conforming; based on grid pattern; historic area enjoyed major revitalization via attractively-transformed garages and alleys. Traverse City's ADUs are *not* for "Missing Middle."

- Need to speak with Shawn Winter re how TC's ADU program is working *outside* of Historic District.
- **TC had major neighborhood issue with new ADU. While homeowner followed language in Ordinance (re placement, height, size, etc), the ADU blocked neighbors' slim, but prized, views of Lake Michigan. Any insights for Acme here?**
- Seeking insights/best practices from → Boyne City; Charlevoix; East Jordan; Elk Rapids re number of ADUs in play; what's working/what's not; how enforced; insights for handling differences in zones (ex "rural" vs "residential").
- Do other communities have differences in how they treat ADUs in residential zones vs. rural/farmland zones? If owner has 40 acres, can he only have 1 ADU? And, if so, who decides where it can be situated?

Enforcement -- and Some Ideas

- How can we enforce architectural rules and placement?
- In Ferndale, duplexes must be inspected and certified every two years (safety, electric, smoke alarms).
- In TC, you cannot get inside individual homes being rented out. Speak with "Lloyd," TC Enforcement Officer, for feedback on issues.
- Do we have right to ask for copy of lease contract for any long-term rental property (suspected to be ST Rental)?
- Require document to be recorded with Register of Deeds (though any updates to Ordinance would not be captured).
- If ADUs take off in Acme Twp, use Host Compliance or other service that identifies rentals and reports violations.

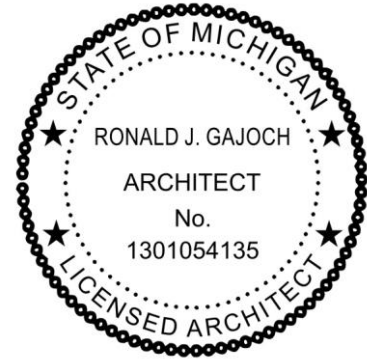
3. Gaps We See In Acme Township's Current DRAFT ADU Ordinance

- Make it clear in points **1.** and **2.** if Mobile Homes can/cannot be allowed -- and in which zones, if not all.
- Define Tiny Homes and address if they are/are not allowed -- and in which zones, if not all.
- Under 5.34.1 *Intent & Purpose* specific to persons with disabilities and supporting affordable housing goals, ADUs are not held to specific rents and ADA-compliant features throughout. Should that language be modified?
- How are pre-existing cabins handled? Are they grandfathered in? Do property owners need to register them?
- Review Mr. John Zaloudek's 2/29/24 letter to Board and PC re ADU Proposal. Any items to address in Ordinance?
- Consider providing more detail re how Acme's Ordinance applies to the rural zone and its multi-acre farm properties. - ADU cannot be split off on its own parcel; do Farmland Preservation documents allow for accessory dwellings? Etc.
- **Clarify how the Subdivision Plat Act and Subdivision Control Ordinance affect, for example, a homeowner's decision to construct an ADU. Should relevant language on this point be listed on ADU Application?**
- Clarify definitions (ex: Tourist Home) in the appendix.
- Make it clear that ADUs are subject to regulations and restrictions that apply to rental properties (such as blight, noise, dogs, fireworks etc). Identify where those specific Ordinances are located or, perhaps better, provide with this Ordinance.

###

February 3, 2024

Lindsey Wolf
Planning & Zoning Administrator
Acme Township
6042 Acme Road
Williamsburg, MI 49690
(231)938-1350 ext. 106
zoning@acmetownship.org



Subject: Addition of 10 proposed Camp Sites adjacent to existing Camp Site at Grand Traverse Horse Show located at 6535 Bates Rd, Williamsburg, MI 49690

Dear Lindsey:

Per your correspondence with Matt, I've prepared this letter requesting a 'Minor Amendment' to the SUP for the addition of 10 new Camp Sites at the Grand Traverse Horse Show Grounds. These additional Camp Sites are adjacent to the existing Camp Sites and are needed to provide housing for staff working for the Horse Show and participants who care for their horses. Horses require monitoring and feeding during the day and at night. These camp sites are needed to help maintain the well-being of the horses at the show and are becoming more critical due to the lack of rental properties during the summer months in the area.

Please note, this has been submitted to EGLE for a Campground Construction permit and the permit has been issued (please see attached permit).

If you should have any additional questions regarding this matter, please do not hesitate to contact me at 614-793-4629.

Sincerely,

Ronald J. Gajoch, AIA

Ronald J. Gajoch
President
RJG & Assoc., Inc.
rjg/md

CC: File
Matt Morrissey, GTHS
Mike Wozinak, MDARD

RONALD J. GAJOCH & ASSOCIATES, INC.
ARCHITECTS & PLANNERS

5134 BLAZER PARKWAY * DUBLIN, OHIO 43017
614-793-4611



8.10 AMENDMENTS AND MODIFICATIONS

A previously approved site plan may be modified subject to the following procedures:

8.10.1 Insignificant Deviations

The Zoning Administrator may authorize insignificant deviations in an approved site plan if the resulting use will still meet all applicable standards and requirements of this Ordinance, and any conditions imposed. A deviation is insignificant if the Zoning Administrator determines it will result in no discernible changes to or impact on neighboring properties, the general public, or those intended to occupy or use the proposed development and will not noticeably change or relocate the proposed improvements to the property.

8.10.2 Minor Amendments

The Planning Commission may permit minor amendments to an approved site plan if the resulting use will still meet all applicable standards and requirements of this Ordinance, and any conditions imposed unless otherwise requested to be modified, and do not substantially affect the character or intensity of the use, vehicular or pedestrian circulation, drainage patterns, demand for public services, or vulnerability to hazards. The Planning Commission may make a decision on minor amendments upon receipt of an application. Minor amendments are those modifications the Zoning Administrator determines will have no substantial impact on neighboring

ARTICLE 8 Site Plan Review

properties, the general public, or those intended to occupy or use the proposed development, but exceed the extent to which can be approved as an insignificant deviation.

8.10.3 Major Amendments

All other requests for amendments to an approved site plan shall be processed in the same manner as a new application. The Planning Commission may impose new conditions on the approval of an amendment request if such conditions are warranted as described in this Article. The holder of the original site plan approval may reject such additional conditions by withdrawing the request for an amendment and proceeding under the existing site plan approval.

FLINTFIELDS PERMITS AS OF OCT. 1, 2014
YEAR, PERMIT NUMBER & USES ALLOWED

Please see attached Special Use Permits for complete details

2006/12/05: SUP 2006-12P (SUP issued to Alex Rheinheimer)

To construct and occupy an equestrian competition facility on 83.68 acres property located at 6535 Bates.

2010/05/17: Minor Modification Amendment (Administrative?)

Replace 2 office trailers with a 21'x46' modular building.

2012/07/30: 2012-05P Minor Amendment to SUP 2006-12P

1. The facility, originally classified as a Temporary Campground, will be upgraded to a "Permanent" status which requires a Type II well, dump station and enlarged drainage field. These facilities are noted with the letter A on the attached drawing. The expansion of these facilities will accommodate the siting of portable bathroom trailer with flush toilets.
2. To provide more efficient food handling a Special Transitory Food Unit (STFU) will be used on the premises. The STFU will be housed in a retrofitted 12x36 trailer. The Applicant plans to park next to the STFU a Sysco trailer which will provide the needed refrigeration depending on attendance levels.
3. Utilization of a portable flush toilet trailer adjacent to the office. These facilities will be connected to a new set of septic tanks.
4. The Applicant has agreements with adjacent property owners to provide for overflow services such as parking and horse amenities. The agreement are with the Walter's (6584 Bates Road) and Herman family (6623 Bates Road). Both parties provide support parking for trailers, tractor-trailers, and horse pens.
5. The Applicant is proposing to construct, at a later time, a 34x64 food pavilion over the existing 30x60 concrete pad.

PC Minutes 07/30/2012: Motion by Feringa, support by Wentzloff to approve requests 1-5 and item 6D, (use of the site for the ABA Fall Festival for 2012 only), provided that copies of agreements for use of the Herman and Walter properties are provided to Acme Township.

2014/05 2014-03P: Minor Amendment to SUP 2006-12P

Allow for the following additional Open Space Uses; Equestrian related competition events, polo, outdoor recreation camp and the annual Acme Business Association Community Fall Festival, limited to one day between the hours of 7am-6pm.

2014/07/01 2014-07P: Minor Amendment to SUP 2006-12P

Organized meeting space for use by weddings, birthday parties, corporate picnics, and other similar events.

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

2. Applicant may hold not more than 12 events for which applicant receives any form of compensation per calendar year.
3. Any function will cease operation by 11:30 p.m. If music is involved during the event it will cease by 10:30 p.m. If amplifier is used with sound system, for music or voice, it must stop at 10:30 pm.
4. Food preparation will be done off-site or in Flint Field's commercial kitchen.
5. Tents, chairs, tables and portable toilets shall be removed no later than the following business day.
6. Power generators can be used but the site plan should note where generators cannot be located based on a radius of 750' from adjacent homes.
7. The Township Zoning Administrator shall be notified at least two weeks in advance when an event will take place. The Township Zoning Administrator shall confirm receipt of the notification back to Ms. Karin Flint.
8. Code related issues addressed by the Grand Traverse County Construction Code Department and MESA shall be satisfied prior to holding any event under this permit.
9. The Applicant must obtain all necessary permits, including Health Department, soil erosion, and Department of Natural Resource permits, and/or approvals.
10. The signage shall meet all of the requirements of the sign provisions of the Acme Township Zoning Ordinance, without variance.

SPECIAL EVENT LICENSE APPROVAL 06/23/2014 For Flintfields Festival to occur on August 8 and 9th 2014

2015/11/09: SUP 2015-05 Minor Amendment to SUP 2006-12P

Allow the extension of the annual equestrian festival from four weeks to eight weeks.

2019/05/21: SUP 2019-01 Minor Amendment to SUP 2006-12P

Shift two existing competition in rings in the southwest corner to the southwest, add a warm up ring adjacent to them, add a spectator pavilion between two existing competition rings to the north.

2020/05/11: SUP 2020-02 Minor Amendment to SUP 2006-12P

1. Updated Event Schedule:
 - Extend horse show events from 8 weeks to 10 weeks
 - Donating facility for two additional annual one-day horse show events
 - U of M, MSU, NMC Polo Fundraiser for scholarships
 - Stepping Stones Horse Show
2. 20' x 160' spectator pavilion
3. V.I.P pavilion
4. Future 24' x 24' beverage pavilion
5. Future 30' x 50' pavilion
6. Central plaza area and tot-lot and food truck parking areas
7. Pedestrian walk between parking lot and arena areas

8. Entry features, way-finding signage, arena scoreboards.

2022/04/05: SUP 2021-02 Major Amendment

1. Inclusion of additional parcels (28-01-014-007-04, 28-01-014-011-00, & 28-01-014-005-20) in SUP
2. Expansion of previously approved 10 weeks of horse show events to 13 weeks of horse show events.
3. Proposed overflow parking on Parcel 28-01-014-011-00
4. New riding arenas, tent locations, future 20' x 80' storage building, access drive, and parking spaces on Parcels 28-01-014-007-04 & 28-01-014-005-20
5. Modified fire access route
6. Future Pedestrian walks between approved central plaza and proposed north arenas
7. Future vendor areas adjacent to central pedestrian walk
8. Future riding arena to west of existing Grand Prix Arena
9. Four (4) future 60' x 230' horse barn buildings

2023/24/01: Insignificant Deviation


Replace two tents with permanent barns: 66' x 276', 76' x 325'. Internal paving of existing roads with sign off from Gosling Czubak. Addition of 14 camp sites approved by EGLE (Campers were previously placed at these locations, but township had no proof of sign off from EGLE).



CAMPGROUND CONSTRUCTION PERMIT

Issued under authority of Part 125 of 1978 PA 368, as amended.

This permit is issued for construction of, addition to, or alteration of a campground in accordance with the approved plans and specifications.

PERMIT NUMBER	DATE ISSUED	EXPIRATION DATE	TYPE OF CONSTRUCTION: Modification	
ACT-309034	1/26/2024	1/26/2027	CG REF NO: CG-1425	
THIS PERMIT IS ISSUED TO: MATT MORRISSEY 15355 DE HAVILLAND COURT WELLINGTON FL 33414			COUNTY: Grand Traverse	
			CITY, VILLAGE OR TOWNSHIP: Acme	
			SECTION: 31	TOWN RANGE: 28N 9W
			ISSUED BY: Michigan Department of Environment, Great Lakes, and Energy DWEHD 1/26/2024 ACT-309034  Authorizing Campground Construction in Accordance with Part 125 of Act 368 P.A. 1978, as Amended	
NAME AND ADDRESS OF CAMPGROUND: TRAVERSE CITY HORSE SHOWS LLC 6535 BATES ROAD WILLIAMSBURG MI, 49690			Zach Wegner, Environmental Engineer EHS - Environmental Health Section – Public Swimming Pools and Campgrounds EHPU – Environmental Health Program Unit	

THE FOLLOWING CONSTRUCTION IS AUTHORIZED:	EXISTING	PROPOSED	TOTAL
Number of modern individual sites	47	10	57
Equivalent number of modern sites in group areas	0	0	0
Number of primitive individual sites	0	0	0
Equivalent number of primitive sites in group areas	0	0	0
Total number of sites	47	10	57
Number of unthreaded water (convenience) outlets	0	0	0
Number of sites with water connections	47	10	57
Number of sites with sewer connections	0	0	0
Number of sites with electrical service	47	10	57
Number of site seepage pits (no new /replacement pits allowed after year 2000)	0		0
Number of camping cabins (no plumbing/ under 400 sq ft)	0	0	0
Number of sanitary dump stations	1	0	1
Number of service buildings	1	0	1

FIXTURE TYPE:	MALE			FEMALE			ALL GENDER		
	EXISTING	PROPOSED	TOTAL	EXISTING	PROPOSED	TOTAL	EXISTING	PROPOSED	TOTAL
Number of toilets	12	0	12	16	0	16	0	0	0
Number of urinals	12	0	12				0	0	0
Number of lavatories (sinks)	8	0	8	8	0	8	0	0	0
Number of showers	0	0	0	0	0	0	0	0	0
Number of vault privies	1	0	1	1	0	1	0	0	0
Number of portable privies	0	0	0	0	0	0	0	0	0
Total number of privies	1	0	1	1	0	1	0	0	0

DESCRIPTION OF APPROVED CONSTRUCTION:

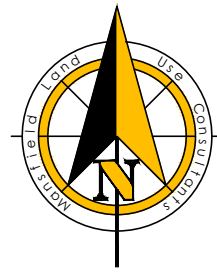
Add 10 modern individual campsites with site water connections and electrical service.

THE FOLLOWING CONDITIONS APPLY:

- Submit a construction affidavit signed by the project engineer, local electrical and plumbing final approvals, and two safe bacteriological water sample results taken from the drinking water supply post construction. E-mail documents to RottiersS@Michigan.gov.

IT IS UNLAWFUL TO ALLOW OCCUPANCY OF CAMPGROUND SITES THAT ARE NOT LICENSED BY EGLE. PERMIT ISSUANCE DOES NOT AUTHORIZE VIOLATION OF ANY FEDERAL, STATE, OR LOCAL LAWS OR REGULATIONS. PERMIT ISSUANCE DOES NOT OBIVIATE THE NECESSITY TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO ANY OTHER PERMITS REQUIRED BY EGLE. PERMIT ISSUANCE DOES NOT OBIVIATE THE REQUIREMENT TO OBTAIN APPROVALS FROM OTHER UNITS OF GOVERNMENT, INCLUDING BUT NOT LIMITED TO THE LOCAL ZONING AUTHORITY, AS MAY BE REQUIRED BY LAW. THE PERMITTEE SHALL COMPLY WITH THE REQUIREMENTS OF THE MISS DIG ACT, 1974 PA 53.

cc: Grand Traverse County Health Department
Acme Township Clerk



NOTE: Property boundaries, land contours, physical features and the like, illustrated on this plan are exhibited for planning purposes only. Mansfield Land Use Consultants makes no guarantee to the correctness nor the completeness of this information.

LEGEND:

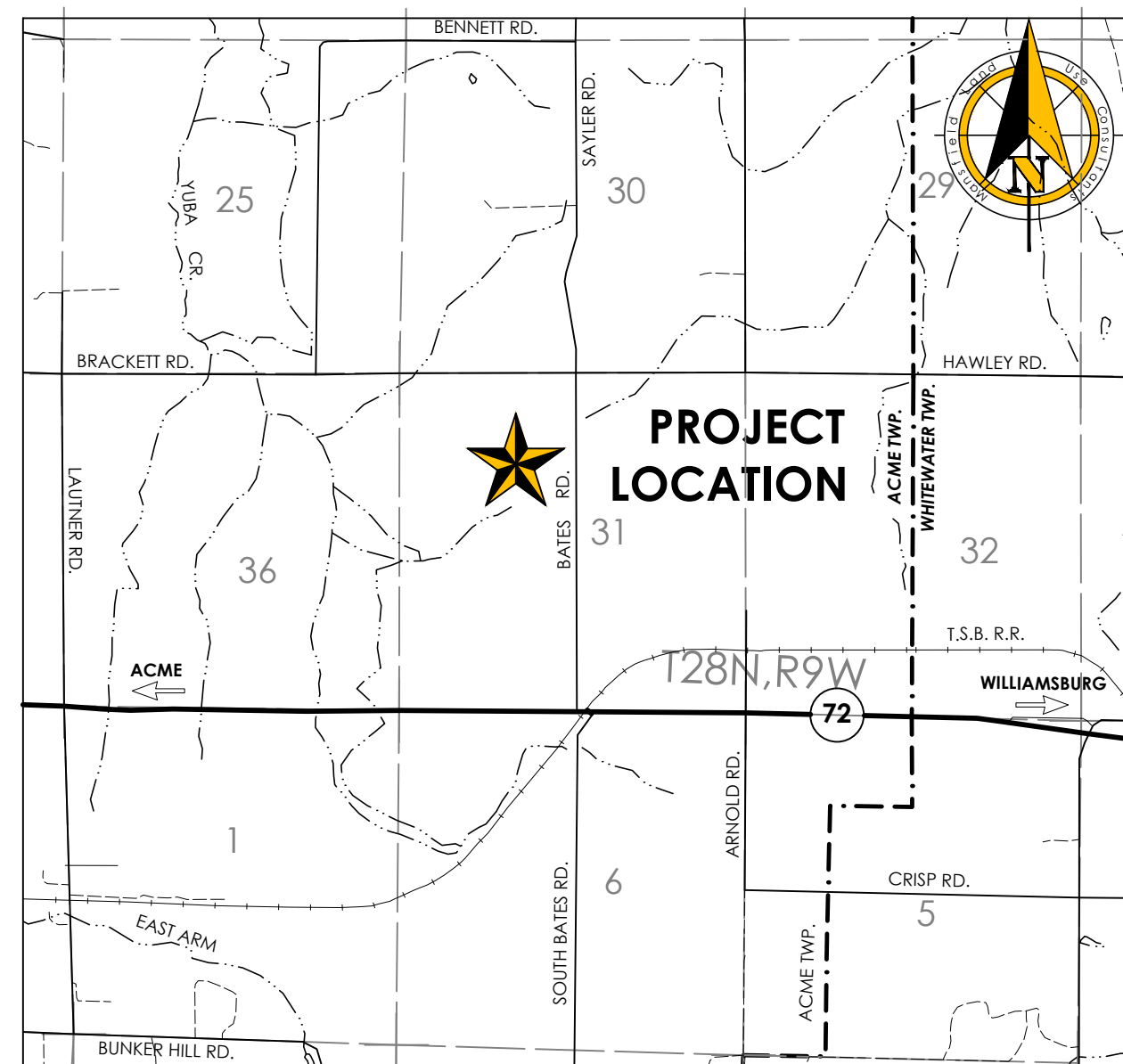
- EXISTING CAMP SITE (47 SITES)
- PROPOSED CAMP SITE (10 SITES)
- AREAS OF ADDITIONAL ROAD GRAVEL



PROJECT DATA:
 Owner/Developer: Traverse City Horse Shows, LLC
 Address: 15355 DeHavilland Ct. Wellington, FL 33414
 Contact: Matt Morrissey
 Phone: 941-915-3457
 Email: matt@mmg.management

SITE DATA:
 Location: 6535 Bates Rd. Williamsburg, MI 49690
 6389 Bates Rd. Williamsburg, MI 49690
 Tax ID: 28-01-014-008-01
 28-01-014-011-00
 Zoning District: Agricultural

VICINITY MAP
 SCALE: 1" = 2,640' (1/2 MILE)



- NOTES:**
- ALL CAMP SITES SHOWN ARE AT A MINIMUM OF 1,200 S.F. WITH A 15' MINIMUM ROAD FRONTAGE.
 - WHERE NEEDED, EXISTING ROADS TO BE WIDENED TO 20' IN FRONT OF CAMP SITES.
 - ALL EXISTING AND PROPOSED CAMP SITES ARE/TO BE MODERN SITES WITH WATER AND ELECTRIC SERVICE PROVIDED. SANITARY DUMP STATION LOCATED IN EXISTING CAMPGROUND AND PUMPING SERVICE AT INDIVIDUAL CAMPSITES PERIODICALLY PROVIDED BY A LICENSED HAULER.

