



ACME TOWNSHIP PLANNING COMMISSION
FEAST OF VICTORY LUTHERAN CHURCH
4400 Mt. Hope Road Williamsburg, MI 49690
June 10, 2024 7:00 p.m.

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE

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

Staff Present: Jeff Jocks, legal counsel; John Iacoangeli, Planner, Beckett & Raeder; Lindsey Wolf, Acme Planning and zoning; Bob Verschaeve, Gosling Czubak, engineer; Cathlyn Sommerfield, CS Research & Consulting, for master plan.

Wentzloff- read a written statement- letter attached.

The PC has added a three minute timer that is easy for the public to see

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

Public comment opened at 7:10

Doug Landis- corresponded with the US fish and wildlife services, gave guidelines for mitigating eagle nest disturbances. Asked that construction on the west of the building is curtailed to reduce human disturbance. As well as four other points contained in his written comments.

Brian Kelley- Was thankful public feedback was incorporated in the master plan survey. Concerns with stormwater on the former Kmart property, as well as believing the wetlands and vernal pools should be identified on the plans. Concern with the outlet basin near the vernal ponds. Discussed concerns of the construction affecting the eagles nest. Construction sediment flowing into storm basins.

Rachelle Babcock- Talked about the master plan, should be encouraging the rural characteristic and putting “rural” back into the master plan language. Survey questions should address protection and preservation of natural areas and animal habitat, water quality protections. Doesn’t support bikes with motors on the TART trail. Asked that the new Acme township building has streaming capabilities.

Mark Frick- Asked who would be interrupting the survey data to create the master plan? Would like more public input before the master plan survey questions are finalized. Would like residents to be able to prioritize single family homes in the survey.

Closed at 7:21

B. APPROVAL OF AGENDA: Motion by Timmins, support by Challender to approve the agenda with the addition of G. 10, G.11, G.12. Motion carries unanimously.

C. INQUIRY AS TO CONFLICTS OF INTEREST:

D. SPECIAL PRESENTATIONS: Cathlyn Sommerfield, Ph. D. CS Research & Consulting, LLC – Master Plan Survey Process

Wolf introduced Cathlyn Sommerfield she helped with the township survey back in 2013. She will be the person that will conduct the survey analysis and present it to the public when it is ready.

Sommerfield- Has been conducting survey research for 34 years. Has a Phd in industrial organizational psychology with a research emphasis. Will lead the research for the master plan update, will consult on the methodology, analyze all the data as well as prepare the report. Talked about what the survey is and isn’t and why it is important. Important because it’s part of a broader effort to prepare the master plan, getting community input. It’s an opportunity to identify priorities and the level of priorities. The survey is

mainly quantitative although there are allowances for some qualitative input. Because it is quantitative it is data, and can be analyzed in multiple ways. This is a true effort to be unbiased and to be accountable and transparent in this process. Master plan surveys are broad and surveys to cover broad issues. It is not a deep dive, there will be more opportunities in the future to give more detail. She is working to maximize response rates and make sure it is representative of the community. Assures that the data will be analyzed in a non-biased way and she will report it as it is.

Wolf- preferred survey timeline

Sommerfield- Don't want to distribute a survey around any type of holiday. Generally like a 10-14 day turn around with a survey, because this is going out via mail people will have a bit more time with it. We asked that it is returned within the two week time frame. It takes another one to two weeks to complete the analysis and then it will be turned around for reporting.

Wolf- talked about the pilot group, 7 out of 9 have responded. Comments that were added, included rural character being added back into the language, clarified some of the language to make it more straight forward. Thanked everyone for their participation.

Wentzloff-asked if the question on water quality language was changed to clarify environmental water quality vs. water quality in well water?

Wolf- yes it was changed.

Aukerman- What is the goal to get it mailed out?

Sommerfield- Past initial timeline, working on the mailing list right now. Working with Lindsey to come up with a date to mail it out.

Aukerman- If after two weeks time if the survey response is not as good as we would like you may allow another couple of weeks.

Sommerfield- We request surveys to be returned within the two week timeframe but surveys do trickle in that get included.

Aukerman- any methods used to remind people to turn it in?

Sommerfield- You can mail in rounds or mail a reminder postcard. That is not in our plan right now but if we are concerned about the response rate we could do that.

Rosa- How many are you planning to mail out?

Sommerfield- over 3000

Wolf- Every tax payer will get one in the township.

Wentzloff- What if people in a household don't agree?

Wolf- You can request another survey.

E. RECEIVE AND FILE:

1. RECEIVE AND FILE

a. Draft unapproved Township Board Meeting Minutes 5.14.2024

Motion by Timmins, support by Feringa to approve the draft township board minutes from 5/14/24.

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.

Motion carries unanimously

F. APPROVAL OF MINUTES:

a. Approve Draft Planning Commission Meeting Minutes 5.13.2024

Motion by Aukerman, support by Rosa to approve the draft planning commission meeting minutes from 5/13/24 with the change on pg. 3 of Keevea to Kever.

Motion carries unanimously

G. CORRESPONDENCE:

1. Beckett & Raeder
2. Kelley
3. Kelley -2
4. Kelley -3
5. Kelly - 4
6. Kelley -5
7. Landis
8. Manley
9. Township of Elk Rapids
10. Manley -2 - Wentzloff read into the record, letter included with the packet.
11. Kelley – 6 Wentzloff read into the record, letter included with the packet.
12. Kelley – 7 Wentzloff summarized, letter included with the packet.

H. PUBLIC HEARINGS:

1. SH East Bay Commons North LLC - PD 2021-01 Major Amendment Request
Keever- went over all the changes that were included in the packet for review. Discussed the Study conducted by Voice on the wetlands, also included in the packet for review.
Wentzloff- Bob Verschaeve is here to talk about what is happening with the wetlands and how the review looks from his end.

Verschaeve- after the last meeting there were questions about the wetlands, basins, ponds and so forth. Sent a copy of the plan with highlighted areas to clarify to everyone what the items are. Wetlands are outlined in blue, questions about vernal ponds which are different from the detention ponds. The detention ponds are highlighted. Areas highlighted in red are new areas that will be disturbed. Two inlets on each of the ponds that Strathmore didn't propose to do anything with. Mr. Kelley reminded him of that this evening, Verschaeve reviewed the notes and because they are harder to get to, it would cause more disturbance to the area than it is worth to put forebays into that area. The ordinance doesn't require a forebay if less than 10% of the flow is coming to that area. There are also catch basins in the stream of those pipes that would catch sediment so he didn't have them do any modifications to them. Other modifications are the outlets to the ponds. Current pipes let a lot more water out than the proposed modifications are. Upgrading the north end retention pond to meet the current ordinance standards.

Rosa- on some of the documents areas are listed wetland on one and pond on another, would like clarification on what they actually are.

Asked if the large pond directly behind the old kmart is a settling basin, could it ever go dry or overflow?

Verschaeve- it is a detention basin, which is a stormwater management pond. The upgrades to the outlet structures are designed to manage the rainfall amounts the ordinance requires.

Rosa- question about the drains in the parking lots. Will there be a catch basin in those also to catch sand, salt and other debris?

Verschaeve- correct.

Rosa- Doesn't see anything on the plans that looks like it meets the definition of vernal ponds?

Verschaeve- a Vernal pond is more of a natural occurrence. The wetland on the north end is probably the vernal pond everyone is talking about. They are seasonal, based on spring rainfall, but in July it could be dry. The two stormwater ponds were built when the Kmart and Tom's were built.

Feringa- Would like to have the correct labels put on all the plans, reflecting wetlands, detention basins and so on, so we know what is a man made structure and what are natural features.

Asked about snow storage and how it works when it melts, does it go into the stormwater system?

Verschaeve- The ordinance does have standards for snow storage, it just says snow storage in the detention system shall not displace more than 50% of the available storage volume and not peak drainage into the system. In this case the detention systems are inaccessible for snow storage and it met the standard. If they can store the snow on an area of the pavement that when it melts it gets into the system and runs through the pond then it will be treated through the forebay and catch basins.

Public hearing for SH East Bay Commons North LLC-PD 2021-01 Major amendment request opened at 8:06

Brian Kelley- Talked about stormwater and pushing snow into the wetlands, not through the stormwater systems. Basin never dries out because it is groundwater. Talked about Acme's ordinance being LID and doesn't feel that is being applied on this site. Talked about the sewers in the parking lot are not LID. Talked about the museum not being a guarantee and needing to slow down the process until the museum makes a decision in the fall.

Cindy Smith-Supported comments Dr. Landis' comments about the eagle nest. Not given a clear answer by the developers about disturbing the eagles feels work should wait until after the August 15th date.

James Manely - Thanked the PC for taking the eagles nest into consideration. The community is concerned the nest will be abandoned. Wants to make sure work on the site happens outside of breeding season. Wants to make sure some protections are included to protect the eagles.

Doug Landis- Eagles nest concerns and creating landscape barriers, and not doing the truck turn around. Length eagles use their nest and territory. Need a post construction management plan as well. Talked about protections for the vernal ponds.

Mark Frick- Thinks the Children's museum is a fairy tale, how can we look at this major amendment without some written agreement that the museum will be utilizing the site. Talked about his concern for the eagle's nest.

**Motion by Aukerman, support by Timmins to close the public hearing.
Motion carries unanimously**

I. OLD BUSINESS:

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.

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

Iacoangeli- suggested that the PC allow the township team; him, Jeff Jocks and Lindsey Wolf, take a look at the issues that have been addressed and best practices and come back with an outline with all of this information so we can all move ahead making this decision one way or the other.

Wentzloff- Clarifying point, low impact development is not a requirement of the PD plan, but that they have to be contained in the plan if they are there. Also clarified that a decision is not made on a building occupant but the use of the building. On the plan, taking” museum” out of there and putting in, institutional use, may help everyone to think of it that way.

Timmins- questioned the new location of the BATA bus stop

Iacoangeli- talked about what was wrong with it on the last plans and how that is now fine where the new placement with a pull off is.

Timmins- Asked about the locations of the vernal ponds and wetlands and if they are actually on the Kmart property or a neighboring property. Agrees that snow removal should not be pushed into the wooded areas.

Aukerman- wanted to know the limit of people that could be in a 3 or 4 bedroom unit. How do they determine the top number of people that can dwell in a 3 or 4 bedroom.

Keever- There is no minimum or maximum other than firecode. Based on the family size.

Wentzloff- Not answering for the developer, but the code states occupancy is 2 per room plus 1, so if you have a family of 5 you could have 3 kids in 1 room.

Aukerman- Asked that if 4,5 or even 6 friends wanted to go together to save money that would be allowed?

Keever- yes, there are no rental restrictions that are in place.

Aukerman- Remembers 2.5 parking spaces. If you have 6 people with cars sharing an apartment how do you handle the parking spaces?

Calhoun- Referenced Acme’s parking ordinance is a maximum not a minimum. It’s a mixed use shared parking lot with people coming and going. It is an intuitive number that one looks at and goes “I think this is good”.

Aukerman- So it is nothing to worry about?

Calhoun- I like to think so.

Timmins- asked when replacing the forebays in the back if the fence would have to be removed or if they would be working within the fenced area.

Calhoun- they would most likely remove and then replace the fence.

Timmins- asked how far the back of the fence was from the eagles nest?

No one was sure, estimates were given. Would like this clarified for the next meeting.

Timmins- asked about the trees in gray on sheet L1, it says the trees will remain depending on feasibility. Wanted to know if those trees were counted already in the replacement tree plan or if they are not counted is there a plan for replacement?

Keever- There is an ongoing tree survey for any trees that would need to be removed and then upon completion of the project you work with township staff to make sure your replacement plan does take into accommodation anything that was removed and not replaced per the original plan. It is a work in progress but something that they are tracking.

Wentzloff- asked about the turn around, and if the additional turn around new things were added would the fence essentially just be closer to the pond?

Talked about the original plan and how additional pavement wouldn't be needed because of the types of tenants being pursued. Don't see additional disturbance towards sensitive areas of the site as necessary in terms of safety or anything. It is just to make the project more desirable because of the tenant issue.

Keever- noted in the original plan there was a turn around on the north end of the parking lot. That was relocated to the newly requested location to allow for more maneuvering. Yes, it is a more user friendly, making the ability to go back in that area easier. Wanting to make that area easier to use for, to still be determined, tenants.

Feringa- labeling of the "museum" building to the tenant. Could have more protections for the eagles nest, buffers created. Where there are minimal trees or shrubs for that visual have that buffer and some of that work is done in the fall. The eagles are active in their nest right now.

Snow storage, double checking where it will be stored to make sure it goes through the stormwater system as it melts.

Canopy added to the north of the building. By building code you are supposed to have a protected entrance whenever there is a door going in and out. Would suggest a caution sign to warn vehicles.

On the site plans need to re-label the ponds and wetlands to what they are, especially the ones that are retention basins. We need good records of this for the future. On one plan on the north end one says pond and one says wetland those need to be labeled correctly and consistently. Wants to verify if there was additional work that was done that wasn't authorized, was there additional dock and exit installed?

Aukerman- Where are the vernal ponds? Are they on this property or are they on the neighbors property?

Verschaeve- talked about the vernal ponds and how they are identified by soils, vegetation and water if all three are present it's a wetland. It would be identified and determined by an environmental scientist.

2. Traverse City Horse Shows – Introduction of Planned Development

Keever- Asked the PC if they are willing to look at a PD introduced by Horse Shows and look at some of the larger items and look at possible expansion for the future. Knows it will be a continuing process of coming to site plan reviews and making sure they meet all the ordinances.

Iacoangeli-recommends it.

PC is willing to work with Horse Shows on a PD.

3. Master Plan Discussion: Draft Survey (Update); Future Open House Dates

Wolf- Asked for the PC sign off would like to initiate an open house soon after the 4th of July.

PC approved.

4. Zoning Ordinance Text Amendment(s)

Wolf- Put together a list of items in the ordinance that the PC may want to address either in sections or all at one time. Wolf needs to have some further discussions about the definitions and how they tie to things in article 14. Some are simple fixes like typo's some will require more time.

J. NEW BUSINESS:

1. None

K. PUBLIC COMMENT & OTHER PC BUSINESS

public comment opened at 9:02

Mark Frick- Happy the PC listened to the public about the survey. Talked about Strathmore focusing on one tenant, the museum.

Doug Landis- Thanked the township for listening to the public. Asked that the report from Voice not be counted on when it comes to the eagles nest, don't know what information was shared with them. Providing information on organizations to help identify vernal ponds, which are close to the eagles nest. Asked for no major construction until after the eagles breeding season.

Brian Kelley- Thinks an open house at the same time the survey is out is risky. PD has to be compatible with surroundings. Knowing the eagle nest is there they have to comply. Addressed the new truck turn around next to the wetlands. Hopes for more discussion on the survey.

Cindy Smith- Glad to hear from Sommerfield and the scope of her work. Talked about qualitative information vs. quantitative information and analyzing it. Feels the question asked about analysis earlier in the evening was actually how the qualitative information is used and how that will also be married with the quantitative. Wants to know how that information is used to build the master plan. Questions about how to spread the word about the survey to get more public feedback.

Closed at 9:12

1. Planning & Zoning Administrator Report – Lindsey Wolf
Wentzloff- asked the Deepwater Pt. residents to take down the expired signs.
Wolf- Packets will be out before July 4th. Working with the township board about updating the website.
2. Township Board Report – Jean Aukerman- Board is currently working on the budget.
3. Parks & Trails Committee Report – Wolf- met with TART at the last meeting, finalized crossings on the Shores property. The Deep Water connector trail is moving forward.

**ADJOURN: Motion by Aukerman, support by Timmins to adjourn.
Motion carries unanimously**

Lindsey Wolf

From: James Manley <james@skegemograptorcenter.org>
Sent: Monday, June 10, 2024 1:10 PM
To: Lindsey Wolf
Subject: Re: Bald eagle nest at development

Hi Lindsey,

I hope the management guidelines for Bald Eagles I provided were helpful for the Planning commission and the developer. I have some questions and concerns as to how the current and proposed work will follow these suggested guidelines to help mitigate the disturbance.

1. Why are materials being staged directly in front of the nest, well below the recommended distance for construction activities?
2. What efforts are being taken to mitigate loud construction noises and foot traffic by tenants and contractors in direct view of the nest?
3. Are there any proposed Landscape buffers included in the plan that will help mitigate visual disturbance to the active nest?
4. What, if any mechanism is in place to ensure the proposed work will happen outside of the breeding season?

We are entering the most critical time of the nesting season. Excessive disturbance during this timeframe may cause less visitation to the nest site from the parents. This would affect food availability for the young in the nest. The Eaglets will also start becoming more mobile soon, standing, flapping their wings, and moving to nearby branches. This stage of development is known as the "brancher" stage. During this period the eaglets are especially vulnerable to disturbance, possibly causing them to prematurely fledge . Eaglets that fledge prematurely (leave the nest too early) have an increased chance of suffering injury or death.

Thank you for including my questions in the minutes, Lindsey. I hope that the Planning Commission, developer, and members of the community can work together to protect not only this year's young, but find solutions to keep this nest active for years to come.

Respectfully,

James Manley

On Mon, May 20, 2024 at 11:53 AM James Manley <james@skegemograptorcenter.org> wrote:
Good morning Karly and Lindsey,



ACME TOWNSHIP PLANNING COMMISSION
FEAST OF VICTORY LUTHERAN CHURCH
4400 Mt. Hope Road Williamsburg, MI 49690
June 10, 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:** Cathlyn Sommerfield, Ph. D. CS Research & Consulting, LLC – Master Plan Survey Process
- E. RECEIVE AND FILE:**
 - 1. RECEIVE AND FILE**
 - a. Draft unapproved Township Board Meeting Minutes 5.14.2024
- F. APPROVAL OF MINUTES:**
 - a. Approve Draft Planning Commission Meeting Minutes 5.13.2024
- G. CORRESPONDENCE:**
 - 1. Beckett & Raeder
 - 2. Kelley
 - 3. Kelley -2
 - 4. Kelley -3
 - 5. Kelly - 4
 - 6. Kelley -5
 - 7. Landis
 - 8. Manley
 - 9. Township of Elk Rapids
- H. PUBLIC HEARINGS:**
 - 1. SH East Bay Commons North LLC - PD 2021-01 Major Amendment Request
- I. OLD BUSINESS:**
 - 1. SH East Bay Commons North LLC - PD 2021-01 Major Amendment Request
 - 2. Traverse City Horse Shows – Introduction of Planned Development
 - 3. Master Plan Discussion: Draft Survey (Update); Future Open House Dates
 - 4. Zoning Ordinance Text Amendment(s)
- J. NEW BUSINESS:**
 - 1. None
- 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:

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.

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ACME TOWNSHIP REGULAR BOARD MEETING

**ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
Tuesday, May 14, 2024, 7:00 p.m.**

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

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

Members excused: A. Jenema (expected to arrive later)

Staff present: Jeff Jocks, Legal Counsel, Cristy Danca, Recording Secretary

A. LIMITED PUBLIC COMMENT:

Limited Public Comment was opened at 7:01 p.m.

Brian Kelley, Acme resident
Sally Weaver, Acme resident
Mark Frick, Acme resident
Irene Stuart, Acme resident
Rachelle Babcock, Acme resident
Patty Sayre, Acme resident

Limited Public Comment was closed at 7:16 p.m.

B. APPROVAL OF AGENDA:

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

C. APPROVAL OF BOARD MINUTES: 04/02/24 and Special Board meetings 04/29/24 and 05/07/24

Swanson stated the Accounts Payable Prepaid amount of \$667,501.39 in the 04/02/24 meeting minutes was not included (G. Consent Calendar, 2. Approval, 1. Accounts Payable Prepaid). The report that was included with the 04/02/24 packet confirms this amount.

Motion by Swanson, supported by Aukerman, to add \$667,501.39 as the Accounts Payable Prepaid amount for the 04/02/24 minutes. No discussion. Voice vote. Motion carried unanimously.

Stevens provided information about and apologized for his early departure from the 04/29/24 meeting.

Swanson amended her motion to approve the minutes of 04/02/24 with the addition of the amount in Prepaid to be added of \$667,501.39, and to approve the Special Board meeting minutes of 04/29/24 and 05/07/24 as presented. Aukerman supported. No discussion. Voice vote. Motion carried unanimously.

D. INQUIRY AS TO CONFLICTS OF INTEREST: None

E. REPORTS:

a. Clerk – The Clerk and Deputy Clerk are now certified notaries. The township has four notaries

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currently. The Clerk completed and submitted quarterly reports to the IRS; necessary documentation for annual Worker's Comp fund renewal was completed and submitted; and she submitted filings to the county for all the partisan township offices. Certification of February election results occurred April 16th, allowing the clerks to then follow State retention guidelines with regard to storage of election materials.

b. Parks – None

c. Legal Counsel – In addition to providing answers to various legal questions, Jocks attended last night's PC meeting, and he provided the Board with an update on the Engle lawsuit: Yuba who purchased from Mr. Engle the half of the property covered by the conservation easement won their motion against the Engles. The judge ruled that Yuba is due just compensation and per Jocks, they submitted a bill of cost to be discussed with the judge. If they agree on an amount, the case can be done, otherwise there could be an appeal and it will continue. Jocks will continue to follow the case and report updates. The township has no substantive work to do on the case.

d. Sheriff – None

e. County – Rob Hentschel, Grand Traverse County Commission Chair, gave the following updates: tomorrow's meeting includes discussion about doing a community survey and about the camp Greilick property possibly becoming a natural area for the public; Commissioners recently toured buildings as part of the county facilities audit; and discussion has occurred about digitizing remaining stored documents. Darryl Nelson, Grand Traverse County Commissioner, then spoke regarding the old Acme Skyport off Lautner Road in Acme Township. The State asked the County for input in the matter of the Acme Skyport becoming a public commercial airport. The County contacted the MDOT Aviation Division who had not received any application at that time. Commissioner Nelson indicated the County is not interested in supporting that, it is not in line with Acme Township's zoning and the County is inclined to stay out of it. The Cherry Capital Airport is also not in favor of it. A private airport is allowable. Per Commissioner Hentschel, a public landing strip would have to abide by standards that do not conform to that area with nearby housing, etc. Discussion continued about Camp Greilick and concerns of some regarding ongoing maintenance and operational costs as a county park. The Grand Traverse Regional Foundation currently has an endowment fund and will continue fundraising in an effort to have that fully endowed. The 196 acres there, in addition to the surrounding property owned by the city, creates about 2,000 acres as a park land resource. Camp Greilick is currently a closed property and had the County not acquired it, it would remain that way. The Community Foundation, Land Conservancy and the County are interested in it being public space.

Jenema arrived at 7:38 p.m.

The City of Traverse City and the Land Conservancy, along with the County, are all working together according to Hentschel (and the Conservation District manages some of that property) to provide places for people to enjoy and recreate up north.

f. Supervisor – Supervisor White has been working on the sewer project specifically looking into monitor system updates to measure flow more easily and accurately; annual budget planning continues; he continues work with TTCI (Traverse Transportation Coordinating Initiative); and discussions with the Metro Fire Department are ongoing.

g. Planning and Zoning – (memo included in packet)

h. MMR April 2024 (report included in packet) Supervisor White noted a correction to the response time for a call on 04/01/24 – it was about 12 minutes not 32 minutes.

F. SPECIAL PRESENTATIONS: None

G. CONSENT CALENDAR:

1. RECEIVE AND FILE:

- a. Treasurer's Report
- b. Clerk's Revenue/Expenditure Report and Balance Sheet
- c. Draft Unapproved Planning Commission minutes 04/08/24 and Special meeting 04/22/24

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2. APPROVAL:

1. Accounts Payable Prepaid of \$332,978.83 and NO current to be paid
(Recommend approval: Clerk, L. Swanson)

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

H. ITEMS REMOVED FROM THE CONSENT CALENDAR: None

I. CORRESPONDENCE: None

J. PUBLIC HEARING: None

K. NEW BUSINESS:

1. Independent Contractor Agreement with AD Assessing Incorporated

Jenema recused herself from discussion stating conflict of interest. Jocks stated that per Michigan law concerning contracts with a Board member, (they) are acceptable in some situations including this one provided you are aware of the circumstances and ok with it - in this case that Jenema is part of the entity AD Assessing. The current contract with AD Assessing ended in April. Assessor Dawn Kuhns provided a current Agreement (included in the packet) for the Board to review. Discussion occurred.

Motion by Stevens, supported by Scott, to accept the Independent Contractor Agreement. No discussion. Roll call vote. Motion carried unanimously with Jenema recusing herself.

L. OLD BUSINESS:

1. Railway Business Park Condominium

Board discussion occurred regarding details of the letter from Crain Engineering, LLC (included in packet) as it pertains to the septic system for this site. The Board also reviewed a draft response letter from Jocks (included in packet) in which Acme township declines responsibility for Railway Business & Storage, LLC's proposed community septic system.

Motion by Jenema, supported by Scott, that we accept this draft letter that J. Jocks drafted for Supervisor White and decline the community septic system for the project at East Railway Commons. No discussion. Voice vote. Motion carried unanimously.

2. Continued discussion on Ascom building

Board discussion occurred regarding an updated budget summary provided by Apex Engineering & Management, Inc. (included in packet). Stevens spoke of additional improvements/upgrades not included on the list including outdoor lighting, a dehumidification system for archive storage space, a back-up generator and parking lot improvements – asking if the Board wanted to add such items at this time. Board consensus was to phase improvements over time beginning with mostly inside work. Flooring options, item pricing, an access control system, a mini split furnace system and new ductwork and furnace were items discussed at length. Once consensus is reached about which optional/added items will be included in the scope of the project, plans/contracts can be modified to reflect that and a bid package can go out for actual bids and pricing. During discussion, Jenema created and distributed to Board members a spreadsheet format of the budget summary's 'Optional & Added Items.' Board members indicated which optional/added items they supported and Supervisor White collected the spreadsheets to tally items and continue discussion at a later time.

3. Continued discussion on proposal from SeaLandAire

Supervisor White began discussion referencing correspondence (included in packet) from Amanda Kizziar. Per Jocks, the township has jurisdiction as to whether or not to allow township property to be used for this purpose. In the event the Board agrees to the request, Jocks recommended telling SeaLandAire they are responsible to meet all necessary requirements and that they indemnify the

APPROVED

township. Discussion included safety concerns, compensation for use of township property, future requests from others, and past occurrences without Board knowledge.

Motion by Jenema, supported by Hoxsie, not to allow them to land at the park property. Brief discussion occurred. Roll call vote. 5 ayes (Jenema, Hoxsie, Swanson, Aukerman, Stevens), 2 nays (Scott, White). Motion carried.

4. Continued discussion on 2024-2025 Budget (handout included in packet)

Continued budget discussion began on page 19 with review of each fund individually. Page 4 with footnotes about Trustee salaries was also provided (and added to packet). The following points of discussion were identified for future reference and/or follow-up: fee enforcement for boat launch usage (Supervisor White will look into options and update the Board next month); Farmland Preservation could go on the November ballot, and if it does not, or if it is on the ballot and does not pass, the program is done; and the possibility of discussing with the County how Acme township can be considered for remaining County ARPA funds (Aukerman offered to look into it and update the Board). Discussion left off on page 38. The Board will continue discussion at a Special meeting to be determined.

PUBLIC COMMENT and OTHER BUSINESS:

There was no public comment.

Motion by Scott, supported by Hoxsie, to adjourn the meeting. Brief discussion initiated by Stevens pertaining to a handout from Grand Traverse County – 2024 Board Member Basics (included in packet) that wasn't discussed and to completion bonds regarding the Strathmore project (mentioned during public comment). Work on the site is ongoing, completion bonds come in to play if the work stops. Voice vote. Motion carried unanimously.

The meeting was adjourned at 10:02 p.m.

DRAFT UNAPPROVED



ACME TOWNSHIP PLANNING COMMISSION
FEAST OF VICTORY LUTHERAN CHURCH
4400 Mt. Hope Road Williamsburg, MI 49690
May 13, 2024 7:00 p.m.

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE 7:00pm

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

Staff Present: Jeff Jocks, legal counsel; John Iacoangeli, Planner, Beckett and Raeder; Marcie Timmins, Acme township 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 7:04

Brian Kelley- Horse show campground, found that Acme’s ordinance is flawed regarding setbacks. Was told in April that it was 150’, it is not. How did we get through so many meetings without this being caught? No, one person is to blame. It was a huge oversight. Believes this issue could be referred to the board to apply a moratorium until the ordinance is fixed.

Survey, at the 4/8/24 meeting the community was told the survey would be at this meeting and in the packet. The packet this month said the survey was being finalized right now without community feedback. I hope moving forward there will be ample time for the public to collaborate.

Doug Landis- Talked about the natural beauty of Acme that draws people to live here. Discussed the possible threat to the bald eagle nest and the penalties carried for not following the guidelines. Talked about the watershed on the adjacent properties that are vernal pools which are biodiversity hotspots. Wants to make sure stormwater is not threatening these areas that are globally rare, such as the area further down slope that is an area known as a great lake dune and swale. There are only 95 of these unique ecosystems with 70 of them in Michigan and one in our own backyard. Given the likely hood of irreversible impacts on these wetlands. He requests that the planning commission require a formal wetland delineation and mediation plan prior to further consideration of this project.

Mark Frick - thinks that the major amendment request is a tactic to gain brownfield money. Children’s museum is not a guaranteed tenant, with no commitment or signed deal. Talked about issues related to the number of museum visitors per year. Talked about the 4 bonded buildings, wondering when the 4th building will be started and how we could approve something without those bonded buildings being finished. Asked about the true need for more room for trucks in the back of the building.

Cynthia Smith- Would like to have improved citizen input in the master plan revision. Discussed the importance of community engagement. Believes the last survey was flawed and many important questions were not asked.

Public comment closed at 7:17pm

B. APPROVAL OF AGENDA: Motion by Timmins, support by Rosa to approve the agenda with the addition of G.5, G.6 and G.7. Motion carries unanimously

C. INQUIRY AS TO CONFLICTS OF INTEREST:

D. SPECIAL PRESENTATIONS:

E. RECEIVE AND FILE:

1. RECEIVE AND FILE

a. Draft unapproved Township Board Meeting Minutes 4.2.2024

Motion by Rosa, support by Timmins to receive and file the draft unapproved Board meeting minutes from 4/2/2024.

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.

Motion carries unanimously

F. APPROVAL OF MINUTES:

a. Approve Draft Planning Commission Meeting Minutes 4.8.2024

Motion by Feringa, support by VanHouten to approve the draft planning commission minutes from 4/8/2024 with changes to page 5 section 3 to add. Wentzloff- May 13th is when a copy of the survey will be available in the May packet.

Motion carries unanimously

b. Approve Draft Planning Commission Special Meeting Minutes 4.22.2024

Motion by Feringa, support by Timmins to approve the draft planning commission special meeting minutes of 4/22/2024 with changes to page 3, bottom of the page under Feringa change bullocks to bollards.

G. CORRESPONDENCE:

1. Beckett & Raeder
2. Danielson
3. Ferris
4. Galante
5. Kelley- Wentzloff summarized- letter available in the packet
6. Kelley- Wentzloff summarized- letter available in the packet
7. Antrim County- Wentzloff summarized- letter available in the packet

H. PUBLIC HEARINGS: Opened at 7:27

Brian Kelley- Doesn't feel the township gets anything from this plan, just a concept. Doesn't feel we should give up two apartment buildings for. Quoted the major amendment from the ordinance. Thinks this ordinance is important because it allows the township to reset this project. Talked about cleaning out the stormwater basin, and the basin by shore rd. and US-31. The basin by shore rd. was finally sited by soil erosion because it discharged into the creek again and again.

Heidi Vollmath- Invited the committee to research who she was. Encouraged the committee to move slowly on this. Giving up tax dollars and removing buildings. Questioned the location for the Children's museum and if the children's museum would become a drop off babysitter.

Closed at 7:32

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

Motion by Rosa, support by Timmins to continue the public hearing at the June 10th planning commission meeting.

motion carries unanimously

I. OLD BUSINESS:

1. SH East Bay Commons North LLC - PD 2021-01 Major Amendment Request -
Keever- went over updates to the plan

- 1) 48 conifers replaced the same number that were removed
- 2) Added bike parking at the museum,
- 3) Discussed what was between the road and the playground and dog park. Put them where they are because they are centrally located and not too close to anyone's back patio. Discussed the proximity of the club house to the playground and dog park as a safety issue. Discussed a second playground in a formally proposed green space, so there will be two options.
- 4) updated a fire access lane between buildings 1 and 2.
- 5) Southern entrance, made some changes over concerns about congestion. Eliminated the parking spaces, reduced the carports and made it a more structured clear vision intersection.
- 6) modifications to the site lighting plan.

- 7) moved a sign at the intersection to have clear view
- 8) Unit count from the original PD was 186 units. In this major amendment there will be 132 units. Originally there were 336 bedrooms, in this rendition there are 282 bedrooms. It continues to be 1,2,3 and 4 bedroom units.

Iacoangeli- They have addressed some of the critical issues that were pointed out. Went through the list of items they corrected based on the April review Beckett and Raeder completed. Asked for other areas of concern the planning commission still had that would need to be followed up on prior to the next meeting.

Wentzloff- went over the review. Asked about the garbage area. That was adjusted on the plan to meet specifications.

Iacoangeli- Brought up the TART trail remaining concrete. and backlit signs, nothing we can do about that unless the ordinance is changed.

Rosa- playground area, is it lit?

Iacoangeli- Typically playgrounds are not lit at night.

Rosa- asked about fence fabric on sheet L4?

Keever- Yes that is just around the dog park.

Rosa- electric vehicle charging stations. Talked about placement and having flexibility to put a charging station near building 8?

Calhoun -We can look at that, there isn't really an island area for the electric.

Discussion followed about the concrete vs. asphalt for the TART trail. The TART trail will remain concrete.

Timmins- Brought up the playground again and the concern of not having an actual planned barrier because of other accidents that have happened in the township. Will not support the playground and dog park where they are without extra protection.

Feringa- Trees on the south end of the property, received a picture with no trees at all. If you look at the landscape plan they are all shrubs. Need to make sure trees remain there. I don't want to approve anything we would be in violation of.

Keeva- I will take a look at that.

Iacoangeli- talked about what happens if trees were supposed to remain but were taken down. Once the landscaping plan is installed a landscape architect will go out and compare the demolition plan to what was supposed to remain on site. If it is found a tree was removed that was not supposed to be, the applicant will be required to meet a remediation plan that Iacoangeli will come up with.

Keever- would like to discuss the stormwater review when the township engineer is available to say if they are in compliance, if there are any issues please have him reach out.

Iacoangeli- pointed out that there is .3 acres less of asphalt under the new plan as opposed to what was

there when it was Kmart. Will ask the engineer to be here at the June meeting.

Wentzloff- went over bike rack placements and making sure there are some located near the Bus stop.

Iacoangeli- BATA stop, in the first review it was suggested to have a bump out between buildings 7 and 8 so people are not getting in and out of the bus in a driveway. The current placement, they moved it closer to the intersection in a right hand turn lane, about 25 ft from the cross bar. Thinks it's too close to the intersection. Pointed out that there is plenty of room between building 8 and 7 for a safer area for loading and unloading.

Wentzloff- is there a reason for the expansion of the asphalt behind the old Kmart building?

Chappelle- So semi trucks can turn around and back in. It is for larger trucks that may be a future tenant.

Keever- In the first PD there was a turn around in the north west corner. In this proposed amendment that turn around has been removed and replaced with the expanded asphalt.

2. Traverse City Horse Shows – Minor Amendment Request SUP 2006-12P (as amended)
Keever- confusion last month with the set back. Had quoted an incorrect set back. A letter from the adjacent property owner and their support for the project is included. Their is no issue from the current adjacent property owner. There is a 100' set back from the road right of way. These proposed campsites are over 200' from the road right of way. What has been used in the past is in compliance and that is also how the additional sites got approved from the DNR, because they met that setback. There is no setback from the property line.

Rosa- Brought up setbacks and disagreed as to their not being any setbacks.

Jocks- quoted setbacks in the AG district.

Iacoangeli- clarified for everyone that there are property setbacks in every district. Setbacks from the road right of way is different.

Wentzloff- commented that it looks like they are already in use.

Keever- they are being used for storage

Discussion followed on setbacks and the original campsites vs the newly proposed ones.

Iacoangeli- They can either ask for a variance or as has been suggested from the beginning they need to submit a plan for the property. If they ask for a variance he would have to write an opinion stating its a self created hardship and no variance should be allowed. They need to do a planned development and lay everything out.

Motion by Timmins, support by Challenger to deny the request by Traverse City Horse Shows minor amendment request SUP 2006-12P.

Motion carries unanimously

3. Master Plan Discussion: Draft Survey (Update)

Iacoangeli- The survey is being completed by Kathrine Summerfield, who is a researcher and is the one leading a statistically valid survey.

Wentzloff- The draft is getting written, the draft will come to the PC at the June meeting. There is a bata group of citizens being formed, anyone interested in being on it reach out to Lindsey, than it will come back to the PC. The survey will be available in the June packet if all goes as

planned. The survey will still go out this summer. We do not have to approve it right away, we can slow it down. There is consideration given to time of year it is sent out when an area has seasonal residents.

Aukerman- Wolf had planned to introduce a focus group. She is identifying people around our community, from different neighborhoods, to look at the survey and give their feedback and or questions.

The survey will be back on the June agenda

4. Zoning Ordinance Text Amendment(s)

Wentzloff- This is continued work in progress, it is targeted for next month's meeting.

J. NEW BUSINESS:

1. None

K. PUBLIC COMMENT & OTHER PC BUSINESS

Public comment opened at 8:47

James Manley- Skegemog raptor center - Discussed the bald eagle nest. The fines for not following the guidelines.

Brian Kelley- Says the RV's at the horse show grounds are being used. He has seen them in use. Appreciated the discussion concerning the eagles nest. Discussed the snow removal on the Kmart property and having a better plan then pushing it over the curb towards the wetlands, the stuff off the parking lots is pretty toxic. Missing, what is called sediment forebays to capture sediment in the stormwater basins. Discussed the new loading docks behind the old kmart building and if there was really a need for them. Talked about past survey questions. Talked about the timeline of getting the packets and having time to read them and discuss with neighbors or others.

Doug Landis- Thanked the committee for extending the public hearing. Brought up comments they felt the developers ignored from the April meeting. Should get more information from experts, pointed to the information he provided.

Nancy Kaetchen- Thank the committee for all the research done. Don't think the developers are willing to listen to other people's expertise. Asked who the playground, dog park and community center would be open to.

Marc Frick- Don't make a decision on this property based on the Children's Museum that does not yet exist. Talk about the 16,000 sq ft building but don't feed into the Children's museum without it being a for sure deal. Shared his feeling about a comment the chair made at the last meeting during the committee's deliberations concerning other uses that were allowed by right within the zoning district.

Theresa Galante- Thinks the focus group is a great idea. Would like to see the township do an open house. She could gather 5 or 6 people to help run it. Thinks it would get more community involvement.

Christy Lundgren- doesn't feel there is all the information coming to the public from all sides. Talked about the new turn around behind the Kmart building and Chappelle's comment that it is to help get a tenant, there is not even a planned tenant yet that needs the turn around.

Heidi Vollmath- Thanked the committee for slowing down the process and listening.

Iacoangeli- talked about the original proposal that came before us for the Kmart reuse and how people

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didn't originally want housing and now they want affordable housing. This project is market based, it was never presented to the planning commission as affordable housing. He talked about how hard it was to finance affordable housing in the current market. He will be looking into the wetland area and the eagles nest. Addressed the Berth Vos bid put in by Starthmore and how it wasn't a ruse just to get approval on this current project. They put in a legitimate bid to the school district. They approached the township to see if they could put in a higher density than it was zoned for. They were told by myself and the supervisor that it was zoned for single family housing. They had a clause in the purchase agreement to have the appropriate zoning. Since they couldn't get the zoning they withdrew the offer for the building.

Wentzloff- addressed the disconnect between the current zoning of the Bertha Vos property and what it is on the future land use map. That zoning is something that the committee may want to look at during this master plan update.

1. Planning & Zoning Administrator Report – Lindsey Wolf
2. Township Board Report – Jean Aukerman-none
3. Parks & Trails Committee Report – none

**ADJOURN: Motion by Timmins, support by Aukerman to adjourn.
Motion carries unanimously**

Planning Report

Serving & Planning Communities Throughout Michigan

June 2024

Top Story

Michigan Supreme Court on Drone Enforcement

“Applying the exclusionary rule would prevent the Township from effectuating its nuisance and zoning ordinances —a serious cost.” Michigan Supreme Court

In the case, Long Lake Township v. Maxon, the Michigan Supreme Court unanimously supported the Township’s right to use drone footage on private property as a part of civil enforcement. It was ruled that there was no violation to the Fourth Amendment requirement for local government to issue a warrant, a departure from the Appeal Court who had stated that a governmental entity must secure a warrant prior to conducting drone surveillance. In this case, Todd Maxon, as a hobby, was fixing up old vehicles in his backyard. From the Township’s perspective, this was a zoning violation. The property shared more characteristics with a salvage yard, a use prohibited in residential zones. The Township was able to confirm this commercial use through drone footage. The Maxon’s felt they had a reasonable right to privacy on their property that was violated by an unlawful search and seizure. The Maxon’s argued that the drone footage should not be considered in the case since it was “illegally” gathered. The Michigan Supreme Court found that the exclusion of this evidence, known as the “exclusionary rule” applies to criminal cases, not civil cases.

The Record Eagle. https://www.record-eagle.com/news/local_news/code-enforcement-in-the-sky-drone-decision-debated/article_910006ae-0d84-11ef-b9e2-9fd8e1e1d66b.html

Grants

EGLE First Ever Environmental Justice Grants

“Addressing historical inequities is an important part of EGLE’s mission and the reason our office exists.” Regina Strong, head of the Office of the Environmental Justice Public Advocate

EGLE’s Office of Environmental Justice Public Advocate (OEJPA) was formed in 2019 with the goal to reduce environmental health burdens in Michigan’s environmental justice communities. Starting in fiscal year 2024, a new \$20 million Environmental Justice Impact Grant program was made available for various purposes such as removing blighted or contaminated buildings, protecting air quality, or supporting local public health initiatives. [Applications](#) for place-based and equity-focused projects are open! Each applicant is eligible to apply for up to \$500,000. Applications are due **July 15, 2024** and awarded in September. In addition to this grant opportunity, the State has also committed to using the Biden Administration’s [Justice40](#) policy, which ensures that at least 40% of the overall benefits of certain state and federal investments go to environmental justice and disadvantaged communities for issues like pollution remediation and reduction, climate change mitigation, and sustainability.

EGLE. <https://www.michigan.gov/egle/newsroom/press-releases/2024/05/14/ej-impact-grants>



News

Lawmakers Pilot a Mileage-Based Tax

"It will not get any better until we invest more money." Lance Binoniemi, Michigan Infrastructure and Transportation Association

Michigan's roads and bridges are deteriorating faster than they can be repaired, which is only expected to worsen without significant additional investment. Funding for Michigan road repairs is primarily based on a 27.2 cents-per-gallon tax on gasoline and diesel fuel that drivers pay. However, as electric and hybrid vehicles grow in popularity, this funding source has dwindled and cannot keep up with cost of road maintenance. Whitmer's unpopular 45-cent gas tax proposal in 2019 left Michigan officials considering other options to address road funding gaps. Other states (Oregon and Utah) have implemented mileage-based user fee opt-in programs that charge motorists by how much they use the roads. The Michigan Senate proposed a \$5 million pilot program that would be voluntary for participants who choose to pay a mileage-based fee in exchange for a refund for any fuel taxes or registration fees they pay.

MDOT would lead the pilot and report findings to the Legislature by the end of 2026 on issues around cost, privacy issues, data collection technology, feasibility, and participant acceptance. According to the reporting from other states, voluntary programs have generated less revenue than if the programs did not exist. Lawmakers are also exploring toll road proposals, projecting Michigan could generate up to \$1 billion a year by setting up tolling on heavily-traveled highways.

Bridge Magazine. <https://www.bridgemi.com/michigan-government/mileage-tax-michigan-motorists-lawmakers-want-5m-pilot-program>



Training

What's Coming Up?

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

CEDAM: Rural Focused Boot Camp

June 4-7 In person at Crystal Mountain

June 20 Virtual final presentations

More information: <https://cedamichigan.org/training/development/>

MAP: Safe Routes to Parks - Free

June 13 webinar

More information: https://www.planningmi.org/aws/MAP/pt/sd/calendar/358856/_PARENT/DEMO_layout_details/false

Michigan Downtown Association: Lunch & Learn - Free

June 17 webinar

More information: <https://www.memberleap.com/Calendar/moreinfo.php?eventid=49766>

Infrastructure Asset Management Training Program - Free

July 26, deadline to apply

More information: https://www.planningmi.org/aws/MAP/asset_manager/get_file/897851?ver=1

Subject

Eagle and wetlands info for consideration at former Tom's/KMart

Eagles: For those interested in more information on the laws protecting eagles and their nests please see the Bald and Golden Eagle Protections Act <https://www.fws.gov/law/bald-and-golden-eagle-protection-act> In short, eagles and their nests are federally protected against actions that “molest or disturb” them or result in “injury”, “decreased productivity”, or “nest abandonment” including actions taken when eagles are not present. Violations carry criminal penalties including fines up to \$100,000 (\$200,000, for organizations), imprisonment, or both.

Wetlands: The former Kmart /Tom’s property discharge runoff flows into the local watershed that includes globally rare and vulnerable wetland ecosystems. Property adjacent to the site includes vernal pools which are increasingly recognized as biodiversity hotspots. For more information on the plants, birds, amphibians, and arthropods supported by vernal pools. See: [Vernal Pool \(msu.edu\)](https://www.msu.edu/~vpp/) The Michigan Vernal Pools Partnership provides additional information for recognizing and reporting these critical habitats <https://vpppartnership.iescentral.com/>

Further downslope the habitat merges into the globally rare and vulnerable Great Lakes Wooded Dune and Swale Complex. These ecosystems only occur on select Great Lakes shorelines as result of past glaciation and changing water levels. Only 95 of these unique ecosystem have been documented with 70 occurring in Michigan (one is right here in our backyard). “Rare animals associated with wooded dune and swale complexes include *Haliaeetus leucocephalus* (bald eagle, state special concern)”. “Protecting hydrology is important in the maintenance of vegetative structure in wooded dune and swale complexes.” See: [Wooded Dune and Swale Complex \(msu.edu\)](https://www.msu.edu/~wooded/)

The Michigan Natural Features Inventory ((MNFI) website is a wealth of information on natural communities and species: <https://mnfi.anr.msu.edu/>

Doug Landis PhD, retired professor who researched conservation and restoration of plant and animal communities.

To: Lindsey Wolf, Acme township Planning Commission
From: Brian Kelley
June 5, 2024
Re: Feedback on Pilot draft survey

Good morning,

Thank you for giving me the opportunity to provide feedback. This was challenging to format and markup, especially since we did not have an electronic copy that could be easily edited with common tools. I attempted to mark up a scan of the Pilot draft, and am supplementing that with the following comments.

The pilot draft is a great effort and start. It will benefit from further review and refinement, in concert and collaboration with the public. I suggest a subcommittee or PC work-session. That is essential.

After reviewing the draft Pilot I compared draft pilot questions to the 2013 survey. It is important to reference the 2013 version when reading my comments. Some important parts of 2013 were lost in the new version. I am including the 2013 questions for reference, and also the original report on the 2013 survey results. It is important to reference the 2013 results and analysis when reviewing the draft Pilot.

In regard to new areas of concern and questions, care is needed to adequately cover the changes in our community since the 2013 survey, and concerns expressed by residents. I have tried to incorporate some of those in my comments, but more discussion and collaboration are necessary.

Often in my comments I reference a Note*, it relates to option order and is explained at the end of the document. I may have missed instances where it applied.

Thank you,
Brian

2013 Question #1 from the 2013 survey is gone. It asked people to rank why they choose to live in Acme. Some of the reasons were critical. One of the reasons was "Rural Atmosphere". That is very important to many residents and was favored in 2013 responses. Nowhere in the 2014 survey is Rural Atmosphere mentioned.

There are other reasons to include question 1, and that needs quite a bit of discussion at the PC and public. Please see the copy of the 2013 Instrument that I have submitted as correspondence

Question 7: This was question 3 in 2013 – satisfaction with services.

This question was re-ordered from alphabetical. The new order implies 'stacking the deck' and possible bias. This occurs in multiple places in the Pilot. Each instance should be examined for intent and possible bias.

Question 8: This was question 4 in 2013 – initiatives should be pursued.

This question was re-ordered from alphabetical to something else, the new order implies 'stacking the deck' and bias. Alphabetical is good, and people see that when they take the survey. It should revert to alpha as in 2013.

Public BATA station expansion could use more clarity, see my comment about buses below.

Sewer system expansion is confusing. Where? Why?

Question 9: Rate issues facing acme in 5-10 years. This is a new question, and a good one.

Some of these things will already be issues. Should the question allow for that – "now or within the next 5-10 years" ??

Development of Farmland – that seems ambiguous. Perhaps it should be loss of farmland to development? That would add clarity and make it more useful.

I would like to see a question about loss of farmland to industrial scale solar. That has been a great concern in many communities.

Question 10 growth and development was question 5 in 2013.

Question 11 – economic growth opportunities was question 7 in 2013. See footnote*.

The original version was alphabetic and the new order is potential bias. This question contains many new options and needs careful review, and collaboration. It may have too many responses and overwhelm.

The mixed Use Developments definition is concerning. Does Industrial Development really belong in there? That would typically not be included.

Agricultural tourism is paired with Special Event Facilities. Those seem like two very different things and could benefit from being separated.

Question 12 – Desirability when planning for... This was question 9 in 2013. In 2013 it had an option for "Other" and would accept text. Can we keep that?

It is a challenging question. The order has been changed, but maybe that is a good thing. The first option – "promote safe, fast and efficient flow of traffic" –

that sure sounds good! But fast isn't typically safe. I am unsure if the current format can gather meaningful info, or how it could be improved.

"Take steps to slow traffic to a safe yet efficient flow". People are often reluctant to choose "slow" especially as the first word. What if there was a response similar to "Prioritize safe and efficient traffic flow"? That could be a more mid-range option?

In 2013 this asked "between m72 and 5 mile". The modified question asks from east bay township. Do people really even know where that is? I think many do not.

The option "take steps to preserve the viewshed of the bay" is interesting. There is a lot of bay viewshed along US31, especially between 5 mile and East Bay Twp. Loss of trees along the bay is a concern, especially for the damaged trees in bayside park and Gilroy. Road and traffic noise at Bayside, from the two state highways and intersection, are also extremely loud. Should old Bayside trees be replaced? Should there be a vegetative buffer between the intense highway traffic noise and Bayside? The large truck jake brakes are especially bad. Should the survey ask about that?

We are fortunate to have a great bay view along US31. Should the community experience at Bayside be a priority over the view from cars at 45+ MPH?

I wonder if the question should incorporate bicycles in any of the options? I know it seems crazy to bike on US31 but people do it, and we do ask about pedestrian traffic. Crossing the highway can be difficult. Last summer I saw a father on a skateboard with a kid on a bike with training wheels, on US31 in front of Kmart. He was heading south.

The 2022 Zoning ordinance re-write allows Electronic Message signs. This seems like a question and time to ask about that, "Allow Electronic Message signs at businesses"?

Part B of Question 12: US-31 & M72 E to Turtle Creek Casino.

The 2013 version ended at Arnold road. There was some concern that people did not know where Arnold road was. This new form is also challenging – the casino is Tribal Trust, so not technically Acme. Acme zoning does not really apply.

2013 provided an "Other" text response. Can we retain that?

"Retain opportunities for agriculture" – I don't know what opportunities really means. How about "Prioritize Agricultural land use"?

The Visual Preferences questions from 2013 have been removed in the Pilot. I think that was a good change.

Question 13 – Rate Priority for protection

This was question 8 in 2013 and is a great question. It has been heavily modified in the pilot.

In 2013 this question had an option to prioritize protection for **Rural Character**. It is gone. Many respondents in 2013 ranked RC as a High priority. Nowhere is Rural Character included in the 2024 draft Pilot. It is a key part of our township, and was heavily emphasized in the 2009 Master Plan. It should be included.

The #1 priority for protection in 2013 was modified - “Water Quality for streams, watersheds and Easy Bay” has been shortened to “Water Quality”. I think this change is ambiguous and problematic, especially since the 2013 version was the number #1 priority in both 2013 and 2018.

Should we include an option for “Wildlife corridors”? With increasing development pressure animals get cut off from water and other resources. The 2009 Master Plan featured the importance of that rather extensively. “Wildlife Habitat” is an important option, but corridors relate to connectivity, and are different.

Question 14 – Rate each housing option as a priority for development. Some of this was in question 13 in 2013. (*)

Workforce housing/affordable housing now implies taxpayer subsidies, PILOT, brownfield etc. But most people do not realize that. It seems like that should be clear in the option. OR maybe there should be an option that specifically asks something like “Supporting lower cost housing through taxpayer subsidies”

I think many of the options should clarify how the respondent feels about the priority of the housing type in **their** zoning district- but more specifically, next door to their home. It is easy to say ADUs are great, until your neighbor sells their home and the new owner builds a large one 10 feet from your property line.

Duplexes? Why not ask “Duplex conversion of the house next door”

Accessory dwelling units – Those are typically seen as rentals in PC discussion. ADU should include “rental”, to be more accurate.

The ADU definition does not match our proposed ordinance. The max height allowed is 24’ with a flat roof and possible roof top deck. The ADU could easily be as long as a 53 foot semi-trailer. The overall size could be two 53 foot semi-trailers stacked upon each other. I don’t think that is small. If we hope to gather meaningful info the question must accurately reflect what the draft ordinance proposes.

“Multifamily/Apartment Complexes” Possibly add “on your street” or “near you”? Again, it is easy to say “Great!” to these things when they are somewhere else. But when someone wants to do an apartment development near you (or a PD!), that is completely different.

Most people have no idea that many of those housing types are allowed in their zoning district, or as an allowed PD in their zoning district. They certainly do not know about Density Transfer.

Question 15 - Transportation initiatives

What would 'accommodations for high speed electric bikes" be? How would that be different than electric bikes? Should we allow high speed electric bikes on our trails? In-experienced users of rental e-bikes can be problematic.

This asks about "expanded bus routes" - Elsewhere there was a question that asked about BATA (in a somewhat ambiguous way). Perhaps these could be made more consistent, and clarified for what is being asked.

Does non-motorized trails exclude bikes with motors? I always thought so, but times are changing.

Question 16 - Township Recreation. This was question 17 in 2013

In 2013 it had an Other option. Can that be retained?

See Note*.

Question 17 – Agreement with statements. This was question 16 in 2013

In 2023 multiple community members observed Bayside park was full, parking was overwhelmed, people were parking on grass. Saylor park was also reported to be very busy, possibly due to heavy pavilion use. Should there be a question asking about how busy the parks are, and 'should the township prioritize local resident use where possible'? Bayside is a grant funded park so that does not directly apply, but if a new pavilion is added to Bayside, it may intensify the problem.

Question 18 – Township communication. See Note*

Video production of township meetings – I'm not sure that is clear. Mainly the use of use of "production" may be ambiguous.

Other possibilities:

"Live and recorded video of township meetings via ZOOM, etc"

Question 14 in 2013 – Rate each of the following zoning topics as a priority for the township" was a an important question and it has not been included in the Pilot draft. Please add it back.

As an example, Noise was a very high priority by respondents in 2013. Lighting standards / dark sky is very important, and has recently been mentioned at meetings.

I do agree that 2013 Question 18 needs clarification. In the original form some options were very ambiguous. For example, "Wind turbines" – what does it mean? Some of the options are items that seem request more of something, while others seem to request more enforcement.

"Noise restrictions" could be clarified as "Enforcement on Noise" etc.

Last summer the brewery at the former laundry had an outdoor concert where the sound carried all the way up into Wellington farms. I don't think anyone anticipated that those residential districts would be subjected to concert noise from 'bars' on US31, or any business noise from US31.

(*)NOTE: In all questions where priority is asked for, should the natural order: Not a priority, Low Priority, Medium Priority, etc" be utilized rather than the proposed "Low, med, high, not"? The former seems more natural and less biased.

2024 Acme Township Master Plan Update Survey

General Demographics - The following information is used for analysis purposes only. Please be assured that results are completely confidential.

Is the map too small? The 2013 survey had a large map, and a list of locations (the text of the list was quite small). Should it suggest calling or emailing twp if uncertain of location?

1) Which of the following best describes you?

- Year-Round Resident within Acme Township - Homeowner
- Year-Round Resident within Acme Township - Renter
- Seasonal Resident within Acme Township - Homeowner
- Seasonal Resident within Acme Township - Renter
- Non-resident property owner (Own property ONLY-do not reside, or conduct a business, in Acme Township)
- Other, please specify:

2) Are you a business owner in Acme Township?

- Yes
- No

3) Using the map on the right, please indicate in which section of Acme Township you reside.

- A: Shoreline north of M-72 and west of US-31
- B: East of US-31 and north of Brackett Road
- C: East of US-31, south of Brackett Road and north of Bunker Hill
- D: Cranberry Woods, Springbrook Hills, & Wellington Farms
- E: Holiday North, Pines & Stockfish subdivisions, Sherwood Farms
- F: Bay Villa Condos, Crestridge Hill, Scenic Hills and Village of Acme
- G: Business Community
- Not applicable

4) What category includes your age?

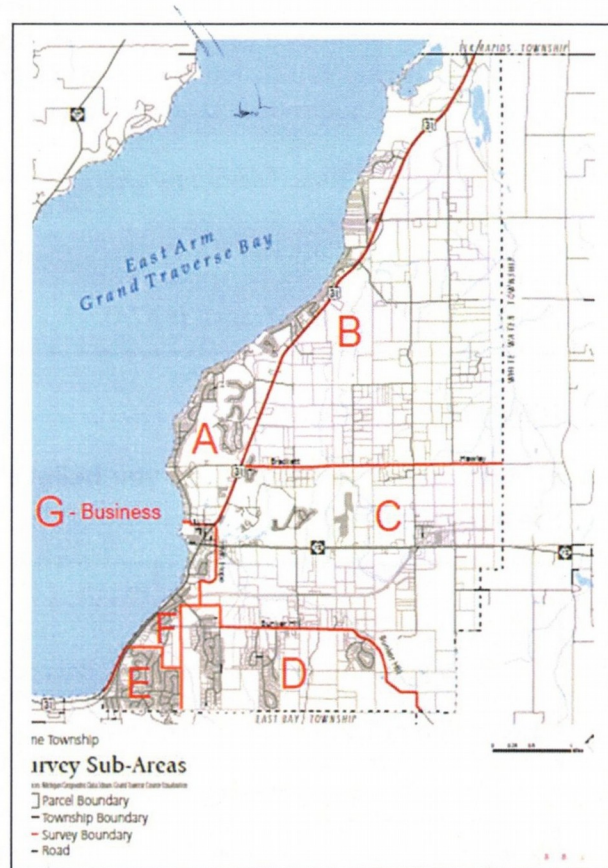
- | | | |
|------------------------------------|-----------------------------|-------------------------------|
| <input type="radio"/> 19 and under | <input type="radio"/> 40-49 | <input type="radio"/> 70-79 |
| <input type="radio"/> 20-29 | <input type="radio"/> 50-59 | <input type="radio"/> 80-89 |
| <input type="radio"/> 30-39 | <input type="radio"/> 60-69 | <input type="radio"/> Over 89 |

5) How long have you lived in Acme Township?

- | | |
|---|--|
| <input type="radio"/> Less than 2 years | <input type="radio"/> 11-20 years |
| <input type="radio"/> 2-5 years | <input type="radio"/> 20+ years |
| <input type="radio"/> 6-10 years | <input type="radio"/> Not applicable - I don't live in Acme Township |

6) In what ZIP code is your primary (homesteaded) residence?

- 49690
- 49686
- Other, please specify:



Was question 3 in 2013. Should road maint be "GTRC road maint?"

Website should be included? And "Information/updates from planning commission and board" might be nice. Reorder from alpha implies bias

TOWNSHIP SERVICES

7) How would you rate your satisfaction with the following services provided within Acme Township?

	Very Satisfied	Somewhat Satisfied	Somewhat Dissatisfied	Very Dissatisfied	No Opinion
Emergency Medical Services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fire Protection	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Law Enforcement Provided by Grand Traverse County Sheriff Department	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Police Power Ordinance Enforcement (Blight, Noise, Short-Term Rentals, Stormwater Control)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Zoning Ordinance Enforcement (Signage, Recreational Vehicle Parking, Living Quarters in Unpermitted Dwelling Units)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Road Maintenance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Park Maintenance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public Transit (BATA)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

TOWNSHIP PLANNING

Order change from alphabetical in 2013 implies bias with new order

8) With regard to funding, do you believe the following initiatives should be pursued in Acme Township over the next 10 years?

	Yes, even if it raises my taxes	Yes, only if it does not raise my taxes	No	Uncertain
Ongoing Road Maintenance & Reconstruction	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Expansion of Traverse Area Recreation Trail (TART) System	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
New Fire Station	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community Center	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public Transit (BATA) Station(s) Expansion	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sewer System Expansion	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Senior Services Programming/Activities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Library Services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Expansion of Recycling Services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Shoreline Protection What is this???	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Water Quality Protection	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Township-Wide Pathway System - including sidewalks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
US 31 Shoreline Parks Improvement(s)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Extended Education Offerings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other, please specify:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

9) Please rate the degree to which you believe each of the following will be an issue in Acme Township within the next 5-10 years. **Question to add: loss of farmland to industrial**

scale solar	Major Issue	Minor Issue	Not An Issue	Uncertain
Traffic	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Over-Development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Adequate Number of Retail Establishments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Adequate Number of Dining Establishments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Adequate Public Transportation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Population Growth	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Aging Transportation Infrastructure	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Aging Wastewater Infrastructure (Sewer Lines)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Aging Facilities Infrastructure (Playground Equipment, Pavilions, Park Bathrooms)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Development of Farmland Loss of?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Aging Developments (Neighborhoods, Commercial Properties)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lack of Employment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Cost Of Living/Affordability	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Property Tax Rates	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Adequate Parks/Trail Systems	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Crime/Safety	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Short-Term Rentals	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other, please specify:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

10) Please select the one statement below that most closely matches your views on growth and development in Acme Township. *"I would prefer the township to..."*

- Discourage growth and development.
- Encourage new growth and development.
- Maintain current rate of growth and development.
- No Opinion

ECONOMIC DEVELOPMENT

11) Please rate each of the following economic growth opportunities as a priority for development in Acme Township.

	Low Priority	Medium Priority	High Priority	Not a Priority	No Opinion
Locally Owned Retail	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Large-Scale Retail (Regional & National Chains)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Recreational Spaces (Parks, Plazas, Open Space)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Restaurants, Coffee Shops, Bakeries	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Entertainment Establishments (Theatres, Cinemas, Night Clubs)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Professional Offices & Technology Related Businesses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Agricultural Operations & Processing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Agricultural Tourism/Special Event Facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Industrial (Alternative Energy, Self-Storage Facilities, Warehousing & Distribution Centers, Automotive Repair)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Variety Of Housing Types/Residential Options	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Daycare Facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Educational Institutions (Elementary, College Satellites)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Alcohol Related Establishments (Bars, Microbreweries, Distilleries)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Gas Stations & Automotive Services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Personal Services (Beauty Salons, Spas, Dry Cleaning Establishments, Etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mixed Use Developments (Combination of Commercial/Professional/Industrial Development)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

ODD MATCH

This was question 7 in 2013. The order has been changed from alphabetic and the new order may be biased. The inclusion of Industrial Development in Mixed Use Developments seems out of place and may skew results in ways not intended.

12) Please rate each of the following in terms of desirability when planning for:

Middle option for traffic flow between fast and slow? Should pedestrian traffic include cyclists? Please see narrative for many more comments
US-31 from East Bay Township along the Grand Traverse Bay to the Grand Traverse Resort

	Very Desirable	Somewhat Desirable	Somewhat Undesirable	Very Undesirable	No Opinion
Promote safe, fast and efficient traffic flow	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Meet the needs of local pedestrian traffic	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Attract tourism	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Take steps to slow traffic to a safe yet efficient flow	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Attract new business/commercial growth	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Attract new residents	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Improve aesthetics (facades and landscaping)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Take steps to preserve the viewshed of the Grand Traverse Bay	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Should remain the same	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please see comments in narrative

Intersection of US-31 & M-72 E to Turtle Creek Casino

	Very Desirable	Somewhat Desirable	Somewhat Undesirable	Very Undesirable	No Opinion
Promote safe, fast and efficient traffic flow	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Retain opportunities for agriculture	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Take steps to slow traffic to a safe yet efficient flow	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Attract New Business/Commercial Growth	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Expand Industrial/Warehousing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Strip Commercial Development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Compact Commercial Centers	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Should remain the same	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

How about "Prioritize agricultural land use" instead of retain opportunities? Please allow the Other response option as in 2013. Please see narrative for Part A of this question

13) How would you rate each of the following as a priority for protection in Acme Township?

	Low Priority	Medium Priority	High Priority	Not a Priority	No Opinion
East Bay Shoreline/Water Access	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Water Quality Add back "for streams, watersheds and East Bay"	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Invasive Species Management	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Wildlife Habitat	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Farmlands/Orchards/Vineyards	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hunting & Fishing Opportunities/Areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Should "wildlife corridors" be added? That was an important part of the TOWNSHIP HOUSING 2009 Master Plan, and it is a big problem with development pressure

14) Please rate each of the following housing options as a priority for development in Acme Township.

	Low Priority	Medium Priority	High Priority	Not a Priority	No Opinion
Single-Family Houses - Small Lots (Less than Half an Acre)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Single-Family Houses - Large Lots (1 Acre or More)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Workforce and/or Young Families/Affordable Housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Accessory Dwelling Units (Smaller, Independent Residential Dwelling Unit on Same Lot as Single-Family Home. Internal, Attached or Detached)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Senior/Assisted Living Facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Duplexes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Multifamily /Apartment Complexes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Townhouses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mixed-Use Developments (Combination Of Residential and Non-Residential Uses)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mobile/Manufactured Homes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please see narrative notes.

TOWNSHIP TRANSPORTATION Please see narrative

15) Please rate each of the following transportation initiatives as a priority in Acme Township.

	Low Priority	Medium Priority	High Priority	Not a Priority	No Opinion
On-Road Bike Lanes Throughout the Township	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sidewalks Along US 31	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sidewalks Within New/Existing Developments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Nonmotorized Trails	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Accommodations For High-Speed Electric Bikes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Expanded Bus Routes/Increased Services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Electric Vehicle Charging Stations	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

TOWNSHIP RECREATION

16) Please rate each of the following recreational facilities and activities as a priority for development within Acme Township.

	Low Priority	Medium Priority	High Priority	Not a Priority	No Opinion
Art - Installations/Art Fairs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ball Fields	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Basketball Courts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Canoe/Kayak Launches	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community Gardens	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Dog Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Frisbee Golf	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Indoor Recreation Facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Outdoor Movies-In-The-Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Outdoor Performance Theaters/Cultural Events	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pickle Ball Courts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Playground Equipment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public Boat Launches	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Skateboard Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Snowshoeing/Ski Trails	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Swimming Beaches	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Tennis Courts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Volleyball Courts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Walking/Nature Trails	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Winter Skating Rink	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please see narrative

17) Please indicate your level of agreement with each of the following statements.