PROPOSED CAMP SITE DATA:

CAMPSITE #	SITE SIZE	SITE FRONTAGE ON ROAD	UTIL. CONNECTIONS
45	1,260 S.F.	18.9'	WATER, ELEC.
46	1,260 S.F.	18.9'	WATER, ELEC.
47	1,418 S.F.	18.9'	WATER, ELEC.
48	1,418 S.F.	18.9'	WATER, ELEC.
49	1,418 S.F.	18.9'	WATER, ELEC.
50	1,512 S.F.	18.9'	WATER, ELEC.
51	1,512 S.F.	18.9'	WATER, ELEC.
52	1,512 S.F.	18.9'	WATER, ELEC.
53	1,512 S.F.	18.9'	WATER, ELEC.
54	1,512 S.F.	18.9'	WATER, ELEC.

Michigan Department of Environment, Great Lakes, and Energy
 DWEHD

1/26/2024
 ACT-309034

Authorizing Campground Construction in Accordance with Part 125 of Act 368
 P.A. 1978, as Amended

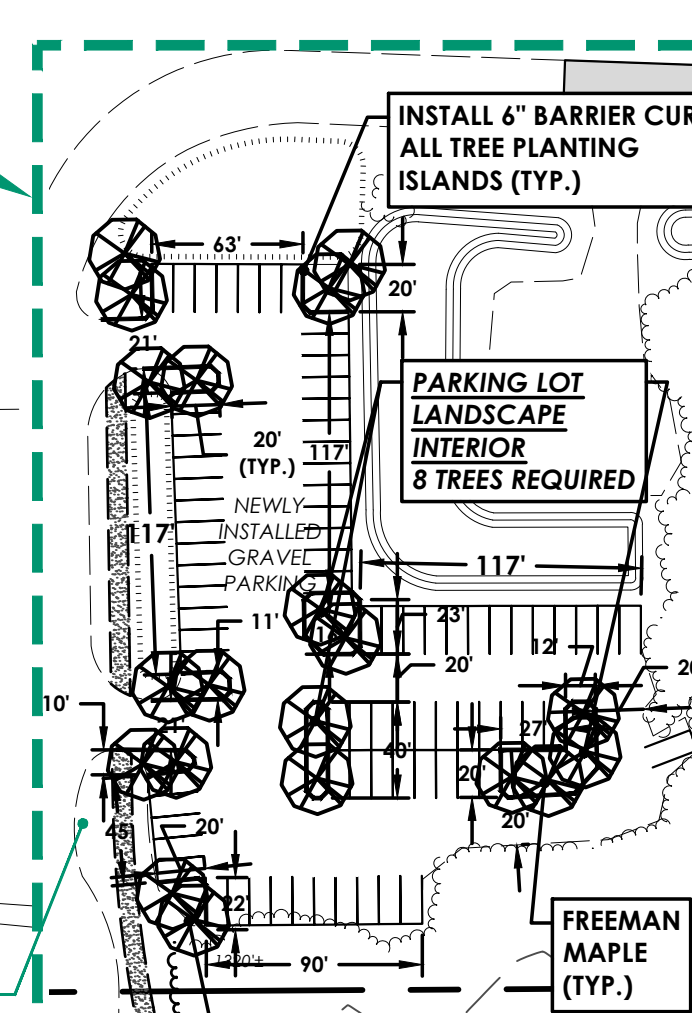
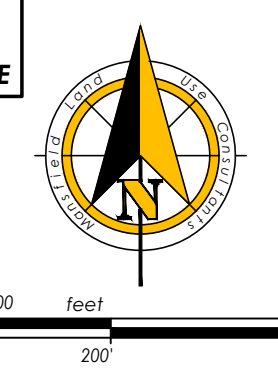
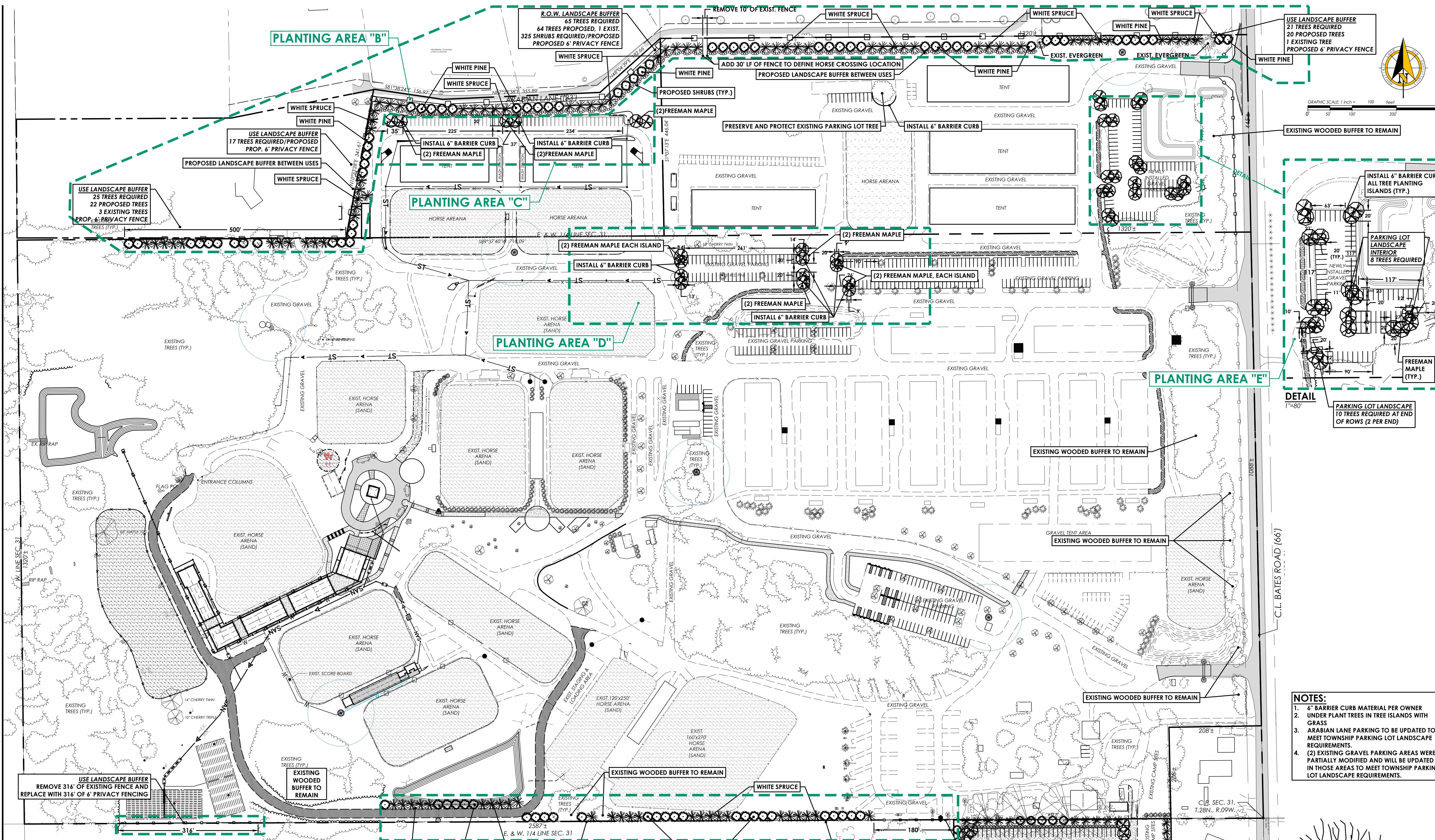
830 Cottageview Dr., Ste. 201
 Traverse City, MI 49685
 Phone: 231-946-9510
 www.mmaeps.com
 info@mmaeps.com

Mansfield
 Land Use Consultants

REV#	DATE	DESCRIPTION	BY	CHK
01	06.23.21	dmc	dmc	dmc
02	06.09.23	dmc	dmc	dmc
03	11.02.23	dmc	dmc	dmc

Traverse City Horse Shows, LLC
 Existing Campground Expansion
SITE AND DIMENSION PLAN
 Section 31, Town 28 North, Range 9 West
 Acme Township, Grand Traverse County, Michigan

PAC: dmc
 DR: mmm CUD: dmc CREATED: 06.23.21
 JOB NO: 19039
 SHT 1 OF 1



DETAIL
1"=80'

- NOTES:**
1. 6" BARRIER CURB MATERIAL PER OWNER UNDER PLANT TREES IN TREE ISLANDS WITH GRASS
 2. ARABIAN LANE PARKING TO BE UPDATED TO MEET TOWNSHIP PARKING LOT LANDSCAPE REQUIREMENTS.
 3. (2) EXISTING GRAVEL PARKING AREAS WERE PARTIALLY MODIFIED AND WILL BE UPDATED IN THOSE AREAS TO MEET TOWNSHIP PARKING LOT LANDSCAPE REQUIREMENTS.

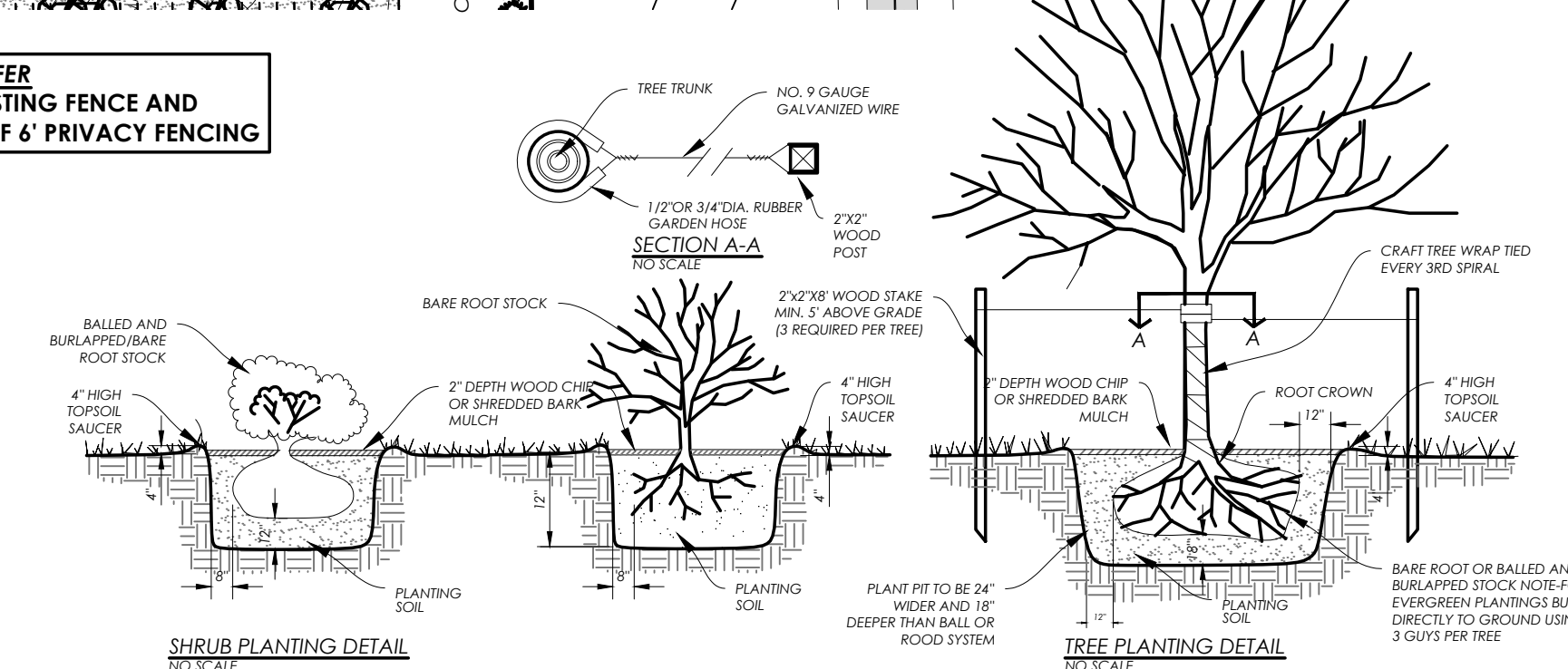
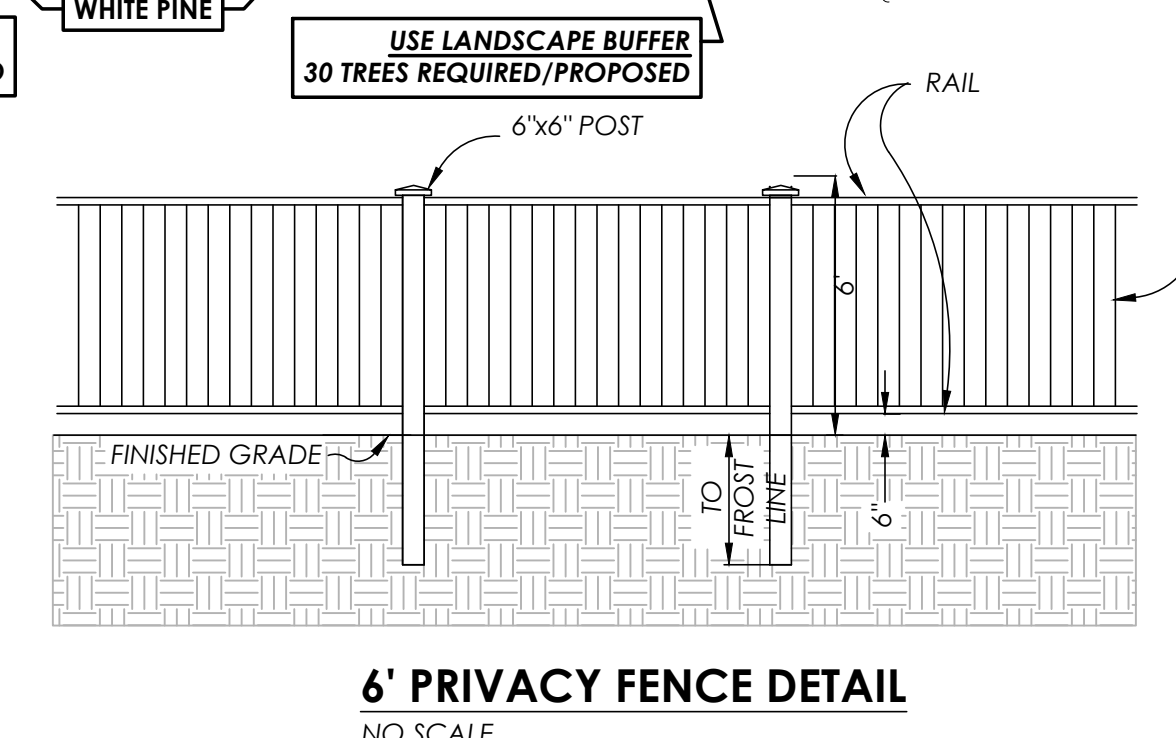
PLANT LIST

common name	botanical name	size	estimated quantity
PLANTING AREA "A" (SOUTH PROPERTY LINE MAIN PARCEL)			
Pine, White	Pinus strobus	8" B&B	26
Spruce, White	Picea glauca	8" B&B	28
PLANTING AREA "B" (NORTH PROPERTY LINE & ARABIAN LANE)			
Pine, White	Pinus strobus	8" B&B	60
Spruce, White	Picea glauca	8" B&B	63
Shrubs, various	see list below	5 gal.	325
PLANTING AREA "C" (PARKING LOT TREES)			
Maple, Freeman	Acer x freemanii	2-1/2" CAL.	6
PLANTING AREA "D" (PARKING LOT TREES)			
Maple, Freeman	Acer x freemanii	2-1/2" CAL.	12
PLANTING AREA "E" (PARKING LOT TREES)			
Maple, Freeman	Acer x freemanii	2-1/2" CAL.	20

LEGEND

- Maple, Freeman (Acer x freemanii)
- Pine, White (Pinus strobus)
- Spruce, White (Picea glauca)
- Shrubs, various (see legend 80)

Note: Plant quantities shown are estimates and may be subject to change depending upon actual site layout/install.