	Strongly Agree	Somewhat Agree	Somewhat Disagree	Strongly Disagree	No Opinion
Parks & recreation facilities/services are important to our community and worthy of taxpayer support.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Acme Township should support the development of trails that connect with other adjacent parks, points of interest, and the existing TART network.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Acme Township should continue additional land acquisitions to provide greater access to the GT Bay.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Acme Township should continue additional land acquisitions to provide access to more land for parks.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Acme Township should actively plan for and support arts and cultural activities.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please see narrative

TOWNSHIP COMMUNICATION

18) Please rate each of the following methods of communication as a priority in Acme Township.

	Low Priority	Medium Priority	High Priority	Not a Priority	No Opinion
Video Production of Township Meetings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Redevelopment/Design of Township Website	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Utilization of Social Media Platforms	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Township Newsletter (hard copy with tax bills)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Township E-Newsletter (Electronic)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Print Ads	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

19) How did you FIRST find out about this survey? Please select only one option.

- Township Website
- Township /Public Meeting
- Email Alert
- Received a copy in the mail
- Word of mouth
- Neighborhood Association
- Flyer at a local business or park
- Other, please specify:

PLANNING FOR THE FUTURE

20) Please indicate your level of agreement with each of the following statements.

	Strongly Agree	Somewhat Agree	Somewhat Disagree	Strongly Disagree	No Opinion
I feel that I have a voice in shaping the future of Acme Township.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I see Acme Township's growth and development heading in the right direction.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

ADDITIONAL THOUGHTS

Please share any additional thoughts you may have regarding the future of Acme Township.

Please return this survey to:

Acme Township
 Attn: Planning & Zoning Department
 6042 Acme Road
 Williamsburg, MI 49690

Return Date:

If you would like to be updated on the progress of this survey or be involved in other planning efforts, please send your contact information to: zoning@acmetownship.org or call (231)938-1510 please ask for Lindsey or Cristy.

Appendix A

Acme Township - 2013 Community Survey

Acme Township competes locally, state-wide, and nationally for dollars to help fuel its infrastructure and public land development. Additionally, the Township’s tax dollars need to be channeled toward the best uses. To help us prioritize actions and dollars for Acme Township and compete most effectively for grant monies, we need to hear what is most important to you. With your thoughtful feedback, the Township will evolve its Master Plan and work to implement the majority view held by Acme’s residents, land, and business owners.

We look forward to hearing from you. *Thank you for your time.*

QUESTION 1: Acme Township will be faced with many issues in the next decade for which long-range planning is critical. Following is a series of items addressing various issues relevant to the township. As you review these items, please think about your reasons for choosing to live in Acme Township. First, indicate the importance of each item when considering your choice to live in the township, and then rate Acme Township’s efforts with regard to the item.

1 = Very Unimportant 2 = Somewhat Unimportant 3 = Neutral 4 = Somewhat Important 5 = Very Important

1 = Poor 2 = Below Average 3 = Average 4 = Above Average 5 = Excellent DK = Don’t Know

Regarding...	How important is this issue to you?					How would you rate Acme Township with regard to this issue?					
	1	2	3	4	5	1	2	3	4	5	DK
Cost of Living / Affordability	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Property tax rate											
Responsive Government											
Quality of schools											
Quality of roads											
Recreation Opportunities for Adults											
Recreation Opportunities for Children											
Access to Health Care services											
Availability of Emergency Services											
Job Opportunities within Walking and Biking											
Distance of Acme Township											
Rural atmosphere											
Proximity to Traverse City											
Sense of community											
Access to water and East Bay											
Proximity to family and friends											
Other, please specify:											

QUESTION 2: How satisfied are you overall with the quality of life in Acme Township? *(Please check ONLY ONE.)*

1 = Very Dissatisfied 2 = Somewhat Dissatisfied 3 = Somewhat Satisfied 4 = Very Satisfied

QUESTION 3: How would you rate your satisfaction with the following services provided within Acme Township?

	Very Dissatisfied	Somewhat Dissatisfied	Somewhat Satisfied	Very Satisfied	No Opinion/DK
Emergency Medical Services and Fire Protection					
Park Maintenance					
Public Transit (BATA) Service					
Recycling Center					
Road Condition and Maintenance					
Sheriff Services					
Township Electronic Newsletter					
Township Web Site					
Zoning and Blight Enforcement					

QUESTION 4: With regard to funding, do you believe the following initiatives should be pursued in Acme Township over the next 10 years? (Please choose one response for each item)

	Yes, even if it raises my taxes	Yes, only if it does <i>not</i> raise my taxes	No	Uncertain
Community Center				
Community Newsletter (Mailed)				
District Branch Library				
New Fire Station				
New Township Hall				
Expansion of Sewer System				
Public Transit (BATA) Station(s)				
Public Water Services				
Recycling Service				
Road Maintenance and Reconstruction				
Senior Services				
Shoreline and Water Quality Protection				
Township-wide Pathway System including sidewalks				
Improvements to the US-31 Shoreline Parks				
Web/Televised Township Meetings				

QUESTION 5: Please select the one statement below that most closely matches your views on growth and development in the Township. *"I would prefer the Township to . . ." (Please choose only one)*

Maintain current rate of growth and development
 Encourage new growth and development

Discourage growth and development
 No Opinion

QUESTION 6: The Township currently levies a special property tax millage for Farmland Preservation. How likely are you to vote to continue this millage when it is up for renewal in 2013-2014?

1 = Not Likely 2= Likely 3 =Undecided

QUESTION 7: Rate each of the following economic growth opportunities as a priority for development in Acme Township.

	Low Priority	Medium Priority	High Priority	Not a Priority
Agricultural Operations and Processing				
Agricultural Tourism				
Residential (Single-Family)				
Residential (Multiple Family i.e. Apartments)				
Retail (Locally-Owned)				
Large Scale Retail (Regional and National Chains)				
Restaurants and Entertainment				
Professional Offices and Technology-Related Business				
Mixed Use (combination of retail/professional/industrial in one building)				
Recreation / Tourism				
Warehousing and Distribution Facilities				
Industrial				

QUESTION 8: Rate each of the following as a priority for protection by Acme Township.

	Low Priority	Medium Priority	High Priority	Not a Priority
Farmlands and orchards				
Opportunities for fishing and hunting				
Rural character				
East Bay shoreline				
Water quality for streams, watersheds and East Bay				
Wildlife habitat				

QUESTION 9: Please rate each of the following in terms of importance when planning for US-31 in Acme Township between M-72 and 5 Mile Road.

	Very Undesirable	Somewhat Undesirable	Somewhat Desirable	Very Desirable	No Opinion/DK
Promote, safe, fast and efficient traffic flow					
Take steps to slow traffic to a safe yet efficient flow					
Meet the needs of local vehicular traffic					
Meet the needs of local pedestrian traffic					
Attract new business / commercial growth					
Attract new residents					
Attract tourism					
Should remain the same					
Other, please specify:					

QUESTION 10: Using the VISUAL PREFERENCE guide select what you would like US-31 to look like in the future? (Please select ONE visual preference option)

- OPTION A
 OPTION B
 OPTION C

QUESTION 11: Please rate each of the following in terms of importance when planning for M-72 in Acme Township between Lautner Road east to Arnold Road.

	Very Undesirable	Somewhat Undesirable	Somewhat Desirable	Very Desirable	No Opinion/DK
Promote, safe, fast and efficient traffic flow					
Take steps to slow traffic to a safe yet efficient flow					
Attract new business / commercial growth					
Retain opportunities for agriculture					
Compact commercial centers					
Strip commercial development					
Industrial / Warehousing					
Should remain the same					
Other, please specify:					

QUESTION 12: Using the VISUAL PREFERENCE guide select what you would like M-72 to look like in the future? (Please select ONE visual preference option)

- OPTION A
 OPTION B
 OPTION C

QUESTION 13: Please indicate if you feel there is currently too much, the right amount, or too little of the following types of housing in Acme Township.

	Too Much	Right Amount	Too Little	Don't Know
Senior Citizen Housing				
Low and Moderate Income, individuals and families				
Work Force Housing (Home values less than \$145,000)				
Assisted Living				

QUESTION 14: Rate each of the following zoning topics as a priority for the township.

	Low Priority	Medium Priority	High Priority	No Opinion
Farm Markets				
Guest House on same lot as Primary Home				
Home-Based Occupations/Businesses				
Junk / Trash – quantity restrictions				
Lighting Standards / Dark Sky				
“Mother-in-Law” Apartments and/or Accessory Dwelling Units				
Noise Regulations				
Signs – size restrictions				
Wind turbines				

QUESTION 15: How often do you or a member of your household visit the following public/private outdoor parks, trails and/or indoor recreation facilities located in Acme Township?

	At Least Once a Week	Several Times a Month	Once a Month	Several Times a Year	Do not visit
Bayside Park					
Bunker Hill Boat Launch					
Deepwater Point Natural Area					
Dock Road Boat Launch					
East Bay Harbor Marina					
Grand Traverse Resort					
Lochenheath Golf Course					
Maple Bay County Farm Park					
MDOT/Gilroy Roadside Park					
Petobego State Game Area					
Sayler Park					
Shores Beach Boat Launch					
TART Trail					
VASA Trail /Bartlett Park					
Yuba Creek Natural Area					
Yuba Park Road Boat Launch					

QUESTION 16: Please indicate your level of agreement with each of the following statements.

	Strongly Disagree	Somewhat Disagree	Somewhat Agree	Strongly Agree	No Opinion
Parks and recreation facilities and services are important to our community and worthy of taxpayer support.					
Acme Township should continue additional land acquisition to provide greater access to Grand Traverse Bay					
Acme Township should support the development of trails that connect with other adjacent parks and the TART trail					
Acme Township needs a designated swimming beach					
Acme Township should have a public marina					
Acme Township should have an adequate public boat launch facility					
Acme Township should actively plan for and support arts and cultural activities					

QUESTION 17: Please indicate which of the following recreation facilities and activities Acme Township should plan for and develop. Indicate your *top three choices* by placing a 1, 2, and 3 next to your first, second, and third choice activities/facilities.

Please number your 1, 2, and 3 choices ONLY	RECREATION ACTIVITIES
	Ball fields
	Basketball Courts
	Bird Watching
	Canoe / Kayak Launches
	Children Play Structures
	Climbing Wall
	Community Gardens
	Cultural Events/Public Art
	Fishing Access Areas
	Frisbee Golf
	Non-Motorized Trails
	Outdoor Movies-in-the-Park
	Outdoor Performance Amphitheater

	Parks with wireless capabilities
	Passive (Leisure) Parks
	Public boat docks
	Skateboard Park
	Snowshoeing
	Swimming Beach
	Tennis Courts
	Volleyball (Beach) Courts
	Volleyball (indoor) Courts
	Walking and Hiking Trails
	Water Sports (i.e. Kiteboarding)
	Wind Sports
	Winter Skating Rink
	Other
	Other:
	Other:

QUESTION 18: General Demographics – The following information is used for analysis purposes only. Please be assured that results are completely confidential.

How long have you lived in Acme Township?

- Less than 2 Years
- 2 – 5 Years
- 6 – 10 Years
- 11 – 20 Years
- More than 20 Years

How would you classify yourself?

- Year Round Resident – Homeowner
- Year Round Resident – Renter
- Seasonal Resident – Primary Residence is located in another community
- Non-resident property owner (Own property only but do not live or conduct a business in Acme Township)
- Business Owner in Acme Township

Which of the following categories best describes your occupation?

- | | |
|---|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Manufacturing |
| <input type="checkbox"/> Construction | <input type="checkbox"/> Wholesale Trade |
| <input type="checkbox"/> Retail Trade | <input type="checkbox"/> Transportation and Warehousing |
| <input type="checkbox"/> Information / Technology | <input type="checkbox"/> Finance, Insurance and Real Estate |
| <input type="checkbox"/> Professional, Scientific, Management | <input type="checkbox"/> Educational, Health, and Social Services |
| <input type="checkbox"/> Arts, Entertainment, and Recreation | <input type="checkbox"/> Government |
| <input type="checkbox"/> Retired | <input type="checkbox"/> Currently Unemployed |
| Other _____ | |

How many children age 17 or younger live in your household? # of Children _____

Please indicate the zip code where you WORK? Zip Code _____

What category below includes your age?

Under 20 years old
20 – 29 years
30 – 39 years

40 – 49 years
50 – 59 years
60 – 69 years

70 – 79 years
80 – 89 years
90 years and over

To receive updates on the Community Master Plan, and/or Parks & Recreation Plan, go to www.acmefuture.org and subscribe.

Please feel free to comment in the text box below regarding any concerns you may have that were not addressed in this Resident Survey, or you can provide comments at www.acmefuture.org.

Thank you for your participation!

QUESTION 10: US-31 CORRIDOR VISUAL APPEARANCE PREFERENCE



OPTION A – Existing Condition



OPTION B – Reduction from 5 to 3 lanes with on-street parking, bike lanes, and sidewalks

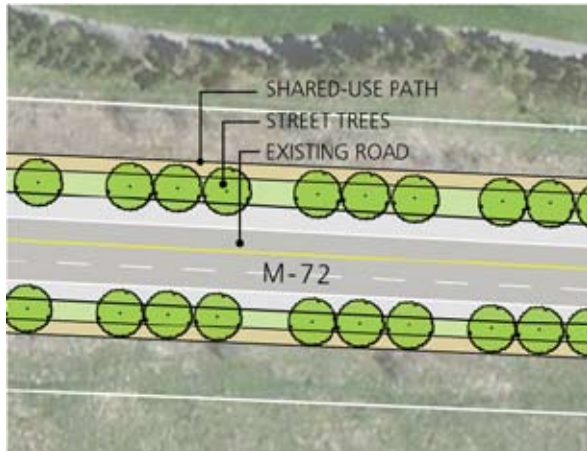


OPTION C – Reduced lanes, sidewalks, lights and new retail/office buildings placed closer to US-31

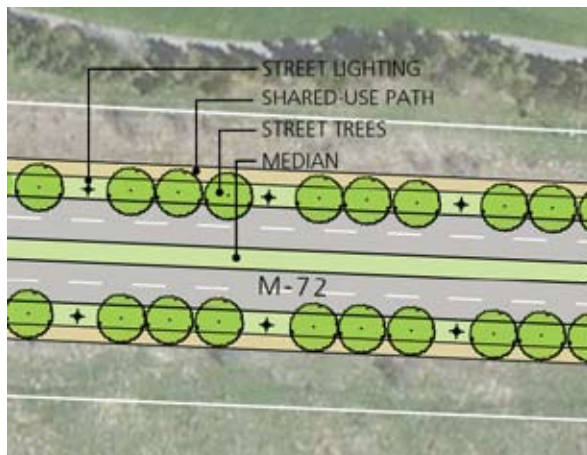
QUESTION 12: Visual Preference Survey for M-72



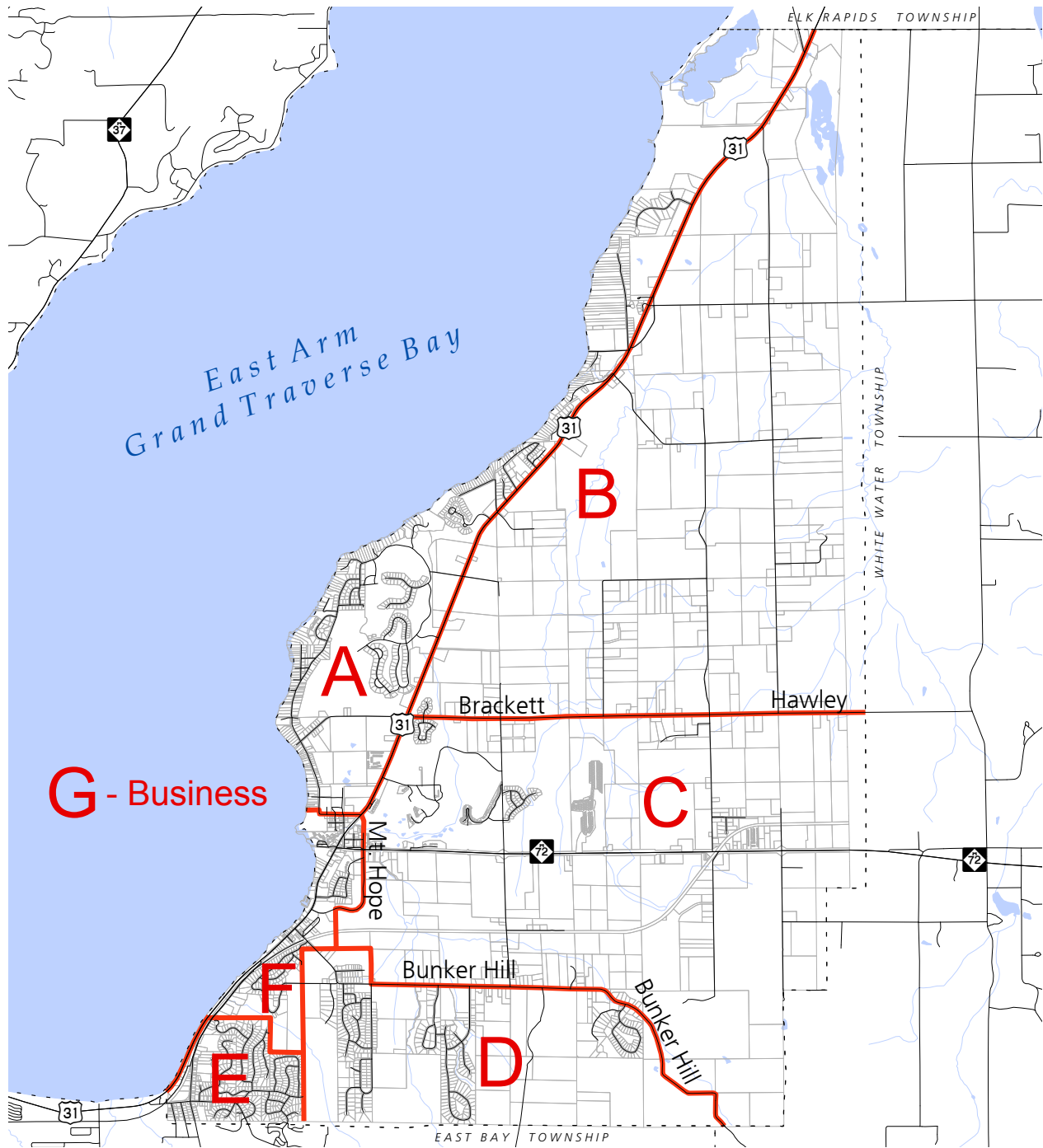
OPTION A - EXISTING CONDITION



OPTION B – SHARED PATH and TREES
Road remains the same but a shared pathway and street trees are added.



OPTION C – MEDIAN
A median is installed with shared pathway, landscaping and corridor lighting.



Acme Township

Survey Sub-Areas

Data Sources: Michigan Geographic Data Library, Grand Traverse County Equalization

- Parcel Boundary
- Township Boundary
- Survey Boundary
- Road

For assistance in locating your condo or subdivision, flip the page over to find a list of properties and corresponding sub-area.



SUBDIVISION / CONDO NAME	SUB-AREA
Bayridge Condo	A
Beechwood Cliffs	A
Birchview Shores	A
Cottages at Windward Ridge	A
Deepwater Point II Condo	A
Deepwater Point III Condo	A
Deepwater Point Sub	A
Dock Harbor Estates	A
First Addition to Sunset Park	A
Juniper Woods	A
LochenHeath site Condo	A
Orchard Shores	A
Peaceful Valley	A
Ridge Top Condo	A
Sunset Park	A
Supervisors Plat Peninsula View	A
Valley Estates	A
Woodland Acres	A
Woodridge Estates	A
Wolverine Heights	Half A Half B
Yuba Creek	B
Arrowhead Estates	C
Cottage Glens Condos	C
Deepwater Point Condo	C
Golfcrest Condos	C
Grandview Sub	C
GT Bayview Condos	C
GT Golfview Condos	C
GT Hilltop Condo	C
GT Valleyview Condo	C
M-72 E Storage Condos	C
Railway Industrial Park	C
Signature Ridge condos	C
Singletree Condo	C
Singletree II Condos	C
Traverse Bay RV Park	C
Your Storage Condo	C

SUBDIVISION / CONDO NAME	SUB-AREA
Cranberry Woods	D
Crows Nest Sub	D
Hampshire Hills	D
Pleasant Ridge	D
Rondo Heights	D
Springbrook Hills	D
Springbrook Hills No 2	D
Springbrook Hills West	D
Sugar Bush	D
Village Point	D
Wellington Farms	D
Wellington Farms No 2	D
Wellington Farms No 3 & 4	D
Williamston Estates	D
Bay Pines	E
Blackwood Hills	E
Holiday North	E
Holiday Pines	E
Holiday Pines No 2	E
Huntington Woods No 1	E
Huntington Woods No 2	E
Mount View	E
Northpointe Subs 1 through 5	E
Sherwood Estates	E
Sherwood Estates No 2	E
Sherwood Estates No 3	E
Sherwood Estates No 5	E
Stockfisch Sub No 1	E
Stockfisch Sub No 2	E
Weathering Heights	E
Bay Villa Condo	F
Crest Haven Hills	F
Crestridge Hills	F
Crestridge Hills No 2	F
Grand Traverse Condo	F
Kirkridge Hills	F
Leonard Hoxsie's First Addition to the Village of Acme	F
Scenic Hills	F
Surfside Condominiums	F
The Shores Condo	F
Village of Acme	F

Report to

ACME TOWNSHIP

for

RESIDENT AND BUSINESS SURVEY

Prepared by:

Cathlyn Sommerfield, Ph.D.
Research Services

June 2013

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EXECUTIVE SUMMARY

Demographic Profile

- Thirty-seven percent of respondents reported living in Acme Township for more than 20 years, with an additional 25% indicating they had lived in the township 11-20 years. Six percent of respondents reported living in the township for less than two years.
- Twenty-one percent of survey respondents are located in the Cranberry Woods/Springbrook Hills/Wellington Farms area, 20% in the Holiday North & Pines/ Sherwood Farms/Stockfish area, and 19% in the Shoreline North of M-72 and West of US-31 area.
- The majority of respondents (80%) indicated they are a Year Round Resident – Homeowner.
- Thirteen percent of respondents indicated they are a business owner in Acme Township.
- Thirty-eight percent of respondents indicated they are currently retired, with the second largest group (15%) reporting they are employed in Educational/Health/Social Services occupations.
- Thirty percent of respondents reported they are between the ages of 60 and 69, while 26% reported being between 50 and 59 years of age.

Survey Results

- Issues most frequently identified as Very Important include Property Tax Rate, Availability of Emergency Services, and Quality of Roads (58%, 56%, and 55%, respectively).
- Acme Township received the highest ratings regarding Proximity to Traverse City, Access to Water and East Bay, and Availability of Emergency Services (31%, 29%, and 25%, respectively).
- With regard to the issues assessed, the largest gap between importance and rating of Acme Township is found with Quality of Roads.
- Eighty-eight percent of survey respondents indicated they are Somewhat or Very Satisfied, overall, with the quality of life in Acme Township.
- Concerning satisfaction with current services, respondents expressed the highest levels of satisfaction with Recycling Center and Emergency Medical Services/Fire Protection, while the lowest levels of satisfaction were assigned to Road Condition/Maintenance, Zoning/Blight Enforcement, and Public Transit Service.
- Regarding a variety of issues which could be pursued within Acme Township in the next 10 years, the majority of respondents indicated they believe Road Maintenance/Reconstruction should be pursued “Even if it raises my taxes,” while the majority also indicated they believe Recycling Center and Senior Services should be pursued “Only if it does not raise my taxes.” In addition, the majority of respondents indicated they do not believe Web/Televised Township Meetings, Community Newsletter (mailed), or New Township Hall should be pursued.
- When presented with a list of statements regarding options for growth and development in the township, approximately 50% indicated they would prefer.... “Encourage new growth and development,” while 32% expressed preference for “Maintain current rate of growth and development.”

- Approximately 39% of survey respondents indicated they are Likely to vote to continue the township's current special property tax millage for Farmland Preservation when it is up for renewal in 2013-2014; approximately 31% of respondents indicated they are not likely to vote in support of renewal.
- Respondents most frequently identified Recreation/Tourism, Retail (locally owned), Restaurants/Entertainment, and Residential (single family) as high priority for development in Acme Township (55%, 53%, 49%, and 41%, respectively).
- Similarly, respondents were asked to rate each of several characteristics based upon priority for protection. While five out of six characteristics were rated High Priority by the majority of respondents, Water Quality for Streams/Watersheds/East Bay and East Bay Shoreline received the strongest support, with 83% and 75%, respectively, assigning High Priority ratings.
- Concerning desirability when planning for US-31 in Acme Township between M-72 and 5 Mile Road, the majority of respondents rated "Promote safe, fast and efficient traffic flow" and "Meet the needs of vehicular traffic" as Very Desirable (60% each); approximately one-third of respondents rated "Should remain the same" Very Undesirable.
- Concerning desirability when planning for M-72 in Acme Township between Lautner Road east to Arnold Road, the majority of respondents (62%) rated "Promote safe, fast and efficient traffic flow" as Very Desirable, while 47% rated "Retain opportunities for agriculture" as Very Desirable; 48% and 46% of respondents rated "Strip commercial development" and "Industrial/Warehousing," respectively, Very Undesirable.
- When considering the current amount of several types of housing in the Township (Senior Citizen, Low/Moderate Income, Work Force Housing, Assisted Living), the majority of respondents, in each instance, indicated there is "The Right Amount;" however, 46% of respondents indicated there is currently "Too Little" Senior Citizen Housing and 42% indicated there is "Too Little" Assisted Living.
- With regard to a series of zoning issues, the majority of respondents rated "Junk/Trash Quantity Restrictions," "Noise Regulations," and "Signs-Size Regulations" High Priority (61%, 58%, and 51%, respectively). In addition, the majority of respondents (64%) rated "Guest House on same lot as Primary House" a Low Priority.
- Respondents most frequently cited Grand Traverse Resort, Bayside Park, and TART Trail as public/private outdoor parks, trails and/or indoor recreation facilities used "Several Times a Year" (51%, 38%, and 32%, respectively).
- With regard to recreational facilities/services initiatives, the majority of respondents indicated they "Strongly Agree" *Acme Township should support the development of trails that connect with other adjacent parks and the TART Trail, Acme Township should have an adequate public boat launch, and Parks and recreation facilities/services are important to our community and worthy of taxpayer support* (62%, 56%, and 54%, respectively).
- When asked to indicate which of several recreation facilities/activities Acme Township should plan for and develop, top three cited as "First Choice" include Fishing Access Areas, Non-Motorized Trails, and Swimming Beach (49%, 47%, and 46%, respectively).

ACME TOWNSHIP

2013 RESIDENT AND BUSINESS SURVEY

1.0 OVERVIEW

1.1 Objective

The purpose of the research was to determine the views and opinions of Acme Township residents and business owners on a variety of township planning issues. Through a mail survey, residents and Acme Township business owners were asked to respond to questions addressing long range planning, potential township initiatives, development patterns, potential land uses, and other relevant issues. Demographic data (e.g., age, length of residency, location of residence/business) was gathered for use in determining views by various subsections. The results of the research identify resident and business owner views on township strengths and weaknesses, providing Acme Township representatives with information that can be used to prioritize opportunities or areas needing improvement, and for use in the Master Plan update.

1.2 Methodology

A mail survey was conducted with a total of 2,400 Acme Township households and business. Surveys were mailed on April 9, 2013, with returns accepted and processed during a four week period. A total of 584 completed surveys was included for analyses, for an approximate 24% response rate; the overall sample consisted of 499 resident/non-business owners and 77 business owners (eight respondents did not designate a status). Based upon a sampling table for 95% confidence level, and an approximate population of 2,740 households and 182 businesses, this provides a +/-3.97% household margin of error and a +/-8.51% business owner margin of error. Overall margin of error, based upon a contact data base of 2,922 households and businesses combined, is +/-3.63%.

The survey instrument was developed using Cardiff's Teleform scanning software. Survey data was analyzed using SPSS for Windows. Analyses included frequencies, cross-tabulations, and significance testing, as appropriate. The final report includes: Section 2.0: SURVEY RESULTS, including SPSS frequency tables* and Section 3.0: CROSS-TABULATIONS.

*SPSS Tables include the following column headers:

Frequency – the actual count/number of respondents choosing the response category

Percent – the percent of respondents choosing the response category, based on all cases (i.e., 584)

Valid Percent – the percent of respondents choosing the response category, based only on those answering the question (omits missing data). Recommended for use when interpreting results.

Cumulative Percent – sum of valid percents.

2.0 SURVEY RESULTS

2.1 Demographics

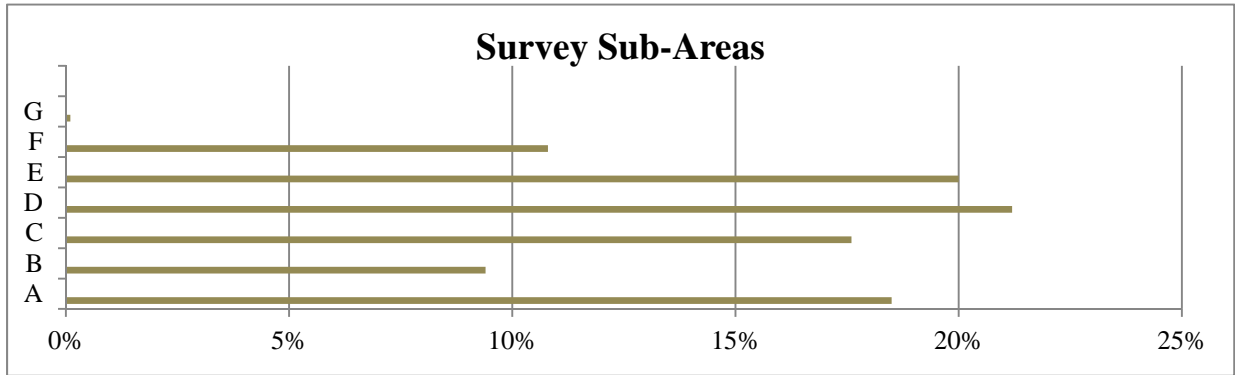
Respondents were asked to indicate how long they have lived in Acme Township. Table 1 displays results.

Table 1. How long have you lived in Acme Township?				
	Frequency	Percent	Valid Percent	Cumulative Percent
	10	1.7	1.7	1.7
Less than 2 Years	35	6.0	6.0	100.0
2 - 5 Years	60	10.3	10.3	36.8
6 - 10 Years	121	20.7	20.7	57.5
11 - 20 Years	145	24.8	24.8	26.5
More than 20 Years	213	36.5	36.5	94.0
Total	584	100.0	100.0	

The single largest group of respondents (37%) indicated they have lived in Acme Township for more than 20 years. The second and third largest groups indicated they have lived in Acme Township for 11 – 20 years (25%) and 6 – 10 years (21%).

Respondents next indicated in which area of the township they are located by referencing an enclosed Survey Sub-Areas map. The following table and the chart display results.

Table 2. Please indicate in which area of the township you are located by referencing the enclosed Survey Sub-Areas map.				
	Frequency	Percent	Valid Percent	Cumulative Percent
	8	1.4		1.4
A - Shoreline North of M-72 and west of US-31	108	18.5	18.5	19.9
B – East of US-31 and north of Brackett Road	55	9.4	9.4	29.3
C – East of US-31, south of Brackett Road and north of Bunker Hill	103	17.6	17.6	46.9
D – Cranberry Woods, Springbrook Hills, and Wellington Farms subdivisions	124	21.2	21.2	68.2
E – Holiday North & Pines Subdivision, Sherwood Farms and Stockfisch subdivisions	117	20.0	20.0	88.2
F – Bay Villa condos, Crestridge Hills, Scenic Hills and Village of Acme	63	10.8	10.8	99.0
G – Business Community	6	1.0	1.0	100.0
Total	584	100.0	100.0	



The single largest group of respondents (21%) indicated they are located in the Cranberry Woods/ Springbrook Hills/Wellington Farms area, with the next largest group (20%) indicating they are located in the Holiday North & Pines/Sherwood Farms/Stockfish area.

Respondents were also asked how they would classify their residency and whether or not they are a business owner in Acme Township. Tables 3 and 4 display results

	Frequency	Percent	Valid Percent	Cumulative Percent
	7	1.2	1.2	1.2
Non-resident property owner (Own property only but do not live or conduct a business in Acme Township)	33	5.7	5.7	6.8
Seasonal Resident - Primary Residence is located in another community	63	10.8	10.8	17.6
Year Round Resident - Homeowner	464	79.5	79.5	97.1
Year Round Resident - Renter	17	2.9	2.9	100.0
Total	584	100.0	100.0	

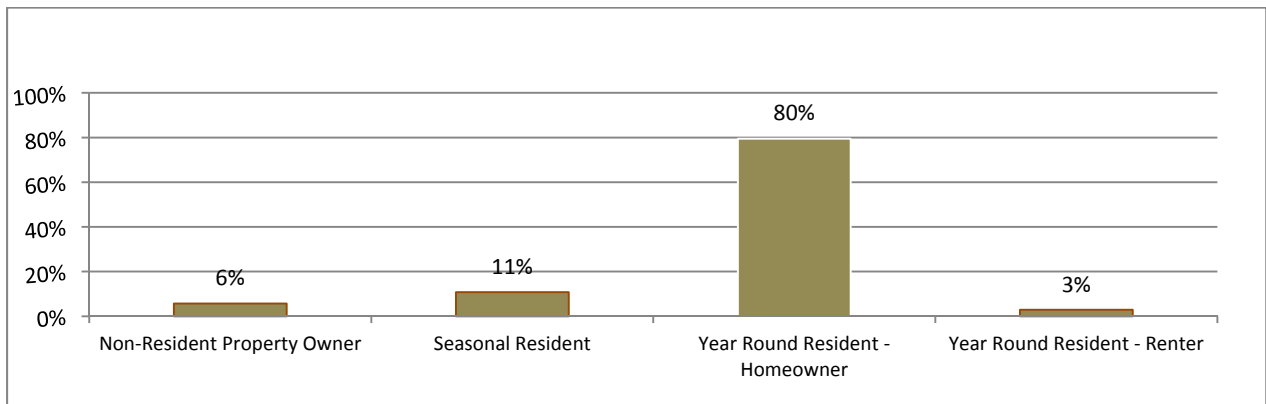


Table 4. Are you a business owner in Acme Township?

	Frequency	Percent	Valid Percent	Cumulative Percent
	8	1.4	1.4	1.4
No	499	85.4	85.4	86.8
Yes	77	13.2	13.2	100.0
Total	584	100.0	100.0	

The majority of respondents (80%) classified themselves as a Year Round Resident-Homeowner and 13% indicated they are business owners in Acme Township.

Respondents were asked to indicate which of several categories best described their occupation. Table 5 displays results.

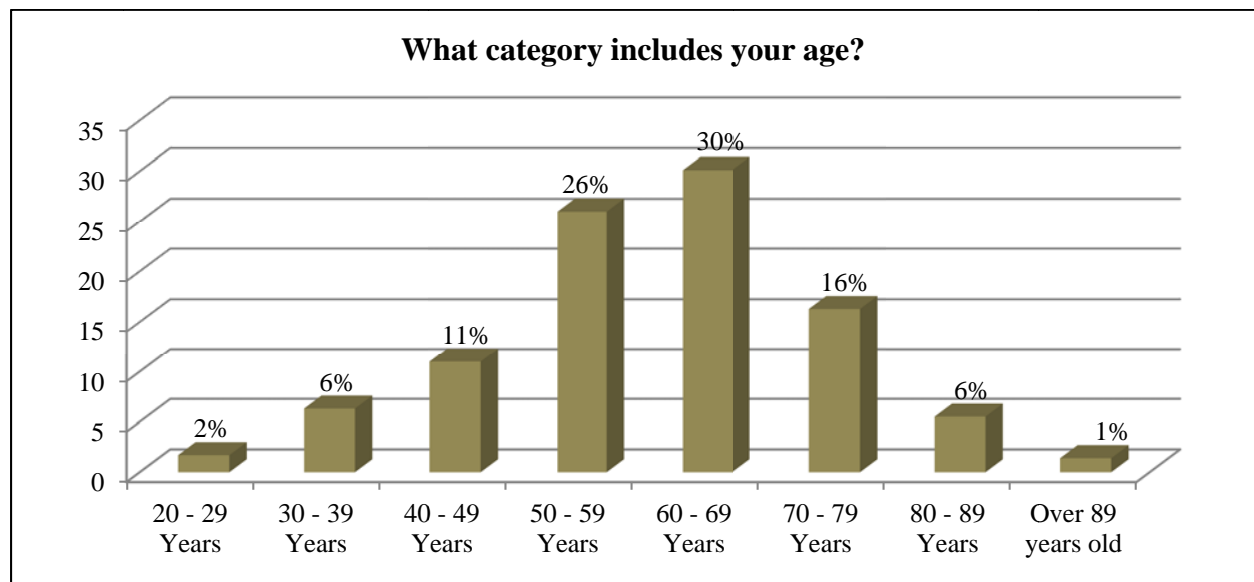
Table 5. Which of the following best describes your occupation?

	Frequency	Percent	Valid Percent	Cumulative Percent
	16	2.7	2.7	2.7
Agriculture	14	2.4	2.4	5.1
Arts, Entertainment, and Recreation	7	1.2	1.2	6.3
Construction	18	3.1	3.1	9.4
Currently Unemployed	7	1.2	1.2	10.6
Educational, Health, and Social Services	87	14.9	14.9	25.5
Finance, Insurance and Real Estate	31	5.3	5.3	30.8
Government	11	1.9	1.9	32.7
Information / Technology	14	2.4	2.4	35.1
Manufacturing	22	3.8	3.8	38.9
Other	34	5.8	5.8	44.7
Professional, Scientific, Management	69	11.8	11.8	56.5
Retail Trade	27	4.6	4.6	61.1
Retired	219	37.5	37.5	98.6
Transportation and Warehousing	4	.7	.7	99.3
Wholesale Trade	4	.7	.7	100.0
Total	584	100.0	100.0	

The single largest group of respondents (38%) indicated they are Retired, with the next largest groups citing Education/Health/Social Services (15%) and Professional/Scientific/Management (12%).

Respondents were also asked to indicate their age range. Table 6 and the chart below display results.

Table 6. What category below includes your age?				
	Frequency	Percent	Valid Percent	Cumulative Percent
	10	1.7	1.7	1.7
20 - 29 years	10	1.7	1.7	3.4
30 - 39 years	37	6.3	6.3	9.8
40 - 49 years	64	11.0	11.0	20.7
50 - 59 years	152	26.0	26.0	46.7
60 - 69 years	176	30.1	30.1	76.9
70 - 79 years	95	16.3	16.3	93.2
80 - 89 years	32	5.5	5.5	98.6
Over 89 years old	8	1.4	1.4	100.0
Total	584	100.0	100.0	



The single largest group of respondents (30%) indicated they are in the 60 – 69 years range, with the second largest group (26%) between 50 and 59 years of age.

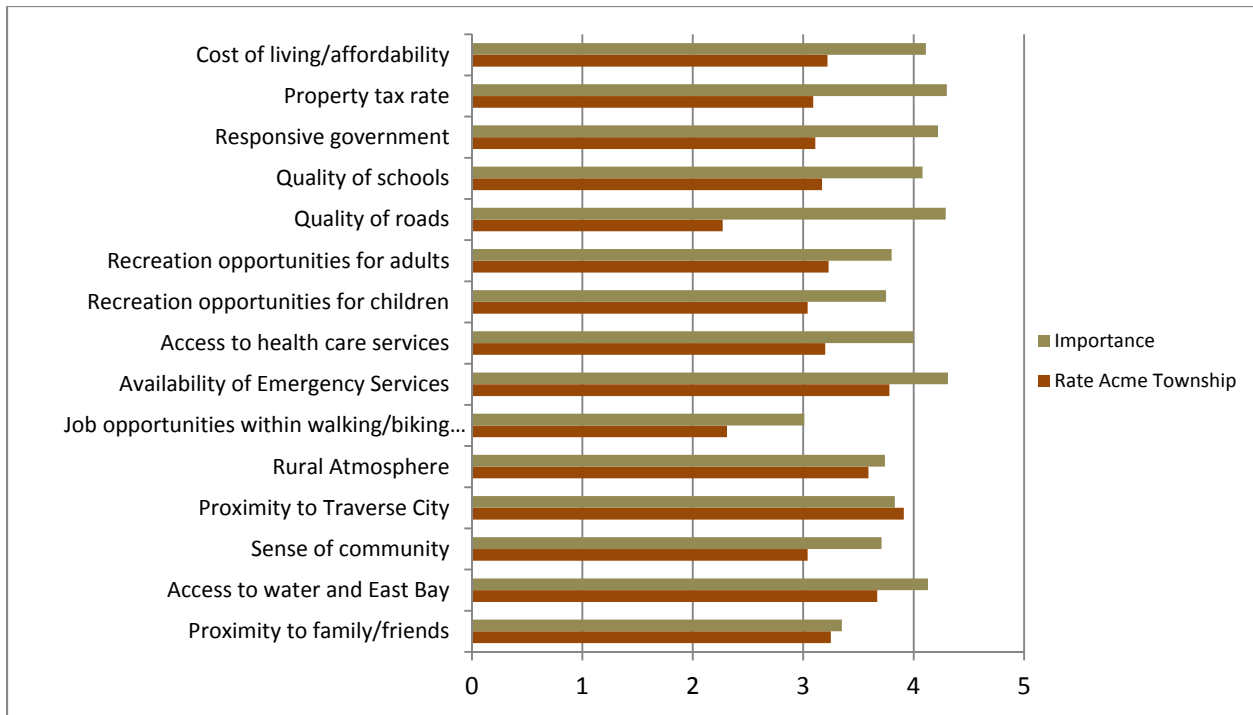
Respondents, if employed, were asked to indicate the zip code where they WORK. Of those who responded (n=320), most frequently cited zip codes included 49684 (29%), 49686 (22%), and 49690 (22%). A complete list of respondent Zip Codes is included in Appendix C.

Finally, with regard to demographic items, respondents indicated how many children age 17 or younger live in their household. The majority of respondents (60%) reported there are no children in their household, with the second largest group (8%) reporting there are two children in their household.

2.2

The initial series of survey questions asked respondents to first rate the importance of, and then rate Acme Township's efforts with regard to, items addressing various issues relevant to the township. Table 7 highlights results. The first column of Table 7 identifies the issue to be evaluated. The next five columns display percentages associated with each level of importance. The following six columns display percentages associated with Acme Township's efforts with regard to the issues.

Table 7. Acme Township will be faced with many issues in the next decade for which long-range planning is critical. Following is a series of items addressing various issues relevant to the township. First, please indicate the importance of each item when considering the future of Acme Township, and then rate Acme Township's efforts with regard to the item.											
	How important is this issue to you?					How would you rate Acme Township with regard to this issue?					
	Very Imp.	Somewhat Important	Und.	Somewhat Unimp.	Very Unimp.	Exc.	Above Avg.	Average	Below Avg.	Poor	Don't Know
	% count	% count	% count	% count	% count	% count	% count	% count	% count	% count	count
Cost of Living / Affordability	49.9% 284	25.5% 145	15.3% 87	4.6% 26	4.7% 27	7.3% 37	23.8% 120	55.8% 281	9.7% 49	3.4% 17	53
Property tax rate	57.5% 332	26.2% 151	9.7% 56	2.3% 13	4.3% 25	6.2% 33	26.4% 140	45.7% 242	13.4% 71	8.3% 44	28
Responsive Government	50.9% 289	29.6% 168	13.6% 77	2.3% 13	3.7% 21	8.7% 44	26.2% 133	40.0% 203	17.9% 91	7.3% 37	49
Quality of schools	50.2% 283	22.0% 124	18.3% 103	4.6% 26	5.0% 28	10.4% 44	27.8% 118	39.2% 166	13.2% 56	9.4% 40	119
Quality of roads	54.7% 315	31.8% 183	6.4% 37	2.1% 12	5.0% 29	3.5% 19	11.5% 62	26.3% 142	25.7% 139	33.0% 178	18
Recreation Opportunities for Adults	28.6% 164	36.0% 206	25.8% 148	6.1% 35	3.5% 20	11.2% 57	27.0% 138	40.1% 205	17.0% 87	4.7% 24	50
Recreation Opportunities for Children	28.7% 162	35.8% 202	22.8% 129	7.6% 43	5.1% 29	9.1% 44	20.5% 99	42.3% 204	21.6% 104	6.4% 31	75
Access to Health Care services	40.6% 232	31.5% 180	19.4% 111	4.4% 25	4.2% 24	9.8% 46	22.4% 105	49.5% 232	14.3% 67	4.1% 19	88
Availability of Emergency Services	55.9% 320	28.5% 163	9.3% 53	3.1% 18	3.1% 18	25.2% 119	35.3% 167	33.0% 156	5.5% 26	1.1% 5	86
Job Opportunities within Walking and Biking Distance of Acme Township	15.5% 88	18.6% 106	32.5% 185	18.1% 103	15.3% 87	2.5% 11	7.0% 31	32.0% 141	36.1% 159	22.4% 99	116
Rural atmosphere	32.0% 184	32.0% 184	19.8% 114	10.4% 60	5.7% 33	16.1% 85	38.4% 203	36.3% 192	6.6% 35	2.6% 14	30
Proximity to Traverse City	31.8% 181	33.6% 191	23.7% 135	6.3% 36	4.4% 25	30.6% 152	32.6% 162	34.6% 172	1.6% 8	0.6% 3	56
Sense of community	24.7% 140	35.1% 199	30.0% 170	7.1% 40	3.2% 18	7.9% 40	23.0% 117	41.1% 209	21.0% 107	7.1% 36	45
Access to water and East Bay	50.5% 291	27.1% 156	12.7% 73	4.7% 27	5.0% 29	29.3% 157	30.1% 161	23.9% 128	11.8% 63	4.9% 26	23
Proximity to family and friends	17.7% 100	25.3% 143	39.8% 225	8.5% 48	8.7% 49	9.1% 38	20.1% 84	60.8% 254	6.5% 27	3.6% 15	126
Other, please specify:	76.1% 51	6.0% 4	9.0% 6	1.5% 1	7.5% 5	10.5% 6	5.3% 3	12.3% 7	15.8% 9	56.1% 32	18



Percent of respondents rating each issue "Very Important," in descending order:

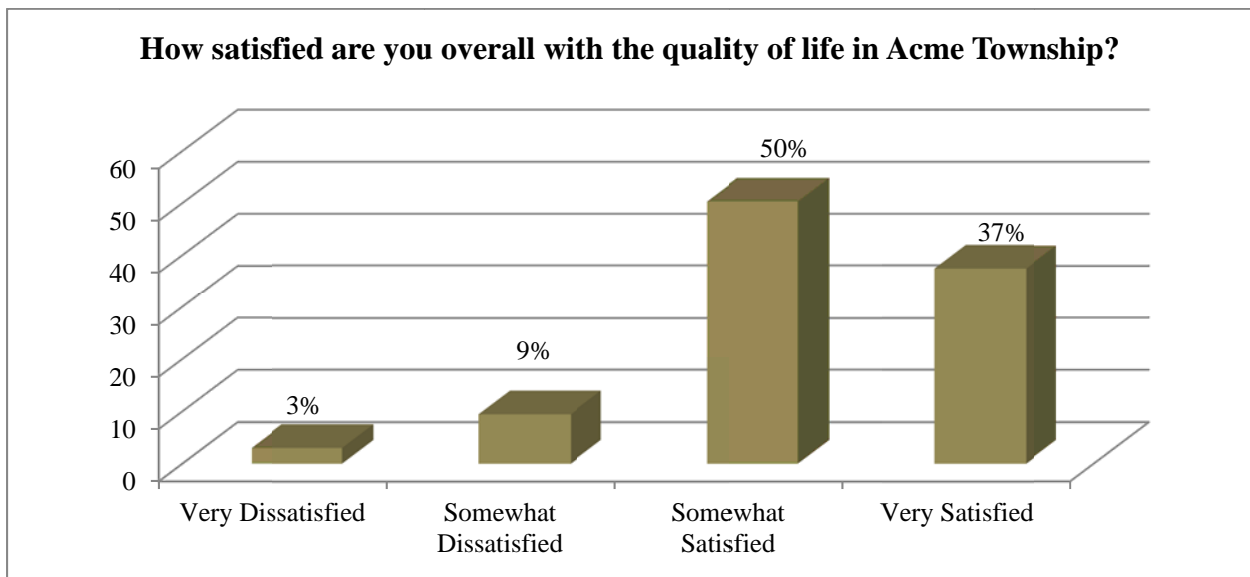
- Property Tax Rate (58%)
- Availability of Emergency Services (56%)
- Quality of Roads (55%)
- Responsive Government (51%)
- Access to water and East Bay (51%)
- Quality of Schools (50%)
- Cost of Living / Affordability (50%)
- Access to Health Care services (41%)
- Rural Atmosphere (32%)
- Proximity to Traverse City (32%)
- Recreation Opportunities for Children (29%)
- Recreation Opportunities for Adults (29%)
- Sense of Community (25%)
- Proximity to Family and Friends (18%)
- Job Opportunities within Walking and Biking (16%)
- Distance of Acme Township (16%)

Percent of respondents rating Acme Township "Excellent" with regard to each issue, in descending order:

- Proximity to Traverse City (31%)
- Access to water and East Bay (29%)
- Availability of Emergency Services (25%)
- Rural Atmosphere (16%)
- Recreation Opportunities for Adults (11%)
- Quality of Schools (10%)
- Access to Health Care services (10%)
- Recreation Opportunities for Children (9%)
- Proximity to Family and Friends (9%)
- Responsive Government (9%)
- Sense of Community (8%)
- Cost of Living / Affordability (7%)
- Property Tax Rate (6%)
- Quality of Roads (4%)
- Job Opportunities within Walking and Biking (3%)
- Distance of Acme Township (3%)

Question 2 asked respondents to indicate how satisfied they are, overall, with the quality of life in Acme Township. Table 8 and the chart below display results.

Table 8: How satisfied are you overall with the quality of life in Acme Township?				
	Frequency	Percent	Valid Percent	Cumulative Percent
Very Dissatisfied	16	2.7	3.0	3.0
Somewhat Dissatisfied	50	8.6	9.4	12.4
Somewhat Satisfied	268	45.9	50.3	62.7
Very Satisfied	199	34.1	37.3	100.0
Total	533	91.3	100.0	
Missing System	51	8.7		
Total	584	100.0		



The majority of respondents (88%) indicated they are “Very Satisfied” or “Somewhat Satisfied,” while 9% indicated they are “Somewhat Dissatisfied” and 3% are “Very Dissatisfied.”

Question 3 asked respondents to rate their level of satisfaction with a series of services provided within Acme Township. Table 9 displays results.

Table 9. How would you rate your satisfaction with the following services provided within Acme Township?					
	Very Dissatisfied	Somewhat Dissatisfied	Somewhat Satisfied	Very Satisfied	No Opinion DK
Emergency Medical Services & Fire Protection	1.1% 5	3.3% 15	36.6% 165	59.0% 266	122
Park Maintenance	2.7% 13	9.2% 44	50.4% 241	37.7% 180	91
Public Transit (BATA) Service	11.2% 29	23.2% 60	42.5% 110	23.2% 60	311
Recycling Center	1.4% 7	3.5% 17	31.2% 153	64.0% 314	72
Road Condition and Maintenance	39.7% 223	27.9% 157	26.5% 149	5.9% 33	10
Sheriff Services	2.0% 8	5.5% 22	50.3% 200	42.2% 168	167
Township Electronic Newsletter	3.9% 14	11.2% 40	45.4% 162	39.5% 141	209
Township Web Site	8.0% 27	11.6% 39	48.5% 163	31.8% 107	227
Zoning and Blight Enforcement	5.6% 20	29.9% 106	47.6% 169	16.9% 60	214

	N	Mean	Std. Deviation
Emergency Medical Services & Fire Protection	451	1.47	.619
Park Maintenance	478	1.77	.725
Public Transit (BATA) Service	259	2.22	.930
Recycling Center	491	1.42	.632
Road Condition and Maintenance	562	3.01	.948
Sheriff Services	398	1.67	.672
Township Electronic Newsletter	357	1.80	.790
Township Web Site	336	1.96	.870
Zoning and Blight Enforcement	355	2.24	.798

Note: Mean based upon 4-point Satisfaction Scale 1=Very Satisfied and 4=Very Dissatisfied

Respondents expressed the highest levels of satisfaction with the Recycling Center and Emergency Medical Services/Fire Protection, while the lowest levels of satisfaction were assigned to Road Condition/Maintenance, Zoning/Blight Enforcement, and Public Transit Service.

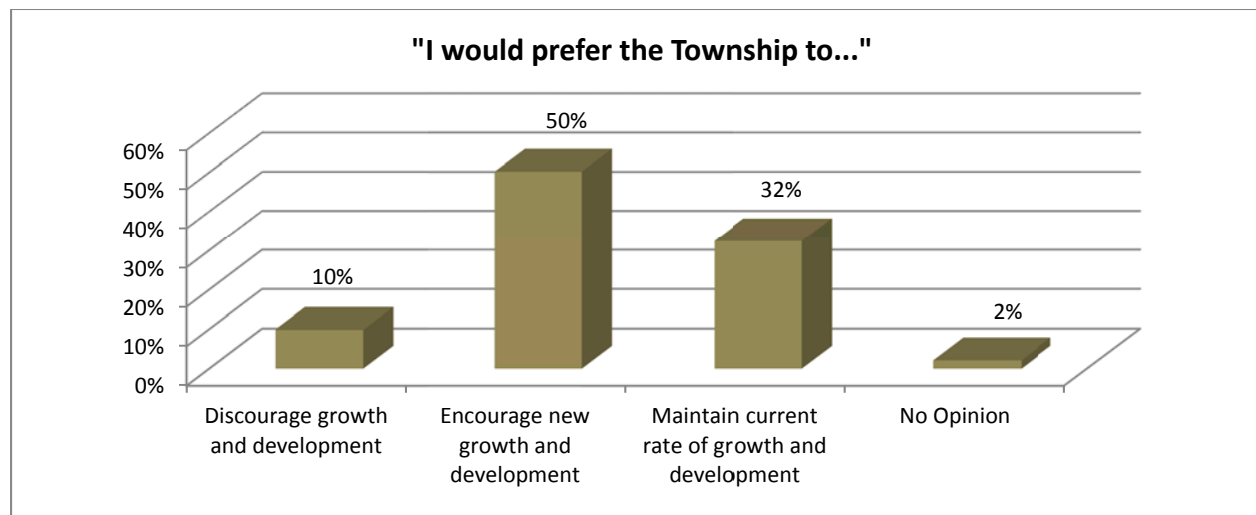
Question 4 asked respondents, with regard to funding, if they believe each of a series of initiatives should be pursued in Acme Township over the next 10 years. Table 10 displays results.

Table 10. With regard to funding, do you believe the following initiatives should be pursued in Acme Township over the next 10 years? (Please choose <u>one response</u> for each item)				
	Yes, even if it raises my taxes	Yes, only if it does not raise my taxes	No	Uncertain
Community Center	15.0% 73	45.1% 220	40.0% 195	78
Community Newsletter (Mailed)	6.1% 32	37.7% 197	56.1% 293	50
District Branch Library	17.2% 89	34.7% 179	48.1% 248	57
New Fire Station	19.7% 93	33.5% 158	46.7% 220	103
New Township Hall	11.2% 56	35.3% 177	53.6% 269	76
Expansion of Sewer System	16.5% 72	40.6% 177	42.9% 187	139
Public Transit (BATA Station(s))	15.3% 69	46.5% 210	38.3% 173	123
Public Water Services	18.3% 83	33.1% 150	48.6% 220	118
Recycling Service	18.6% 96	58.3% 301	23.1% 119	54
Road Maintenance and Reconstruction	54.9% 307	41.9% 234	3.2% 18	12
Senior Services	17.9% 84	55.7% 262	26.4% 124	104
Shoreline and Water Quality Protection	43.1% 233	48.6% 263	8.3% 45	36
Township-wide Pathway System including Sidewalks	35.7% 193	41.5% 224	22.8% 123	33
Improvements to the US-31 Shoreline Parks	35.4% 193	50.3% 274	14.3% 78	30
Web/Televised Township Meetings	5.3% 26	35.6% 173	59.1% 287	88

The majority of respondents (55%) indicated they believe Road Maintenance/Reconstruction should be pursued “even if it raises my taxes,” while the majority also indicated they believe Recycling Center and Senior Services should be pursued “only if it does not raise my taxes” (58% and 56%, respectively). In addition, the majority of respondents indicated they do not believe Web/Televised Township Meetings, Community Newsletter (mailed), or New Township Hall should be pursued (59%, 56%, and 54%, respectively).

Question 5 asked respondents to please select the one statement that most closely matches their views on growth and development in the Township. Table 11 and the chart below display results.

Table 11. Please select the one statement below that most closely matches your views on growth and development in the township. "I would prefer the township to..."				
	Frequency	Percent	Valid Percent	Cumulative Percent
	33	5.7	5.7	5.7
Discourage growth and development	57	9.8	9.8	15.4
Encourage new growth and development	293	50.2	50.2	65.6
Maintain current rate of growth and development	189	32.4	32.4	97.9
No Opinion	12	2.1	2.1	100.0
Total	584	100.0	100.0	

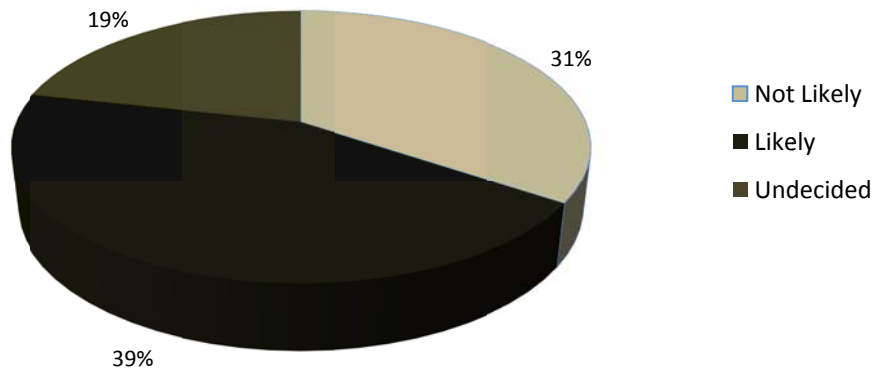


Fifty percent of respondents indicated they would prefer the township to “Encourage new growth and development,” with the second largest percentage (32%) indicating they would prefer the township “Maintain current rate of growth and development.”

Respondents were next asked how likely they are to vote to continue a special property tax millage for “Farmland Preservation” when it is up for renewal in 2013-2014. Table 12 and the chart below display results.

Table 12. The township currently levies a special property tax millage for Farmland Preservation. How likely are you to vote to continue this millage when it is up for renewal in 2013-2014?				
	Frequency	Percent	Valid Percent	Cumulative Percent
	61	10.4	10.4	10.4
Not Likely	180	30.8	30.8	41.3
Likely	230	39.4	39.4	80.7
Undecided	113	19.3	19.3	100.0
Total	584	100.0	100.0	

How likely are you to vote to continue a special property tax millage for Farmland Preservation when it is up for renewal in 2013-2014?



Approximately 39% of respondents indicated they are “Likely” to vote to continue the millage, while 31% indicated they are “Not Likely,” and 19% are “Undecided.”

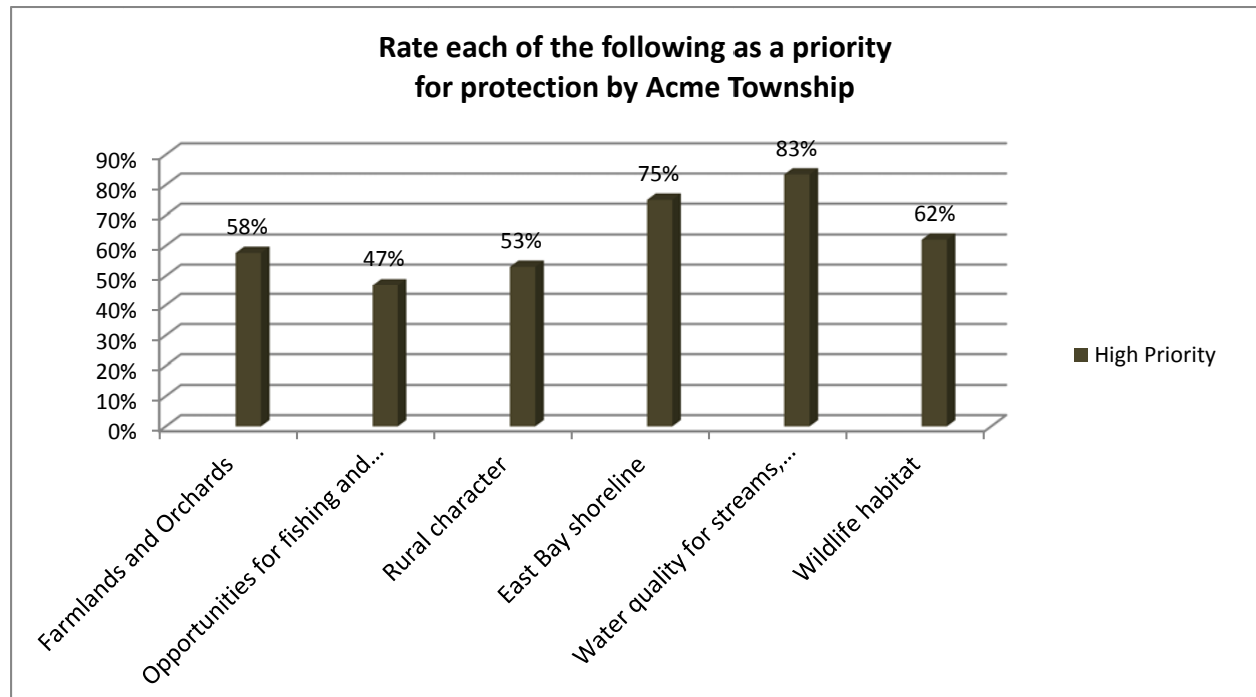
Question 7 asked respondents to rate each of several economic growth opportunities as a priority for development in Acme Township. The table below displays results.

	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

The majority of respondents rated Recreation/Tourism and Retail (locally owned) as High Priority for development in Acme Township (55% and 53%, respectively). Conversely, over one-quarter of respondents identified “Industrial” and “Warehousing /Distribution Facilities,” independently, as Not a Priority for development (29% and 28%, respectively).

Similarly, Question 8 asked respondents to rate each of several areas as a *priority for protection* by Acme Township. Table 14 and the chart below display results.

Table 14. Rate each of the following as a priority for protection by Acme Township.				
	Low Priority	Medium Priority	High Priority	Not a Priority
Farmlands and orchards	8.6% 50	31.0% 180	57.6% 334	2.8% 16
Opportunities for fishing and hunting	13.3% 77	34.0% 197	46.8% 271	5.9% 34
Rural character	12.8% 74	30.3% 175	53.0% 306	3.8% 22
East Bay shoreline	5.7% 33	17.4% 101	75.0% 436	1.9% 11
Water quality for streams, watersheds and East Bay	3.1% 18	12.7% 74	83.4% 486	0.9% 5
Wildlife habitat	7.7% 45	28.4% 165	62.0% 360	1.9% 11



While five out of six characteristics were rated High Priority by the majority of respondents, Water Quality for Streams/Watersheds/East Bay and East Bay Shoreline received the strongest support, with 83% and 75%, respectively, assigning High Priority ratings.

The next series of items asked respondents to rate each of several initiatives in terms of desirability when planning for specified areas, along with visual scenarios for development. The following tables and charts display results. Visual scenarios are included in Appendix B.