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P.O. Box 4015
Traverse City, MI 49685
Phone: 231-946-9310
www.mansfield.com
info@mansfield.com

Mansfield

Land Use Consultants

REV#	DATE	DES	CHK	CHK
01	08-01-20	dm	dm	dm
02	08-05-20	dm	dm	dm
03	11-02-20	dm	dm	dm
04	12-21-20	dm	dm	dm
05	05-19-21	dm	dm	dm
06	11-02-21	dm	dm	dm
07	02-22-22	dm	dm	dm
08	05-19-21	dm	dm	dm
09	11-02-21	dm	dm	dm
10	02-22-22	dm	dm	dm

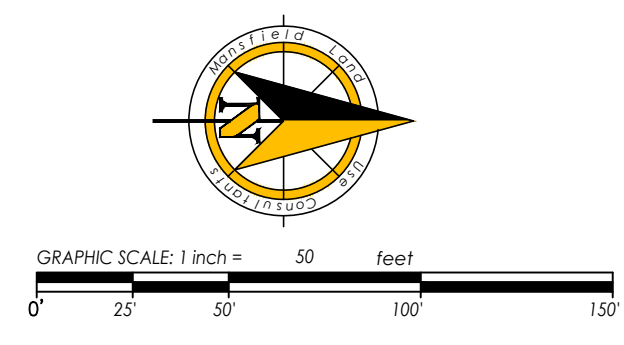
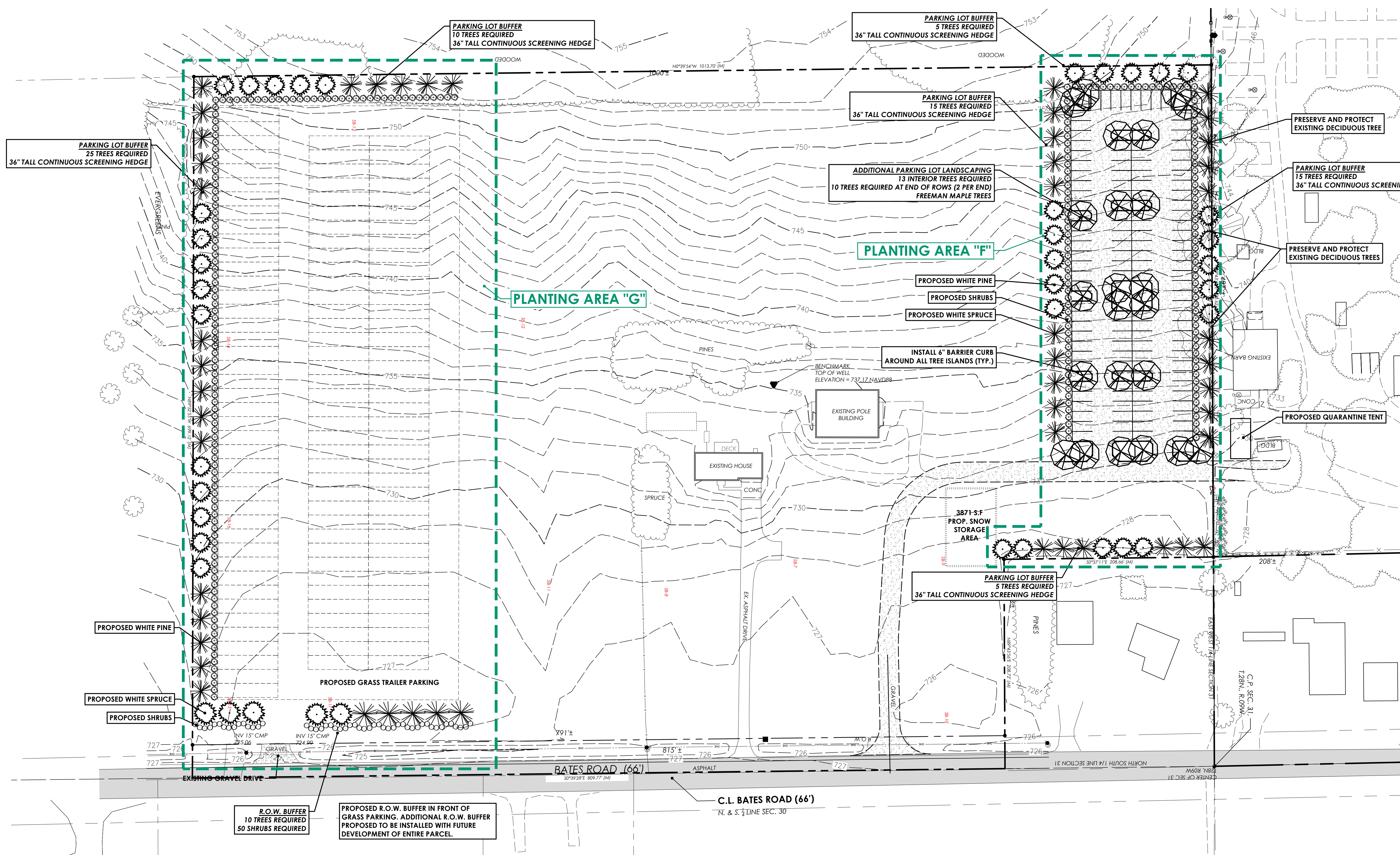
Traverse City Horse Shows, LLC
Horse Park Improvements
LANDSCAPE PLAN
Section 31, Town 28 North, Range 09 West
Acme Township, Grand Traverse County, Michigan

PRELIMINARY

DMC

19039

L1.0



NOTES:
 1. 6" BARRIER CURB MATERIAL PER OWNER
 2. UNDER PLANT TREES IN TREE ISLANDS WITH GRASS

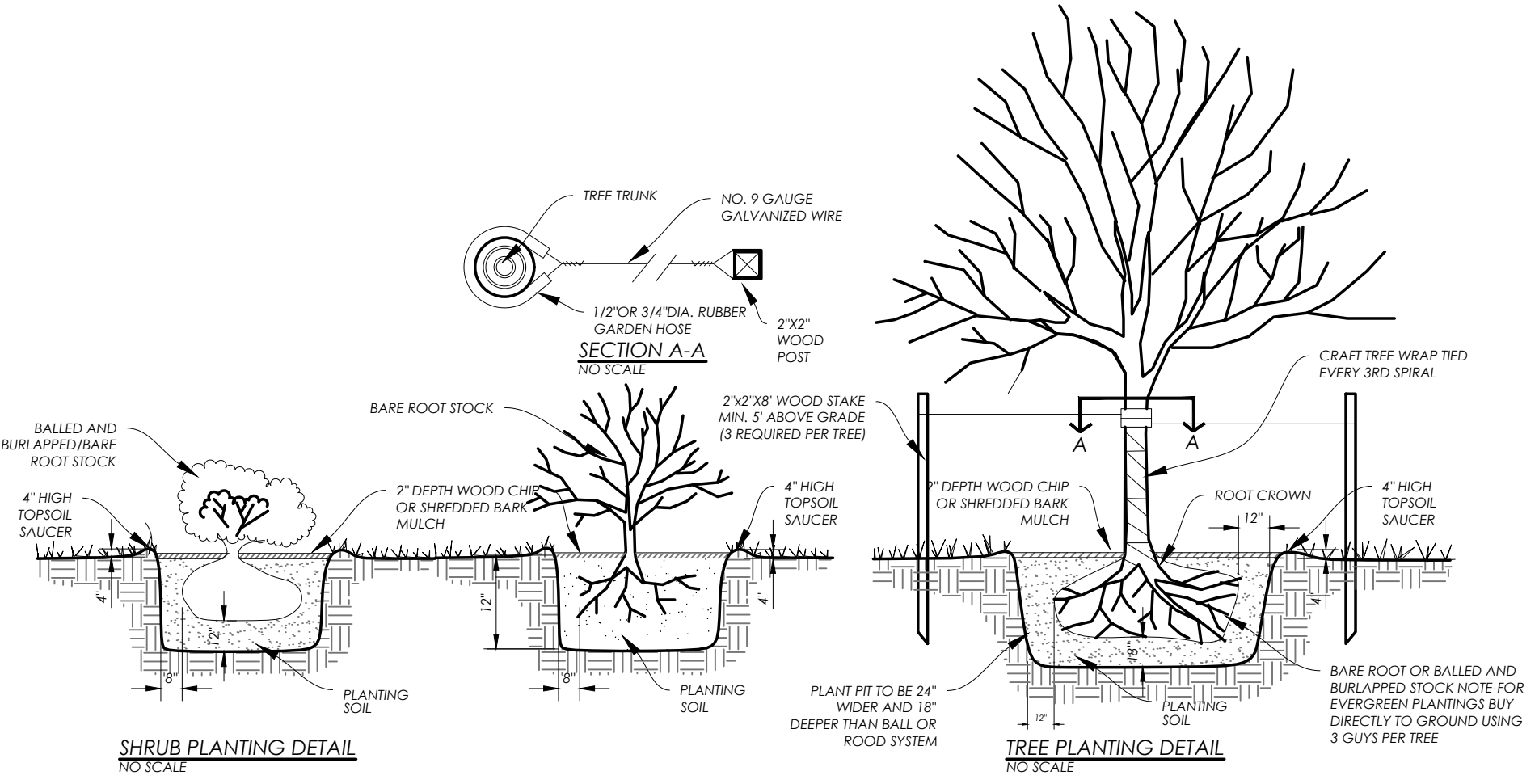
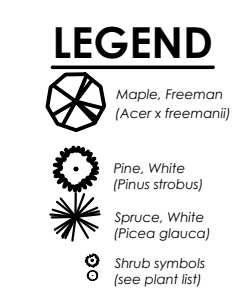
- PLANTING NOTES:**
- Clean up and remove from the planting areas weeds and grasses, including roots, and any minor accumulated debris and rubbish before commencing work.
 - Remove and dispose of all soil in planting areas that contains any deleterious substance such as oil, plaster, concrete, gasoline, paint, solvents, etc., removing the soil to a minimum depth of six (6) inches or to the level of dryness in the affected areas. The affected soil shall be replaced with native or imported soil as required.
 - Finish grading all planting areas to a smooth and even condition, making certain that no water pockets or irregularities remain. Remove and dispose of all foreign materials, clods and rocks over 1 inch in diameter within 3 inches of surface.
 - All Plant Materials shall be healthy, well developed representatives of their species or varieties, free from disfigurement with well-developed branch and root systems, and shall be free from all plant diseases and insect infestation.
 - All plant substitutions will be subject to the Owner's approval.
 - Each plant shall be planted with its proportionate amount of soil amendment and fertilizer. Hand smooth planting area after planting to provide an even, smooth, final finish grade. To avoid drying out, plantings shall be immediately watered after planting until the entire area is soaked to the full depth of each hole unless otherwise noted on the drawing.
 - Mulch all planting beds with 3 inches of shredded bark mulch.
 - Remove all tags, labels, nursery stakes and ties from all plant material only after the approval of the Owner.
 - All plants shall be guaranteed for a period of one year. The guarantee period commences from the time of final acceptance by the Owner. Replace as soon as weather permits, all dead plants not in vigorous condition as noted during the maintenance period. Said plants shall be maintained for a period of 90 calendar days from the replacement date. Plants used for replacements shall be same kind and size as originally planted. They shall be furnished, planted and fertilized as specified and guaranteed.
 - All disturbed areas shall be top soiled to a depth of 4"; seeded, fertilized and molded mulch blankets shall be used as needed in areas of potential erosion prior to establishment of lawn areas.
- IRRIGATION NOTES:**
- Landscaping to be irrigated. Installation to be performed by a reputable irrigation contractor.

LANDSCAPING PREPARED BY:
 Dustin M. Christensen, LLA
 Landscape Architect
 No. 3901100127

PLANT LIST

common name	botanical name	size	estimated quantity
PLANTING AREA "F" (PARKING LOT TREES & BUFFER, LAND USE BUFFER)			
Maple, Freeman	Acer x freemanii	2-1/2" CAL.	23
Pine, White	Pinus strobus	8' B&B	20
Spruce, White	Picea glauca	8' B&B	26
Shrubs, v. varius	see list below	5 gal.	119
*Proposed shrubs to be a mix of natives - highbush cranberry, arrowwood v. liburnum, oregon-grape holly, and red-twig dogwood			
PLANTING AREA "G" (GRASS TRAILER PARKING BUFFER & R.O.W. BUFFER)			
Maple, Freeman	Acer x freemanii	2-1/2" CAL.	23
Pine, White	Pinus strobus	8' B&B	20
Spruce, White	Picea glauca	8' B&B	25
Shrubs, v. varius	see list below	5 gal.	50
*Proposed shrubs to be a mix of natives - highbush cranberry, arrowwood v. liburnum, oregon-grape holly, and red-twig dogwood			

Note: Plant quantities shown are estimates and may be subject to change depending upon actual site layout/install.



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 Phone: 231-946-9310
 www.maaeps.com
 info@maaeps.com

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REV#	DATE	DES.	CHK.	CHK.	DESC.
03	08-01-20	dim	mmmm	dim	Proposed Rings - North Parcel
04	08-05-20	dim	mmmm	dim	Proposed Grand Arena Ring and Buildings
05	11-02-20	dim	mmmm	dim	Health Department Submittal
06	12-04-20	dim	mmmm	dim	Revisions per Health Department
07	02-04-21	dim	mmmm	dim	Revisions Building Department Plan Review #1
08	05-19-21	dim	mmmm	dim	Township Submittal
09	11-09-21	dim	mmmm	dim	Township Submittal
10	02-22-22	dim	mmmm	dim	Township Submittal; Township Storm Submittal

Traverse City Horse Shows, LLC
 Horse Park Improvements
LANDSCAPE PLAN
 Section 31, Town 28 North, Range 09 West
 Acme Township, Grand Traverse County, Michigan

PRELIMINARY

DATE: dmc
 DRAWN: dmc
 CHECKED: dmc
 CREATING: 03.04.19

PROJECT NO: 19039

SCALE: L1.1

C:\Users\jmor\AppData\Local\Temp\AutoCAD_2012\19039\pset2.dwg (L1.LAND) - Feb 22, 2022 1:09pm - dmc



Acme Township Planning & Zoning Report

Meeting Date: April 8, 2024
Subject: Contractor Storage Yard
Application No: SPR 2024-01

Date: 3.26.2024

Project: Railway Business LLC – Contractor Storage Yard
East Railway Commons (Address yet to be assigned)
Williamsburg, MI 49690

Applicant: Railway Business LLC
Representative: Bill Crain – Crain Engineering
110 Ames Street #7
Elk Rapids, MI 49629
231-620-0010

Owner: Spruce Street Properties
110 Ames Street #7
Elk Rapids, MI 49629
231-620-0010

Request: Construct a contractor storage yard facility on 3 vacant lots.

GENERAL DESCRIPTION

Proposal: The Applicant is proposing a construct a four (4) unit contractor storage yard facility on three (3) currently vacant lots within the LIW: Light Industrial Warehousing District.

CONTRACTOR STORAGE YARD: A site on which is stored equipment, tools, vehicles, building materials, and other appurtenances used in or associated with building or construction trades. A contractor’s yard may include outdoor or indoor storage, or a combination of both.

Parcel Numbers: 28-01-585-007-00
28-01-585-008-00
28-01-585-009-00

Location: East Railway Commons

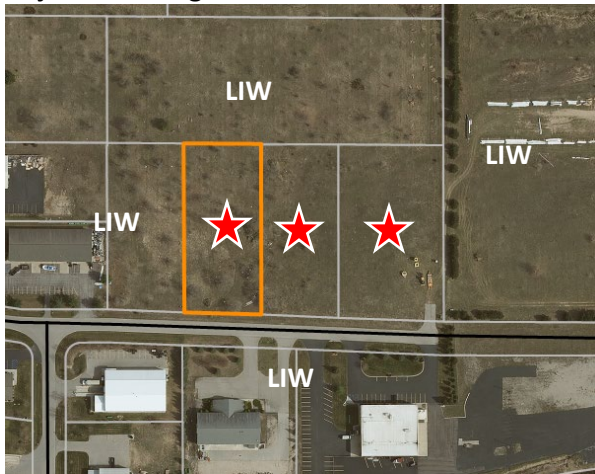


Acres: 1.145, 1.145, 1.543 (total 3.88 acres)
Zoning District: LIW Light Industrial Warehousing
Current Use: Vacant
Propose Use: Contractor Storage Yard/use permitted by right

Legal Description:
LOT 7 RAILWAY INDUSTRIAL PARK
SEC 31 T28N R9W
LOT 8 RAILWAY INDUSTRIAL PARK
SEC 31 T28N R9W
LOT 9 RAILWAY INDUSTRIAL PARK
SEC 31 T28N R9W

Existing Permits: None

Adjacent Zoning & Land Uses:



Traffic Access: East Railway Commons

ZONING ORDINANCE OVERVIEW & ANALYSIS

Listed below are the applicable sections of the Zoning Ordinance that pertain to the proposed project. Items that do not satisfy the standards required by the Zoning Ordinance have been indicated with red text.

3.2 Regulated Uses

Contractor Storage Yards are permitted as a use by right. Due the development resulting in over 1000 SF of new development or construction site plan review is required by the Planning Commission (8.6.1 &8.6.2).

3.4.9 LIW - Light Industrial and Warehousing District

A. Dimensional Standards:

LIW - LIGHT INDUSTRIAL & WAREHOUSING DISTRICT	
LOT OCCUPATION	STANDARD
Minimum Lot Width	150 feet
Minimum Lot Area	---
Maximum Lot Coverage	70%
Maximum Impervious Coverage	85%
Base Density	---
PRINCIPAL BUILDING	STANDARD
Front Setback	40 feet
Side Setback	10 feet
Rear Setback	40 feet
Maximum Height	45 feet / 4 stories
Minimum Ground Floor Area	---
Minimum Floor Area / Unit	---
ACCESSORY BUILDING	STANDARD
Permitted Location	Rear or side yard
Front Setback	---
Side Setback	10 feet
Rear Setback	20 feet
Principal Building Setback	10 feet
Maximum Height	4 stories - not to exceed 60 feet
Maximum Ground Floor Area (cumulative)	---
PARKING	STANDARD
Permitted Location	Side or rear yard only
Front Setback	---
Side Setback	10 feet
Rear Setback	10 feet

The lots will need to be combined for the proposed development to meet all the dimensional requirements of section 3.4.9. The applicant is aware and will be combining the lots.

6.2.2 A. Parking Requirements:

There is not a contractor storage yard listed as a specified use in the parking table.

C. Use Not Specified: The maximum number of parking spaces for uses not specified shall be determined by the Zoning Administrator based on whether or not the proposed use is similar enough to fit within the definition of an existing listed use. The determination of the Zoning Administrator may be appealed to the Zoning Board of Appeals.

This proposed contractor storage yard is similar to a self-storage facility. Therefore this land use has been applied to the number of spaces required.

MAXIMUM NUMBER OF PARKING SPACES	
Land Use	Spaces / Measurement
Retail Sales of Products Produced On-Site	1 / 1,000 square feet of sales area
Self-Storage Facility	1 / 1,000 square feet

The applicant has proposed 42 spaces rounding up for fractional requirements (total area of A, B,C =9,195 SF; Building D = 11,900 SF) which meets the maximum number of parking spaces. There are no minimum parking requirements.

6.4.5 Right-of-Way Landscaping:

All uses subject to the requirements of this Section that abut a right-of-way shall provide the following landscaping along the right-of-way:

A. A landscape zone shall be established along the right-of-way at a minimum width of ten (10) feet. The landscape zone shall only be used for landscaping, screening, drainage, non-motorized facilities or public space.

B. The landscape buffer shall include one (1) tree and six (6) shrubs for every thirty (30) feet of frontage. Trees shall be evenly spaced, but shrubs may be clustered.

The applicant has satisfied this requirement along Railway Commons and the easement along the western property line.

6.4.6 Lot Landscaping:

In addition to any required buffer, right-of-way or treed island landscaping requirements, the following lot landscaping requirements shall apply:

A. All unpaved or undeveloped portions of a lot shall be planted with grass, ground cover, or shrubs.

B. All properties zoned MHN, RMH, CS, C, CF and LIW shall provide one (1) tree per four thousand (4,000) square feet of unpaved or undeveloped lot area for the first twenty four thousand (24,000) square feet, and one (1) tree per six thousand (6,000) square feet of unpaved or undeveloped lot area over twenty four thousand (24,000) square feet. The Planning Commission may modify or waive this requirement if upon determination that such a modification or waiver is necessitated by site conditions. C. Credit for existing trees shall be given based on the Existing Landscaping Credit Ration table in this Section.

D. Trees may be grouped or evenly distributed.

The applicant has satisfied this requirement.

7.15 Contractor Storage Yards

Outdoor storage of equipment and materials for contractor establishments shall be allowed under the following conditions:

A. No equipment or materials shall be stored in the required front, side or rear setbacks.

There is no proposed outdoor storage at this time.

B. If a building exists on a parcel, the outdoor storage of equipment and materials shall only occur in the side or rear yards.

C. An opaque fence or masonry wall with a minimum height of six (6) feet shall surround all areas designated for the outdoor storage of equipment and materials. The finished side of any fence or wall shall face adjacent properties.

SITE PLAN REVIEW

The table below presents the required elements for a site plan review per the Zoning Ordinance, whether included in the site plan drawing, written narrative, or both. Items that do not satisfy the standards required by the Zoning Ordinance have been indicated with red text.

8.4 Application Requirements			
Item	Description	Shown on Site Plan	Narrative
1	The date, north arrow, and scale. Scale shall be as follows: <3 acres: One (1) inch = fifty (50) feet >3 acres: One (1) inch = one hundred (100) feet	Satisfied	

2	The boundary lines of the property to include all dimensions, gross and net acreage, and legal description	Satisfied	
3	The location and width of all abutting rights -of-way.	Satisfied	
4	The existing zoning district in which the site is located and the zoning of adjacent parcels. In the case of a request for a zoning change, the classification of the proposed new district must be shown.	Satisfied	
5	The location of all existing and proposed drives, walkways, signs, exterior lighting, parking (showing the dimensions of a typical parking area), loading areas, common use areas and recreational areas and facilities.	Satisfied	
6	The location and identification of all existing structures within a two hundred (200) foot radius of the site.	Satisfied	
7	Natural features that will be retained, removed, and/or modified including vegetation, hillsides, drainage, streams, wetlands, shorelands, and wildlife habitat	Satisfied	
8	A landscaping plan with all existing and proposed landscaping, walls and/or fences	Satisfied	
9	A grading plan showing the topography of the exiting and finished site, including ground floor elevations, shown by contours or spot elevations. Contours shall be shown at height intervals at two (2) feet or less.	Satisfied	
10	Location, type and size of all above and below grade utilities.	Satisfied	
11	Type, direction, and intensity of outside lighting shown on a photometric plan in compliance with exterior lighting standards.	Satisfied	
12	Location of any cross access management easements, if required.	Satisfied	
13	Location of pedestrian and non-motorized facilities, if required.	N/A	
14	An indication of how the proposed use conforms to existing and potential development patterns and any adverse effects.	Satisfied	

15	The number of units proposed, by type, including a typical floor plan for each unit, dimensions, and area in square feet.	Satisfied	
16	Elevations for all building facades.	Satisfied	
17	Phasing of project, including ultimate development proposals	Satisfied – 4 phases	
18	Sealed/stamped drawings from a licensed architect, engineer, or landscaped architect.	Satisfied	
19	The location and description of the environmental characteristics of the sit prior to development such as topography, soils, vegetative cover, mature tree specimens, drainage, streams, wetlands, shorelands, or any other unusual environmental features.	Satisfied	Satisfied
20	A stormwater management plan showing all existing above and below grade drainage facilities, and proposed plans incorporating low impact development water quality technologies and other best management practices.	Satisfied	Satisfied
21	Plans to control soil erosion and sedimentation, including during construction.	Satisfied	Satisfied
22	The name and address of the property owner.	Satisfied	Satisfied
23	Name(s) and address(es) of person(s) responsible for preparation of site plan drawings and supporting documentation.	Satisfied	Satisfied
24	The method to be used to control and increase in effluent discharge to the air or any increase in noise level emanating from the site. Consideration of any nuisance that would be created within the site or external to the site whether by reason of dust, noise, fumes, vibration, smoke or lights.		Satisfied
25	Description of all existing and proposed structures referenced in item 5.		Satisfied
26	The description of the areas to be changed shall include their effect on the site and adjacent properties. An aerial photo may be used to delineate areas of change.		Satisfied
27	General description of deed restrictions and/or cross access management easements, if any or required.		Satisfied
28	The method to be used to serve the development with water.		Satisfied
29	The method to be used for sewage treatment.		Satisfied

30	The number of people to be housed, employed, visitors or patrons, anticipated vehicular traffic counts, and hours of operation.		Satisfied
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Submittal of Plan(s) to Agencies for Review	Permit or Sign off Provided
Grand Traverse County Road Commission	N/A
Grand Traverse Department of Public Works	N/A
Grand Traverse County Health Department	Satisfied
Grand Traverse County Soil Erosion	Satisfied
Grand Traverse Metro Fire Department	Satisfied
Michigan Department of Transportation (MDOT)	N/A
Michigan Department of Great Lakes & Energy (EGLE)	N/A
Gosling Czubak Stormwater Review	Conditionally Satisfied

8.3 Standards for Approval		Findings
A	Adequacy of Information: The site plan shall include all required information in sufficiently complete and understandable form to provide an accurate description of the proposed uses and structures.	Satisfied
B	Site Design Characteristics: All elements of the site shall be harmoniously and efficiently designed in relation to the topography, size, and type of land, and the character of the adjacent properties and the proposed use. The site shall be developed so as not to impede the reasonable and orderly development or improvement of surrounding properties for uses permitted on such property.	Satisfied
C	Site Appearance: Landscaping, earth berms, fencing, signs, walls, structures and other site features shall be designed and located on the site so that the proposed development is aesthetically pleasing and harmonious with nearby existing or future developments.	Satisfied
D	Compliance with District Requirements: The site plan shall comply with the district requirements for minimum floor space, height of building, lot size, open space, density and all other requirements set forth in the Article 3:, unless otherwise provided in these regulations.	Satisfied
E	Privacy: The site design shall provide reasonable visual and sound privacy. Fences, walls, barriers, and landscaping shall be used, as appropriate, for the protection and enhancement of property and the safety and privacy of occupants and uses.	Satisfied

F	Emergency Vehicle Access: All buildings or groups of buildings shall be so arranged as to permit convenient and direct emergency vehicle access.	Satisfied
G	Circulation: Every structure or dwelling unit shall be provided with adequate means of ingress and egress via public streets and walkways. The site plan shall provide a pedestrian circulation system that is insulated as completely as is reasonably possible from the vehicular circulation system. The arrangement of public and common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets or pedestrian ways in the vicinity of the site. The width of streets and drives shall be appropriate for the volume of traffic they will carry.	Satisfied
H	Parking: The parking provided for an intended use meets the standards of Article 6 of this Ordinance.	Satisfied
I	Drainage: Appropriate measures shall be taken to insure that the removal or drainage of surface water will not adversely affect adjoining properties or the capacity of the public drainage system. Provisions shall be made for a feasible storm drainage system, the construction of storm water collection, storage and transportation facilities, and the prevention of erosion. Surface water on all paved areas shall be collected at intervals so that it will not obstruct vehicular or pedestrian traffic and will not create nuisance ponding in paved areas. Final grades may be required to conform to existing and future grades of adjacent properties. Grading and drainage plans shall be subject to review by the Township Engineer.	Conditionally Satisfied – Consulting with Legal Counsel
J	Soil Erosion and Sedimentation: The proposed development shall include measures to prevent soil erosion and sedimentation during and upon completion of construction, in accordance with current Grand Traverse County soil erosion control standards.	Satisfied
K	Exterior Lighting: Exterior lighting shall be designed so that it is deflected away from adjoining properties, visual glare is minimized, and so that it does not impede vision of drivers along adjacent streets.	Satisfied
L	Public Services: Adequate services and utilities, including water, sewage disposal, sanitary sewer, and storm water control services, shall be available or provided, and shall be designed with sufficient capacity and durability to properly serve the development.	Satisfied
M	Screening: Off-street parking, loading and unloading areas, outside refuse storage areas, and other storage areas that are visible from adjacent homes or from public roads, shall be screened by walls or landscaping of adequate height. All walls must be solid and constructed of masonry and shall be subject to the approval of the code official and cannot be located in required setbacks without written authorization from the code official.	N/A

N	<p>Danger from Fire and Hazards: The level of vulnerability to injury or loss from incidents involving fire and hazardous materials or processes shall not exceed the capability of the Township to respond to such incidents so as to prevent injury and loss of life and property. In making such an evaluation, the Township shall consider the location, type, characteristics, quantities, and use of materials or processes in relation to the personnel, training, equipment and materials, and emergency response plans and capabilities of the Township . Sites that include significant storage of flammable or hazardous materials or waste, fuels, salt, or chemicals shall be designed to prevent spills and discharges of polluting materials to the surface of the ground, groundwater, and public sewer system.</p>	Satisfied
O	<p>Health and Safety Concerns: Any use in any zoning district shall comply with applicable federal, state, county, and local health and pollution laws and regulations with respect to noise; dust, smoke and other air pollutants; vibration; glare and heat; fire and explosive hazards; gases; electromagnetic radiation; radioactive materials; and, toxic and hazardous materials.</p>	Satisfied
P	<p>Phases: All development phases shall be designed in logical sequence to ensure that each phase will independently function in a safe, convenient and efficient manner without being dependent upon subsequent improvements in a later phase or on other sites.</p>	Satisfied

SUMMARY OF REVIEW

- The proposed site plan and associated use is allowed by right in the LIW: Light Industrial & Warehouse District. The scale and use of the proposed building is consistent with the existing development on the surrounding properties, and the intent and purpose of the district.
- The lots will need to be combined to meet setback requirements.
- The Township Engineer requested the following: *A certification letter shall be provided by Crain Engineering stating the outlet to East Railway Commons is available, adequate, and discharge to it will not cause downstream flooding prior to issuance of a land use permit.*
This has been provided and included in the packet – consulting with legal to ensure that this is adequate for stormwater management.

SUGGESTED MOTION FOR CONSIDERATION

A suggested motion will be provided once stormwater management is confirmed.



Special Use Permit/Site Plan Review Application

Township of Acme, Grand Traverse County, Michigan

6042 Acme Road, Williamsburg, MI 49690

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

Planning & Zoning Administrator: Lindsey Wolf Email: zoning@acmetownship.org

Owner Information (please type or print clearly):

Name: Spruce Spruce Street Properties Phone: 231-620-0010

Mailing Address: 110 Ames Street #7

City: Elk Rapids State: MI Zip: 49629

Email Address: blcrose@comcast.net

Applicant Information (please type or print clearly):

Name: Railway Business, LLC Phone: 231-620-0010

Mailing Address: 110 Ames Street #7

City: Elk Rapids State: MI Zip: 49629

Email Address: blcrose@comcast.net

A. Property Information:

1. Address: EAST Railway Commons
Williamsburg, MI 49690

2. Parcel Number/Property Description: LOT 7819 Railway Industrial Park 01-585-007-00
008-00
009-00

3. Current Zoning of Property: LIW Light Industrial & Warehousing

4. If this project is one phase of a larger development and/or property subject to an existing/previous Site Plan Review, Special Use Permit, or Variance, what is/are the applicable permit number(s)? N/A

5. Provide proof of current property ownership. If applicant is not the current property owner, also provide written permission to act as agent of, and complete contact information for the current property owner. -

6. **Proposed Use/Change to Property**

Contractor Storage Yard

7. **Estimated Start and Completion Dates:**

April 30, 2024

Summer 2025

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

C. Fees: Include initial fee as required by the Acme Township Ordinance #2022

Special Use Commercial: \$800 application fee; \$3000 escrow

Special Use Residential: \$500 application fee; \$1500 escrow

Site Plan Review: \$500 application fee; \$2500 escrow

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

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

Signed: _____

Date: _____

3/11/24

FOR TOWNSHIP USE ONLY

Application Number: _____

Date Received: _____

Public Hearing/Meeting: _____

Date of Advertising: _____

T&A Account: _____

NOTES:



Crain Engineering, LLC
Engineering, Consulting & Design

7622 Bott Road
Buckly, MI 49620
Ph: (231) 632-4207
crainengineeringllc@gmail.com

March 11, 2024

Lindsey Wolf
Planning & Zoning Administrator
Acme Township
6042 Acme Road
Williamsburg, MI 49690

RE: Railway Business LLC - Letter of Intent

Dear Lindsey:

The proposed Railway Business, LLC facility is proposed at E Railway Commons. The proposed facility will be for Contactor Storage Yard. Project consists of four(4) buildings with multiple units within each building.

The property is bordered by LIW Light Industrial/Warehousing on all sides. Access to the site is by way of E Railway Commons(private). The current site is vacant with a gradual grade from North to South. Soil boring provided on site with a loamy sand, sandy loam and some clay loam areas.

The current proposal for the site is to construct buildings and parking areas. Each building may have multiple units with the possibility of a small bathroom in each unit. Each building will be serviced by a water well and a community septic field.

Building mounted lighting to be installed for security of the facility.

The proposed use will have a low impact on the emergency services and public utilities to be extended to new buildings and onsite septic system to be installed. Stormwater control will be managed by way of new retention basin located on the south end of the site along E Railway Commons. The use is allowed within the LIW District standards by site plan review approval per article 7.15 contractor storage yard(permitted use). The attached plan meets the criteria for parking, landscaping, setbacks, and township requirements for the LIW District along with lot size (3.97 acres), building separation greater than fifteen(15') feet, lot coverage (26%), a shared driveway named North Railway Commons (per GTCO GIS/Equalization) (30' wide), asphalt drive lanes, snow storage provided in proposed retention basins and all storage kept within buildings. Upon

approval, a condition that all three(3) lots to be combined into one(1) lot to be completed for a total parcel size of 3.97 acres.

Attached you will find the site plan set and application.

Sincerely,

William Crain

Crain Engineering, LLC.

William Crain, P.E.

Project Manager

7.15 CONTRACTOR STORAGE YARDS Outdoor storage of equipment and materials for contractor establishments shall be allowed under the following conditions:

- A. No equipment or materials shall be stored in the required front, side or rear setbacks.
- B. If a building exists on a parcel, the outdoor storage of equipment and materials shall only occur in the side or rear yards.
- C. An opaque fence or masonry wall with a minimum height of six (6) feet shall surround all areas designated for the outdoor storage of equipment and materials. The finished side of any fence or wall shall face adjacent properties.

Siteplan checklist:

1. The date, north arrow, and scale. Scale shall be as follows: < 3 acres: One (1) inch = fifty (50) feet > 3 acres: One (1) inch = one hundred (100) feet: **Shown on Siteplan**
2. The boundary lines of the property, to include all dimensions, gross and net acreage, and legal description. **Shown on Siteplan**
3. The location and width of all abutting rights-of-way. **Shown on Siteplan**
4. The existing zoning district in which the site is located and the zoning of adjacent parcels. In the case of a request for a zoning change, the classification of the proposed new district must be shown. **Shown on Siteplan**

5. The location of all existing and proposed structures and uses on the site, including proposed drives, walkways, signs, exterior lighting, parking (showing the dimensions of a typical parking area), loading and unloading areas, common use areas and recreational areas and facilities. **Shown on Siteplan**
6. The location and identification of all existing structures within a two hundred (200) foot radius of the site. **Shown on Siteplan**
7. Natural features that will be retained, removed, and/or modified including vegetation, hillsides, drainage, streams, wetlands, shorelands, and wildlife habitat. **Site is vacant**
8. A landscaping plan with all existing and proposed landscaping, walls and/or fences. **Shown on C-3 landscaping plan**
9. A grading plan showing the topography of the existing and finished site, including ground floor elevations, shown by contours or spot elevations. Contours shall be shown at height intervals of two (2) feet or less. **Shown on C-2 Drainage plan**
10. Location, type and size of all above and below grade utilities. **Existing utilizes along East Railway Commons**
11. Type, direction, and intensity of outside lighting shown on a photometric plan in compliance with exterior lighting standards. **PH-1 Lighting plan included. Light to be wallpak lights.**
12. Location of any cross access management easements, if required. **N/A**
13. Location of pedestrian and non-motorized facilities, if required. **N/A**
14. An indication of how the proposed use conforms to existing and potential development patterns and any adverse effects. **Contractor Storage Yard**
15. The number of units proposed, by type, including a typical floor plan for each unit, dimensions, and area in square feet. **N/A**
16. Elevations for all building facades. **Bldg. Plans attached**
17. Phasing of the project, including ultimate development proposals. **Two(2) phases. Buildings A & B phase #1 and then Building C & D Phase #2**
18. Sealed/stamped drawings from a licensed architect, engineer, or landscaped architect. **Plans Sealed**

19. The location and description of the environmental characteristics of the site prior to development such as topography, soils, vegetative cover, mature specimen trees, drainage, streams, wetlands, shorelands, or any other unusual environmental features. Vacant site with site graded from North to South. No Soils consist of loamy Sand to Sandy Loams. Soil Data on plans.
20. A stormwater management plan showing all existing above and below grade drainage facilities, and proposed plans incorporating low impact development water quality technologies and other best management practices. C-2 Drainage plan provided with some storm sewer and retention basins. Buildings with stone drains along eaves.
21. Plans to control soil erosion and sedimentation, including during construction. Silt fence installed prior to construction and maintained during construction.
22. The name and address of the property owner. Shown on C-1. Railway Business LLC 110 Ames Street #7, Elk Rapids, MI 49629
23. Name(s) and address(es) of person(s) responsible for preparation of site plan drawings and supporting documentation. Crain Engineering, LLC, 7622 Bott Road Buckley MI 49620.
24. The method to be used to control any increase in effluent discharge to the air or any increase in noise level emanating from the site. Consideration of any nuisance that would be created within the site or external to the site whether by reason of dust, noise, fumes, vibration, smoke or lights. All items to be stored inside buildings/units during use.
25. Description of all existing and proposed structures referenced in item 5. Existing neighboring properties are used for industrial uses including Magnum Lignum Woodworking, Shoreline Power Services, Barriage Roofing Company, Great Lakes Trim and other small industrial uses.
26. The description of the areas to be changed shall include their effect on the site and adjacent properties. An aerial photo may be used to delineate areas of change. Site to be regraded to account for new buildings and parking areas to provide access and maneuverability for vehicle and emergency services.
27. General description of deed restrictions and/or cross access management easements, if any or required. N/A
28. The method to be used to serve the development with water. On-site Wells
29. The method to be used for sewage treatment. If bathrooms used, a onsite septic system will be provided.

30. The number of people to be housed, employed, visitors or patrons, anticipated vehicular and pedestrian traffic counts, and hours of operation.
Contractor Storage Yard is intended use.



Crain Engineering, LLC
Engineering, Consulting & Design

7622 Bott Road
Buckley, MI 49620
Cell: (231) 632-4207
crainengineeringllc@gmail.com

March 25, 2024

Lindsey Wolf
Zoning Administrator
Acme township
6052 Acme Road
Williamsburg, MI 49696

RE: Railway Business – E railway Commons

Dear Lindsey:

The proposed stormwater overflow outlet to East Railway Commons is available, adequate and the discharge to it will not cause downstream flooding.

Crain Engineering, LLC.

William Crain

William Crain, P.E.
Project Manager



Bill Crain <crainengineeringllc@gmail.com>

North Railway Commons

1 message

Fred Morse <fmorse@gtcountymi.gov>
To: Bill Crain <crainengineeringllc@gmail.com>

Mon, Feb 5, 2024 at 3:15 PM

The parcel has been preliminarily evaluated for well and septic and has been approved for on-site water water disposal. The exact size and specifications will be determined at time of permit application.

Fred Morse

Grand Traverse Environmental Health Dept.