Table 15. Please rate each of the following in terms of desirability when planning for US-31 in Acme Township between M-72 and 5 Mile Road.					
	Very Undesirable	Somewhat Undesirable	Somewhat Desirable	Very Desirable	No Opinion DK
Promote safe, fast and efficient traffic flow	9.5% 53	8.5% 47	22.1% 123	59.9% 333	14
Take steps to slow traffic to a safe yet efficient flow	12.4% 69	13.5% 75	29.4% 163	44.7% 248	20
Meet the needs of local vehicular traffic	2.2% 12	5.0% 28	33.3% 185	59.5% 330	21
Meet the needs of local pedestrian traffic	4.9% 27	11.0% 61	35.5% 197	48.6% 270	23
Attract new business / commercial growth	10.9% 62	13.9% 79	33.0% 187	42.2% 239	9
Attract new residents	8.0% 44	15.1% 83	42.5% 233	34.3% 188	26
Attract tourism	6.4% 36	11.4% 64	36.9% 208	45.3% 255	12
Should remain the same	32.3% 149	24.7% 114	29.2% 135	13.9% 64	85
Other, please specify:	9.8% 4	0.0% 0	0.0% 0	90.2% 37	48

Table 16. Using the enclosed VISUAL PREFERENCE GUIDE, select what you would like US-31 to look like in the future.				
	Frequency	Percent	Valid Percent	Cumulative Percent
	84	14.4	14.4	14.4
OPTION A	130	22.3	22.3	36.6
OPTION B	248	42.5	42.5	79.1
OPTION C	122	20.9	20.9	100.0
Total	584	100.0	100.0	

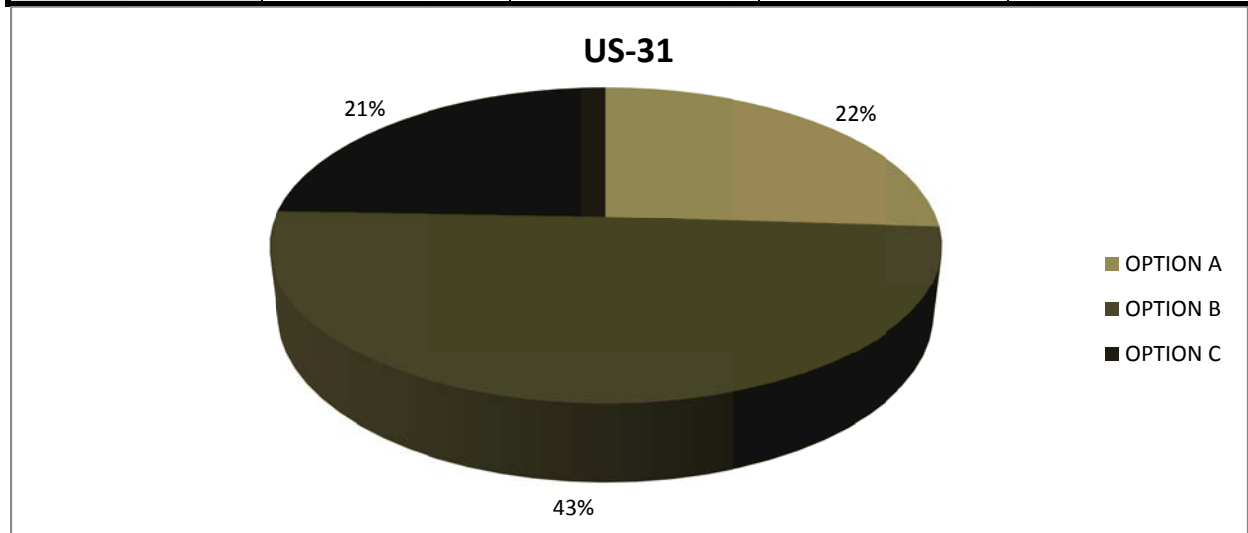
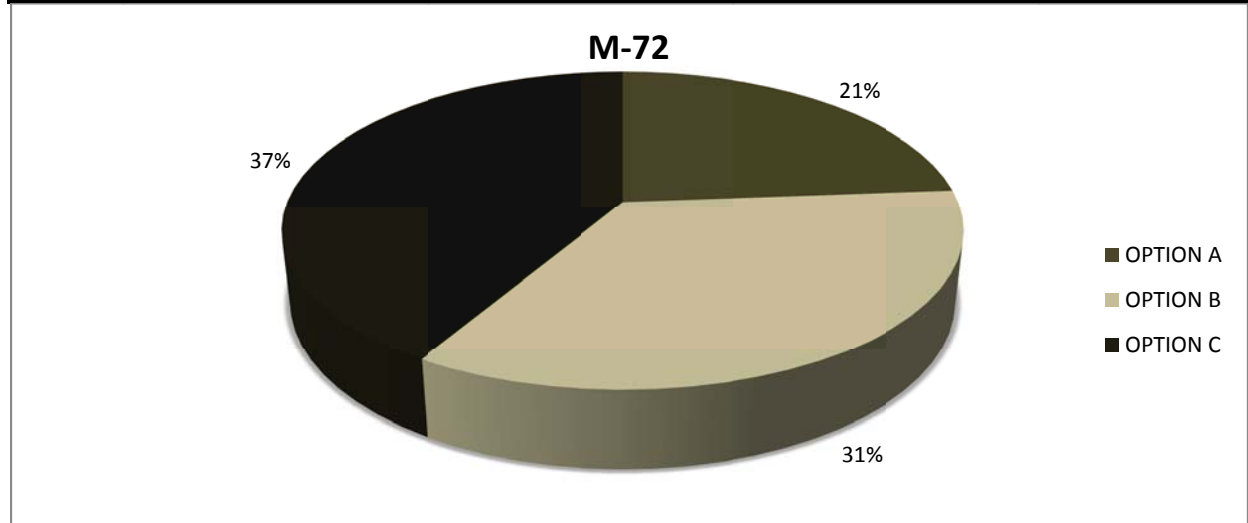


Table 17. Please rate each of the following in terms of desirability when planning for M-72 in Acme Township between Lautner Road east to Arnold Road

	Very Undesirable	Somewhat Undesirable	Somewhat Desirable	Very Desirable	No Opinion DK
Promote safe, fast and efficient traffic flow	7.8% 43	5.5% 30	24.8% 136	61.9% 339	14
Take steps to slow traffic to a safe yet efficient flow	14.4% 77	20.1% 107	28.7% 153	36.8% 196	26
Attract new business / commercial growth	14.5% 80	17.8% 96	31.3% 172	36.4% 200	21
Retain opportunities for agriculture	5.3% 29	10.3% 56	37.4% 203	47.0% 255	27
Compact commercial centers	16.5% 87	18.2% 96	40.7% 215	24.6% 130	36
Strip commercial development	47.8% 253	25.3% 134	21.6% 114	5.3% 28	36
Industrial / Warehousing	46.4% 245	30.1% 159	18.6% 98	4.9% 26	40
Should remain the same	31.0% 139	25.4% 114	21.9% 98	21.7% 97	83
Other, please specify:	19.2% 5	0.0% 0	3.8% 1	76.9% 20	49

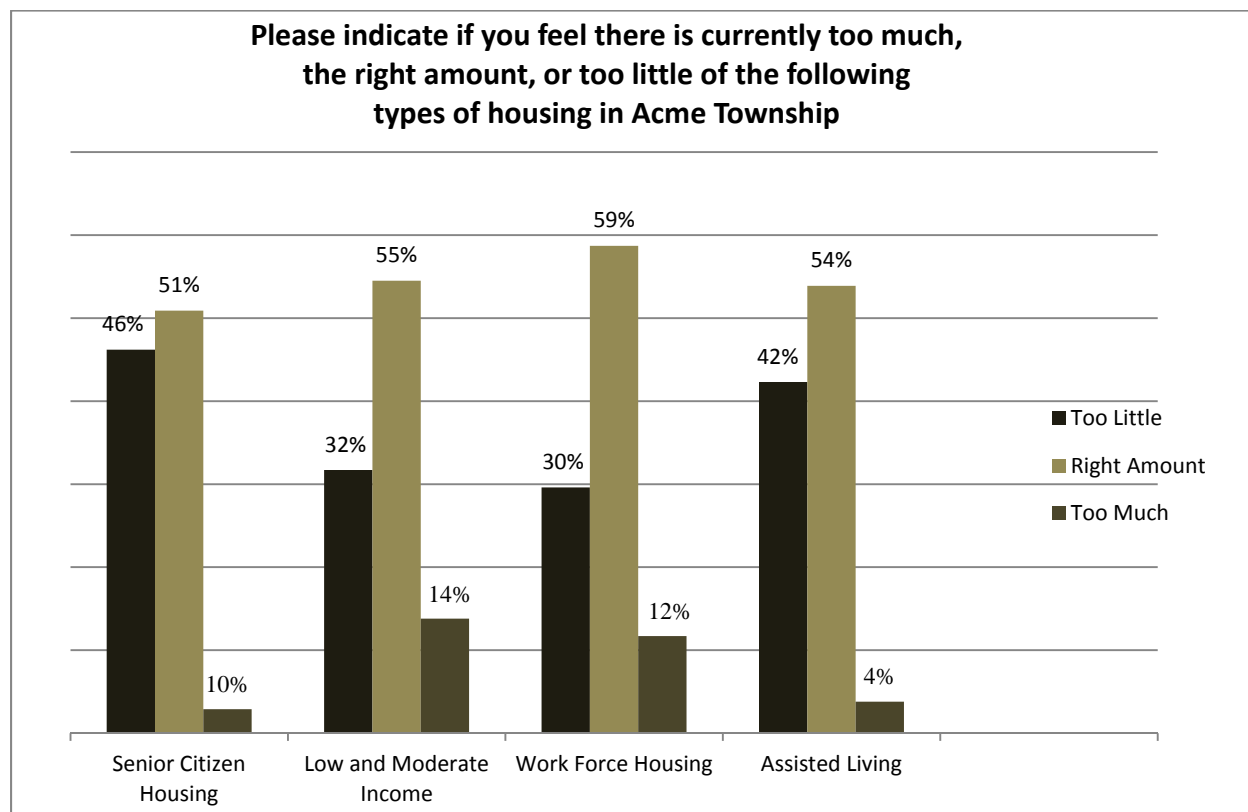
Table 18. Using the enclosed VISUAL PREFERENCE GUIDE, select what you would like M-72 to look like in the future.

	Frequency	Percent	Valid Percent	Cumulative Percent
	71	12.2	12.2	12.2
OPTION A	122	20.9	20.9	33.0
OPTION B	178	30.5	30.5	63.5
OPTION C	213	36.5	36.5	100.0
Total	584	100.0	100.0	



Question 13 asked respondents to rate the current amount of several types of housing in Acme Township. The following table and chart display results.

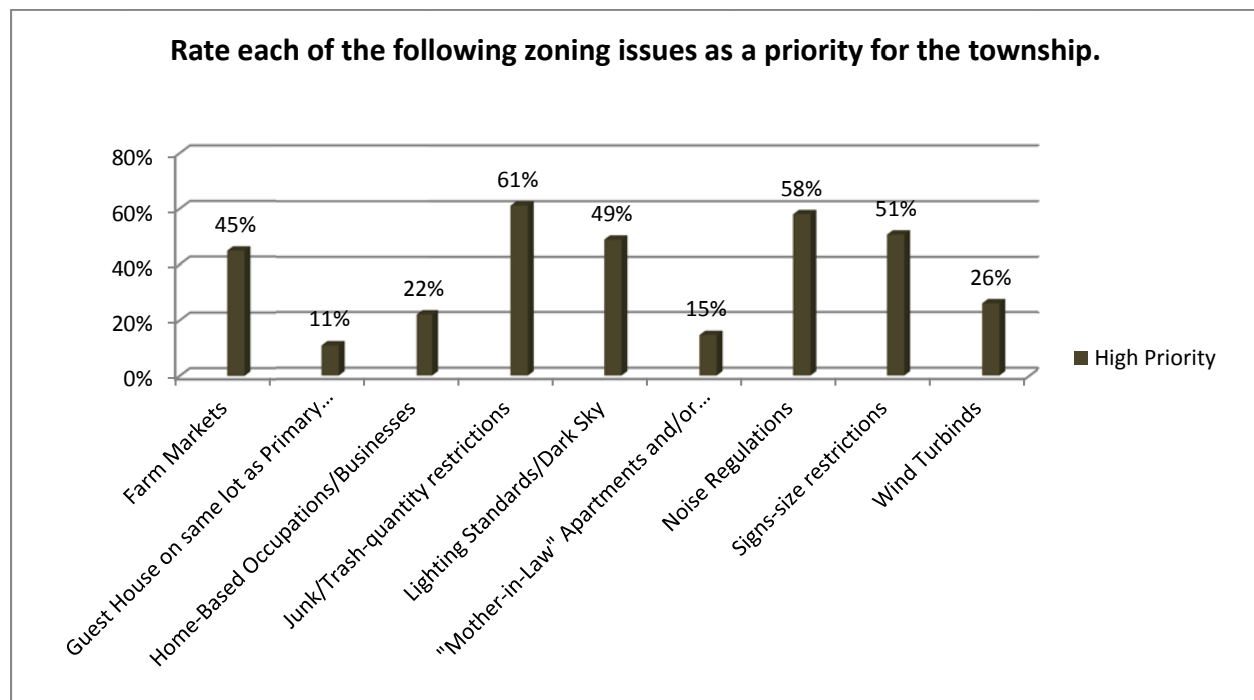
Table 19. Please indicate if you feel there is currently too much, the right amount, or too little of the following types of housing in Acme Township.				
	Too Little	Right Amount	Too Much	Don't Know
Senior Citizen Housing	46.2% 178	50.9% 196	2.9% 11	194
Low and Moderate Income, individuals and families	31.7% 136	54.5% 234	13.8% 59	149
Work Force Housing (Home values less than \$145,000)	29.6% 127	58.7% 252	11.7% 50	145
Assisted Living	42.3% 145	53.9% 185	3.8% 13	235



The majority of respondents, in each instance, indicated there is “The Right Amount;” however, 46% of respondents indicated there is currently “Too Little” Senior Citizen Housing and 42% indicated there is “Too Little” Assisted Living.

Question 14 asked respondents to rate each of several zoning issues as a priority for the township. The table and chart below display results.

Table 20. Rate each of the following zoning issues as a priority for the township.				
	Low Priority	Medium Priority	High Priority	No Opinion
Farm Markets	14.1% 78	41.1% 228	44.9% 249	18
Guest House on same lot as Primary Home	63.5% 319	25.7% 129	10.8% 54	70
Home-Based Occupations/Businesses	34.7% 176	43.4% 220	21.9% 111	63
Junk / Trash-quantity restrictions	10.1% 55	28.7% 157	61.2% 335	25
Lighting Standards / Dark Sky	16.3% 87	34.8% 186	49.0% 262	35
"Mother-in-Law" Apartments and/or Accessory Dwelling Units	45.2% 221	40.3% 197	14.5% 71	85
Noise Regulations	10.6% 59	31.3% 175	58.1% 325	16
Signs – size restrictions	15.8% 88	33.4% 186	50.8% 283	20
Wind Turbines	48.3% 248	25.7% 132	25.9% 133	58



Percent of respondents rating each zoning issue "High Priority," in descending order:

- Junk/Trash-quantity restrictions (61%)
- Noise Regulations (58%)
- Signs – size restrictions (51%)
- Lighting Standards / Dark Sky (49%)
- Farm Markets (45%)
- Wind Turbines (26%)
- Home-Based Occupations/Businesses (22%)
- "Mother-in-Law" Apartments and/or Accessory Dwelling Units (15%)
- Guest House on same lot as Primary Home (11%)

Question 15 presented a series of public/private outdoor parks, trails and/or indoor recreation facilities located in Acme Township and asked that respondents indicate how often they visit. Table 21 displays results.

Table 21. How often do you or a member of your household visit the following public/private outdoor parks, trails and/or indoor recreation facilities located in Acme Township?					
	At least Once a Week	Several Times a Month	Once a Month	Several Times a Year	Do not Visit
Bayside Park	3.5% 20	8.6% 49	8.2% 47	38.4% 219	41.2% 235
Bunker Hill Boat Launch	3.5% 20	1.7% 10	3.3% 19	14.1% 81	77.4% 445
Deepwater Point Natural Area	3.5% 20	3.9% 22	5.6% 32	27.8% 159	59.2% 338
Dock Road Boat Launch	5.4% 31	4.9% 28	3.7% 21	18.7% 107	67.3% 385
East Bay Harbor Marina	1.9% 11	2.1% 12	3.5% 20	13.6% 77	78.9% 448
Grand Traverse Resort	10.8% 62	6.6% 38	7.0% 40	51.0% 293	24.7% 142
Lochenheath Golf Course	1.2% 7	2.3% 13	3.5% 20	15.7% 90	77.4% 444
Maple Bay County Farm Park	1.9% 11	4.7% 27	4.0% 23	16.3% 93	73.0% 416
MDOT / Gilroy Roadside Park	0.7% 4	2.8% 16	1.9% 11	14.4% 82	80.2% 458
Petobego State Game Area	1.2% 7	3.0% 17	1.4% 8	18.2% 104	76.2% 436
Sayler Park	2.6% 15	3.7% 21	4.2% 24	28.8% 165	60.7% 348
Shores Beach Boat Launch	0.5% 3	0.7% 4	2.0% 11	8.5% 48	88.3% 496
TART Trail	19.7% 113	16.6% 95	5.6% 32	31.9% 183	26.2% 150
VASA Trail / Bartlett Park	14.8% 85	10.5% 60	6.6% 38	25.8% 148	42.3% 243
Yuba Creek Natural Area	1.9% 11	5.4% 31	4.2% 24	25.2% 145	63.4% 365
Yuba Park Road Boat Launch	1.4% 8	3.5% 20	2.8% 16	15.1% 87	77.3% 446

Respondents most frequently cited Grand Traverse Resort, Bayside Park, and TART Trail as public/private outdoor parks, trails and/or indoor recreation facilities used “Several Times a Year” (51%, 38%, and 32%, respectively).

The final survey items asked respondents to indicate their level of agreement with each of several statements addressing recreation facilities/services and then rate a series of recreation facilities/activities in terms of first, second and third choice for planning and development in Acme Township. The following tables display results.

Table 22. Please indicate your level of agreement with each of the following statements.					
	Strongly Disagree	Somewhat Disagree	Somewhat Agree	Strongly Agree	No Opinion
Parks and recreation facilities/services are important to our community and worthy of taxpayer support	3.9% 22	5.1% 29	37.1% 211	54.0% 307	10
Acme Township should continue additional land acquisition to provide greater access to Grand Traverse Bay	15.4% 86	12.9% 72	26.0% 145	45.7% 255	23
Acme Township should support the development of trails that connect with other adjacent parks and the Tart Trail	3.4% 19	6.0% 33	28.2% 156	62.4% 345	25
Acme Township needs a designated swimming beach	7.8% 42	10.7% 58	35.1% 190	46.4% 251	40
Acme Township should have a public marina	18.2% 92	13.4% 68	34.2% 173	34.2% 173	74
Acme Township should have an adequate public boat launch facility	6.4% 34	6.8% 36	30.5% 162	56.4% 300	48
Acme Township should actively plan for and support arts and cultural activities	11.3% 60	13.9% 74	43.8% 233	31.0% 165	49

The majority of respondents indicated they “Strongly Agree” *Acme Township should support the development of trails that connect with other adjacent parks and the TART Trail, Acme Township should have an adequate public boat launch, and Parks and recreation facilities/services are important to our community and worthy of taxpayer support* (62%, 56%, and 54%, respectively).

Table 23. Please indicate which of the following recreation facilities and activities Acme Township should plan for and develop. Indicate your *top three* choices by placing a 1, 2, and 3 next to your first, second, and third choice activities / facilities.

Recreation Activities	First Choice	Second Choice	Third Choice
Ball Fields	26.6% 29	25.7% 28	47.7% 52
Basketball Courts	17.9% 12	34.3% 23	47.8% 32
Bird Watching	24.7% 18	31.5% 23	43.8% 32
Canoe / Kayak Launches	30.3% 36	36.1% 43	33.6% 40
Children Play Structures	31.6% 30	33.7% 32	34.7% 33
Climbing Wall	6.3% 3	22.9% 11	70.8% 34
Community Gardens	27.9% 29	38.5% 40	33.7% 35
Cultural Events/Public Art	31.1% 33	33.0% 35	35.8% 38
Fishing Access Areas	48.6% 69	33.8% 48	17.6% 25
Frisbee Golf	11.5% 6	30.8% 16	57.7% 30
Non-Motorized Trails	46.9% 99	28.4% 60	24.6% 52
Outdoor Movies-in-the Park	18.1% 15	28.9% 24	53.0% 44
Outdoor Performance Amphitheater	20.9% 24	33.9% 39	45.2% 52
Parks with wireless capabilities	22.8% 13	24.6% 14	52.6% 30
Passive (Leisure) Parks	39.4% 56	27.5% 39	33.1% 47
Public boat docks	43.1% 84	34.4% 67	22.6% 44
Skateboard Park	4.3% 2	15.2% 7	80.4% 37
Snowshoeing	15.6% 10	51.6% 33	32.8% 21
Swimming Beach	46.0% 132	36.9% 106	17.1% 49
Tennis Courts	25.3% 22	31.0% 27	43.7% 38
Volleyball (Beach) Courts	18.6% 13	38.6% 27	42.9% 30
Volleyball (Indoor) Courts	2.2% 1	22.2% 10	75.6% 34
Walking Trails	42.1% 114	35.8% 97	22.1% 60
Water Sports (i.e. Kite boarding)	17.5% 11	33.3% 21	49.2% 31
Wind Sports	14.9% 7	36.2% 17	48.9% 23
Winter Skating Rink	27.8% 27	24.7% 24	47.4% 46

3.0 CROSS-TABULATIONS

A series of cross-tabulation analyses was conducted for the purpose of further exploring the data. Chi-square analyses, which compare obtained frequencies with expected frequencies, identify significant findings. It should be noted that all references to “more likely” reference *statistical* likelihood in terms of what would be expected, not direct comparisons with other respondent groups. The following are the significant results of these analyses.

Business Owner/Residents

Business owners, more likely to:

- Indicate “Cost of living/affordability” *Very Unimportant* or *Neutral*
- Rate Acme Township *Below Average* or *Above Average* with regard to “Property tax rate”
- Rate Acme Township *Poor* with regard to “Quality of schools”
- Indicate *Neutral* with regard to importance of “Access to health care services”
- Rate Acme Township *Average* with regard to “Proximity to family and friends”
- Indicate *Somewhat Dissatisfied* with “Park Maintenance”
- Indicate *Somewhat Satisfied* or *Very Dissatisfied* with “Public Transit (BATA) Services”
- Indicate *Very Dissatisfied* with “Township Web Site”
- Indicate *No* to funding over the next 10 years for “New Fire Station”
- Indicate *No* to funding over the next 10 years for “Expansion of Sewer System”
- Indicate preference for township to *Encourage new growth and development*
- Rate “Residential (Multiple Family i.e. Apartments),” “Retail (Locally-Owned),” “Large Scale Retail (Regional and National Chains),” “Restaurants and Entertainment” “Recreation/Tourism,” and “Industrial” *High Priority*
- Rate “Attract new business/commercial growth” and “Attract tourism” *Very Desirable*
- Rate “Should remain the same” *Somewhat Undesirable* or *Very Undesirable*
- Selected *Option C* for “What would you like US-31 to look like in the future?”
- Rate “Retain opportunities for agriculture” *Somewhat Undesirable* or *Very Undesirable*

Residents, more likely to:

- Indicate “Cost of living/affordability” *Somewhat Important* or *Very Important*
- Rate Acme Township *Average* with regard to “Property tax rate”
- Rate Acme Township *Below Average, Average* or *Excellent* with regard to “Quality of schools”
- Indicate “Access to health care services” *Somewhat Important*
- Rate Acme Township *Above Average* with regard to “Proximity to family and friends”
- Indicate *Very Satisfied* with “Park Maintenance,” “Public Transit (BATA) Services,” and “Township Web Site”
- Indicate *Yes, only if does not raise my taxes* and *Yes, even if it raises my taxes* to funding over the next 10 years for “New Fire Station”
- Indicate *Yes, only if does not raise my taxes* to funding over the next 10 years for “Expansion of Sewer System”
- Indicate preference for township to *Discourage growth and development* or *Maintain current rate of growth and development*
- Rate “Residential (Multiple Family i.e. Apartments)” *Not a Priority* or *Medium Priority*
- Rate “Retail (Locally-Owned)” and “Large Scale Retail (Regional and National Chains)” *Not a Priority, Medium Priority* or *Low Priority*
- Rate “Restaurants and Entertainment” *Medium Priority* or *Low Priority*
- Rate “Recreation/Tourism” *Not a Priority, Medium Priority* or *Low Priority*
- Rate “Industrial” *Not a Priority* or *Low Priority*

Business owners, more likely to:

- Indicate *Too Little* “Low and Moderate Income, individuals and families housing”
- Indicate *Too Little* “Work Force Housing (Home values less than \$145,000)”
- Rate “Guest House on same lot as Primary Home” zoning issue *High Priority* or *Medium Priority*
- Rate “Home-Based Occupations/ Businesses” zoning issue *High Priority*
- Rate “Mother-in-Law Apartments and/or Accessory Dwelling Units” zoning issue *Medium Priority*
- Report East of US-31 and north of Brackett Road (B) or Business Community (G) with regard to “Which area of the township are you located?”

Residents, more likely to:

- Rate “Attract new business/commercial growth” *Somewhat Desirable, Somewhat Undesirable* or *Very Undesirable*
- Rate “Attract tourism” *Somewhat Desirable, Somewhat Undesirable* or *Very Undesirable*
- Rate “Should remain the same” *Very Desirable* or *Somewhat Desirable*
- Selected *Option A* or *Option B* for “What would you like US-31 to look like in the future?”
- Rate “Attract new business/commercial growth” *Somewhat Desirable* or *Somewhat Undesirable*
- Rate “Retain opportunities for agriculture” *Somewhat Desirable*
- Indicate *Right Amount* “Low and Moderate Income, individuals and families housing”
- Indicate *Right Amount* “Work Force Housing (Home values less than \$145,000)”
- Rate “Guest House on same lot as Primary Home” zoning issue *Low Priority*
- Rate “Home-Based Occupations/ Businesses” zoning issue *Low Priority*
- Rate “Mother-in-Law Apartments and/or Accessory Dwelling Units” zoning issue *Low Priority*
- Report Shoreline North of M-72 and west of US-31, D-Cranberry Woods, Springbrook Hills and Wellington Farms subdivisions (A) or Holiday North & Pines Subdivision, Sherwood Farms and Stockfish subdivisions (E) with regard to “Which area of the township are you located?”

Sub-Areas

Residents in Sub-Area A, more likely to:

- Rate Acme Township *Below Average* or *Average* with regard to “Quality of Roads”
- Rate Acme Township *Above Average* with “Availability of Emergency Services”
- Indicate “Sense of Community” *Very Important*
- Indicate *Somewhat Dissatisfied* with “Recycling Center”
- Indicate *Somewhat Satisfied* or *Somewhat Dissatisfied* with “Road Condition and Maintenance”

Residents in Sub-Area B, more likely to:

- Rate Acme Township *Average* with regard to “Quality of Roads”
- Rate Acme Township *Above Average* with “Availability of Emergency Services”
- Indicate “Sense of Community” *Very Important*
- Indicate *Very Satisfied* with “Recycling Center”
- Indicate *Somewhat Dissatisfied* with “Road Condition and Maintenance”

Residents in Sub-Area C, more likely to:

- Rate Acme Township *Average* or *Above Average* with regard to “Quality of Roads”
- Rate Acme Township *Below Average* or *Average* with “Availability of Emergency Services”
- Indicate “Sense of Community” *Somewhat Unimportant* or *Neutral*
- Indicate *Somewhat Satisfied* with “Recycling Center”
- Indicate *Somewhat Satisfied* with “Road Condition and Maintenance”

Residents in Sub-Area D, more likely to:

- Rate Acme Township *Below Average* with regard to “Quality of Roads”
- Rate Acme Township *Average* with “Availability of Emergency Services”
- Indicate “Sense of Community” *Very Unimportant, Somewhat Unimportant, Neutral* or *Somewhat Important*
- Indicate *Very Satisfied* with “Recycling Center”

Residents in Sub-Area E, more likely to:

- Rate Acme Township *Poor* with regard to “Quality of Roads”
- Rate Acme Township *Above Average* with “Availability of Emergency Services”
- Indicate “Sense of Community” *Somewhat Important*
- Indicate *Very Dissatisfied* with “Road Condition and Maintenance”

Residents in Sub-Area F, more likely to:

- Rate Acme Township *Above Average* or *Excellent* with regard to “Quality of Roads”
- Rate Acme Township *Excellent* with “Availability of Emergency Services”
- Indicate “Sense of Community” *Very Important*
- Indicate *Very Satisfied* with “Recycling Center”
- Indicate *Very Satisfied* or *Somewhat Dissatisfied* with “Road Condition and Maintenance”

Sub-Areas

Residents in Sub-Area A, more likely to:

- Indicate *Somewhat Satisfied* with “Zoning and Blight Enforcement”
- Respond *Yes, even if it raises my taxes* with regard to funding “Public Water Services”
- Indicate “Residential (Multiple Family i.e. Apartments)” *Medium Priority*
- Indicate “Professional Offices and Technology-Related Business” *High Priority or Medium Priority*

Residents in Sub-Area B, more likely to:

- Indicate *Somewhat Dissatisfied* with “Zoning and Blight Enforcement”
- Respond *No* with regard to funding “Public Water Services”
- Indicate “Residential (Multiple Family i.e. Apartments)” *Low Priority*
- Indicate “Professional Offices and Technology-Related Business” *Not a Priority or Low Priority*

Residents in Sub-Area C, more likely to:

- Indicate *Somewhat Dissatisfied* with “Zoning and Blight Enforcement”
- Responded *Yes, only if it does not raise my taxes* with regard to funding “Public Water Services”
- Indicate “Residential (Multiple Family i.e. Apartments)” *Medium Priority*

Residents in Sub-Area D, more likely to:

- Responded *No* with regard to funding “Public Water Services”
- Indicate “Residential (Multiple Family i.e. Apartments)” *Not a Priority*
- Indicate “Professional Offices and Technology-Related Business” *Not a Priority or Medium Priority*

Residents in Sub-Area E, more likely to:

- Indicate *Somewhat Dissatisfied* or *Very Dissatisfied* with “Zoning and Blight Enforcement”
- Responded *No* with regard to funding “Public Water Services”
- Indicate “Residential (Multiple Family i.e. Apartments)” *Medium Priority or Low Priority*
- Indicate “Professional Offices and Technology-Related Business” *High Priority*

Residents in Sub-Area F, more likely to:

- Indicate *Somewhat Satisfied* with “Zoning and Blight Enforcement”
- Responded *Yes, only if it does not raise my taxes* and *Yes, even if it raises my taxes* with regard to funding “Public Water Services”
- Indicate “Residential (Multiple Family i.e. Apartments)” *High Priority*
- Indicate “Professional Offices and Technology-Related Business” *Low Priority*

Sub-Areas

Residents in Sub-Area A, more likely to:

- Indicate “Opportunities for fishing and hunting” *Medium Priority*
- Indicate *Too Little* “Work Force Housing (Home values less than \$145,000)”
- Indicate *Somewhat Agree* or *Somewhat Disagree* with “Acme Township should have a public marina.”
- Report have lived in Acme Township “More than 20 Years” or “Less than 2 Years”

Residents in Sub-Area B, more likely to:

- Indicate “Opportunities for fishing and hunting” *High Priority*
- Indicate *Too Little* “Work Force Housing (Home values less than \$145,000)”
- Indicate *Strongly Agree*, *Somewhat Disagree* or *Strongly Disagree* with “Acme Township should have a public marina”
- Report have lived in Acme Township “More than 20 Years”

Residents in Sub-Area C, more likely to:

- Indicate “Opportunities for fishing and hunting” *High Priority* or *Low Priority*
- Indicate “Rural character” *High Priority*
- Indicate *Right Amount* or *Too Much* “Work Force Housing (Home values less than \$145,000)”
- Indicate *Strongly Agree*, *Somewhat Disagree* or *Strongly Disagree* with “Acme Township should have a public marina”
- Report have lived in Acme Township “2 – 5 Years,” “6 – 10 Years,” or “Less than 2 Years”

Residents in Sub-Area D, were more likely to:

- Indicate “Opportunities for fishing and hunting” *Not a Priority* or *High Priority*
- Indicate “Rural character” *High Priority*
- Indicate *Too Little* “Work Force Housing (Home values less than \$145,000)”
- Indicate *Somewhat Agree* or *Strongly Disagree* with “Acme Township should have a public marina”
- Report have lived in Acme Township “More than 20 Years”

Residents in Sub-Area E, more likely to:

- Indicate “Opportunities for fishing and hunting” *Not a Priority*, *Medium Priority* or *Low Priority*
- Indicate “Rural character” *Medium Priority* or *Low Priority*
- Indicate *Right Amount* “Work Force Housing (Home values less than \$145,000)”
- Indicate *Somewhat Agree* or *Somewhat Disagree* with “Acme Township should have a public marina”

Residents in Sub-Area F, more likely to:

- Indicate “Opportunities for fishing and hunting” *High Priority*
- Indicate *High Priority* for protection of “Rural character”
- Indicate *Right Amount* “Work Force Housing (Home values less than \$145,000)”
- Indicate *Strongly Agree* with “Acme Township should have a public marina”
- Report have lived in Acme Township “11 - 20 Years”

Sub-Areas

Residents in Sub-Area A, more likely to:

- Report “Year Round Resident-Homeowner”

Residents in Sub-Area B, more likely to:

- Report “Non-resident property owner” or “Year Round Resident-Homeowner”
- Indicate business owner in Acme Township

Residents in Sub-Area C, more likely to:

- Report “Non-resident property owner,” “Seasonal Resident,” or “Year Round Resident-Renter”

Residents in Sub-Area D, more likely to:

- Report “Year Round Resident-Homeowner”
- Indicate not a business owner in Acme Township

Residents in Sub-Area E, more likely to:

- Report “Year Round Resident-Homeowner”
- Indicate not a business owner in Acme Township

Residents in Sub-Area F, more likely to:

- Report “Seasonal Resident”

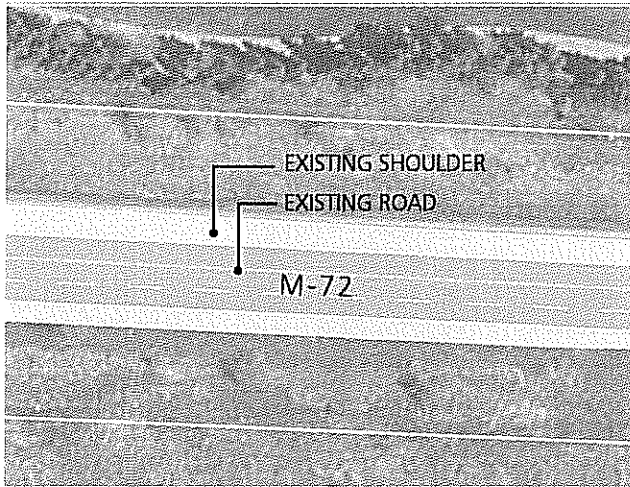
APPENDIX B

Zip Codes

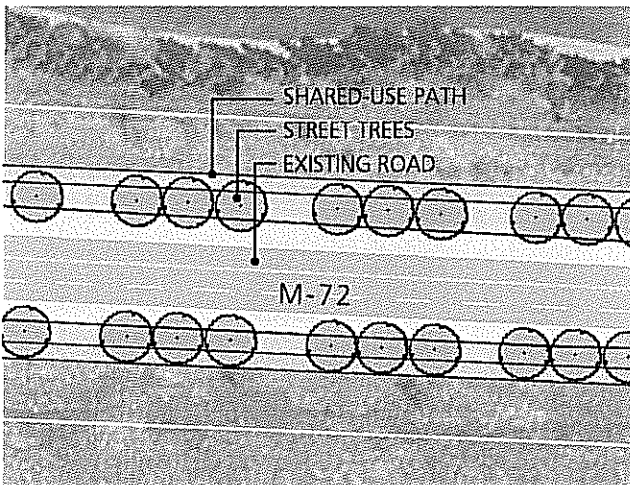
	Frequency	Percent	Valid Percent	Cumulative Percent
6339	1	.2	.3	.3
47304	1	.2	.3	.6
48009	1	.2	.3	.9
48085	1	.2	.3	1.3
48094	1	.2	.3	1.6
48098	1	.2	.3	1.9
48118	1	.2	.3	2.2
48123	1	.2	.3	2.5
48161	1	.2	.3	2.8
48168	1	.2	.3	3.1
48170	1	.2	.3	3.4
48197	1	.2	.3	3.8
48201	1	.2	.3	4.1
48226	1	.2	.3	4.4
48310	1	.2	.3	4.7
48326	1	.2	.3	5.0
48335	1	.2	.3	5.3
48381	2	.3	.6	5.9
48439	1	.2	.3	6.3
48503	1	.2	.3	6.6
48603	1	.2	.3	6.9
48609	1	.2	.3	7.2
48640	1	.2	.3	7.5
48642	1	.2	.3	7.8
48653	1	.2	.3	8.1
48808	1	.2	.3	8.4
48823	1	.2	.3	8.8
48824	1	.2	.3	9.1
48917	2	.3	.6	9.7
48933	1	.2	.3	10.0
49085	1	.2	.3	10.3
49546	1	.2	.3	10.6

	Frequency	Percent	Valid Percent	Cumulative Percent
49601	1	.2	.3	10.9
49610	13	2.2	4.1	15.0
49612	1	.2	.3	15.3
49629	9	1.5	2.8	18.1
49638	1	.2	.3	18.4
49646	3	.5	.9	19.4
49654	1	.2	.3	19.7
49659	1	.2	.3	20.0
49682	1	.2	.3	20.3
49684	93	15.9	29.1	49.4
49685	7	1.2	2.2	51.6
49686	70	12.0	21.9	73.4
49688	1	.2	.3	73.8
49690	69	11.8	21.6	95.3
49696	7	1.2	2.2	97.5
49735	1	.2	.3	97.8
49738	2	.3	.6	98.4
49740	1	.2	.3	98.8
49770	2	.3	.6	99.4
60467	1	.2	.3	99.7
79686	1	.2	.3	100.0
Total	320	54.8	100.0	
Missing System	264	45.2		
Total	584	100.0		

QUESTION 12: Visual Preference Survey for M-72

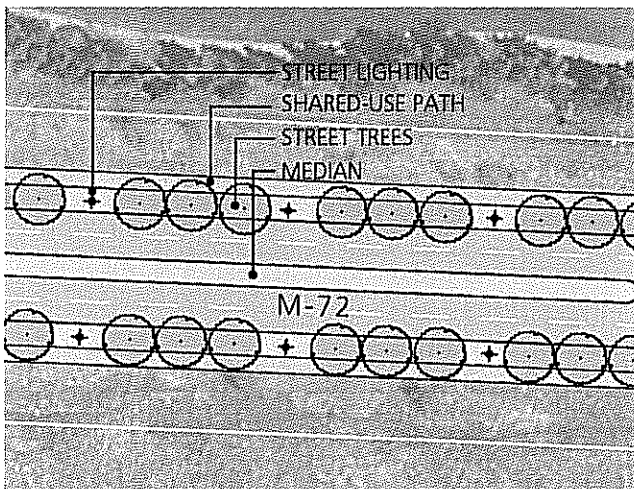


OPTION A - EXISTING CONDITION



OPTION B – SHARED PATH and TREES

Road remains the same but a shared pathway and street trees are added.



OPTION C – MEDIAN

A median is installed with shared pathway, landscaping and corridor lighting.

QUESTION 10: US-31 CORRIDOR VISUAL APPEARANCE PREFERENCE



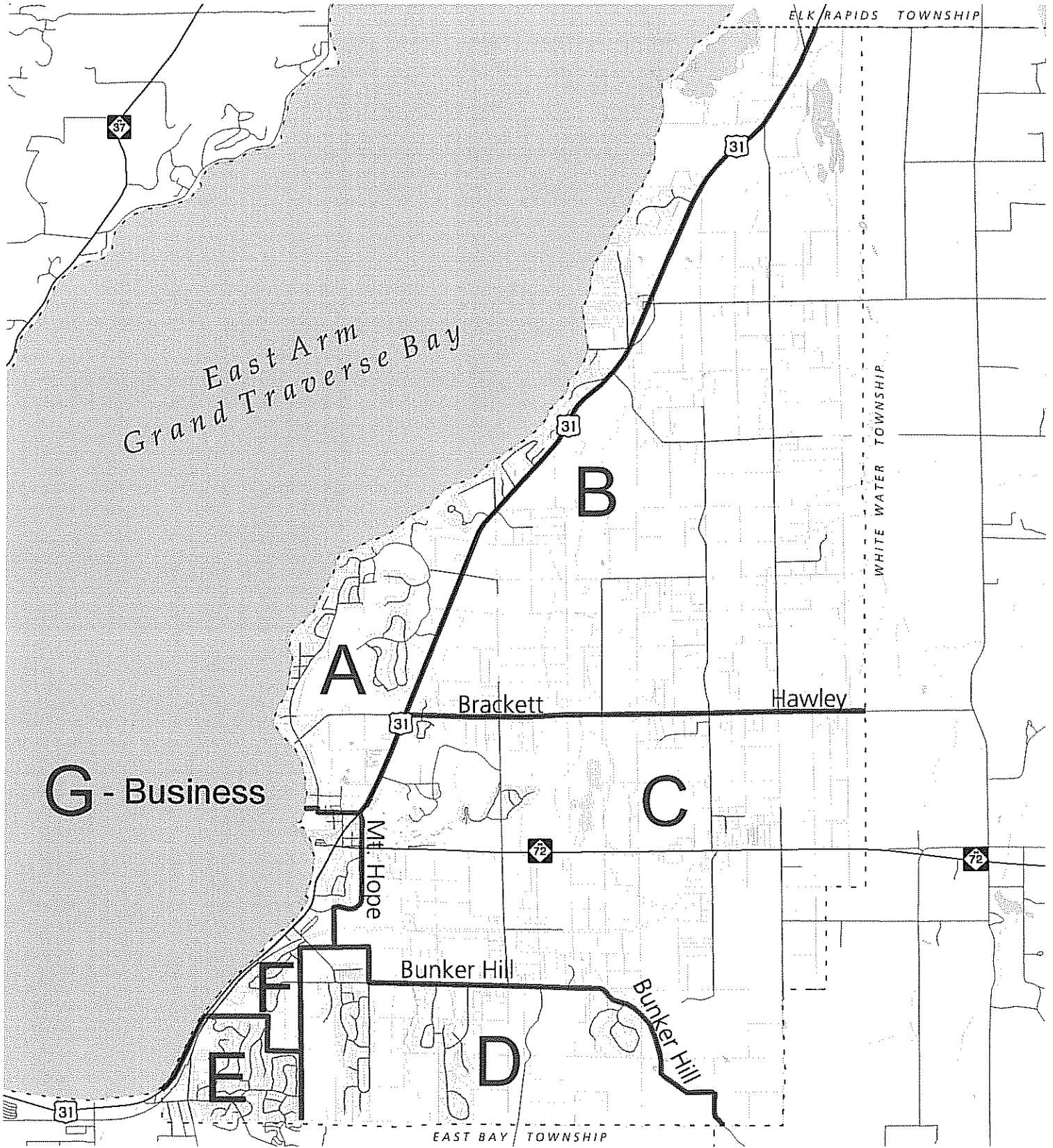
OPTION A – Existing Condition



OPTION B – Reduction from 5 to 3 lanes with on-street parking, bike lanes, and sidewalks







OPTION C – Reduced lanes, sidewalks, lights and new retail/office buildings placed closer to US-31



Acme Township

Survey Sub-Areas

Data Sources: Michigan Geographic Data Library, Grand Traverse County Equalization

-  Parcel Boundary
-  Township Boundary
-  Survey Boundary
-  Road

For assistance in locating your condo or subdivision, flip the page over to find a list of properties and corresponding sub-area.



SUBDIVISION / CONDO NAME	SUB-AREA
Bayridge Condo	A
Beechwood Cliffs	A
Birchview Shores	A
Cottages at Windward Ridge	A
Deepwater Point II Condo	A
Deepwater Point III Condo	A
Deepwater Point Sub	A
Dock Harbor Estates	A
First Addition to Sunset Park	A
Juniper Woods	A
LochenHeath site Condo	A
Orchard Shores	A
Peaceful Valley	A
Ridge Top Condo	A
Sunset Park	A
Supervisors Plat Peninsula View	A
Valley Estates	A
Woodland Acres	A
Woodridge Estates	A
Wolverine Heights	Half A Half B
Yuba Creek	B
Arrowhead Estates	C
Cottage Glens Condos	C
Deepwater Point Condo	C
Golfcrest Condos	C
Grandview Sub	C
GT Bayview Condos	C
GT Golfview Condos	C
GT Hilltop Condo	C
GT Valleyview Condo	C
M-72 E Storage Condos	C
Railway Industrial Park	C
Signature Ridge condos	C
Singletree Condo	C
Singletree II Condos	C
Traverse Bay RV Park	C
Your Storage Condo	C

SUBDIVISION / CONDO NAME	SUB-AREA
Cranberry Woods	D
Crows Nest Sub	D
Hampshire Hills	D
Pleasant Ridge	D
Rondo Heights	D
Springbrook Hills	D
Springbrook Hills No 2	D
Springbrook Hills West	D
Sugar Bush	D
Village Point	D
Wellington Farms	D
Wellington Farms No 2	D
Wellington Farms No 3 & 4	D
Williamston Estates	D
Bay Pines	E
Blackwood Hills	E
Holiday North	E
Holiday Pines	E
Holiday Pines No 2	E
Huntington Woods No 1	E
Huntington Woods No 2	E
Mount View	E
Northpointe Subs 1 through 5	E
Sherwood Estates	E
Sherwood Estates No 2	E
Sherwood Estates No 3	E
Sherwood Estates No 5	E
Stockfish Sub No 1	E
Stockfish Sub No 2	E
Weathering Heights	E
Bay Villa Condo	F
Crest Haven Hills	F
Crestridge Hills	F
Crestridge Hills No 2	F
Grand Traverse Condo	F
Kirkridge Hills	F
Leonard Hoxsie's First Addition to the Village of Acme	F
Scenic Hills	F
Surfside Condominiums	F
The Shores Condo	F
Village of Acme	F

ADDITIONAL COMMENTS

Question 1 – Issues relevant to the township

- Quality of East Bay Water #1
- Roads
- Clean, regulated overhaul of regulations of property and what is accepted, e.g. cars, trash, RV's, boats. Need to clean up properties! Need to reestablish what is Acme Twp.
- Roads are embarrassing and a Meijer here would start the decline of the rural atmosphere.
- Fairness
- By pass if 31/37 is blocked
- Boat launches, 3 terrible launches
- Boat launch with docking and deep enough for larger boats
- Availability of airport, local arts and culture, local independent restaurants.
- Property tax too high
- Completion of TART Trail to M72 from BHR as far away from traffic as possible.
- Local amenities
- Balance of uses
- Come on, it's about time for a boat ramp!
- Senior services, i.e. senior center, recreation center
- Public transit and economic development
- Close integration of rural and commercial.
- Raise the class of our community by showing off our best asset; views of the bay.
- Limit commercial development.
- Hunting and fishing
- Get a Meijer built ASAP!
- Acme needs the 4 lanes with turn lane
- Job opportunities
- Access to state land
- Business friendly/development
- Open waterfront like T.C. open space. Prevent Acme from becoming another Chum's Corners.
- Don't need to move the township; you got "help" from NMC?
- Job opportunities
- Slower, quieter traffic
- Boat access (launching) in East Bay, Acme Township in poor condition.
- Meijer issue that used too much taxpayer money in legal battles!
- No more Growth!
- Development of shoreline parks and marina and boat launch.
- Tim Horton's (coffee) and better shopping. More good restaurants, not fast food chains. Plaza with a T.J. Maxx or other similar affordable shopping (not downtown T.C. prices)
- Biodiversity, natural resource protection, clean water and air, biodiversity-maintain
- Trees-blocking views
- Abandoned/vacant retail on M 31, no plan to regulate development
- Would love to see a lovely town center with walkways, community bulletin boards for pot luck get together. Could even be large, nice gazebo; fun all year. Can decorate for different holidays, caroling at Christmas, etc. Would strengthen sense of community!
- Meijer project
- Fill empty commercial buildings.
- Holiday Rd. Greenwood
- Need to provide a boat launch nearby.
- Necessary needs: bank, groceries, vets, Kmart, pet store (M72), hardware, etc.
- Tearing down bay motels.
- Please make available road and public access ramps.
- Do not allow Meijer in Acme Township.

- Subdivision roads
- Sewer rate
- Bike paths. Jay is doing a great job now. The old board stood by and watched us lose our school (Bertha-Vos), now my children go to E.R. I will be very satisfied with the township as soon as Meijer opens.
- I have a rural area and wish it to remain the same.
- Proximity to state forest
- Roads, and conditions pot holes, very poor lane markings, never painted, narrow lanes such as Bunker Hill, can't see at night.
- Wind mill placement and power for or against.
- Business friendly
- Government communications is website.

Question 9 – Terms of desirability when planning for US-31 in Acme Township between M-72 and 5 Mile Road.

- Keep it an attractive corridor.
- Clean up area
- By pass if 31/37 is blocked
- Fill existing commercial buildings. It's a ghost town.
- Careful zoning of commercial area with a unified theme, not a mish-mash appearance.
- Balance of uses
- Boat launch
- Reduce speed limit on Bunker Hill Rd! US31 to Lautner.
- Room for trees
- Link- tourism-economic development into traffic flow and utilize public transit to move people in the commercial/retail area with less congestion. Link transit to TART Trail infrastructure.
- Bay, park, road, business
- Beautify
- Keep traffic moving
- Turn lane heading south M 31 signal at M 72 E
- Reducing lanes
- Use existing facilities rather than build new.
- Marina with local retail on bay side, reroute 31 along railroad.
- Promote safe and efficient traffic flow.
- Can't emphasize need for slow traffic and quaint stores (Elk Rapids feel).
- Single-family housing, but little if any commercial development. Keep it somewhat rural!
- Bridge access from east to Shoreline.
- Traffic light at 5 Mile Rd. & 31
- Safe overhead or tunnel crossing near parks.
- Attract locally owned shops and restaurants.
- Take advantage of beauty of water (slow traffic, add pull offs).
- As for attract tourism, it depends on type.
- Mixed use, keep shoreline open, simple
- Find an alternate route (by-pass)
- Nothing new built on the bay side of road
- Narrow US 31 to 3 lanes
- Strip malls
- Sounds as if we should decide between rural atmospheres or a desire to grow, i.e. professional office, tech business, can't have both!
- Walkability, being able to walk into coffee shops, restaurants by water comfortable without traffic coming by. Maybe a tunnel(s) under roads to fit bikes, walkers, strollers.
- Create jobs and affordable housing so residents can keep their homes. Prices keep going down on home real estate, back to what I paid for it 11 years ago. Very sad.
- No Meijer!
- Bike trail desirable
- Inbound traffic should be diverted to Elk Lake Rd/Williamsburg S. to Hammond away from waterfront.

- No bike paths
- Do not allow Meijer in Acme Township.
- Roads are an embarrassment and hazardous.
- Why would we attract tourist with no local business to spend their money? Never understood why Acme wanted to attract tourist and not promote business.
- I would like to see an access road starting at Crest Haven and extending behind the retail along 31. Too many curb cuts for a busy highway (by McDonalds).
- Trade places with TART. People closer to lake than motor vehicles.
- Left turn arrow on 31 to 72 south bound US 31
- No new builds, occupy and clean up existing properties.
- Multi-mode transportation to and from T.C. and neighborhoods
- Fix the roads.

Question 11 – Terms of desirability when planning for M-72 in Acme Township between Lautner Road east to Arnold Road.

- Improve appearance, not density
- No box stores.
- No Meijer's
- Need 5 lanes
- Curb cuts - shelters for public transit options.
- Lifestyle center
- Reduced lanes
- Encourage local businesses along Bay Shore
- Maintain natural view, encourage local business south of 31/72.
- No growth!
- Caution
- Rural setting
- YMCA needed closer to Acme.
- Keep agriculture from Lautner to Bates on M 72. Then, compact commercial from Bates to Turtle Creek parking lot.
- New business for jobs
- Landscaped median when M 72 is widened
- For the most part, keep it small/rural.
- No Meijer!
- Turning lane
- Use roundabouts.
- No bike paths
- Do not allow Meijer in Acme Township.
- Subdivision road improvement
- Protect headwaters of Yuba Creek from pollution.
- No roundabout
- No new builds, occupy and clean up existing properties.
- Inviting to younger generations

Additional Comments

- No wind turbines (2)
- Please invest money in rehab Dock Road boat launch!
- Welcome to Acme, the township with empty stores and a dumb council. The results of this survey will make no difference; the council will do what they want to. Five years ago residents voted for a Meijer's we still don't have it.
- At my age I seldom use the trails or parks. I do think they are important but keep in mind it will cost to maintain them forever. We need business for tax base. If you want the Bay Front for a park, you have to slow traffic.
- The zoning question, #14, was confusing. If we indicate a high priority, it only means it needs to be addressed, not that we agree with it.
- As far as wind turbines in Acme Township, I do not want them used in this area. We also use the Tart/Vasa trails very frequently in the summer and fall months. I am a homeowner in Acme Township, but we rent the house to our child. We currently live downstate but will be moving here in 2 years.
- I would promote small business development. I'm totally in favor of bike paths along 31 but not if it means going from 5 to 3 lanes. It's a terrible idea. Losing 2 lanes of auto traffic would really restrict traffic. Also, you can't launch a fishing boat at Dock Rd. or Bunker Hill. Saylor Park is ok for a small boat but ramp is terrible! This survey is a great idea.
- Our household really feels the need for a boat launch with a dock and parking with trailers. Similar to Elmwood Township launch and facilities. Being a part of the boating community, we see the need to bring launches for larger boats to the Acme area. We'd like to enjoy East Bay more often - facilities don't allow.
- Thank you for considering the opinions of the residents.
- Acme township needs a balance and be ourselves. Not try to be a Traverse City "want to be."
- So sorry to read in the Record Eagle that Sharon Vreeland was let go. She was a great asset for many years with a wealth of knowledge concerning our township - a great loss - find the money to rehire her. Since December, e mail and electronic newsletters have declined. We need to know more from our supervisor through electronic means for those who can't get out.
- I choose option C for M-72 for two reasons. 1. I live at GTR and often discover that traffic flow (very fast) makes entry difficult to either M72 or continued travel on Lautner. I welcome a flashing stop-go light or a round-a-bout as a safety measure. 2. - I would hope that traffic from all points east and south could be diverted to T.C. via Williamsburg Rd. or a more efficient route than traveling M72 all the way to US31. Option C would allow for the pace and flow of traffic to greatly diminish.
- Dear Jay, Thank you for making us feel like we are a part of this community!
- Sad to see our local businesses (Toms, Kmart, and Ace Hardware) possibly put out of business by Meijer. Also, sad to see the beautiful entry to the bay polluted by Meijer's round about etc. for the lack of money. Why do we have to pick that area? As a child, I remember coming over the hill on 72. How exciting it was to see the water and know we were starting vacation. Yes, we want growth but how sad the entry to up north will look like any other shopping mall. Just go across town.
- I still can't comprehend why we need Meijer when Tom's and K-Mart are already here.
- Keep in mind property taxes may increase more than Social Security and/or retirement funds.
- The primary focus of local government should be safety and infrastructure; taking most of the tax money to improve and maintain these two areas.
- Coming from the North (US31), there should be a left turn light on to M-72. Dock Rd. boat launch should be improved for launching a boat. There should be 4 lanes of traffic from Kalkaska county line on M72. A round-about would be a huge blunder!
- Support local food and Micro/Nano brew and small quaint local expansion on 72 beyond McDonalds. Not more fast food, firework stores or strip malls. This should generate local growth not boredom.
- Given the current infrastructure (water, sewer), it makes sense to further develop the areas surrounding the present commercial areas (where Tom's and Kmart are) instead of putting more big box business further out 72 and taking away that land. Thank you for the survey, great idea!
- With regard to questions about road quality and maintenance, the plowing is excellent by the GTRC. It's the pot holes that lowered the rating. There is a development in the Ft. Worth, TX area called "South Lake Town Square." The style of it is something that might be attractive for our area. It doesn't scream "Big Box."
- Acme Twp. Needs to encourage businesses to move into the existing buildings along US-31, as it currently resembles a ghost town. The township board needs to move on from the anti-business sentiment displayed during the Meijer fiasco and encourage reasonable growth in Acme Twp.

- Would appreciate a sound system for township meetings! 2. Copy of budget would be desirable. 3. Quarterly report on income/expenditure against budget. 4. Would like to see boards/commissions rely less on attorneys and make decisions themselves. By reading packets in advance they might be able to be more prepared to make the correct decisions. 5. Acme Twp. is a great place to live and raise a family!!
- Need good speed laws established for rural homeowners and new commercial buildings go up nearby. Maintaining better roads and truck usage for deliveries, etc. More safety needed for children and older seniors in heavy traffic areas with more buildings and commercial usage.
- It would be nice to have the existing TART Trail extended to the Grand Traverse Resort. Regarding the marina, if there is a need for one, it should be privately owned and operated; NEVER owned and operated by Acme Township or any governmental agency.
- I would love to be able to ride my bike more safely in Acme. As I age, I would prefer less hilly terrain. I am considering selling my home in Holiday Hills because it's too difficult to ride up Holiday Road. Also would love to ride along the water safely. No strip malls please!! Are there any plans for single story new homes or duplexes?
- It is extremely important that Acme retains its rural qualities. Allowing large box stores to over populate our beautiful township would be the cardinal mortal sin of the century. I believe our elected officials must remain ever mindful of our natural resources and the effects multiple dwellings, big box stores and traffic noises and congestion will have on the area. I believe we can attract business growth without sacrificing the Acme integrity we have held onto for so long. Look what greed did to Garfield Township!
- The township has a lot of potential. My top priorities: 1. Road/street improvements - include sidewalks. 2. "Smart growth", use planning - avoid sprawl. 3. Enforce trash/junk ordinances. 4. Expand recreation opportunities. 5. More arts/cultural events.
- Need retail shopping. Hate having to drive through T.C. to eat and shop. We need Meijer's, Home Depot, medical facilities. You should be looking at needs of residents versus tourists.
- M72 needs to be widened but no trees (no maintenance). We need nice restaurants and stores so we don't have to go to T.C. US31 doesn't need anything closer to the road and there is no reason for parking spaces.
- Would like to see the township enforce some plan that make home owners take care of their property; painting, yards mowed, trash picked up, etc.
- I think we are removing too much prime property from the tax rolls with the addition of bay front property. Not only are we removing the property from the tax rolls but we will now have to maintain the property. I think we need the Bay Side Park, but we are making it too large.
- No new taxes!
- No dogs at beach enforced. No dumping e-coli. The walk from Bunker Hill to Acme public beach needs pedestrian access. The walk from TART Trail to Gilroy's MDOT roadside park is dangerous. Access from Juniper Trail to 5 Mile should be insured and maintained by the township.
- Acme Village to the extent that it exists, is best described as a "strip mall". I would like to see a genuine village with a more compact, identifiable center. Not national chains!
- Do not want any wind turbines. Do not want businesses to run out of home if it means having eq. on property.
- I support local involvement in many issues without taxpayers required to support. I like the feel in Acme Twp. I support business growth. I don't believe that our access to East Bay is the best location and do not support tax dollars to try and experiment that project.
- Please look at community police. (constable?) 2. Lower speed limit on 5 mile, especially north of Holiday Hills Rd. 3. Determine a way to lower taxes for non-residents. 4. Hold an annual twp. Business owner expo.
- I believe our township needs to be more fiscally responsible and less politically responsible.
- If US 31 is closed between Bunker Hill and 5 Mile, where does the traffic go? We can sit for hours, why the round about?? Why the delay for Meijer's???
- Question 9 does not offer relevant answers. US 31 should not be relocated, but it must be made safe. "Desirability" is not the best criteria to apply there. Question 15 - We have way too many parks for a township our size. Questions 1 - "No Growth" does not work -- We have lost our local school and family populations with the closing of Bertha Vos. This damage needs to be reversed by focusing more on what families with children need--library, playfields, walking trails, civic functions and citizen camaraderie.
- Question 4 - We were unsure what the term Community Center meant. If a public gathering spot for events, we would support. Questions 22 and 23 - We are a dual income family whose professions are in different categories. We also both have second jobs. We work from home in the 49690 zip code. One job is in Traverse City and another is in East Bay Township but both of these are for TCAPS so we chose the administrative address for TCAPS. As far as professions go, we have educational, technical, professional and service industry.
- A beautiful bay with no township access for boats over 16 ft. Please dredge a little!
- Please keep Acme Township quiet, dark at night, and rural! Thank you for your efforts on behalf of all of us.

- Need a boat launch.
- Please do not adopt or accept any proposed planning involving "Agenda 21." Agenda 21 is the United Nations plan to collectivize private property.
- I've marked "3" on p. 6 (Question 17) for several activities that I believe that all could be grouped together in one place on East Bay. Families/people could come and do many things.
- When I grew up in the suburbs of Detroit, I could walk to the country in 10 minutes. By the time I turned 18, it took over 3 hours. I do not wish to relive that. I choose to live here because of the beauty the area offers. We don't need to beg for new business. Also, let people build homes 1,000 sq. ft. or less, we don't need any more 4,000 sq. ft. homes or view blocking buildings.
- Boat ramp, and ease off on the taxes.
- Thank you for developing this resident survey. I have lived in Acme for 70 years and I appreciate the need for an economic growth plan! Also, asking the residents is critical.
- Question 17 - Ball fields, basketball courts, volley ball courts and skating rink could be consolidated as one recreational project area. We have lots of open space, let's us it. Question 12 - Similar to Woodmere in T.C. Looks nice and seems to work. *Civic Auditorium/Community Center/Senior Center/Public Use Facility would be nice. Could be supported by public donation support to get started.
- We need a public indoor swimming pool and health and fitness center. The club at GT Resort is too expensive for residents! Need more bike lanes on rural roads. Need to connect TART Trail from Bunker Hill Rd. to Lautner Road.
- Acme is becoming a blighted community. Roads are in poor condition, businesses are closing and buildings stand vacant and crumbling along US 31. We have placed emphasis on preserving country views and rural atmosphere while the center of our township slowly degenerates into a slum.
- I will be very unhappy with the new township board if Acme Township's master plan includes large areas of strip malls and big box stores.
- Thank you for putting together this survey. My concern would be taking US 31 between 5 Mile and 72 from 5 lanes to 3 lanes would cause a lot of traffic congestion. As Traverse City and hopefully Acme grow, it would be beneficial to have roads that can handle the increased traffic. What about option C for the M 72 corridor applied between 5 Mile and M 72 (with sidewalks)? This would be aesthetically pleasing and allow for traffic flow. Thank you
- Moving a highway - US 31 is too much money!
- Concerning mainly Petobego Beach area, state game area and beach: As lake water levels keep getting lower, the township need to stop the increasing harassment from adjacent private land owners claiming new dry land as being private that recreational boaters and the public in general endures on a daily basis. Enforce water line laws and rules and stop this private encroachment on what is supposed to still be public, water or no water.
- I live in the Holiday Hills area. I feel Acme Township's first priority should be to fix our roads. I have spent hundreds of dollars on repairing of my 2 cars because of the poor maintenance of these roads. All I ever hear from people who would want to live and work in the Acme Township say, is they would not consider moving here because of these roads.
- A lifestyle center with opportunities for retail growth is important. Zoning regulations need to be less onerous.
- Liability issues for swimming areas, climbing areas (cost to taxpayers). Cost of maintaining newly created parks. Cost of maintaining and liability issues if township builds sidewalks. Property taxes are high enough! Not willing to fund "extras" in bad economy. Fixed income with little prospect of meaningful cost of living adjustments to Social Security.
- I have been involved in 3 other "master plans" over the 30 years I've live here. Time is spent, money is spent, and nothing happens. Whatever happened to the "Master Plan" that was approved 8 years ago? All these plans just like this comment will be read and tossed away. That's why Acme is dying. We have no planners, so let's spend a couple \$100,000 to do nothing. My biggest complaint is Acme has no architectural ordinance. We have a chance to be written up about, but we will no doubt end up looking like M37.
- I love the idea of a median on 72. Also endorse decreasing speed limits. Safety is a concern. Acme has a lot of potential; it could look far more inviting that it does now.
- We recently purchased property at the Bayridge development in Sept. 2012. We have visited and stayed in the area many times over the last 25 years and are very familiar with several of the recreational sites. We will be building a home for vacation purposes and look forward to utilizing the township's parks and recreational opportunities. We encourage the new master plan and are excited to see what transpires.
- US 31 needs to remain 5 lanes wide or Acme will need to change its name to "Terrible Traffic Junction."
- On Q14, marked high priority. Don't understand, does it mean in favor of?
- Funding should be a priority for road maintenance.
- Thank you for including me! Continue sensible, logical, rational development with no skyscrapers in cow pastures!!

- No new taxes. Build Meijer. Build trails to get to Meijer. Fix my road! (potholes) Don't care about beaches. Stop people from going through red lights at Bunker Hill. If I pay for BATA, drive by my house and take me to work. Why are you not filling the potholes?
- For wind turbines, I hope you encourage their use and put zoning in place to allow them, even if restricted to certain areas.
- Traffic safety on US 31, i.e. Five Mile Rd. and US 31! We need a traffic light at that intersection. The Five Mile Rd. turn radius on to US 31 should also be widened. The entire intersections are ridiculous.
- We truly enjoy having Saylor Park as a dog friendly beach. It is one of few quality areas to enjoy the water with pets!!
- Address the bad roads in Sherwood sub.!!! Finish TART Trail from Bunker Hill to Lautner. Need boat launch in Acme business district, which will bring needed business to Acme at least during summer tourist season. Option B & C are stupid. (Q10)
- Maintain township. Unimproved gravel roads better!!
- Having purchased my property within the past 2 years as a future home site for my retirement I did not feel qualified to answer some questions. My reason for picking Acme for this purpose was it was still close to services needed in Traverse but still had a small town atmosphere and in the rural. My hope is that it does not grow to just become an extension of Traverse. That's main reason people choose to leave down state and come north to leave the chaos behind. Thank you for considering our opinions.
- Questions regarding the quality of government were left unanswered because they did not acknowledge the change in the make-up and attitude of the newly elected officials. I was very pleased with the performance of the previous board and hope that the new leadership will reflect the needs of Acme's citizenry and not cater to outside influences such as developers and corporate interests. This new board has not yet established themselves and cannot be judged properly.
- I would not spend a bunch of money on the M 72 corridor between Lautner and Arnold Roads. Instead, concentrate on the US 31 corridors between 5 Mile and M 72. Create a nice swimming beach, not a marina. Make it accessible to the TART Trail. If done right, it could have multiple functions from summer beach use to hosting events like festivals, craft shows, etc. Thank you for asking for our input and for your commitment to our township.
- Invest in boat launch, marina and beach. Maintain rural farmland character. Protect/maintain Acme Creek Yarding area for wildlife as well as Yuba Creek and Petobelo. A moderate but well organized business district with walkable stores near beach area (i.e. Mt. Hope Rd.). Closing Bertha Vos School was a terrible blow to Acme economically; reopen school.
- Please build the Meijer store.
- Thanks for our opportunity to provide my input.
- There are so many buildings that are setting empty and are eye sores. Meijer should be a positive draw to expansion of retail and commercial business. Responsive, slow growth that will enhance our tax base. Regarding Q10: I do not like any of these options. Trees look much too close to the roadway. Don't want wind turbines.
- Why isn't Mt. Hope Rd. being considered for Township Center?
- Our country is in a recession. We may see some ups and downs but it is for sure that things are going to be difficult down the road. The jobless rate is going to rise and we should be wise not to over extend ourselves in government and personal. Please do not put our great Acme in a place that will hurt us. Thank you!
- Too bad that in the plans for Acme Shoreline, that there are no provisions for a nice restaurant. Dining near the water is always a pleasant experience for tourists and locals.
- While it is terrific to live in a rural area, there is a wonderful opportunity to invite large retail stores to the area on Lautner Rd. where Meijer is supposed to build. It would be wonderful to not have to drive into Traverse City to shop. It does not have to look ugly - park like settings in front of stores - parking behind. Traverse City's Wal-Mart, Home Depot complex almost got it right. Their garden and water features are lovely.
- May be too late, but would rather have traffic lights at new Meijer's entrances rather than the roundabouts planned. Should all be allowed to use Marina Park to swim rather than only boat owners. Have been asked to leave that beach because I don't have a boat there. Would like sidewalks at Bayside Park, hard to use a walker or wheelchair there.
- Keep traffic moving. More business for employment. Acme used to have only two lanes and it was a bottle neck.
- Our beaches need to be groomed. We need docks and ramps at boat landings. Old Mountain Jacks should be used as Town Center / Conference Center (especially basement).
- Need left turn signal going south on US 31 at M 72 E. Decrease speed between Acme and Holiday Rd. to 45 mph. Please strongly improve boat launches; we usually go to Elk Rapids because we get stuck at deep-water point too often.
- Waste of time and money.