2650 LaFranier Rd.

Traverse City, MI 49686

(231) 995-6057 (office)

**GRAND TRAVERSE COUNTY ENVIRONMENTAL HEALTH
SOIL EROSION AND SEDIMENTATION CONTROL
SITE DETERMINATION FORM**

PART 91, SOIL EROSION & SEDIMENTATION CONTROL, ACT 451 OF 1994,
AS AMENDED & GTCHD SOIL EROSION SEDIMENTATION CONTROL ORDINANCE

Office Use Only	Amount: \$25.00
	Receipt #: 59646

RECEIVED

FEB 05 2024

Project Type: Residential Multi-Family Commercial

Project Address: North Railway Commons City, Zip: Williamsburg, MI 49690

Tax #: 01-585-008-00 Twp: ACME Section: 31

Subdivision: RAILWAY INDUSTRIAL PARK Lot: 7, 8, 9

Size of Earth Change: 4-3.8 acres Start Date: 4/1/24 Completion Date: 11/30/24

Name & Distance to Nearest Surface Water, Wetland or Drain: Yuba Creek - 2,467.00

Describe Project: 4 building storage barn project including parking and storm

***** DETERMINATIONS MUST BE SUBMITTED WITH AN ACCURATE SITE PLAN OF PROPOSED WORK *****

Owner's Name: Bob Cruse

Owner's Mailing Address: _____ City, State, Zip: _____

Owner's Phone: (231) 620-0100 Owner's Email: _____

Applicant (if other than owner): Bill Crain

Address: 7622 BOTT RD City, State, Zip: BUCKLEY, MI 49620

Phone: (231) 632-4207 Email: crainengineeringllc@gmail.com

**Signature: EPIC GIT APP. Date: 2/5/24

***** DEPARTMENT USE ONLY: COMPLETED BY SANITARIAN *****

THE FOLLOWING CRITERIA DO NOT APPLY:

SOM PA 451, PART 91 REQUIREMENTS

GTCHD SESC REQUIREMENTS

- | | | |
|--|---|---|
| <input type="checkbox"/> Within 500' of Lake or Stream | <input type="checkbox"/> Within 500' of Regulated Wetland | <input type="checkbox"/> Slopes of 20% or greater |
| <input checked="" type="checkbox"/> Disturb 1 acre or more | <input type="checkbox"/> Within 500' of a County Drain | <input type="checkbox"/> Group D Hydrologic Soils |

Comments:

Based on information provided by the Land Owner, the requirement for a Soil Erosion/Sedimentation Control (SESC) Permit has been reviewed in accordance with Part 91, Act 451 of 1994 and the Grand Traverse County Soil Erosion and Sedimentation Control. Ordinance, as amended. Grand Traverse County Health Department, County Enforcing Agency, has determined that a SESC Permit is:

- NOT REQUIRED REQUIRED

Sanitarian Reviewer: [Signature]

Date: 2/5/23



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 # M7491

DATE: 1/30/2024

PROJECT NAME: Railway Commons Storage Buildings

PROJECT ADDRESS:

TOWNSHIP: Acme

APPLICANT NAME: Bill Crain

APPLICANT COMPANY: Crain Engineering

APPLICANT ADDRESS: 7622 Bott Rd.

APPLICANT CITY: Buckley STATE: MI ZIP: 49620

APPLICANT PHONE: 231-632-4207 FAX #

REVIEW FEE: \$75.00

Reviewed By: Kathy Fordyce, Plan Reviewer

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 2015 International Fire Code, as adopted.



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

ID # M7491

DATE: 1/30/2024

1. 505.1 Address identification.

New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. 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 identification shall be maintained.

-Provide address on the street side of the buildings during construction as well as permanently using numbers that are a minimum of 6 inches in height on a contrasting background.

2. 505.2 Street or road signs.

Streets and roads shall be identified with approved signs. Temporary signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles. Signs shall be of an approved size, weather resistant and be maintained until replaced by permanent signs.

-Provide road signs if applicable.

_Provide address on road signs on both sides of the signs according to provisions in item # 1.

3. 506.1 Knox Box where required.

Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official.

-provide a Knox Box during construction as well as permanently. Box may be ordered at www.KnoxBox.com. Order from the 3200 Series. Provide keys and emergency contact information.



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

4. 503.6 Security gates.

The installation of security gates across a fire apparatus access road shall be approved by the fire chief. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.

5. 506.1.1 Locks.

An approved lock shall be installed on gates or similar barriers where required by the fire code official.

6. B105.2 Buildings other than one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses.

The minimum fire-flow and flow duration for buildings other than one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses shall be as specified in Tables B105.2 and B105.1(2).

-The fire flow requirements for building A is 2500 gallons per minute and for buildings B, C & D are 3000 gallons per minute. There is not a water system in this area, therefore some other means of fire protection must be provided, such as approved, monitored fire sprinkler systems, approved, monitored automatic fire detection systems, etc.

****Provide a signed affidavit from the owner indicating which approved fire detections system will be installed.**

Project may proceed with the township approval process.



STORMWATER REVIEW

Site: Railway Business & Storage, LLC; East Railway Commons

To: Lindsey Wolf, Planning and Zoning Administrator Date: March 6, 2024
From: Robert Verschaeve, P.E. Re: Site: Railway Business & Storage, LLC; East Railway Commons
cc: Doug White, Supervisor

This review is being provided as requested by Acme Township and is limited to storm water control measures only for the referenced project in accordance with Ordinance No. 2007-01 Acme Township Storm Water Control Ordinance. Other items such as soil erosion and sedimentation controls will need to be reviewed and permitted through the appropriate agency having jurisdiction.

The plans that were provided for review include sheet C-2 with a latest revision date of 3-6-2024. Plans were prepared by William Crain of Crain Engineering, LLC. Stormwater runoff calculations and soil data are included on the plan sheet. Two percolation tests were completed at the site and data forms dated 3-4-2024 from the testing were provided.

The plans show four proposed storage buildings situated on three lots (7,8, and 9) along East Railway Commons. The total gross acreage of the 3 lots as listed on Grand Traverse County tax records is 3.84 acres. Buildings A, B, and C each contain 5 units within a 9,195 square foot footprint. Building D contains 7 units within 11,900 square feet. 4,830 square feet of sidewalks are distributed to each building and 45,263 square feet of asphalt pavement are situated to provide access to and parking for the storage buildings.

Stormwater control measures include stone drains under one eave of each building, catch basins and storm sewer with the paved areas, and interconnected stormwater basins along East Railway Commons.

The USCS soils survey identifies the soils present on site as Emmet Sandy Loam and Kalkaska Loamy Sand. Soil data information from six test holes conducted at the site are also included on the plans and are generally consistent with USCS soil survey.

Areas for the buildings, parking lots, drives, and stormwater basins were scaled from the plans and found to match the areas used in the calculations provided by Bill Crain.

Since the soils information presented indicates soil with permeability greater than 1 inch per hour, this review is thus completed with respect to the Infiltration/Retention System section of the Ordinance. The items listed and reviewed from this section are as follows:

Stormwater Control – Infiltration / Retention System	
Ordinance Standard	Review Finding
<p>a. PHYSICAL FEASIBILITY Infiltration systems will be required at all sites with soil permeability greater than 1 inch per hour.</p> <p>The bottom of the infiltration system shall be a minimum of 4 feet above the highest known water table elevation.</p>	<p>The soils series EyB and KaA noted on the plans match the USDA NRCS published information. Test hole soil data is also noted on the plans. Two percolation tests were completed with infiltration rates of 30 inches/hour and 3 inches/hour. An infiltration system is applicable at this site. This standard is met.</p> <p>No water table is noted in the test holes. The ground elevation of TH #6 is at the bottom of basin is elevation of 729. The boring extended just over 7'. This standard is met.</p>
<p>b. DESIGN CRITERIA i. VOLUME</p> <p>The volume of the infiltration system shall be calculated by comparing the volume of runoff of the undeveloped site during a 2-year, 24-hour duration storm versus the volume of runoff from the developed site during a 25-year, 24-hour duration storm.</p> <p>The infiltration system volume shall be designed to store the runoff from back-to-back 100-year, 24-hour rainfall events from the entire contributing area for retention systems or if the discharge will cause downstream flooding. Certification that an adequate outlet for infiltration systems is available shall be provided by a licensed professional engineer.</p> <p>Infiltration of runoff within the basin may be used to reduce the required storage volume subject to the following provisions:</p>	<p>HydroCAD calculations on the plans use a 25-yr 24-hr storm of 3.93 inches to calculate runoff requirements for areas draining to the retention basins. A required storage volume of 22,416 cubic feet is identified. There are three interconnected retention basins of total volume of 28,918 cubic feet. This standard is met.</p> <p>The engineer has noted in correspondence that the system is unable to store the back-to-back 100-year event. He notes there is a system of ditching and culverts along East Railway Commons and that an outlet is proposed to the ditch. It is noted that East Railway Commons is identified as a private easement.</p> <p>A slow release through (2) ¾” orifices is proposed to control the outlet to the ditch. The engineer identifies a release rate of .11 cubic feet per second through these orifices. It is noted that detention system criteria would limit the flood control release to .5 cfs.</p> <p><u>For this standard to be met, a certification letter needs to be provided by Crain Engineering stating that the outlet to East Railway Commons is available, adequate, and discharge to it will not cause downstream flooding.</u></p>

	<p>The stone drains under the eaves of one side of each building are sized to accommodate a 25-year storm event of 3.89 inches over the roof area with infiltration. The infiltration testing supports the volume of infiltration accounted for in the calculations. This standard is met.</p>
<p>ii. MAXIMUM DRAIN TIME</p> <p>The infiltration basin shall be designed to drain completely within 72 hours. A design infiltration rate of 0.5 times the infiltration rate determined by geotechnical investigation (not to exceed 1 in/hr for underground systems), or an infiltration rate of 0.52 in/hr, shall be used to estimate the maximum time to drain by the equation: $72 > 12D/I$</p>	<p>.5 times the lowest infiltration test of 3 in/hour is used by the engineer in this calculation. The calculation shows a drain time of 28 hours. This standard is met.</p>
<p>iii. UNDERGROUND INFILTRATION AND RETENTION SYSTEMS</p> <p>Underground infiltration or retention systems are discouraged and will be allowed only when adequate space for an aboveground system is not available. The site grading shall provide for parking lot storage of excess runoff should the underground infiltration or retention system fail to function adequately.</p>	<p>No underground system is proposed. This standard is not applicable.</p>
<p>iv. CONSTRUCTION</p> <p>The contractor shall avoid compacting the soil in the infiltration or retention basin area during excavation and grading. Use of equipment with low earth pressure loading is required. The final 2 feet of depth shall be removed by excavating to finished grade.</p>	<p>The applicant is advised of this general requirement.</p>
<p>v. SNOW STORAGE</p> <p>Snow storage in the infiltration or retention system shall not displace more than 50% of the available storage volume and shall not impede drainage through the system.</p>	<p>Snow storage is shown outside of the basin areas. This standard is met.</p>
<p>c. TREATMENT CRITERIA</p> <p>i. TREATMENT FOREBAY</p> <p><u>General</u> A treatment forebay or equivalent storm water filter shall be used to treat storm water runoff prior to an infiltration or retention system for all sites with a significant potential of exposing storm water to oil,</p>	

<p>grease, toxic chemicals, or other polluting materials. A list of representative sites is included in Appendix 1.</p>	
<p>iv. SEDIMENT FOREBAY</p> <p>Sediment forebays or equivalent upstream treatment shall be used to provide energy dissipation and to trap and localize incoming sediment.</p>	<p>Catch basin sumps, turn-down elbows, and sediment forebays are included in plans. This standard is met.</p>
<p>d. CONTROLS</p> <p>Detention basin design criteria for inlets and the emergency overflow shall also apply to the design of infiltration basins.</p>	<p>The emergency overflow detail shows riprap erosion protection. Inlets into the basins also show riprap erosion protection. This standard is met.</p>
<p>e. EROSION CONTROL</p> <p>Upland construction areas shall be completely stabilized prior to final infiltration basin construction. All accumulated sediment shall be removed prior to final acceptance.</p> <p>Overflow spillways shall be protected with riprap or a permanent erosion control blanket to prevent erosion of the structure.</p> <p>Inlets and outlets require energy dissipation and transition from outlet to open channel based on the maximum velocities given in Section II - Grassed Waterways.</p>	<p>The applicant is advised of these items and the requirement for a Soil Erosion and Sedimentation Control permit from Grand Traverse County. The plans and details include general SESC notes and measures.</p> <p>The emergency overflow detail shows riprap erosion protection. This standard is met.</p> <p>The inlets to the basins show riprap erosion protection. This standard is met.</p>
<p>f. GEOMETRY</p> <p>The floor of the infiltration basin shall be flat to encourage uniform ponding and infiltration.</p> <p>The floor of the basin shall be scarified to a depth of 4 to 6 inches after final grading has been established.</p>	<p>This standard is met.</p> <p>The applicant is advised of this item.</p>
<p>g. PUBLIC SAFETY</p> <p>Side slopes shall not be steeper than 3:1 (H:V).</p> <p>A minimum 5-foot-wide safety ledge with a maximum slope of 6% shall be provided around the perimeter of open basins with water depths over 5 feet. The safety ledge shall be located 3 feet above the bottom of the infiltration basin at open dry basins, or 1 foot below the normal water level. Fencing to</p>	<p>This standard is met.</p> <p>Basin water depths do not exceed 5 feet. This standard is not applicable.</p>

<p>prevent unauthorized access may be provided in lieu of the safety ledge.</p>	
<p>h. MAINTENANCE</p> <p>A minimum 15-foot-wide maintenance access route from a public or private right-of-way to the basin shall be provided. The access way shall have a slope of no greater than 5:1 (H:V), and shall be stabilized to withstand the passage of heavy equipment. Direct access to the forebay, control structures, and the overflow shall be provided.</p> <p>Infiltration basin maintenance plans will require that sediment be removed from the treatment forebay when it reaches a depth equal to 50% of the depth of the forebay or 12 inches, whichever is less.</p>	<p>Direct access is available to the basins from East Railway Commons and the development drives. This standard is met.</p> <p>The applicant is advised of this requirement. Maintenance notes are included on the plans. This standard is met.</p>

Railway Business & Storage
 Percolation Test Data Form
 Date: 3/4/2024
 Location: East Railway Commons, Acme Twp

Test Hole #: 1 SW Corner Basin #3

Test By: Bill Crain

Ground elevation: 729

Depth to Bottom of Hole: 72" (723.0)

Diameter of Hole: 4"

Depth(inches)	Soil Texture
0" - 8"	sandy topsoil
8"-24"	Brown Loamy Sand
24"-72"	Tan medium Sand

Time:	Time Interval (minutes)	Measurements (inches)	Drop in Water Level (inches)	Perclation Rate (in/hr)
10:17		18		
10:19	2	30	12	360
10:21	2	33	3	90
10:23	2	37	4	120
10:23		30		
10:25	2	35	5	150
10:27	2	38	3	90
10:29	2	40	2	60
10:29		30		
10:31	2	35	5	150
10:33	2	38	3	90
10:35	2	40	2	60
10:37		24		
10:39	2	33	9	270
10:41	2	37	4	120
10:43	2	40	3	90
10:44		27		
10:46	2	32	5	150
10:48	2	35	3	90
10:50	2	37	2	60
10:52	2	39	2	60
10:54		26		
10:56	2	32	6	180
10:58	2	36	4	120
11:00	2	38	2	60
11:02	2	40	2	60
11:04	2	41	1	30
11:06	2	42	1	30
11:07		24		
11:09	2	30	6	180
11:11	2	32	2	60
11:13	2	34	2	60
11:15	2	36	2	60
11:17	2	38	2	60

Infiltration rate =	30	in/hr
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Railway Business & Storage
Percolation Test Data Form

Date: 3/4/2024

Location: East Railway Commons, Acme Twp

Test Hole #: 2

Test By: Bill Crain

Ground elevation: 733

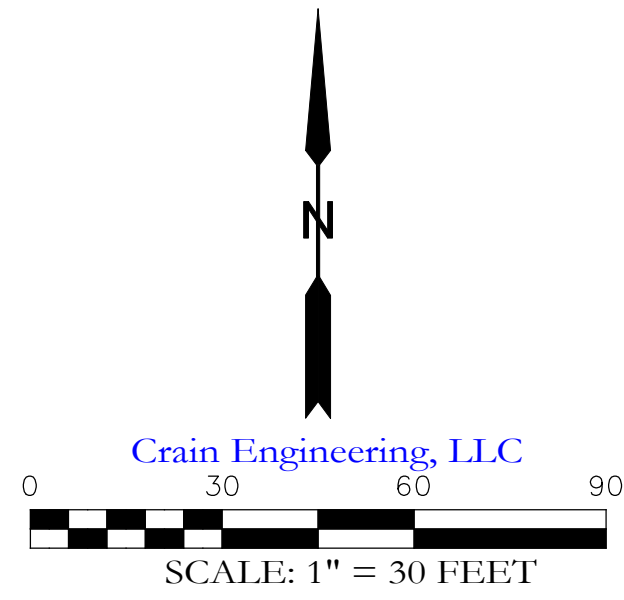
Depth to Bottom of Hole: 72" (727.0)

Diameter of Hole: 4"

Depth(inches)	Soil Texture
0" - 8"	sandy topsoil
8"-24"	Brown Loamy Sand
24"-40"	Tan medium Sand
40"-72	Brown Sandy Loam

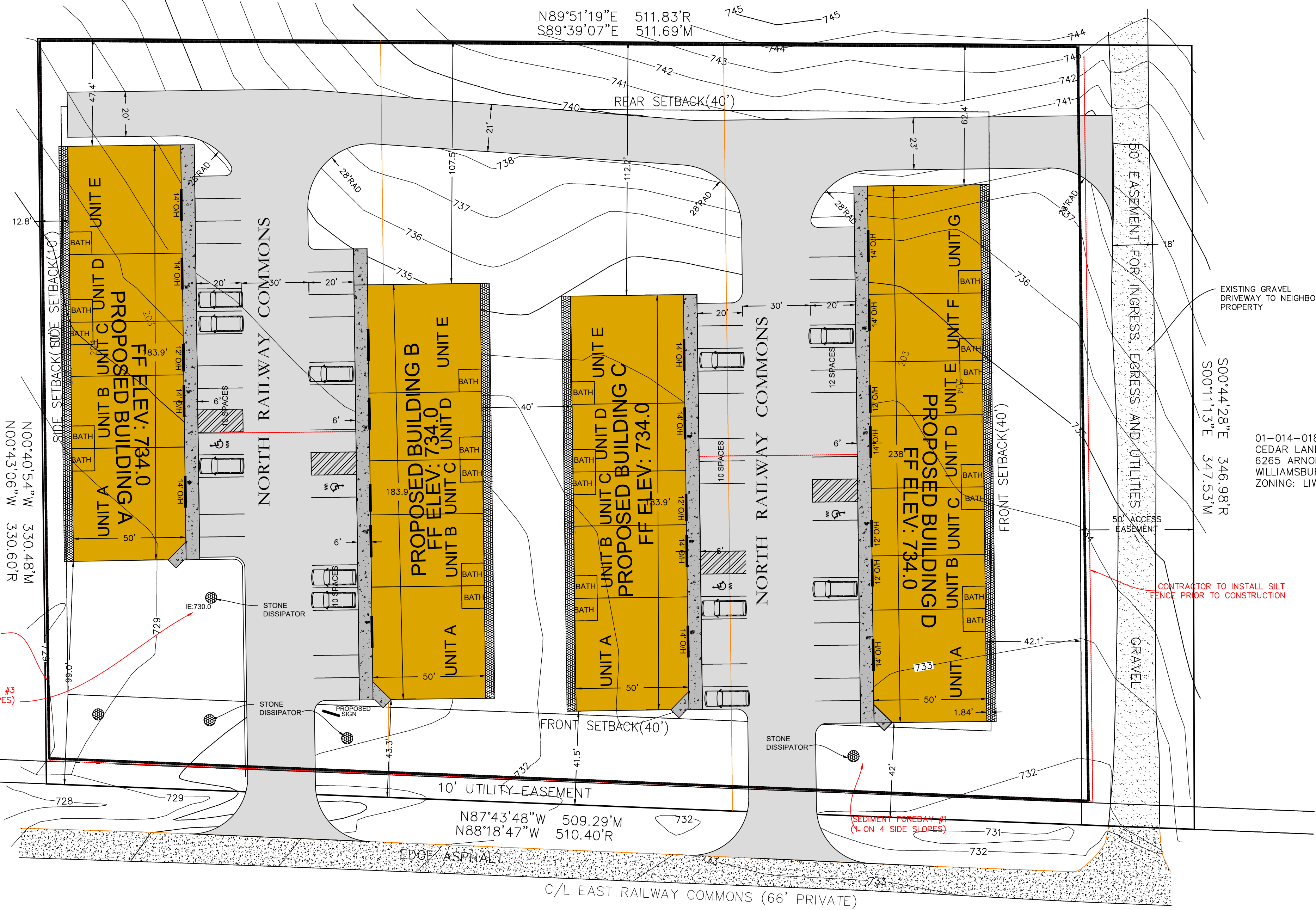
Time:	Time Interval (minutes)	Measurements (inches)	Drop in Water Level (inches)	Perclation Rate (in/hr)
11:26		11		
11:28	2	16	5	150
11:30	2	18	2	60
11:32	2	21	3	90
11:34		22	1	
11:36	2	24	2	60
11:38	2	26	2	60
11:40	2	28	2	60
11:42	2	29	1	30
11:44	2	30	1	30
12:00	6	31	1	10
12:05	5	31.5	0.5	6
12:10	5	32	0.5	6
12:15	5	32.5	0.5	6
12:20	5	33	0.5	6
12:25	5	33.5	0.5	6
12:30	5	34.25	0.75	9
12:35	5	35	0.75	9
12:40	5	35.5	0.5	6
12:45	5	36	0.5	6
12:50	5	36.25	0.25	3
12:55	5	36.75	0.5	6
1:00	5	37.25	0.5	6
1:05	5	37.75	0.5	6
1:10	5	38	0.25	3
1:15	5	38.25	0.25	3
1:20	5	38.5	0.25	3
1:25	5	38.75	0.25	3
1:30	5	39	0.25	3
1:35	5	39.25	0.25	3
1:40	5	39.5	0.25	3
1:45	5	39.75	0.25	3

Infiltration rate =	3	in/hr
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- LEGEND**
- PROPERTY LINE
 - SETBACK
 - EASEMENT LINE
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - DRAINAGE DIRECTION ARROW
 - EXISTING TREE LINE
 - PROPOSED RETENTION BASIN
 - PROPOSED GRADES
 - PROPOSED WATER LINE
 - PROPOSED SEWER LINE
 - PROPOSED LANDSCAPING
 - PROPOSED LIGHT POLE

01-014-028-02
 WIPER SHAKER, LLC
 6723 E RAILWAY COMMONS
 WILLIAMSBURG, MI 49690
 ZONING: LIW

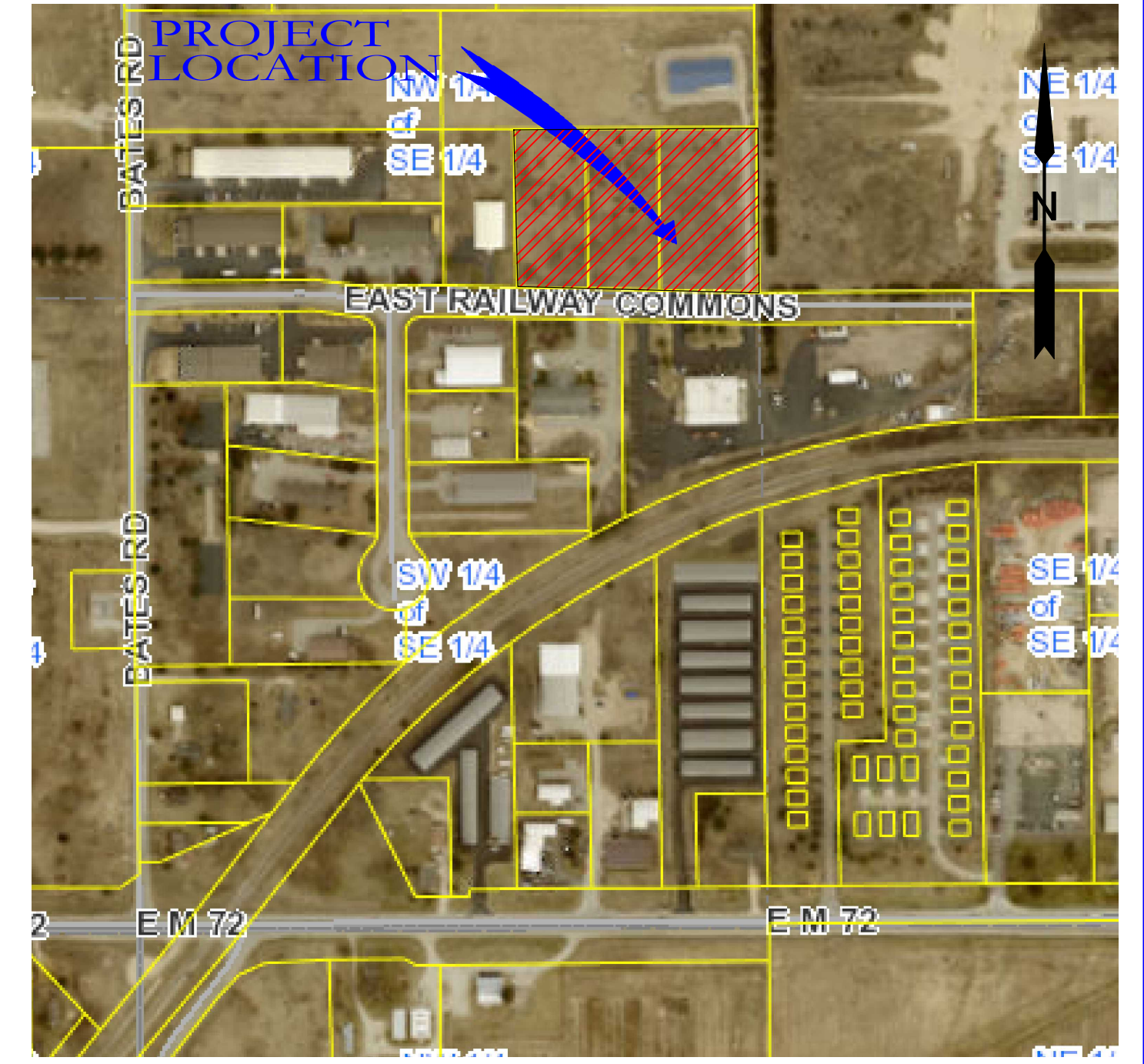


01-585-006-00
 GORDIE, LLC
 6629 EAST RAILWAY COMMONS
 WILLIAMSBURG, MI 49690
 ZONING: LIW

01-585-013-00
 RAILWAY COMMONS LLC
 6220 SOUTH RAILWAY COMMONS
 WILLIAMSBURG, MI 49690
 ZONING: LIW

01-585-012-00
 WIPER SHAKER, LLC
 6650 EAST RAILWAY COMMONS
 WILLIAMSBURG, MI 49690
 ZONING: LIW

01-585-010-00
 BATES ROAD, LLC
 6724 EAST RAILWAY COMMONS
 WILLIAMSBURG, MI 49690
 ZONING: LIW



LOCATION MAP

SITE DATA

PROPERTY OWNER & APPLICANT:
 RAILWAY BUSINESS AND STORAGE, LLC
 110 AMES STREET #7
 ELK RAPIDS, MI 49629
 PH: 231-620-0010 BOB CRUSE 517-749-8412 BRIAN RYSBERG

PARCEL ADDRESS - EAST RAILWAY COMMONS
 PARCEL ZONING - LIW LIGHT INDUSTRIAL & WAREHOUSE
 PARCEL NUMBER - 01-585-007-00
 01-585-008-00
 01-585-009-00

SETBACKS:
 FRONT - 40'
 SIDE - 10'
 REAR - 40'

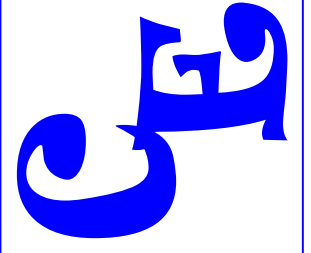
PROPERTY DESCRIPTION:
 LOT 7, 8 & 9 RAILWAY INDUSTRIAL PARK, ACME TOWNSHIP GRAND TRAVERSE COUNTY
 GROSS AREA: 172,953.3 SFT (3.97 ACRES)
 NET AREA: 155,618.9 SFT (3.57 ACRES)

PROPOSED:
 CONTRACTOR STORAGE YARD

PARKING:
 REQUIREMENTS: STORAGE: 1 SPACE PER 1000 SFT BLDG AREA
 9,195 SFT BLDG A-B-C, 11,900 SFT BLDG D
 REQ'D SPACES: 10 SPACES (BLDG B-C-D) & 10 SPACES (BLDG A)
 TOTAL SPACES REQ'D: 42 SPACES
 PROVIDED PARKING: 30 SPACES (BLDG A-B-C) & 12 SPACES (BLDG D)
 TOTAL PROVIDED PARKING: 42 SPACES



Crain Engineering, LLC
 Engineering, Consulting, & Design
 7622 Bott Road
 Buckley, MI 49620
 Cell: (231) 632-4207
 email: crainengineeringllc@gmail.com



DRWN BY: WLC
 DSGN BY: WLC
 DATE: 1-26-2024
 REV DATE: 1-30-2024 FIRE DEPT REVIEW
 2-27-2024 TWP REVIEW
 3-26-2024 TWP REVIEW

SITEPLAN - CONTRACTOR STORAGE BARN
RAILWAY BUSINESS & STORAGE, LLC
 SECTION 31 - TOWN 28 NORTH - RANGE 9 WEST
 ACME TWP, GRAND TRAVERSE COUNTY, MICHIGAN

JOB NUMBER:
203723
 SHEET **C-1**

Summary for Subcatchment A1: DISTRICT #1

[46] Hint: Tc=0 (Instant runoff peak depends on dt)

Runoff = 12.59 cfs @ 11.89 hrs, Volume= 22,416 cf, Depth= 2.06"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-Year Rainfall=3.93"

Area (sf)	CN	Description
45,263	98	Paved parking, HSG B
19,743	98	BLDG
60,569	61	>75% Grass cover, Good, HSG B
4,830	98	sidewalks
130,405	81	Weighted Average
60,569		46.45% Pervious Area
69,836		53.55% Impervious Area

Summary for Pond 1P: basin #1

[43] Hint: Has no inflow (Outflow=Zero)

Volume #1	Invert	Avail. Storage	Storage Description
729.00'		9,256 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf. Area (sq-ft)	Inc. Store (cubic-feet)	Cum. Store (cubic-feet)
729.00	747	0	0
729.50	1,104	463	463
730.50	1,807	1,456	1,918
731.50	2,706	2,257	4,175
732.50	3,609	3,158	7,332
733.00	4,087	1,924	9,256

Summary for Pond 2P: Basin #2

[43] Hint: Has no inflow (Outflow=Zero)

Routing by Stor-Ind method
Peak Elev= 0.00' @ 0.00 hrs Storage= 0 cf

Plug-Flow detention time= (not calculated)
Center-of-Mass det. time= (not calculated)

Volume #1	Invert	Avail. Storage	Storage Description
729.00'		14,161 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf. Area (sq-ft)	Inc. Store (cubic-feet)	Cum. Store (cubic-feet)
729.00	487	0	0
729.50	1,098	396	396
730.50	2,526	1,812	2,208
731.50	4,225	3,376	5,584
732.50	6,193	5,209	10,793
733.00	7,278	3,368	14,161

Summary for Pond 3P: Basin #3

[43] Hint: Has no inflow (Outflow=Zero)

Primary = 0.00 cfs @ 1.00 hrs, Volume= 0 cf
Routing by Stor-Ind method, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 0.00' @ 0.00 hrs Storage= 0 cf

Plug-Flow detention time= (not calculated)
Center-of-Mass det. time= (not calculated)

Volume #1	Invert	Avail. Storage	Storage Description
729.00'		14,161 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf. Area (sq-ft)	Inc. Store (cubic-feet)	Cum. Store (cubic-feet)
729.00	487	0	0
729.50	1,098	396	396
730.50	2,526	1,812	2,208
731.50	4,225	3,376	5,584
732.50	6,193	5,209	10,793
733.00	7,278	3,368	14,161

Device Routing Invert Outlet Devices
#1 Primary 732.50' 45.0 deg x 5.0' long x 0.50' rise Sharp-Crested Vee/Trap Weir
Cv= 2.56 (C= 3.20)
Primary Outflow Max= 0.00 cfs @ 1.00 hrs HW= 0.00' (Free Discharge)
1-Sharp-Crested Vee/Trap Weir (Controls 0.00 cfs)

MAXIMUM DRAIN TIME:
72 > 12 0 / 1
72 > 12 (3.5') / 1.5 IN/HR (LOAMY SAND)
72 > 28

(1.5 IN/HR (ASSUME 1/3 ACTUAL SOIL INFILTRATION))

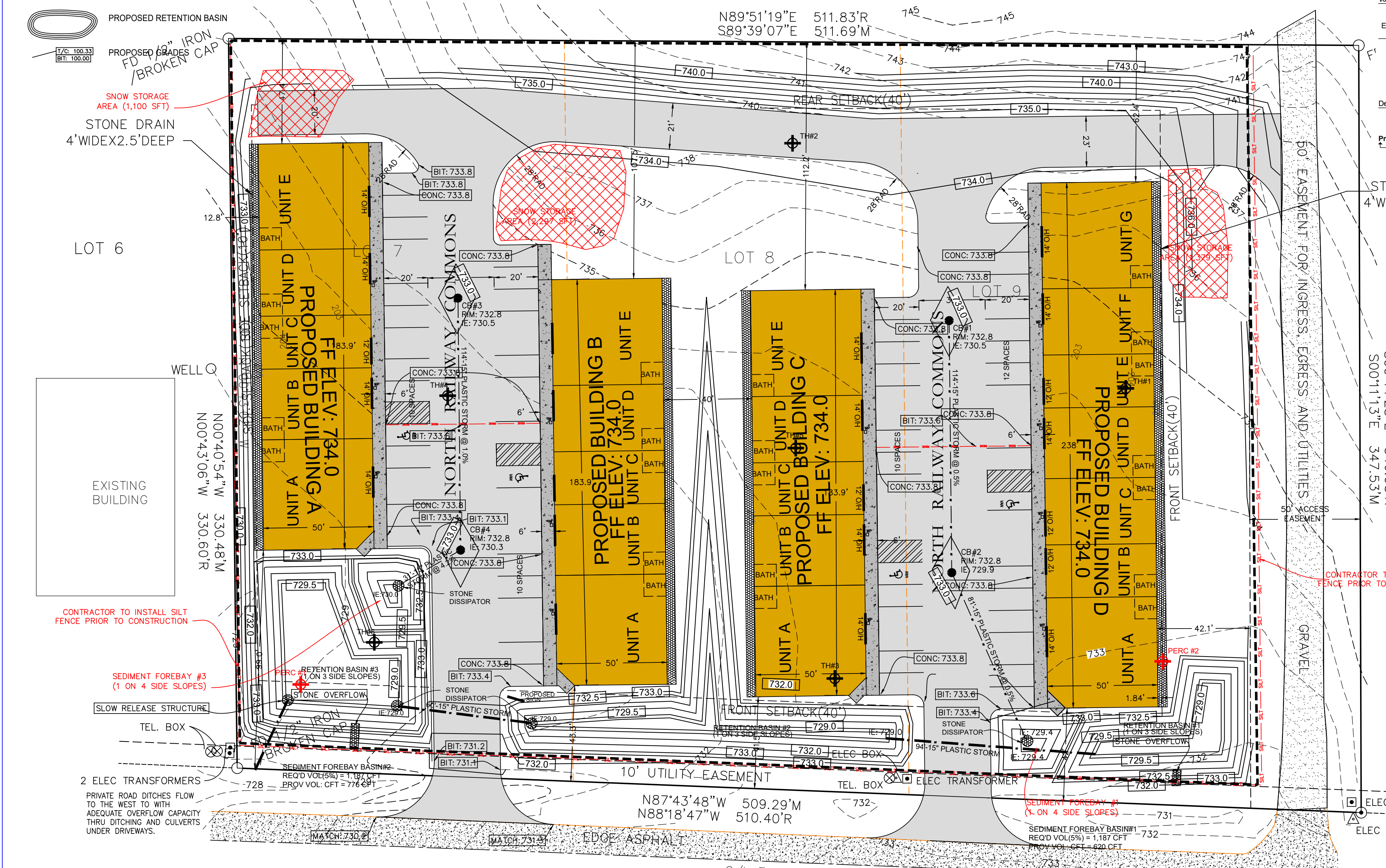
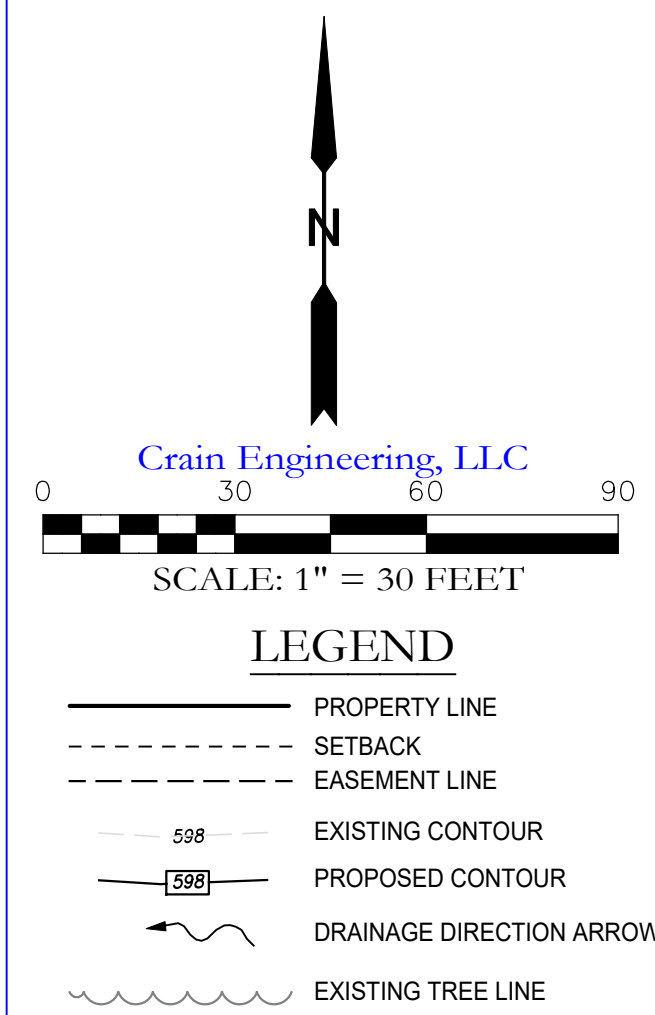
SNOW STORAGE CALCULATIONS:
10 SFT/100 SFT PARKING
TOTAL PARKING AREA: 45,263 SFT
REQUIRED SNOW STORAGE AREA: 4,526 SFT
PROVIDED SNOW STORAGE AREA: 4,776 SFT