- We need a traffic bypass so that the shoreline area can be developed as a low speed pedestrian and bicycle friendly "downtown" with small businesses, shops and restaurants much like downtown T.C. We do not need a big box store or an industrial park.
- We have parks already that are not taken care of. Saylor Park could be very nice. I don't know if we need such a large Bay front Park. Also, all of the crummy buildings coming thru Acme look terrible. And, a fireworks store? That looks awful.
- No Meijer or other big box stores. I moved up here to get away from them. If I wanted to live in the city, I would move back down state.
- I see an urgent need for sidewalks/bike path on US 31 through Acme. I never take this route considering it a risk to life, but see a surprising number of cyclists going through with panniers in summer and others. Bunker Hill Rd. is an existing cycle path wholly unmaintained or marked for this purpose. Road surface deplorable, forcing cars and bikes all over the roadway. Racing cars at the top of the hill, above Ace Hardware, cut across the shoulder while navigating this corner as fast as they can go. Limited sight distance and poor vehicle control at the speeds they travel bodes ill for pedestrian and cyclists.
- I love option C to be developed as far down 72 east and US 31 west to Five Mile as feasible. Connect TART Trail at Bunker Hill with spur and extend TART towards Elk Rapids.
- Fix area roads.
- While the Meijer store might be nice, I don't think we need all of the extra retail space. I also don't like the idea of a roundabout at M 72 and Lautner. It's a bad idea for a major highway.
- Meijer, ASAP, please!!
- We would like to see the Meijer store built soon!
- Please, more retail stores and more restaurants! Meijer's whole foods store would be great!
- Loved the E-Newsletters! Free, no cost to township for mailing. Develop public marina with parking, roadways, small/low shops spaced so to maintain Bay views from Hwy. 31, raised back along railroad from 5 Mile to Bunker Hill. Regarding Q10: We need 5 lanes! Already have a bike path. On Bay side, reroute 31 along railroad.
- I don't appreciate nonresidents making decisions, pushing for changes in our community to modernize it. Others have been drawn to Acme because of what they see/feel when they are here. Changes may be needed, but don't change it so much that 20 years from now it'll seem we are in ANY of the run of the mill metropolitan area!
- Acme Township government needs to support citizen's needs, like when there are road problems and in the past; Acme Township chose to stay out of it. The township did not take ownership of a road, which now is a cause of dispute. Acme Township seems to think Acme is a small town; it isn't. Trying to make it into a "Leland" will only benefit a like Leland few people.
- We need to care for and upgrade current launch sites in the township; Bunker Hill, Dock Road, Yuba Park Rd. Need serious road repair and upgrades with sidewalks or paths; no place for pedestrian traffic in Acme!
- M 72/US 31 corridor: M 72 should be routed near Mt. Hope Rd. to US 31. Reduced speed, center median on M 72 and US 31 to make an Acme Town Center.
- Way too much traffic going through Acme. Need to keep everything small and efficient. We don't need more tourists, let them go to T.C. and unclutter this area. They are a nuisance.
- Relocate US 31. Relocate gas stations to M 72. Demolish all buildings on now old US 31 and build new themed walkable downtown. Build new marina (they will come).
- For far too long, East Bay has been one of the most inaccessible bodies of water in Michigan. Acme Township needs a decent boat launch; one that could handle more than a canoe or kayak. My vote goes to Yuba/Saylor Park. Funding could be done through launch fees or season passes.
- We love to fish in East Bay, but cannot get boat off trailer as they are. Also enjoy community areas, Maple Bay. We take our dog there on a regular basis and would like it to stay dog friendly. TART Trail by Lautner Rd. - owner of adjoining property keeps cutting down the fence and has been hanging the nuts from the deer he shoots; very disturbing to myself and to my kids and dog. You need to address this property owner. He is also driving over the railroad tracks. Previous complaints to Sharon Vreeland were never addressed.
- Thank you for this opportunity, my wife and I love living in this community but we do want to see growth, improvement and an improved quality for the up north lifestyle. We look forward to the next meeting.
- Question 10: I don't like the bike lane on option B & C.
- Acme needs to grow with Traverse City.
- Meijer, please on M 72 and movie place on M 72.
- Develop a public marina, reroute US 31 from 5 Mile along railroad to M 72. Current 31 can become storefronts adjacent to marina. 2. Would like the Acme Township E-Newsletter back. 3. Not interested in large commercial box store development. 4. Especially, NO roundabout on 72! 5. Regarding Q10: Have thru traffic bypass this section of US 31. Turn this into local tourist destination. Regarding Q12: Prefer 5 lanes.

- Slow traffic to 30 mph. or lower. 2. Bridges to/from TART to beach trails.
- Do everything possible to avoid looking like Garfield Township!
- We live in Acme Twp. for its quiet rural lifestyle and proximity to recreational trails. We will move if Acme decides it wants to develop too much. Many of our neighbors think the same way. If we had wanted a bigger city to live in, we'd go into T.C. to live. We are happy to go into T.C. for restaurants, activities and for the cultural center/events at NMC's Denmos and the Old Towne Playhouse. Meijer was needed, but if we need stuff from big retailers, we go online or make a trip to T.C. Thank you for the survey and chance to give our opinion!
- We own a condo for vacation purposes. We would love Acme to be the best it can be. However, I do not want my taxes to go up. I pay as much taxes on a 750 sq. ft. condo (not on the water) as I do on my home. We cannot afford more and with housing down, cannot sell. We want to keep the condo and would love to be in a perfect vacation spot. Did not answer some questions as we don't live there and don't have an answer.
- As Shoreline develops, we would like to see an overpass allowing access across M 72 to Shoreline Park for pedestrians.
- There should be some control enforced about fireworks. A certain time window should be considered when fireworks can be used (like between 9 and 10 p.m., ONLY). The noise is too much and affects wildlife. Think of our beloved bald eagle in the park. Enforce some restrictions and protect it, instead of promoting more public parks!!
- We definitely do not want any more development along M 72, including the proposed Meijer store! We should save and promote the green rural atmosphere that we all enjoy. Please do not let M-72 turn into another US 31 South!
- We contributed a considerable amount to phase one of the Shoreline project only to have the township renege on the building removal after you had our money. We will not contribute further to those that practice these "bait and switch" techniques. I remain angry over the asbestos palace that remains today.
- Big box stores should be discouraged if not banned as they ruin local long established businesses. M 72 cut off is ok. Casino expansion is not recommended.
- We have lived in Acme Township almost 9 years. We are frustrated with the fact that there is still no Meijer's! We do not like seeing the township divided on this issue and wish there was less controversy. We are all for new businesses and jobs and tourism, but would like the ease of driving and speed limits to stay the same.
- We have concerns regarding the light at the corner of US 31 and M 72. Coming southbound on US 31 to eastbound M 72, there needs to be a left lane turn light. Very dangerous making a left hand turn there!
- The community of Acme has been severely damaged by the controversy tactics related to Meijer/V6T project. I am disappointed the current board has continued polarity by catering to the Acme Business Association. Development in the name of economic growth is unsustainable and does not build a sense of community!!
- We need small businesses; we've lost so very many. Acme is like a ghost town.
- Without balance between growth and development and the natural environment we face loss of life style. I hope they keep that in mind as they move forward.
- The character of our twp. is at stake. We've asked many of these same questions in previous Grand Vision, place making, etc. sessions. Now we expect an ambitious, visionary plan for the twp. Move US 31 to a by-pass. Develop a tourist, resident, environmentally friendly shoreline and "downtown" and don't be afraid to ask for and spend money on it.
- We were told prior to the 1999 master plan that the township offices, police, fire, etc. would be relocated to a new town center. We were told to think "Elk Rapids." The plan said no big box stores/large scale development. As a result of this master plan, we now have a Meijer's and a mall. Also, it's obvious that it was never going to be a "village" or a "town center", it's a mall. So, I guess that we don't have much faith that a new community master plan will be followed and our vision of what's to come can be summed up with a sign "welcome to the new Acme - Grawn, with water."
- Be great to have a combo walking/biking path from the casino on 72 to 31.
- Thanks for offering this thoughtful planning. We would like to see more locally owned shops/restaurants (coffee shop) that can be reached via walking or biking. A small, but vibrant area. Otherwise, very desirable to keep the farms and natural areas.
- Acme is a wonderful place to live. There is space, trails, and water and has a more relaxed feel than Traverse City. Putting up huge signage and catering to large businesses and corporations would be a tragedy for this gem of a township. I don't want to live in a place that feels like Grawn or Chum's Corners. Focusing on quality of life should be the top priority.
- Heading east from the M 72/31 intersection, the speed limit is way too fast, too soon, particularly if you are turning left leaving a business on the south side of M 72. Heading south on 31, need left hand green arrow at M 72/31 intersection.
- Question 17. I don't have a strong preference on second and third choices. I just want Acme Township to focus on recreational and cultural activities with the particular venture decided by maximum usage/financial considerations, while maintaining the rural character of the township. Thank you for doing this survey.

- No computer, need minutes of meetings mailed or on T.V. No roundabouts, signal lights calm traffic.
- We pay water front taxes (property). Because we're seasonal and retired, we do not have snow removal, mail delivered, trash pickup or children in school. Like to experience wise, smart growth. The culture should be maintained, not what has occurred in southern Michigan cities.
- Like Meijer's, don't like location! Should have been either closer to 31 or 72 or on 31. Want "dark sky" in Acme, want "NO" traffic on Bunker Hill and Lautner Rd.
- I am thankful that your survey includes resident opinion in the area of which we have invested in to live in and what we would like to see Acme become. Lights, trees, bike path and sidewalks do not belong on highways in my opinion. Thank you for caring.
- Our roads are HORRIBLE!!! Holiday Rd, Greenwood, part of Cedarwood and Holiday Pines in particular. It's an embarrassment to have anyone come to our home. I tell everyone we live in Holiday Hills where our roads look Vietnam just after the war; full of bomb craters. Fix our roads FIRST!
- I strongly support the addition of bike trails along 31 North of the TART Trail.
- Good idea to have this survey. Now we need city officials to follow the plan.
- Please build the Meijer store.
- I am an avid biker and walker. I was drawn to the rural feel of Acme Township last year and was pleased to learn that a Meijer was going to be built within a 2 mile ride from my house. I would really enjoy seeing further development within biking and walking distance for many individuals.
- Acme, along US 31, needs bicycle paths to make it a walker/bike rider friendly place. Currently it is dangerous and not a welcoming corridor.
- Fix the roads or there will be no growth or tourists. Stop wasting money on non-essential projects while the infrastructure self-destructs.
- We are well aware of the amount of traffic that travels north on 31 through Acme. There seems to be an orderly and consistent movement through the area along East Bay Shore now. If more driveways are put in that area or if it is turned into a boulevard/sidewalk arrangement, the speed limit along the bay will need to be reduced. I would sure hate to see a bike lane put in. We have the TART for folks to use. The traffic is too heavy for a bike lane!
- We need a safe alternate route from 72E to S & W T.C. This may help to slow traffic flow on 31. Traffic from the north and east could flow inland to allow for a safer Acme (a few blocks N of 72 to 5 Mile).
- Thanks for doing this.
- I do not like the proposed change to US 31 by-passing the existing commercial strip.
- I'm encouraged by the new regime in Acme Township. We need to address growth in our community and plan for making this a great community to live and play in with the necessary business resources at our door and not in Traverse City.
- I strongly urge the township to pursue the bypass option using Mt. Hope Rd. to connect to M 72. Also, continue to explore purchasing E.B. Harbor for use as a public facility.
- Would like more upscale retail shops in or near the main roads instead of other types of business that could be located somewhere else so Acme has a better visual (more like Traverse City's downtown area).
- I believe we should have a township planner with the institutional knowledge to look both forward and backward. I believe our board acted unwisely when they eliminated this important position, especially in light of all the potential changes we are considering.
- Regarding Q10: Is the M 31 bypass still a possibility? If yes, I would answer with option C, if no, B.
- I would like more restaurant and bar choices and more grocery shopping choices. Acme needs sidewalks.
- Make Acme a great place to visit, spend their money but not stay.
- The hotel "beach club" (?) across from Holiday shopper should be torn down as soon as possible. It is an eyesore for the area. My opinion on saving the Hoxie House is, don't save it.
- Although I am in my sixties, there are a lot of "baby boomers" and I think communities should include that age group in their plans. It would add to the family when there's somewhere for grandparents to play with their grandkids, but yet have some senior's interest too!! Thank you - a great survey.
- Acme Township is a quiet, rural orientated community that is very comfortable to live in. In spite of the continuing need for added tax revenue, I believe it is undesirable to promote or even allow large retail or commercial expansion/development. Send Doug Meijer somewhere else!
- Please repair the roads - live in Holiday Hills and the streets are terrible. What can we do to improve them?
- We need to be user friendly for businesses such as Meijer's and other local development. Would be nice to connect TART with Maple Bay Park and Elk Rapids.

- Allow and encourage farm markets. I would like zoning for hens to be like Traverse City for the local foods (eggs). I would like to enjoy with my family. We are definitely less populated out here and the current zoning is overly restrictive. I would like us to maintain our rural qualities with an agriculture/business/tourism focus and more walking paths and trails and natural areas with paths that would allow me and my family to walk to small businesses/shops without feeling like we are going to be run over. Please keep us a small town with more walkability and not a strip mall extension to Traverse City. No wind turbines. Thanks.
- I am retired and my main hobby is sport fishing. East Bay is a great fishery. Because of the low water level, I have to either drive to Elk Rapids or to Old Mission Peninsula to get my small boat launched. It would not cost the township very much to add some length to the Yuba Creek launch and the Dock Road launch. As it is now, they are about 25 to 30 foot too short to reach a depth of water even for a small boat. As it is now, our township does not have a usable boat launch.
- Fix our roads! Number 1 priority!
- Please get rid of the awful condo on 31. It is an absolute eyesore! I am referring to the one that is next to the road side park and across from Bayview. Acme needs to bring tourists to the area without compromising the small town charm.
- Meijer project was handled poorly. It will be blight in our community. Downstate friends hate T.C. and Acme. We are "the casino." They move through quickly to get to Leelanau. More development is not the answer.
- A public fish cleaning station would help keep fish heads and entrails out of the trash.
- Would like to see Acme Township retain its rural atmosphere. Most importantly, a left hand turn signal at the intersection of 31 and 72 heading South on 31 should be implemented expeditiously!
- Fix our roads!! Baywood, Greenwood, all of Sherwood Estates. Enforce zoning codes, no cars, boats, snowmobiles, campers parked on roads and residential streets.
- Please do something about the conditions of the streets in Sherwood Estates. I know Holiday Road is scheduled to be rebuilt, but there are so many other streets that are in worse shape (ex. Greenwood, Maplewood, etc.). Our property values are adversely affected by the miserable conditions of the roads. Auto repairs have also risen because of pot holes.
- Need better internet broadband options; we only have slow DSL. Road conditions and maintenance are not good; but isn't this a county versus township issue?
- We must improve roads; Main and subdivisions 1st priority. Central water system. Safe flow of traffic.
- Meijer is being located near one of the worst intersections in this part of the state. It needs a service road around it like the mall has. I sure hope, and really dread, that Tom's market and Kmart don't close. I hate shopping at Meijer.
- Important to connect to TART Trail from GT Resort area/deep-water point. Even sidewalks would help along 31 from 72. 2. Finish projects before starting new. Motels along bay should be done by now. Between empty strip malls and trash vacant buildings, Acme looks terrible.
- Roads suck! Holiday Hills sub. Roads are coming apart. Holiday Road is only being fixed because of outside money.
- Regarding Q9, 10, 11 & 12: Although slowing traffic and improving the aesthetics of US 31 and M 72 are very desirable, they are not realistic as long as those 2 highways are major thoroughfares. I encourage Acme Twp. To work with other local officials to construct a "Traverse City bypass" so that we can enjoy our waterfront and rural areas.
- The proposed roundabout on M 72 and Lautner Rd. is ridiculous. Meijer should be required to pay for any costs associated with traffic control and any widening of the road and adding lanes.
- I feel that any activities that the government undertakes should be self-supporting with a form of use permit/fee. When the government gets involved with activities/recreation, it costs way too much for the use of way too few.
- Any improvements made toward a public marina/waterfront should be concentrated in the Dock Rd. area. Any other area requires additional money for dredging. With road conditions declining, water transport could be the least expensive alternative in the near future.
- My greatest concern is the upkeep of roads, particularly in the Greenwood area. Honestly, I'm sure that the housing market suffers because of it. I personally would like to devote some tax dollars to fix that road.
- Limited bike trails.
- Please address the terrible road conditions in the Holiday Hills area.
- A Meijer in Acme Township will completely disrupt the flow of traffic on M 72. Bad decision!
- Thank you for asking our opinion. Roads are a major concern, but that is not unique to Acme! We are in favor of a commercial development at Lautner and M 72, but the use of a roundabout? Really? Not!
- Underscore the need to support growth of tax paying businesses, retail, which ultimately should bring a demand for housing. Acme needs to change its anti-business image.
- Get the Meijer deal done and going.

- Subdivision roads need desperate repair. Our last elected officials ignored the situation and "passed the buck" by running, and knowing full well, that a township wide road improvement millage would fail. They refused to have individual subdivisions vote on improving the roads, even refusing to actively trying to remedy the poor and dangerous road problems.
- This was a fun thing to fill out. Thank you. I'd love to see the rural character maintained while some employment/arts/entertainment/education opportunities are enriched. Best of luck, and I hope to see updates and upgrades in our future.
- Scrap your township hall, fire station, library and community center and fix the roads.
- Too many opinions, not happy with Meijer's outcome, would have been in by now. When do we start, will I be alive to see it? Also, I would like Greenwood Dr. fixed; it's horrible.
- I don't want the intersection of 31/72 to become like the intersection of South Airport and Division.
- Please, please, please fix Greenwood and Paper Birch Roads!
- I own 10 acres in Acme; bought in 1991. (someday plan to build) I have worked in Acme for 28 years since I moved from Birmingham area. I love Acme. Disappointed in boat launches, but love all else! Great community.
- Q10 - no on street parking. Q12 - no on street parking. Q14 - no wind turbines. Q16 - important to plan how to pay for upkeep of any acquisitions and beach or marina.
- The roads within subdivisions are awful! Fix them!
- Rather than slow bayside traffic at this time, please deal with a bypass first. A trip from downtown to 5 Mile Rd. can take up to 1 hour during high traffic times! A truck bypass (semi, construction equipment) would be my first priority. Q10 - Option B & C - bikers should use TART Trail. Laws for bikers need to be enforced! Q12 - Option C - corridor lighting ads to light pollution.
- Shoreline is great idea! We need large marina and swim area. This survey is crap, make it simple!
- It's about time you all got into the 21st Century! Get all the crooks out of Acme government. Bring in some young blood to our local government. Why would anybody want to do anything in Acme? We all go elsewhere, Traverse City, etc. Acme is an eye sore!
- Please do not allow a roundabout or any like intersection to be constructed at the M 72/Lautner Road juncture. Traffic in that area is already slowed down and hindered enough. Also, let's get the Meijer project build!
- Sidewalks! Sidewalks! Sidewalks! Marina! Designated kite boarding area (market that, they will come). Clean up the rocks, concrete, etc. along Bayside Park shore. Groom Beach! Crossway (pedestrian) over, under us 31 or traffic light. Keep of the great work Jay!
- Roads, folks. Roads, roads, roads. If you don't have reasonable transportation infrastructure in place, you will not attract business, commerce, industry or tourism. Nor will you keep current business, commerce and industry much longer, I suggest. What I can tell you is that you will lose this tax-paying citizen; Holiday Road isn't enough by any means. I'm fed up with potholes and will be leaving this community soon if roads aren't paved, the East Bay Park isn't made a reality, and the M 72 business complex isn't realized.
- Holiday Rd., the traffic is too fast! Sewage rate is unfair - it does not reflect the size of home or occupancy. How much Bayside Park can Acme afford? What happened to all the business in Acme, too high of tax rate? I think the owners of the rental properties should pay more to help fix our roads, because of them there is more traffic.
- I think current board is doing well, they seem to care a great deal about everybody's concerns, not just special interest groups (previous board), would like to see Meijer sooner. 1. Why attract tourist, with no business, need to promote business growth then promote tourism and maybe get tax dollars to help pay for everything. 3. Would love to hear what the holdup is with the Grand Traverse Town Center. 4. Soccer fields not a choice on Q17 - #1 future sport. 5. White Water Township has a dark sky rule and the casino can be seen from space, it looks like the only business open at night.
- Do not make it like Chums Corners. No to making it look like downstate. Do not need wall to wall business strips. Too much growth is not good, keep it green. Do not need Meijer's not good for local business.
- Ever since Grand Traverse Resort got started, the township has gone downhill. They have gone bankrupt three times. Where is my tax rebate just for being third generation property owners (it is all woods) and way over taxed. No not subdividing or ever will be in my life time, as a promise to grandfather. Coming from agriculture back ground, I really do not like what has been done in Acme Township the last thirty five years.
- Monitor Grand Traverse Resort expansion. Look into what is happening in upstate New York with Indian expansion. Example, selling gas much cheaper than local businesses; driving them out of business.
- Roads desperately need improvement. If this doesn't happen, we will not draw businesses or future residents, not to mention tourists. We need improvements to what we have before we can hope to add other amenities.
- I would like to see safer foot/bike traffic room along 5 Mile between Holiday Rd. & Hammond. There are a lot of active people on our road with kids too, and it can be a dangerous road to walk/exercise on. The speed limit is high here too, for a residential area, and very few police to monitor at corner of 5 Mile and Holiday.

- Great questionnaire.
- It is unrealistic to plan to slow traffic or choke traffic down on 72 or 31. Acme is a highway town and that is the reality. The best we can do is create service roads behind businesses to allow safe access, buy shoreline to attract residential home buyers, develop the state land access, limit sprawl and fix our roads. Bunker Hill is embarrassing.
- I am not pleased with the new township board. I regret my vote for certain officials and will not vote for them again.
- There is an old shipwreck off Saylor Park that needs to be protected and highlighted with mooring buoys. Saylor Park also has a premier stand of white and red pines that need to be protected. Yuba Creek NA needs some plantings of wild life food trees and shrubs. Also, this area has abundant Red Osier Dogwoods that could be transplanted to other parks, i.e. the Bay Park.
- I wish to emphasize the exceptional and unusual quality of life in Acme. We have clean air to breathe, potable water in our wells, clean water to swim in, and freedom to hike the land and swim and boat the lake. These are basic human rights that should be at least maintained and preferably expanded. I have lived by rivers (Shiawassee, Arkansas) so polluted we were advised against wading or eating the fish. (PCB's, etc.) Tourism and farming are what we do best. Keep the heavy industry and shopping malls out.
- Please continue opening up shoreline property by buying available property. Let's not lose our rural character. My greatest fear is we end up looking like US 31S between Meijer and Chums Corner. Let's keep this an area people want to live in and visit. I would also like to see a bypass up Mt. Hope Rd. so that 31 and the shoreline can be changed to a more small town feel.
- Would like to see better use of natural resources that make area so appealing, rather than commercial growth that you can find anywhere.
- Improve boat put ins for larger boats!
- Thank you for sending out this survey! It's important! Taxes are killing me! Would like to see another way to maintain Acme. Guess the only way is to attract small business and some tourism. Thank you for all you do!
- Lighting coming around the bay is not very bright for seniors. K-Mart sign is hard to spot, many people don't see it.
- Get rid of the planned roundabouts.
- Due to my travel work obligations, I didn't get to respond in a timely manner.
- Public beach needs to be groomed like beaches on West Bay. We need a boat launch with parking and public docks.
- Acme Township has long desired promoting land acquisition and the rural feel. It unfortunately has chased the commercial growth out of our area by the antics of its local government. I am for promoting all the local pleasures but to support a tax base to pay for that, we must allow and encourage commercial growth and the jobs it brings to provide the tax base.
- Improvements at Dock Rd. boat launch.
- We moved to this area because of its rural characteristics, natural beauty, wild life and charm. We love the open spaces and many opportunities to enjoy nature. We are not opposed to development, but think there is plenty of space for development and improvements available already without having to tap into more land. Develop and re-develop all the vacant buildings/businesses all around the US 31 and M 72 intersections should be the focus. Cleaning up existing properties and focusing on attractions for tourism would benefit just about everyone in the community, including existing business owners. Suggestions: Need public trails to ride horses on and let dogs run without leashes.
- Some questions did not pertain to us. We are a non-resident, conducting business in Acme Township.
- No real broadband available.
- We reside in Acme because of the rural atmosphere and small community. Turning Acme into another downstate type commercial area like US 31S in Garfield Township would be a tragedy. The township should promote smart growth principals to attract younger professionals and tech type business to the area.
- Thank you for the opportunity.
- Opposed to commercialization of Acme. Meijer's is a criminal organization. If growth were good for the tax base and property taxes, then the home owners in Garfield would have it made. Fact is the more growth, the more problems and expense to the residents.
- What is missing here is how many 10th of miles we are considering for corridor redevelopment (US 31 & M 72). We don't need 5 miles of redevelopment, but this questionnaire seems to request blanket approval for any other plan. What will we cut from the current budget? As we develop, will new business, new tax base and quality of living rise hand-in-hand? That seems to be an unspoken assumption here. Please save raw data surveys. Do not support Bunker Hill becoming a thruway to 72 future development areas. Would Hammond Rd. become the bypass to 72? What sections of 31 and 72 are being considered, this would affect answers on survey. What percentage of response to survey is needed to have range of participation, over 20%, 30% etc.?
- A roundabout? Really? On a 55+ highway! You people come up with some of the dumbest ideas!
- Your website needs work lots of work!

- Fix the roads! Great job acquiring the waterfront properties and making sure the Meijer development fits in with our master plan. We agree with the vision of Acme Township to look like Suttons Bay or Leland.
- Extend TART Trail. I am worried about increased traffic on Bunker Hill Rd. when Meijer, etc. open. Very hard as it is to pull out of Scenic Hills to go north as it is, due to limited visibility due to hill.
- Would love to see a safe, fenced-in dog park in Acme. It would be very much used and successful. (T.C. dog park is done very well)
- Fix the roads please! They are awful, unsafe and put wear and tear on vehicles. I don't want to live here because of the roads. Greenwood, Holiday, Paper Birch
- The Acme Village, Mt. Hope Rd. development plan has been forgotten in the flurry of Meijer manipulation. It provides the best options for an expandable, walkable, traffic calming Acme center and we are ignoring what has already been prepared for us. The Meijer locations in the worst weather hazard traffic route in the area and will be a blemish on the typically pleasing vista approaching Acme. Shame!
- The roundabout will cause much confusion and after returning from FL, many accidents!
- Acme Township should not invest resources and dollars to duplicate those facilities and services that are so close at hand (Senior Center, library, beaches, etc.) Time and resources should be spent thinking of things/services that will complement the area, not creating additional.
- The transparency of the township government is of concern. There are no minutes available anymore. My neighbor didn't even get a survey. But he was told anyone could pick one up. Does that mean I can fill out another one too? Seems unreliable. Good Luck.
- Detailed comments on line. Question 10 – not answered since our option is not represented. Questions 16 – trails that connect to TART not other parks. Question 17 – No dogs.

From: [Landis, Douglas](#)
To: [Lindsey Wolf](#)
Cc: chris-mensing@usfws.gov; [Emanuel, Mary E](#); [James Manley](#)
Subject: Strathmore Major Amendment, Eagle Nest Protection Request
Date: Wednesday, June 5, 2024 2:06:22 PM
Attachments: [Bald Eagle Protection and Recommendations.pdf](#)

Karly and Lindsey,

Given the information outlined below, I am requesting that the Planning Commission table any further action on the Proposed Major Amendment until the developer submits an acceptable plan for adhering to the National Bald Eagle Management Guidelines.

In support of this request, I am forwarding correspondence from Chris Mensing, Fish and Wildlife Biologist with the U.S. Fish and Wildlife Service on guidelines for reducing disturbance to bald eagles. Please forward these materials to the full planning commission, the developer, John Iacoangeli (Beckett and Raeder), and include them in the next Planning Commission meeting package. The attached correspondence consists of:

- Bald Eagle Protection and Recommendations which outlines the legal framework and practical implications of activity near nest sites. [1 page PDF]. Embedded within this document are links to:
 - the National Bald Eagle Management Guidelines (May 2007) to assist landowners in avoiding the disturbance of bald eagles:
https://www.fws.gov/sites/default/files/documents/national-bald-eagle-management-guidelines_0.pdf.
 - Information regarding nonpurposeful take permits:
<https://www.fws.gov/story/do-i-need-eagle-take-permit>

Reading these materials, it is clear that:

1. The current construction activities at the Kmart site do not follow the best practices guidelines as outlined on pages 9-12 of the National Bald Eagle Management Guidelines, specifically,

- “Clearing, external construction, and landscaping between 330 feet and 660 feet should be done outside breeding season.” For “Category B: Building construction, 1 or 2 story, with project footprint of more than ½ acre” the guideline is 660 feet [Table p 12].
- We are currently in the breeding season [Table p 6] described as: “Nestlings 8 weeks through fledging. Very sensitive period. Gaining flight capability, nestlings 8 weeks and older may flush from the nest prematurely due to disruption and die.” and construction activities continue unabated.

2. The proposed major amendment requests increased encroachment on the nest site (truck turnaround) with no description of how disturbance of the nest site is to be mitigated.

3. Should the nest fail or be abandoned in the future without a nonpurposeful take permit in place, the landowner would be in violation of:

“The Bald and Golden Eagle Protection Act [p 2-3]

“... The Act provides criminal and civil penalties for persons who “take, possess, sell, purchase, barter, offer to sell, purchase or barter, transport, export or import, at any time or any manner, any bald eagle [or any golden eagle], alive or dead, or any part, nest, or egg

thereof.” The Act defines “take” as “pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, molest or disturb.”

“Disturb means to agitate or bother a bald or golden eagle to a degree that causes, or is likely to cause, based on the best scientific information available, 1) injury to an eagle, 2) a decrease in its productivity, by substantially interfering with normal breeding, feeding, or sheltering behavior, or 3) nest abandonment, by substantially interfering with normal breeding, feeding, or sheltering behavior.” In addition to immediate impacts, this definition also covers impacts that result from human-induced alterations initiated around a previously used nest site during a time when eagles are not present, if, upon the eagle’s return, such alterations agitate or bother an eagle to a degree that injures an eagle or substantially interferes with normal breeding, feeding, or sheltering habits and causes, or is likely to cause, a loss of productivity or nest abandonment.

Given the potential for continued nest disturbance I think we need to slow down, educate ourselves on the best management practices, and request that the developer submit an appropriate plan to mitigate the current and future proposed disturbance to the site.

Doug Landis, Acme Township resident

From: Mensing, Chris <chris_mensing@fws.gov>
Sent: Wednesday, May 22, 2024 10:09 AM
To: Landis, Douglas <landisd@msu.edu>; Emanuel, Mary E <mary_emanuel@fws.gov>
Subject: Re: Eagle nest disturbance

Douglas,

Thank you for your message. I've attached a white paper that my office developed to describe how bald eagles are protected and what recommendations we provide to landowners. It is important to note that in cases like this, the Eagle Act generally does not prohibit specific activities. Instead it prohibits disturbing eagles. Furthermore, the potential for an activity to disturb a bald eagle depends on many factors such as the nature of the proposed activity, the existing baseline conditions and activity around the nest, the proximity of the activity to the eagle nest, the timing of the activity, and the individual eagle's tolerance. My recommendation to you is to provide the landowner/township with this information. If they have any questions regarding the proposed projects' potential to impact bald eagles, they should contact Mary Emanuel (mary_emanuel@fws.gov) with the USFWS Migratory Bird Office. She will be able to assist them with determining if the project may impact bald eagles and provide recommendations moving forward.

Chris

Chris Mensing, Fish and Wildlife Biologist
U.S. Fish and Wildlife Service
Michigan Ecological Services Field Office
East Lansing, MI 48823
517-351-8316
chris_mensing@fws.gov (email preferred)

From: Douglas Landis <usfws@fws.gov>
Sent: Monday, May 13, 2024 2:27 PM
To: Mensing, Chris <chris_mensing@fws.gov>
Subject: Eagle nest disturbance

[U.S. FISH & WILDLIFE SERVICE](#)

This email has been generated by the "send a message" contact form on your FWS.gov profile.

Submitted on Mon, 05/13/2024 - 18:27

Name Provided:
Douglas Landis

Email Provided:
landisd@msu.edu

Subject
Eagle nest disturbance

Message

Chris, I would like your advice on the following. A developer is seeking a revised permit for construction on a site that contains an active (adults with young) bald eagle nest in Acme Township, MI. The township planning commission and the developer are either unaware or choose to ignore the potential implications of the nest disturbance. Can you advise on what the current regulations are regarding the legality of eagle nest disturbance and the responsibilities of the developer and township authorities?

Thank you, Douglas Landis (I previously worked a lot with Carrie Tansy on Mitchell's Satyr)

Submitted from <https://www.fws.gov/staff-profile/chris-mensing>

Working with others to conserve, protect and enhance fish, wildlife, plants and their habitats for the continuing benefit of the American people.

[fws.gov](https://www.fws.gov)

Bald Eagle Protection and Recommendations
U.S. Fish and Wildlife Service
Michigan Ecological Services Field Office
East Lansing, Michigan

Bald eagles and their nests are protected under the Bald and Golden Eagle Protection Act (Eagle Act) (16 U.S.C 668-668c). The Eagle Act prohibits, except when authorized by an Eagle Act permit, the “taking” of bald eagles and defines “take” as “pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, molest or disturb.” The Eagle Act’s implementing regulations (50 C.F.R. §22) define disturb as “...to agitate or bother a bald or golden eagle to a degree that causes, or is likely to cause, based on the best scientific information available, (1) injury to an eagle, (2) a decrease in its productivity, by substantially interfering with normal breeding, feeding, or sheltering behavior, or (3) nest abandonment, by substantially interfering with normal breeding, feeding, or sheltering behavior.”

During the breeding season, bald eagles are sensitive to a variety of human activities. However, not all bald eagle pairs react to human activities in the same way. Some pairs nest successfully just dozens of yards from human activity, while others abandon nest sites in response to activities much farther away. This variability may be related to several factors, including visibility, duration, noise levels, extent of the area affected by the activity, prior experiences with humans, and tolerance of the individual nesting pair.

In addition to immediate impacts, this definition of disturb also covers “impacts that result from human-caused alterations initiated around a previously used nest site during a time when eagles are not present, if, upon the eagle’s return, such alterations agitate or bother an eagle to a degree that injures an eagle or substantially interferes with normal breeding, feeding, or sheltering habits and causes, or is likely to cause, a loss of productivity or nest abandonment” (72 FR 31133; June 5, 2007).

The Eagle Act also protects eagle nests. Breeding bald eagles occupy “territories,” areas they will typically defend against intrusion by other eagles. In addition to the active nest, a territory may include one or more alternate nests (nests built or maintained by the eagles but not used for nesting in a given year). The Bald and Golden Eagle Protection Act (Eagle Act) prohibits removal or destruction of both active and alternate bald eagle nests, except when authorized by an Eagle Act permit. Bald eagles exhibit high nest site fidelity and nesting territories are often used year after year. Some territories are known to have been used continually for over half a century.

The Service developed the National Bald Eagle Management Guidelines (May 2007) to assist landowners in avoiding the disturbance of bald eagles. The full Guidelines are available at https://www.fws.gov/sites/default/files/documents/national-bald-eagle-management-guidelines_0.pdf. In general, the guidelines recommend that disturbance of nesting eagles be avoided by (1) Keeping a distance between the activity and the nest (distance buffers), (2) Maintaining preferably forested (or natural) areas between the activity and around nest trees (landscape buffers), and (3) Avoiding certain activities during the breeding season.