SOIL DATA

TEST HOLE #1	TEST HOLE #2	TEST HOLE #3	TEST HOLE #4	TEST HOLE #5	TEST HOLE #6
0'-6" SANDY TOPSOIL	0'-6" SANDY TOPSOIL	0'-6" SANDY TOPSOIL	0'-12" SANDY TOPSOIL	0'-6" SANDY TOPSOIL	0'-6" SANDY TOPSOIL
6'-18" FINE LOAMY SAND	6'-18" FINE LOAMY SAND	6'-18" FINE LOAMY SAND	12'-24" TAN FINE SAND	6'-32" FINE SAND/COMPACTED LOAMY SAND	6'-32" FINE SAND/COMPACTED LOAMY SAND
18'-32" COMPACTED LOAMY SAND/STONES	18'-32" CLAY LOAM	18'-32" CLAY LOAM	32'-48" LOAMY SAND/SANDY CLAY LOAM	32'-60" LOAMY SAND/SANDY LOAM POCKETS	32'-60" LOAMY SAND/SANDY LOAM POCKETS
48'-86" LOAMY SAND	48'-86" LOAMY SAND	48'-86" LOAMY SAND	48'-86" LOAMY SAND	60'-72" LOAMY SAND	60'-72" LOAMY SAND
NO WATER	NO WATER	NO WATER	NO WATER	NO WATER	NO WATER

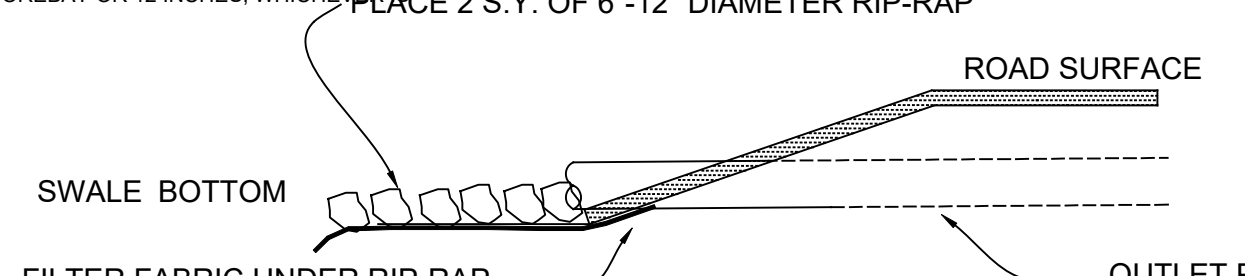
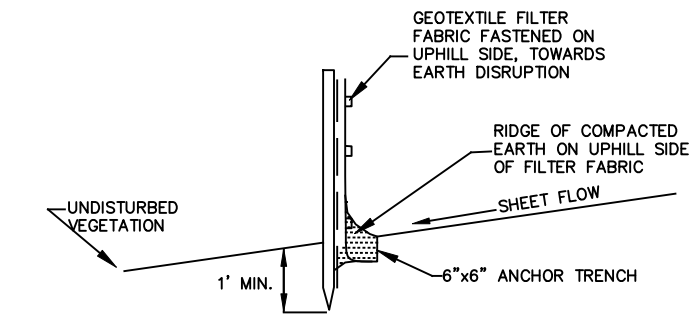
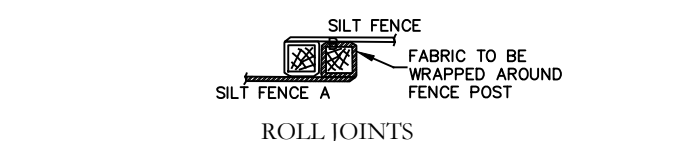
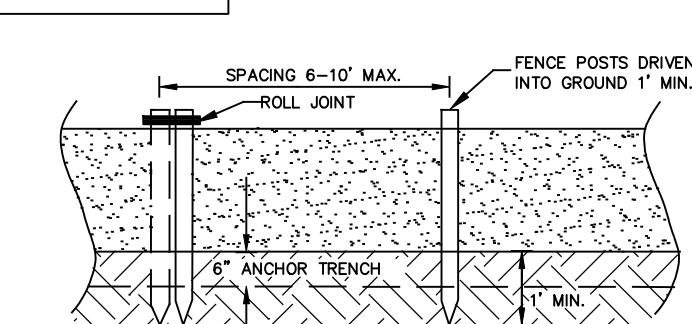
USDA SOIL DATA

EyB - EMMET SANDY LOAM, 2 TO 6 PERCENT SLOPES
KaA - KALKASKA LOAMY SAND, 0 TO 2 PERCENT SLOPES



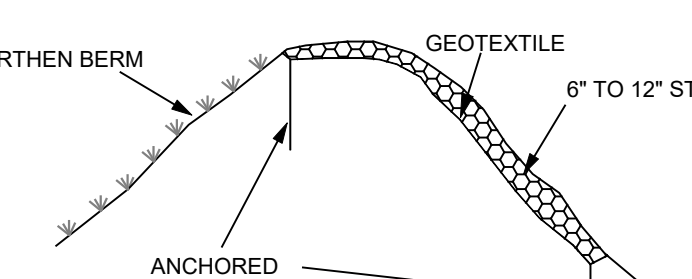
DRAINAGE AND GRADING NOTES

1. THE SOIL EROSION MEASURES SHOWN ARE THE MINIMUM CONTROLS TO BE USED ON THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY AND PERMANENT SOIL EROSION CONTROL MEASURES TO PROTECT THE DISTURBED AREAS AND ADJACENT PROPERTIES FROM ACCELERATED EROSION AND SEDIMENTATION RESULTING FROM PROJECT CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
2. ALL DISTURBED AREAS SHALL BE TOPSOILED, SEED, FERTILIZED AND MULCHED OR SOILED. MULCH BLANKET SHALL BE INSTALLED IN AREAS AS DESIGNATED AND SHALL BE INCIDENTAL TO OTHER ITEMS.
3. CONTRACTOR SHALL OBTAIN SOIL EROSION PERMIT PRIOR TO ANY CONSTRUCTION.
4. ALL RETENTION BASINS SHALL HAVE 2.5 ON 1 SIDE SLOPES, (UNLESS NOTED OTHERWISE)
5. SOIL BORINGS INDICATE POINT INFORMATION ONLY. THE SOIL CONDITIONS MAY VARY ON SITE AND BETWEEN BORING LOCATIONS. THE SOIL BORING INFORMATION SHOULD BE USED FOR DETERMINING EARTH WORK QUANTITIES, CONSTRUCTION ESTIMATING, OR FOR OTHER PURPOSES.
6. ALL EXISTING VEGETATION AND TREES TO REMAIN UNLESS MARKED FOR REMOVAL AS PER PLAN.
7. PARKING LOT GRADING IN BARRIER FREE AREAS SHALL NOT EXCEED 2% SLOPE.
8. ALL EXCESS TOPSOIL WILL REMAIN WITHIN THE PROPERTY OWNER'S SITE. IF ADDITIONAL TOPSOIL IS AVAILABLE AFTER TOPSOILING THE CONSTRUCTION AREA, IT WILL BE STOCKPILED WITHIN 1000 FEET OF THE CONSTRUCTION AREA IN A DESIGNATED AREA AS DIRECTED BY THE FIELD ENGINEER.
9. THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING GROUND COVER ON AREAS DISTURBED BY CONSTRUCTION AND SHALL REPAIR ALL WASHOUTS AND EROSION DURING THE GUARANTEE PERIOD OF ONE (1) YEAR AFTER GROUND COVER IS ESTABLISHED AT NO ADDITIONAL COST TO THE OWNER.
10. MAINTENANCE OF SEDIMENT FOREBAY WITH SEDIMENT TO BE REMOVED FROM TREATMENT FOREBAY WHEN IT REACHES A DEPTH TO EQUAL TO 50% OF THE DEPTH OF FOREBAY OR 12 INCHES, WHICHEVER IS LESS.



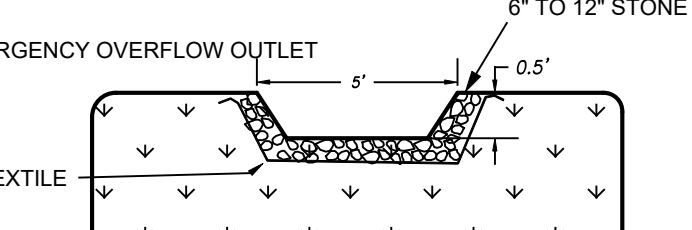
STONE DISSIPATOR DETAIL

NO SCALE



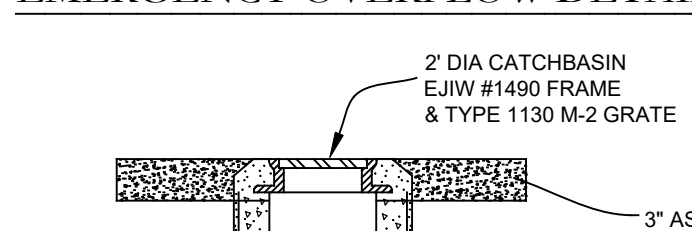
SIDE VIEW

NO SCALE



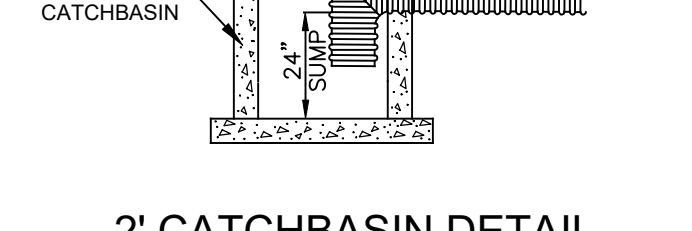
FRONT VIEW

NO SCALE



EMERGENCY OVERFLOW DETAIL

NO SCALE

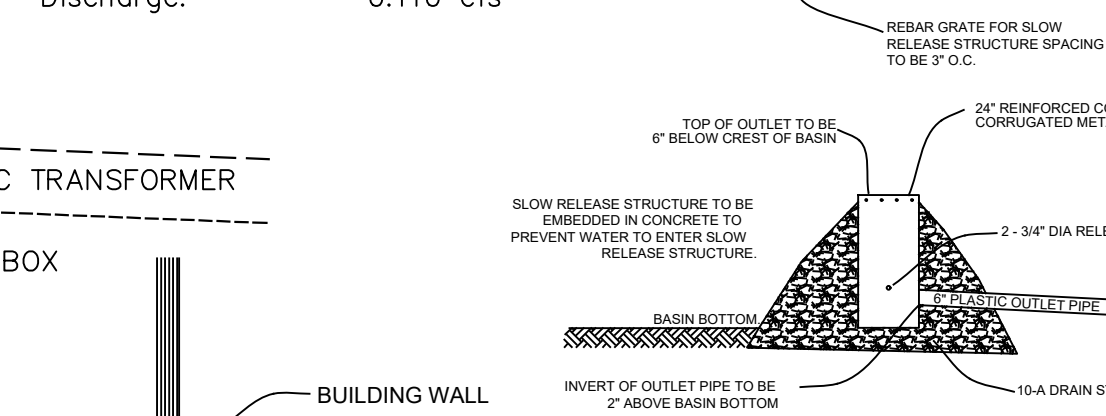


2' CATCHBASIN DETAIL

NO SCALE

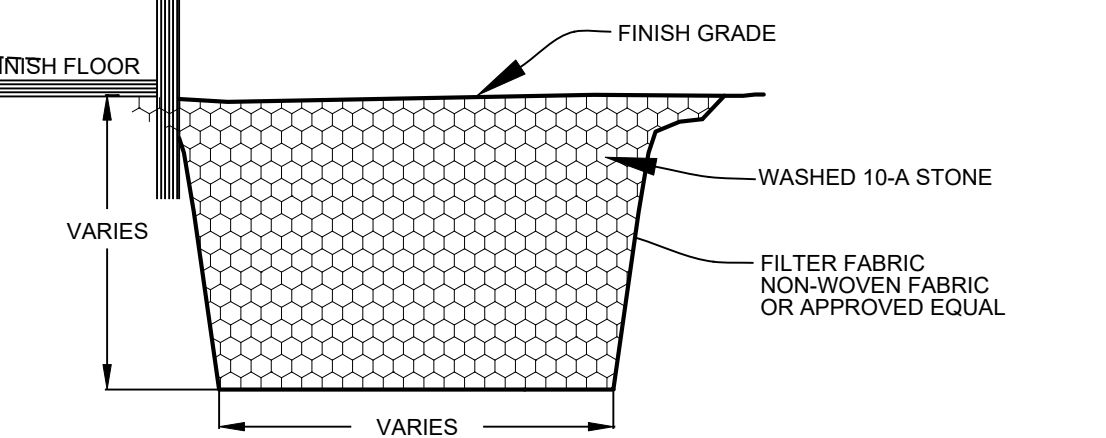
SLOW RELEASE ORIFICE DESIGN

Shape: Circular
Diameter: 1.5 in
Invert Elevation: 729.0 ft
Coefficient: 0.60
Number of Openings: 1
Calculation Result
Headwater Elevation: 732.5 ft
Tailwater Elevation: 728.0 ft
Discharge: 0.110 cfs



SLOW RELEASE DETAIL

NO SCALE



STONE DRAIN DETAIL

NO SCALE

STONE DRAIN # BLDG D	STONE DRAIN # BLDG A-B-C
Location south bldg line	Location BACK BLDG LINE
Drainage Area 5950 sq. ft	Drainage Area 4597 sq. ft
Design Inches 3.89 inches	Design Inches 3.89 inches
Storage Required 1929 cu.ft	Storage Required 1490 cu.ft
Void Ratio for Stone 40 %	Void Ratio for Stone 40 %
Calculated depth based on length & width	Calculated depth based on length & width
Basin Volume 0 cft	Basin Volume 0 cft
Length 238 ft	Length 184 ft
Width 4 ft	Width 4 ft
Area 952 sq.ft.	Area 736 sq.ft.
Infiltration 952 cu.ft.	Infiltration 736 cu.ft.
Remaining 976.79 cu.ft.	Remaining 754 cu.ft.
Depth req. 2.57 ft	Depth req. 2.58 ft.
Depth Prov. 3 ft	Depth Prov. 2.5 ft.
Storage Provided 2380 cu.ft.	Storage Provided 1658 cu.ft.

Summary for Pond 3SED: Sed #3

[43] Hint: Has no inflow (Outflow=Zero)

Volume #1	Invert	Avail. Storage	Storage Description
730.00'		1,176 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf. Area (sq-ft)	Inc. Store (cubic-feet)	Cum. Store (cubic-feet)
730.00	59	0	0
730.50	108	37	37
731.50	340	224	261
732.50	690	515	776
733.00	910	400	1,176

Device Routing Invert Outlet Devices
#1 Primary 732.50' 45.0 deg x 5.0' long x 0.50' rise Sharp-Crested Vee/Trap Weir
Cv= 2.56 (C= 3.20)
Primary Outflow Max= 0.00 cfs @ 1.00 hrs HW= 0.00' (Free Discharge)
1-Sharp-Crested Vee/Trap Weir (Controls 0.00 cfs)

Summary for Pond 1SED: Sed #1

[43] Hint: Has no inflow (Outflow=Zero)

Volume #1	Invert	Avail. Storage	Storage Description
729.50'		971 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf. Area (sq-ft)	Inc. Store (cubic-feet)	Cum. Store (cubic-feet)
729.50	0	0	0
730.50	61	31	31
731.50	260	161	191
732.50	598	429	620
733.00	807	351	971

Device Routing Invert Outlet Devices
#1 Primary 732.50' 45.0 deg x 5.0' long x 0.50' rise Sharp-Crested Vee/Trap Weir
Cv= 2.56 (C= 3.20)
Primary Outflow Max= 0.00 cfs @ 1.00 hrs HW= 0.00' (Free Discharge)
1-Sharp-Crested Vee/Trap Weir (Controls 0.00 cfs)



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DRAINAGE PLAN - CONTRACTOR STORAGE BARN
RAILWAY BUSINESS LLC

SECTION 31 - TOWN 28 NORTH - RANGE 9 WEST
ACME TWP., GRAND TRAVERSE COUNTY, MICHIGAN

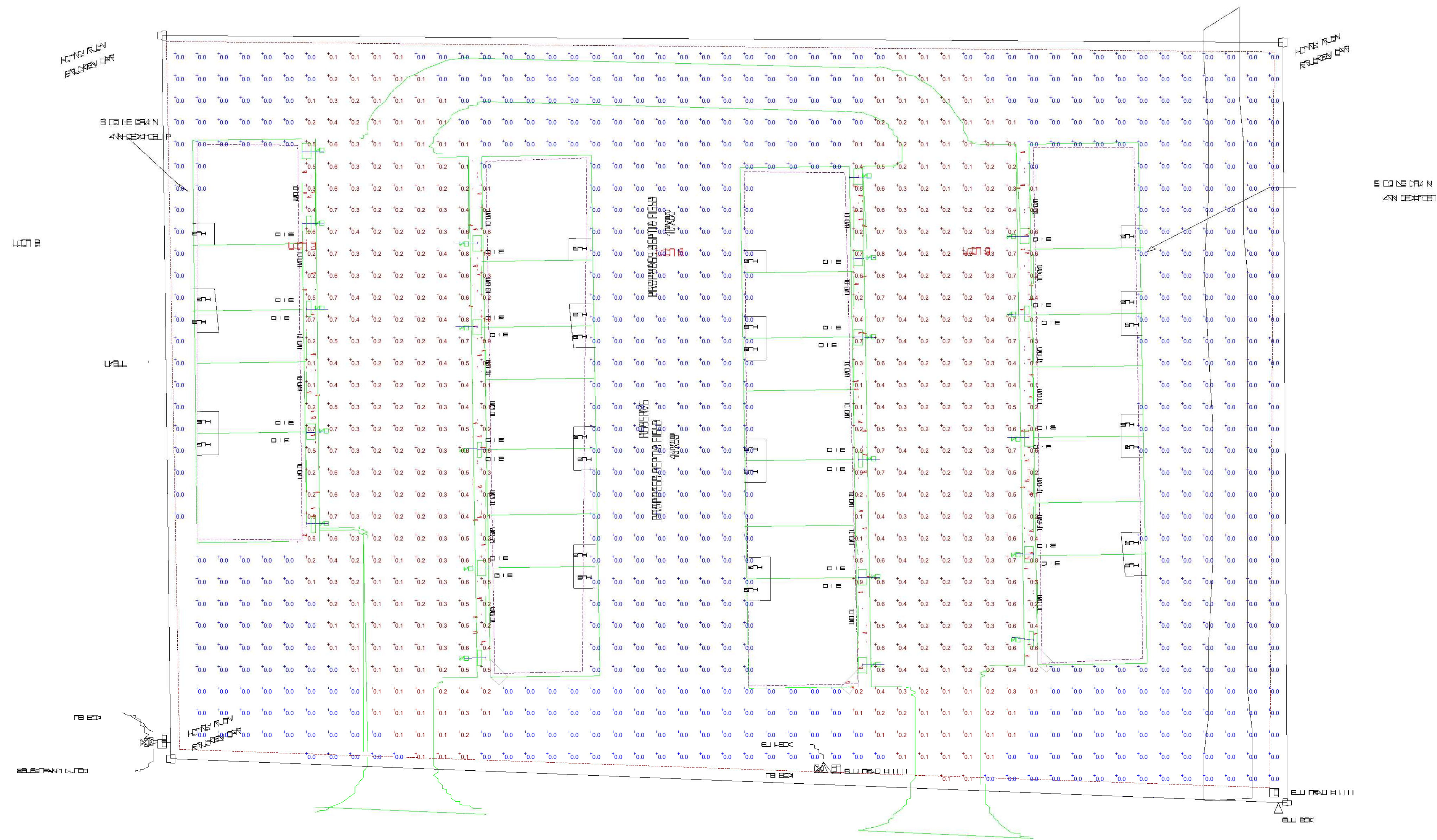
JOB NUMBER:
203723
SHEET C-2

DRAWN BY: WLC
DSGN BY: WLC
DATE: 2-1-2024
REV DATE:
3-4-2024 TWP REVIEW
3-6-2024 TWP REVIEW
3-11-2024 TWP REVIEW
3-26-2024 TWP REVIEW

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #3	+	0.1 fc	1.0 fc	0.0 fc	N/A	N/A

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
+	A		21	Lithonia Lighting	DSXW1 LED 10C 350 30K T2M HVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T2M OPTIC, 3000K, @ 350mA.	1	1349	1	13.3	



Plan View
Scale - 1" = 30ft

Luminaire Locations											
No.	Label	Location					Aim				
		X	Y	Z	MH	Orientation	Tilt	X	Y	Z	
2	A	19405980.00	534281.80	10.00	10.00	90.72	45.00	19405990.00	534281.60	0.00	
3	A	19405980.00	534242.70	10.00	10.00	90.72	45.00	19405990.00	534242.60	0.00	
4	A	19405980.00	534186.30	10.00	10.00	88.93	45.01	19405990.00	534186.50	0.00	
5	A	19405980.00	534144.70	10.00	10.00	90.72	45.00	19405990.00	534144.60	0.00	
6	A	19406060.00	534083.40	10.00	10.00	268.21	45.01	19406050.00	534083.10	0.00	
7	A	19406060.00	534124.30	10.00	10.00	270.00	45.00	19406050.00	534124.30	0.00	
8	A	19406060.00	534178.60	10.00	10.00	270.72	45.00	19406050.00	534178.70	0.00	
9	A	19406060.00	534234.70	10.00	10.00	270.00	45.00	19406050.00	534234.70	0.00	
10	A	19406060.00	534272.90	10.00	10.00	270.00	45.00	19406050.00	534272.90	0.00	
11	A	19406230.00	534302.90	10.00	10.00	91.43	45.01	19406240.00	534302.60	0.00	
12	A	19406230.00	534265.70	10.00	10.00	87.49	45.03	19406240.00	534266.10	0.00	
13	A	19406230.00	534229.90	10.00	10.00	91.43	45.01	19406240.00	534229.60	0.00	
14	A	19406230.00	534080.10	10.00	10.00	88.93	45.01	19406240.00	534080.30	0.00	
15	A	19406230.00	534119.90	10.00	10.00	90.00	45.00	19406240.00	534119.90	0.00	
16	A	19406230.00	534173.60	10.00	10.00	90.00	45.00	19406240.00	534173.60	0.00	
17	A	19406310.00	534091.30	10.00	10.00	277.83	45.27	19406300.00	534092.70	0.00	
18	A	19406310.00	534130.70	10.00	10.00	271.34	38.67	19406300.00	534130.90	0.00	
19	A	19406310.00	534184.20	10.00	10.00	268.93	45.01	19406300.00	534184.00	0.00	
20	A	19406310.00	534240.00	10.00	10.00	271.07	45.01	19406300.00	534240.20	0.00	
21	A	19406310.00	534275.80	10.00	10.00	270.72	45.00	19406300.00	534275.00	0.00	
1	A	19405980.00	534314.60	10.00	10.00	90.72	45.00	19405990.00	534314.50	0.00	



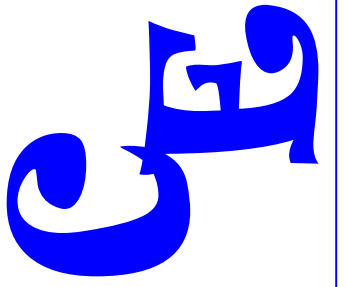
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 DSGN BY: WLC
 DATE: 2-7-2024
 REV DATE:

BUILDING ELEVATIONS
RAILWAY BUSINESS & STORAGE

ACME TOWNSHIP GRAND TRAVERSE COUNTY, MICHIGAN

JOB NUMBER:
203723

SHEET PHOTO



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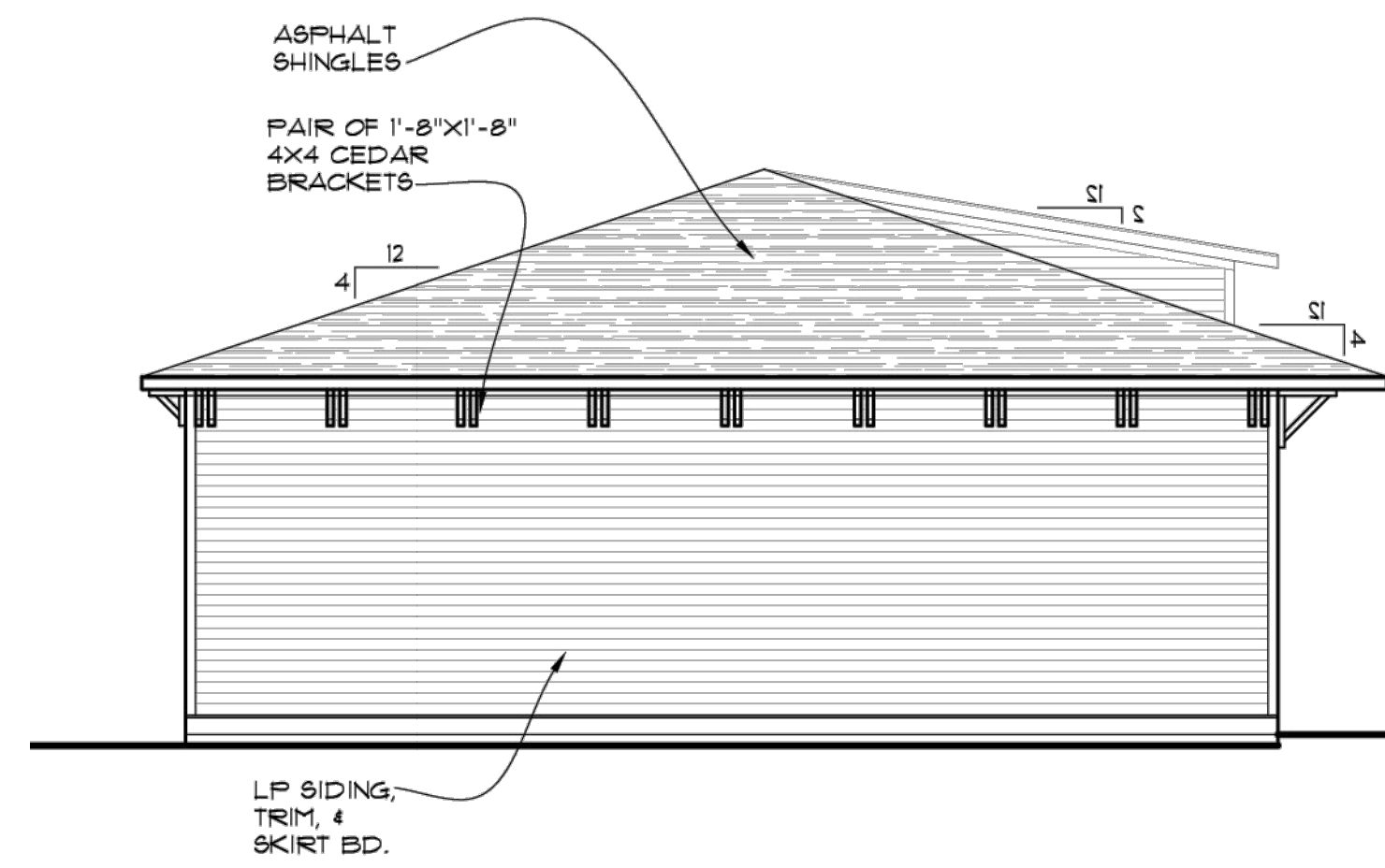
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SHEET PHOTO

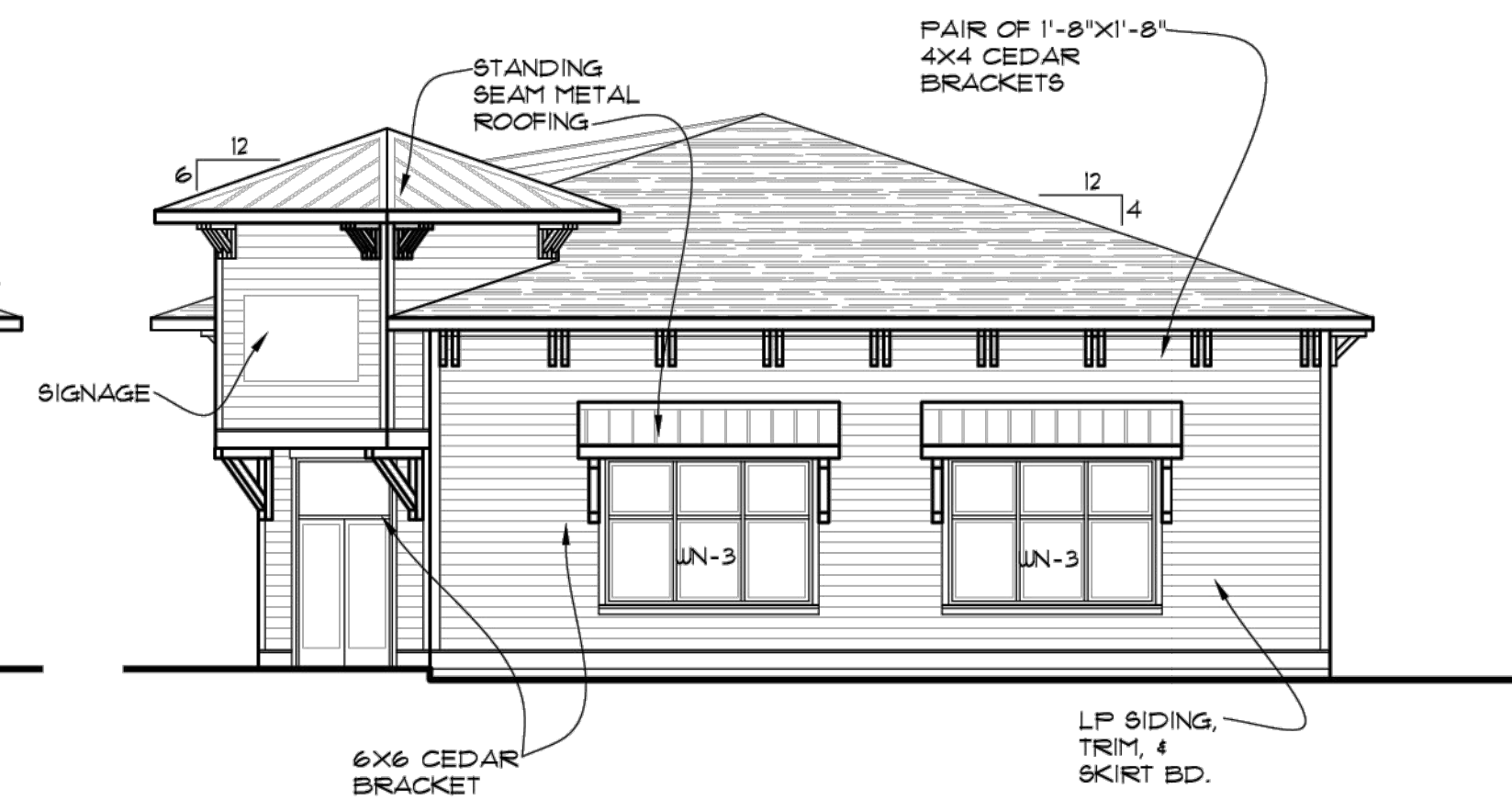


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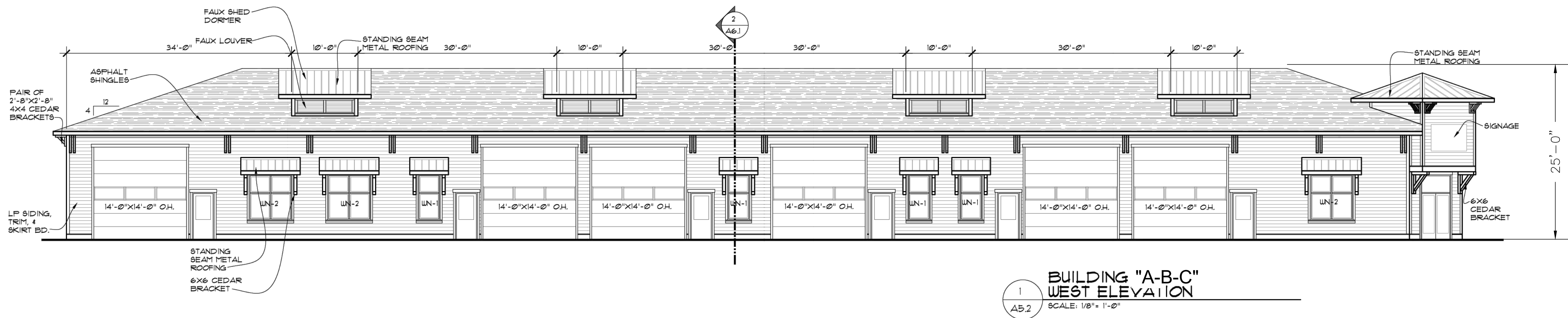
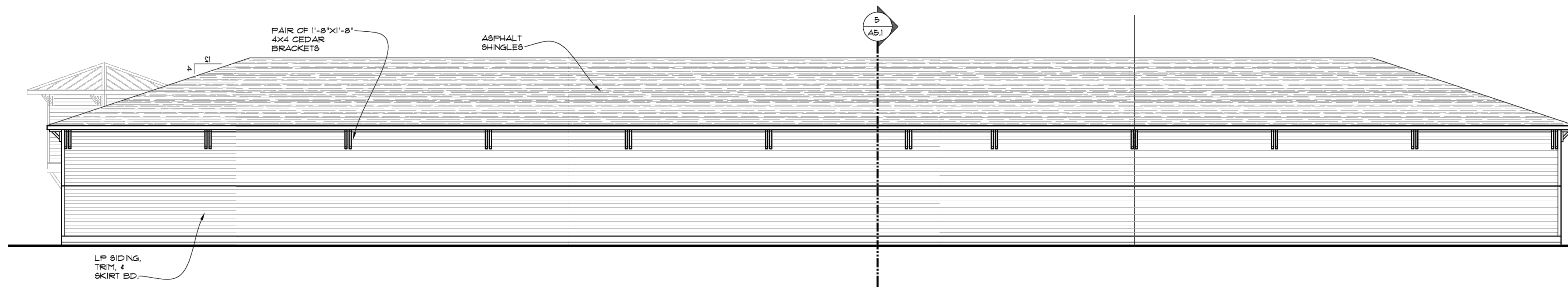
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4 NORTH ELEVATION
 A5.2 SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
 A5.2 SCALE: 1/8" = 1'-0"



1 BUILDING "A-B-C"
 WEST ELEVATION
 A5.2 SCALE: 1/8" = 1'-0"

PROJECT NAME/ADDRESS:
 NEW STORAGE BUILDINGS
 LOTS 7, 8 & 9
 EAST RAILWAY COMMONS
 WILLIAMSBURG, MI

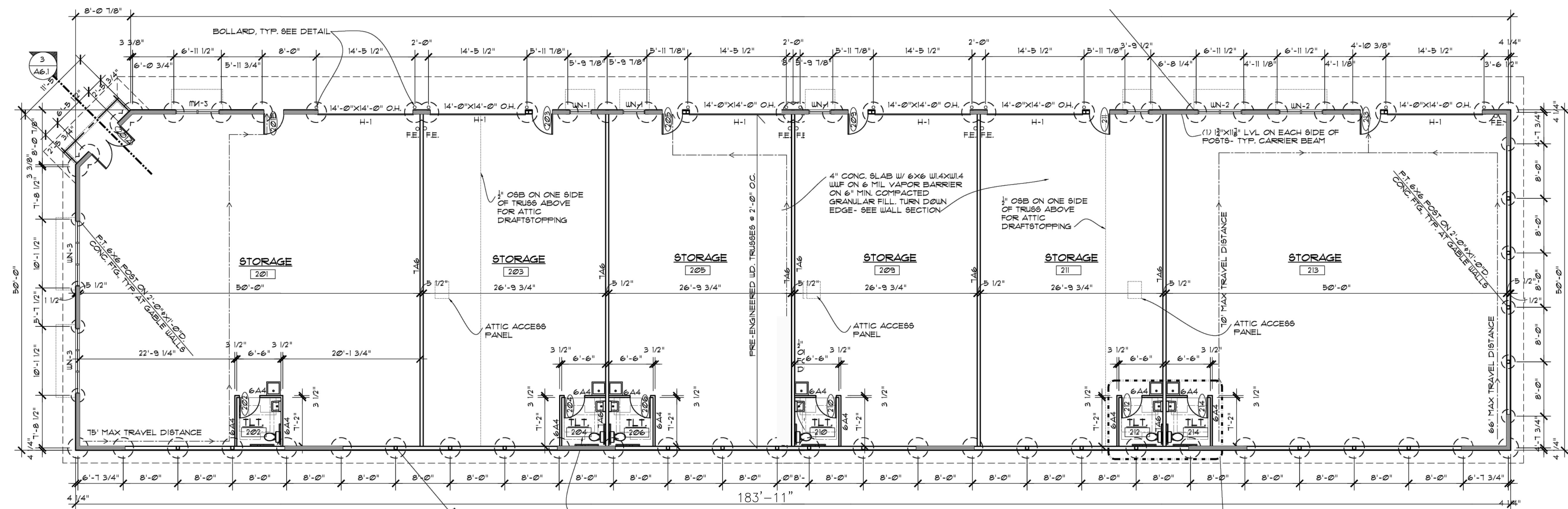
ISSUE DATES:

date: 10-5-23 issued for: CONSTRUCTION

SHEET TITLE:
**BUILDING "A-B-C"
 ELEVATIONS**

SHEET NO.:

A5.2



BUILDING "A-B-C"
 FLOOR PLAN

PROJECT NAME/ADDRESS:
 NEW STORAGE BUILDINGS
 LOTS 7, 8 & 9
 EAST RAILWAY COMMONS
 WILLIAMSBURG, MI

ISSUE DATES:

DATE	ISSUED FOR
02-5-23	CONSTRUCTION

SHEET TITLE:
BUILDING "A-B-C"
 ELEVATIONS

SHEET NO:
A5.2