By adhering to the guidelines, landowners and project proponents should be able to avoid eagle disturbance most of the time. If avoiding disturbance is not practicable, the project proponent may choose to apply for a take permit. A permit is not required to conduct any particular activity but is necessary to avoid potential liability for take caused by the activity. Information regarding non-purposeful take permits is available at: <https://www.fws.gov/story/do-i-need-eagle-take-permit>

From: [James Manley](#)
To: [Lindsey Wolf](#)
Subject: Bald eagle nest at development
Date: Monday, May 20, 2024 11:53:44 AM
Attachments: [national-bald-eagle-management-guidelines_0.pdf](#)

Good morning Karly and Lindsey,

My name is James Manley. I am the executive director for Skegemog Raptor Center. I was contacted by a concerned citizen and asked to attend the most recent PC meeting regarding the development at the old Kmart.

I know there are concerns regarding the active eagles nest and vernal ponds located at the back of the property. My hope is that this development can move forward in a way that protects these natural features.

I am including some information that I hope will be helpful in the decision making process for the new proposed amendment and the existing construction activities. As our population grows, both locally and globally, it is important that we consider the impacts of development to preserve the natural beauty and local ecosystems that surround us.

I have included a link, a PDF, and contact info for a USFWS biologist who handles Eagle take permits. Hopefully this information helps you to make informed decisions and be able to address the concerns of the community.

<https://www.fws.gov/program/eagle-management/living-and-working-near-eagles>

Mary Emanuel
Wildlife Biologist, Permitting
USFWS, Region 3, Migratory Birds Permit Office
5600 American Blvd. W, Suite 990
Bloomington, MN 55437
(612) 713-5441
Mary_Emanuel@fws.gov

If there is anything I can do to assist, please feel free to email me or call.

Regards,

James

--



James Manley
Executive Director
Skegemog Raptor Center
3632 N. Spider Lake Rd.
Traverse City, MI 49696
<https://www.skegemograptorcenter.org/>

(231) 709-3612

NATIONAL BALD EAGLE MANAGEMENT GUIDELINES

U.S. Fish and Wildlife Service

May 2007

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INTRODUCTION

The bald eagle (*Haliaeetus leucocephalus*) is protected by the Bald and Golden Eagle Protection Act (Eagle Act) and the Migratory Bird Treaty Act (MBTA). The MBTA and the Eagle Act protect bald eagles from a variety of harmful actions and impacts. The U.S. Fish and Wildlife Service (Service) developed these National Bald Eagle Management Guidelines to advise landowners, land managers, and others who share public and private lands with bald eagles when and under what circumstances the protective provisions of the Eagle Act may apply to their activities. A variety of human activities can potentially interfere with bald eagles, affecting their ability to forage, nest, roost, breed, or raise young. The Guidelines are intended to help people minimize such impacts to bald eagles, particularly where they may constitute “disturbance,” which is prohibited by the Eagle Act.

The Guidelines are intended to:

- (1) Publicize the provisions of the Eagle Act that continue to protect bald eagles, in order to reduce the possibility that people will violate the law,
- (2) Advise landowners, land managers and the general public of the potential for various human activities to disturb bald eagles, and
- (3) Encourage additional nonbinding land management practices that benefit bald eagles (see Additional Recommendations section).

While the Guidelines include general recommendations for land management practices that will benefit bald eagles, the document is intended primarily as a tool for landowners and planners who seek information and recommendations regarding how to avoid disturbing bald eagles. Many States and some tribal entities have developed state-specific management plans, regulations, and/or guidance for landowners and land managers to protect and enhance bald eagle habitat, and we encourage the continued development and use of these planning tools to benefit bald eagles.

Adherence to the Guidelines herein will benefit individuals, agencies, organizations, and companies by helping them avoid violations of the law. However, the Guidelines themselves are not law. Rather, they are recommendations based on several decades of behavioral observations, science, and conservation measures to avoid or minimize adverse impacts to bald eagles.

The U.S. Fish and Wildlife Service strongly encourages adherence to these guidelines to ensure that bald and golden eagle populations will continue to be sustained. The Service realizes there may be impacts to some birds even if all reasonable measures are taken to avoid such impacts. Although it is not possible to absolve individuals and entities from liability under the Eagle Act or the MBTA, the Service exercises enforcement discretion to focus on those individuals, companies, or agencies that take migratory birds without regard for the consequences of their actions and the law, especially when conservation measures, such as these Guidelines, are available, but have not been implemented. The Service will prioritize its enforcement efforts to focus on those individuals or entities who take bald eagles or their parts, eggs, or nests without implementing appropriate measures recommended by the Guidelines.

The Service intends to pursue the development of regulations that would authorize, under limited circumstances, the use of permits if “take” of an eagle is anticipated but unavoidable. Additionally, if the bald eagle is delisted, the Service intends to provide a regulatory mechanism to honor existing (take) authorizations under the Endangered Species Act (ESA).

During the interim period until the Service completes a rulemaking for permits under the Eagle Act, the Service does not intend to refer for prosecution the incidental “take” of any bald eagle under the MBTA or Eagle Act, if such take is in full compliance with the terms and conditions of an incidental take statement issued to the action agency or applicant under the authority of section 7(b)(4) of the ESA or a permit issued under the authority of section 10(a)(1)(B) of the ESA.

The Guidelines are applicable throughout the United States, including Alaska. The primary purpose of these Guidelines is to provide information that will minimize or prevent violations only of *Federal* laws governing bald eagles. In addition to Federal laws, many states and some smaller jurisdictions and tribes have additional laws and regulations protecting bald eagles. In some cases those laws and regulations may be more protective (restrictive) than these Federal guidelines. If you are planning activities that may affect bald eagles, we therefore recommend that you contact both your nearest U.S. Fish and Wildlife Service Field Office (see the contact information on p.16) and your state wildlife agency for assistance.

LEGAL PROTECTIONS FOR THE BALD EAGLE

The Bald and Golden Eagle Protection Act

The Eagle Act (16 U.S.C. 668-668c), enacted in 1940, and amended several times since then, prohibits anyone, without a permit issued by the Secretary of the Interior, from “taking” bald eagles, including their parts, nests, or eggs. The Act provides criminal and civil penalties for persons who “take, possess, sell, purchase, barter, offer to sell, purchase or barter, transport, export or import, at any time or any manner, any bald eagle ... [or any golden eagle], alive or dead, or any part, nest, or egg thereof.” The Act defines “take” as “pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, molest or disturb.” “Disturb” means:

"Disturb means to agitate or bother a bald or golden eagle to a degree that causes, or is likely to cause, based on the best scientific information available, 1) injury to an eagle, 2) a decrease in its productivity, by substantially interfering with normal breeding, feeding, or sheltering behavior, or 3) nest abandonment, by substantially interfering with normal breeding, feeding, or sheltering behavior."

In addition to immediate impacts, this definition also covers impacts that result from human-induced alterations initiated around a previously used nest site during a time when eagles are not present, if, upon the eagle=s return, such alterations agitate or bother an eagle to a degree that injures an eagle or substantially interferes with normal breeding, feeding, or sheltering habits and causes, or is likely to cause, a loss of productivity or nest abandonment.

A violation of the Act can result in a criminal fine of \$100,000 (\$200,000 for organizations), imprisonment for one year, or both, for a first offense. Penalties increase substantially for additional offenses, and a second violation of this Act is a felony.

The Migratory Bird Treaty Act

The MBTA (16 U.S.C. 703-712), prohibits the taking of any migratory bird or any part, nest, or egg, except as permitted by regulation. The MBTA was enacted in 1918; a 1972 agreement supplementing one of the bilateral treaties underlying the MBTA had the effect of expanding the scope of the Act to cover bald eagles and other raptors. Implementing regulations define “take” under the MBTA as “pursue, hunt, shoot, wound, kill, trap, capture, possess, or collect.”

Copies of the Eagle Act and the MBTA are available at: <http://permits.fws.gov/ltr/ltr.shtml>.

State laws and regulations

Most states have their own regulations and/or guidelines for bald eagle management. Some states may continue to list the bald eagle as endangered, threatened, or of special concern. If you plan activities that may affect bald eagles, we urge you to familiarize yourself with the regulations and/or guidelines that apply to bald eagles in your state. Your adherence to the Guidelines herein does not ensure that you are in compliance with state laws and regulations because state regulations can be more specific and/or restrictive than these Guidelines.

NATURAL HISTORY OF THE BALD EAGLE

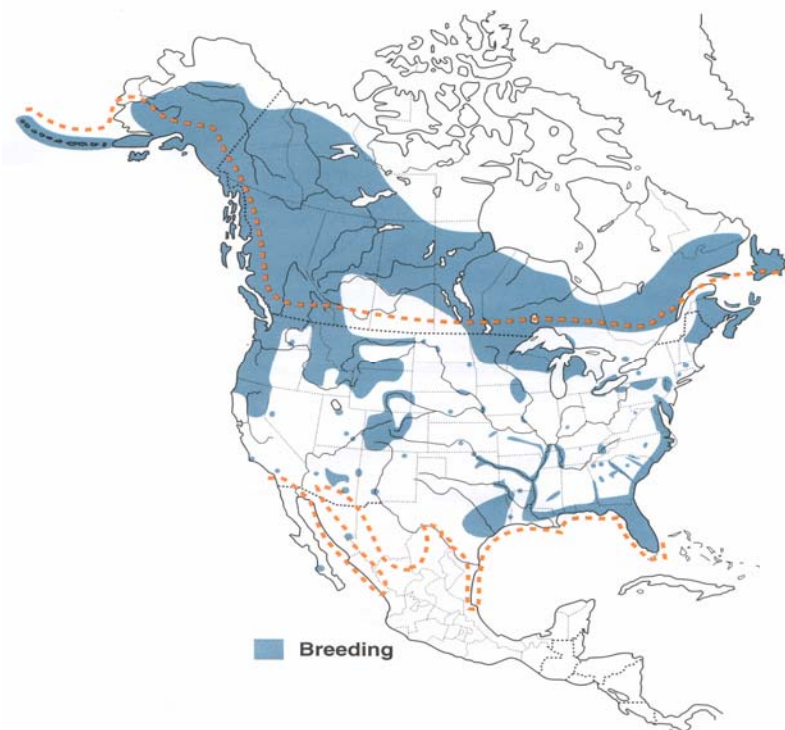
Bald eagles are a North American species that historically occurred throughout the contiguous United States and Alaska. After severely declining in the lower 48 States between the 1870s and the 1970s, bald eagles have rebounded and re-established breeding territories in each of the lower 48 states. The largest North American breeding populations are in Alaska and Canada, but there are also significant bald eagle populations in Florida, the Pacific Northwest, the Greater Yellowstone area, the Great Lakes states, and the Chesapeake Bay region. Bald eagle distribution varies seasonally. Bald eagles that nest in southern latitudes frequently move northward in late spring and early summer, often summering as far north as Canada. Most eagles that breed at northern latitudes migrate southward during winter, or to coastal areas where waters remain unfrozen. Migrants frequently concentrate in large numbers at sites where food is abundant and they often roost together communally. In some cases, concentration areas are used year-round: in summer by southern eagles and in winter by northern eagles.

Juvenile bald eagles have mottled brown and white plumage, gradually acquiring their dark brown body and distinctive white head and tail as they mature. Bald eagles generally attain adult plumage by 5 years of age. Most are capable of breeding at 4 or 5 years of age, but in healthy populations they may not start breeding until much older. Bald eagles may live 15 to 25 years in the wild. Adults weigh 8 to 14 pounds (occasionally reaching 16 pounds in Alaska) and have wingspans of 5 to 8 feet. Those in the northern range are larger than those in the south, and females are larger than males.

Where do bald eagles nest?

Breeding bald eagles occupy “territories,” areas they will typically defend against intrusion by other eagles. In addition to the active nest, a territory may include one or more alternate nests (nests built or maintained by the eagles but not used for nesting in a given year). The Eagle Act prohibits removal or destruction of both active and alternate bald eagle nests. Bald eagles exhibit high nest site fidelity and nesting territories are often used year after year. Some territories are known to have been used continually for over half a century.

Bald eagles generally nest near coastlines, rivers, large lakes or streams that support an adequate food supply. They often nest in mature or old-growth trees; snags (dead trees); cliffs; rock promontories; rarely on the ground; and with increasing frequency on human-made structures such as power poles and communication towers. In forested areas, bald eagles often select the tallest trees with limbs strong enough to support a nest that can weigh more than 1,000 pounds. Nest sites typically include at least one perch with a clear view of the water where the eagles usually forage. Shoreline trees or snags located in reservoirs provide the visibility and accessibility needed to locate aquatic prey. Eagle nests are constructed with large sticks, and may be lined with moss, grass, plant stalks, lichens, seaweed, or sod. Nests are usually about 4-6 feet in diameter and 3 feet deep, although larger nests exist.



Copyright *Birds of North America*, 2000

The range of breeding bald eagles in 2000 (shaded areas). This map shows only the larger concentrations of nests; eagles have continued to expand into additional nesting territories in many states. The dotted line represents the bald eagle’s wintering range.

When do bald eagles nest?

Nesting activity begins several months before egg-laying. Egg-laying dates vary throughout the U.S., ranging from October in Florida, to late April or even early May in the northern United States. Incubation typically lasts 33-35 days, but can be as long as 40 days. Eaglets make their first unsteady flights about 10 to 12 weeks after hatching, and fledge (leave their nests) within a few days after that first flight. However, young birds usually remain in the vicinity of the nest for several weeks after fledging because they are almost completely dependent on their parents for food until they disperse from the nesting territory approximately 6 weeks later.

The bald eagle breeding season tends to be longer in the southern U.S., and re-nesting following an unsuccessful first nesting attempt is more common there as well. The following table shows the timing of bald eagle breeding seasons in different regions of the country. The table represents the range of time within which the majority of nesting activities occur in each region and does not apply to any specific nesting pair. Because the timing of nesting activities may vary within a given region, you should contact the nearest U.S. Fish and Wildlife Service Field Office (see page 16) and/or your state wildlife conservation agency for more specific information on nesting chronology in your area.

Chronology of typical reproductive activities of bald eagles in the United States.

Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	March	April	May	June	July	Aug.
SOUTHEASTERN U.S. (FL, GA, SC, NC, AL, MS, LA, TN, KY, AR, eastern 2 of TX)											
Nest Building											
		Egg Laying/Incubation									
				Hatching/Rearing Young							
					Fledging Young						
CHESAPEAKE BAY REGION (NC, VA, MD, DE, southern 2 of NJ, eastern 2 of PA, panhandle of WV)											
		Nest Building									
				Egg Laying/Incubation							
						Hatching/Rearing Young					
								Fledging Young			
NORTHERN U.S. (ME, NH, MA, RI, CT, NY, northern 2 of NJ, western 2 of PA, OH, WV exc. panhandle, IN, IL, MI, WI, MN, IA, MO, ND, SD, NB, KS, CO, UT)											
				Nest Building							
					Egg Laying/Incubation						
							Hatching/Rearing Young				
									Fledging Young		
PACIFIC REGION (WA, OR, CA, ID, MT, WY, NV)											
				Nest Building							
					Egg Laying/Incubation						
						Hatching/Rearing Young					
								Fledging Young			
SOUTHWESTERN U.S. (AZ, NM, OK panhandle, western 2 of TX)											
				Nest Building							
					Egg Laying/Incubation						
						Hatching/Rearing Young					
								Fledging Young			
ALASKA											
						Nest Building					
								Egg Laying/Incubation			
									Hatching/Rearing Young		
Ing Young											Fledg-
Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	March	April	May	June	July	Aug.

How many chicks do bald eagles raise?

The number of eagle eggs laid will vary from 1-3, with 1-2 eggs being the most common. Only one eagle egg is laid per day, although not always on successive days. Hatching of young occurs on different days with the result that chicks in the same nest are sometimes of unequal size. The overall national fledging rate is approximately one chick per nest, annually, which results in a healthy expanding population.

What do bald eagles eat?

Bald eagles are opportunistic feeders. Fish comprise much of their diet, but they also eat waterfowl, shorebirds/colonial waterbirds, small mammals, turtles, and carrion. Because they are visual hunters, eagles typically locate their prey from a conspicuous perch, or soaring flight, then swoop down and strike. Wintering bald eagles often congregate in large numbers along streams to feed on spawning salmon or other fish species, and often gather in large numbers in areas below reservoirs, especially hydropower dams, where fish are abundant. Wintering eagles also take birds from rafts of ducks at reservoirs and rivers, and congregate on melting ice shelves to scavenge dead fish from the current or the soft melting ice. Bald eagles will also feed on carcasses along roads, in landfills, and at feedlots.

During the breeding season, adults carry prey to the nest to feed the young. Adults feed their chicks by tearing off pieces of food and holding them to the beaks of the eaglets. After fledging, immature eagles are slow to develop hunting skills, and must learn to locate reliable food sources and master feeding techniques. Young eagles will congregate together, often feeding upon easily acquired food such as carrion and fish found in abundance at the mouths of streams and shallow bays and at landfills.

The impact of human activity on nesting bald eagles

During the breeding season, bald eagles are sensitive to a variety of human activities. However, not all bald eagle pairs react to human activities in the same way. Some pairs nest successfully just dozens of yards from human activity, while others abandon nest sites in response to activities much farther away. This variability may be related to a number of factors, including visibility, duration, noise levels, extent of the area affected by the activity, prior experiences with humans, and tolerance of the individual nesting pair. The relative sensitivity of bald eagles during various stages of the breeding season is outlined in the following table.

Nesting Bald Eagle Sensitivity to Human Activities

Phase	Activity	Sensitivity to Human Activity	Comments
I	Courtship and Nest Building	Most sensitive period; likely to respond negatively	Most critical time period. Disturbance is manifested in nest abandonment. Bald eagles in newly established territories are more prone to abandon nest sites.
II	Egg laying	Very sensitive period	Human activity of even limited duration may cause nest desertion and abandonment of territory for the breeding season.
III	Incubation and early nestling period (up to 4 weeks)	Very sensitive period	Adults are less likely to abandon the nest near and after hatching. However, flushed adults leave eggs and young unattended; eggs are susceptible to cooling, loss of moisture, overheating, and predation; young are vulnerable to elements.
IV	Nestling period, 4 to 8 weeks	Moderately sensitive period	Likelihood of nest abandonment and vulnerability of the nestlings to elements somewhat decreases. However, nestlings may miss feedings, affecting their survival.
V	Nestlings 8 weeks through fledging	Very sensitive period	Gaining flight capability, nestlings 8 weeks and older may flush from the nest prematurely due to disruption and die.

If agitated by human activities, eagles may inadequately construct or repair their nest, may expend energy defending the nest rather than tending to their young, or may abandon the nest altogether. Activities that cause prolonged absences of adults from their nests can jeopardize eggs or young. Depending on weather conditions, eggs may overheat or cool too much and fail to hatch. Unattended eggs and nestlings are subject to predation. Young nestlings are particularly vulnerable because they rely on their parents to provide warmth or shade, without which they may die as a result of hypothermia or heat stress. If food delivery schedules are interrupted, the young may not develop healthy plumage, which can affect their survival. In addition, adults startled while incubating or brooding young may damage eggs or injure their young as they abruptly leave the nest. Older nestlings no longer require constant attention from the adults, but they may be startled by loud or intrusive human activities and prematurely jump from the nest before they are able to fly or care for themselves. Once fledged, juveniles range up to ¼ mile from the nest site, often to a site with minimal human activity. During this period, until about six weeks after departure from the nest, the juveniles still depend on the adults to feed them.

The impact of human activity on foraging and roosting bald eagles

Disruption, destruction, or obstruction of roosting and foraging areas can also negatively affect bald eagles. Disruptive activities in or near eagle foraging areas can interfere with feeding, reducing chances of survival. Interference with feeding can also result in reduced productivity (number of young successfully fledged). Migrating and wintering bald eagles often congregate at specific sites for purposes of feeding and sheltering. Bald eagles rely on established roost sites because of their proximity to sufficient food sources. Roost sites are usually in mature trees where the eagles are somewhat sheltered from the wind and weather. Human activities near or within communal roost sites may prevent eagles

from feeding or taking shelter, especially if there are not other undisturbed and productive feeding and roosting sites available. Activities that permanently alter communal roost sites and important foraging areas can altogether eliminate the elements that are essential for feeding and sheltering eagles.

Where a human activity agitates or bothers roosting or foraging bald eagles to the degree that causes injury or substantially interferes with breeding, feeding, or sheltering behavior and causes, or is likely to cause, a loss of productivity or nest abandonment, the conduct of the activity constitutes a violation of the Eagle Act's prohibition against disturbing eagles. The circumstances that might result in such an outcome are difficult to predict without detailed site-specific information. If your activities may disturb roosting or foraging bald eagles, you should contact your local Fish and Wildlife Service Field Office (see page 16) for advice and recommendations for how to avoid such disturbance.

RECOMMENDATIONS FOR AVOIDING DISTURBANCE AT NEST SITES

In developing these Guidelines, we relied on existing state and regional bald eagle guidelines, scientific literature on bald eagle disturbance, and recommendations of state and Federal biologists who monitor the impacts of human activity on eagles. Despite these resources, uncertainties remain regarding the effects of many activities on eagles and how eagles in different situations may or may not respond to certain human activities. The Service recognizes this uncertainty and views the collection of better biological data on the response of eagles to disturbance as a high priority. To the extent that resources allow, the Service will continue to collect data on responses of bald eagles to human activities conducted according to the recommendations within these Guidelines to ensure that adequate protection from disturbance is being afforded, and to identify circumstances where the Guidelines might be modified. These data will be used to make future adjustments to the Guidelines.

To avoid disturbing nesting bald eagles, we recommend (1) keeping a distance between the activity and the nest (distance buffers), (2) maintaining preferably forested (or natural) areas between the activity and around nest trees (landscape buffers), and (3) avoiding certain activities during the breeding season. The buffer areas serve to minimize visual and auditory impacts associated with human activities near nest sites. Ideally, buffers would be large enough to protect existing nest trees and provide for alternative or replacement nest trees.

The size and shape of effective buffers vary depending on the topography and other ecological characteristics surrounding the nest site. In open areas where there are little or no forested or topographical buffers, such as in many western states, distance alone must serve as the buffer. Consequently, in open areas, the distance between the activity and the nest may need to be larger than the distances recommended under Categories A and B of these guidelines (pg. 12) if no landscape buffers are present. The height of the nest above the ground may also ameliorate effects of human activities; eagles at higher nests may be less prone to disturbance.

In addition to the physical features of the landscape and nest site, the appropriate size for the distance buffer may vary according to the historical tolerances of eagles to human activities in particular localities, and may also depend on the location of the nest in relation

to feeding and roosting areas used by the eagles. Increased competition for nest sites may lead bald eagles to nest closer to human activity (and other eagles).

Seasonal restrictions can prevent the potential impacts of many shorter-term, obtrusive activities that do not entail landscape alterations (e.g. fireworks, outdoor concerts). In proximity to the nest, these kinds of activities should be conducted only outside the breeding season. For activities that entail both short-term, obtrusive characteristics and more permanent impacts (e.g., building construction), we recommend a combination of both approaches: retaining a landscape buffer *and* observing seasonal restrictions.

For assistance in determining the appropriate size and configuration of buffers or the timing of activities in the vicinity of a bald eagle nest, we encourage you to contact the nearest U.S. Fish and Wildlife Service Field Office (see page 16).

Existing Uses

Eagles are unlikely to be disturbed by routine use of roads, homes, and other facilities where such use pre-dates the eagles' successful nesting activity in a given area. Therefore, in most cases *ongoing* existing uses may proceed with the same intensity with little risk of disturbing bald eagles. However, some *intermittent, occasional, or irregular* uses that pre-date eagle nesting in an area may disturb bald eagles. For example: a pair of eagles may begin nesting in an area and subsequently be disturbed by activities associated with an annual outdoor flea market, even though the flea market has been held annually at the same location. In such situations, human activity should be adjusted or relocated to minimize potential impacts on the nesting pair.

ACTIVITY-SPECIFIC GUIDELINES

The following section provides the Service's management recommendations for avoiding bald eagle disturbance as a result of new or intermittent activities proposed in the vicinity of bald eagle nests. Activities are separated into 8 categories (A – H) based on the nature and magnitude of impacts to bald eagles that usually result from the type of activity. Activities with similar or comparable impacts are grouped together.

In most cases, impacts will vary based on the visibility of the activity from the eagle nest and the degree to which similar activities are already occurring in proximity to the nest site. Visibility is a factor because, in general, eagles are more prone to disturbance when an activity occurs in full view. For this reason, we recommend that people locate activities farther from the nest structure in areas with open vistas, in contrast to areas where the view is shielded by rolling topography, trees, or other screening factors. The recommendations also take into account the existence of similar activities in the area because the continued presence of nesting bald eagles in the vicinity of the existing activities indicates that the eagles in that area can tolerate a greater degree of human activity than we can generally expect from eagles in areas that experience fewer human impacts. To illustrate how these factors affect the likelihood of disturbing eagles, we have incorporated the recommendations for some activities into a table (categories A and B).

First, determine which category your activity falls into (between categories A – H). If the activity you plan to undertake is not specifically addressed in these guidelines, follow the recommendations for the most similar activity represented.

If your activity is under A or B, our recommendations are in table form. The vertical axis shows the degree of visibility of the activity from the nest. The horizontal axis (header row) represents the degree to which similar activities are ongoing in the vicinity of the nest. Locate the row that best describes how visible your activity will be from the eagle nest. Then, choose the column that best describes the degree to which similar activities are ongoing in the vicinity of the eagle nest. The box where the column and row come together contains our management recommendations for how far you should locate your activity from the nest to avoid disturbing the eagles. The numerical distances shown in the tables are the closest the activity should be conducted relative to the nest. In some cases we have included additional recommendations (other than recommended *distance* from the nest) you should follow to help ensure that your activity will not disturb the eagles.

Alternate nests

For activities that entail permanent landscape alterations that may result in bald eagle disturbance, these recommendations apply to both active and alternate bald eagle nests. Disturbance becomes an issue with regard to alternate nests if eagles return for breeding purposes and react to land use changes that occurred while the nest was inactive. The likelihood that an alternate nest will again become active decreases the longer it goes unused. If you plan activities in the vicinity of an alternate bald eagle nest and have information to show that the nest has not been active during the preceding 5 breeding seasons, the recommendations provided in these guidelines for avoiding disturbance around the nest site may no longer be warranted. The nest itself remains protected by other provisions of the Eagle Act, however, and may not be destroyed.

If special circumstances exist that make it unlikely an inactive nest will be reused before 5 years of disuse have passed, and you believe that the probability of reuse is low enough to warrant disregarding the recommendations for avoiding disturbance, you should be prepared to provide all the reasons for your conclusion, including information regarding past use of the nest site. Without sufficient documentation, you should continue to follow these guidelines when conducting activities around the nest site. If we are able to determine that it is unlikely the nest will be reused, we may advise you that the recommendations provided in these guidelines for avoiding disturbance are no longer necessary around that nest site.

This guidance is intended to minimize disturbance, as defined by Federal regulation. In addition to Federal laws, most states and some tribes and smaller jurisdictions have additional laws and regulations protecting bald eagles. In some cases those laws and regulations may be more protective (restrictive) than these Federal guidelines.

Temporary Impacts

For activities that have temporary impacts, such as the use of loud machinery, fireworks displays, or summer boating activities, we recommend seasonal restrictions. These types of activities can generally be carried out outside of the breeding season without causing disturbance. The recommended restrictions for these types of activities can be lifted for alternate nests within a particular territory, including nests that were attended during the current breeding season but not used to raise young, after eggs laid in another nest within the territory have hatched (depending on the distance between the alternate nest and the active nest).

In general, activities should be kept as far away from nest trees as possible; loud and disruptive activities should be conducted when eagles are not nesting; and activity between the nest and the nearest foraging area should be minimized. If the activity you plan to undertake is not specifically addressed in these guidelines, follow the recommendations for the most similar activity addressed, or contact your local U.S. Fish and Wildlife Service Field Office for additional guidance.

If you believe that special circumstances apply to your situation that increase or diminish the likelihood of bald eagle disturbance, or if it is not possible to adhere to the guidelines, you should contact your local Service Field Office for further guidance.

Category A:

- Building construction, 1 or 2 story, with project footprint of ½ acre or less.
- Construction of roads, trails, canals, power lines, and other linear utilities.
- Agriculture and aquaculture – new or expanded operations.
- Alteration of shorelines or wetlands.
- Installation of docks or moorings.
- Water impoundment.

Category B:

- Building construction, 3 or more stories.
- Building construction, 1 or 2 story, with project footprint of more than ½ acre.
- Installation or expansion of marinas with a capacity of 6 or more boats.
- Mining and associated activities.
- Oil and natural gas drilling and refining and associated activities.

	<i>If there is no similar activity within 1 mile of the nest</i>	<i>If there is similar activity closer than 1 mile from the nest</i>
<i>If the activity will be visible from the nest</i>	660 feet. Landscape buffers are recommended.	660 feet, or as close as existing tolerated activity of similar scope. Landscape buffers are recommended.
<i>If the activity will not be visible from the nest</i>	Category A: 330 feet. Clearing, external construction, and landscaping between 330 feet and 660 feet should be done outside breeding season. Category B: 660 feet.	330 feet, or as close as existing tolerated activity of similar scope. Clearing, external construction and landscaping within 660 feet should be done outside breeding season.

The numerical distances shown in the table are the closest the activity should be conducted relative to the nest.

Category C. Timber Operations and Forestry Practices

- Avoid clear cutting or removal of overstory trees within 330 feet of the nest at any time.
- Avoid timber harvesting operations, including road construction and chain saw and yarding operations, during the breeding season within 660 feet of the nest. The distance may be decreased to 330 feet around alternate nests within a particular territory, including nests that were attended during the current breeding season but not used to raise young, after eggs laid in another nest within the territory have hatched.
- Selective thinning and other silviculture management practices designed to conserve or enhance habitat, including prescribed burning close to the nest tree, should be undertaken outside the breeding season. Precautions such as raking leaves and woody debris from around the nest tree should be taken to prevent crown fire or fire climbing the nest tree. If it is determined that a burn during the breeding season would be beneficial, then, to ensure that no take or disturbance will occur, these activities should be conducted only when neither adult eagles nor young are present at the nest tree (i.e., at the beginning of, or end of, the breeding season, either before the particular nest is active or after the young have fledged from that nest). Appropriate Federal and state biologists should be consulted before any prescribed burning is conducted during the breeding season.
- Avoid construction of log transfer facilities and in-water log storage areas within 330 feet of the nest.

Category D. Off-road vehicle use (including snowmobiles). No buffer is necessary around nest sites outside the breeding season. During the breeding season, do not operate off-road vehicles within 330 feet of the nest. In open areas, where there is increased visibility and exposure to noise, this distance should be extended to 660 feet.

Category E. Motorized Watercraft use (including jet skis/personal watercraft). No buffer is necessary around nest sites outside the breeding season. During the breeding season, within 330 feet of the nest, (1) do not operate jet skis (personal watercraft), and (2) avoid concentrations of noisy vessels (e.g., commercial fishing boats and tour boats), except where eagles have demonstrated tolerance for such activity. Other motorized boat traffic passing within 330 feet of the nest should attempt to minimize trips and avoid stopping in the area where feasible, particularly where eagles are unaccustomed to boat traffic. Buffers for airboats should be larger than 330 feet due to the increased noise they generate, combined with their speed, maneuverability, and visibility.

Category F. Non-motorized recreation and human entry (e.g., hiking, camping, fishing, hunting, birdwatching, kayaking, canoeing). No buffer is necessary around nest sites outside the breeding season. If the activity will be visible or highly audible from the nest, maintain a 330-foot buffer during the breeding season, particularly where eagles are unaccustomed to such activity.

Category G. Helicopters and fixed-wing aircraft.

Except for authorized biologists trained in survey techniques, avoid operating aircraft within 1,000 feet of the nest during the breeding season, except where eagles have demonstrated tolerance for such activity.

Category H. Blasting and other loud, intermittent noises.

Avoid blasting and other activities that produce extremely loud noises within 1/2 mile of active nests, unless greater tolerance to the activity (or similar activity) has been demonstrated by the eagles in the nesting area. This recommendation applies to the use of fireworks classified by the Federal Department of Transportation as Class B explosives, which includes the larger fireworks that are intended for licensed public display.

RECOMMENDATIONS FOR AVOIDING DISTURBANCE AT FORAGING AREAS AND COMMUNAL ROOST SITES

1. Minimize potentially disruptive activities and development in the eagles' direct flight path between their nest and roost sites and important foraging areas.
2. Locate long-term and permanent water-dependent facilities, such as boat ramps and marinas, away from important eagle foraging areas.
3. Avoid recreational and commercial boating and fishing near critical eagle foraging areas during peak feeding times (usually early to mid-morning and late afternoon), except where eagles have demonstrated tolerance to such activity.
4. Do not use explosives within ½ mile (or within 1 mile in open areas) of communal roosts when eagles are congregating, without prior coordination with the U.S. Fish and Wildlife Service and your state wildlife agency.
5. Locate aircraft corridors no closer than 1,000 feet vertical or horizontal distance from communal roost sites.

ADDITIONAL RECOMMENDATIONS TO BENEFIT BALD EAGLES

The following are additional management practices that landowners and planners can exercise for added benefit to bald eagles.

1. Protect and preserve potential roost and nest sites by retaining mature trees and old growth stands, particularly within ½ mile from water.
2. Where nests are blown from trees during storms or are otherwise destroyed by the elements, continue to protect the site in the absence of the nest for up to three (3) complete breeding seasons. Many eagles will rebuild the nest and reoccupy the site.
3. To avoid collisions, site wind turbines, communication towers, and high voltage transmission power lines away from nests, foraging areas, and communal roost sites.
4. Employ industry-accepted best management practices to prevent birds from colliding with or being electrocuted by utility lines, towers, and poles. If possible, bury utility lines in important eagle areas.
5. Where bald eagles are likely to nest in human-made structures (e.g., cell phone towers) and such use could impede operation or maintenance of the structures or jeopardize the safety of the eagles, equip the structures with either (1) devices engineered to discourage bald eagles from building nests, or (2) nesting platforms that will safely accommodate bald eagle nests without interfering with structure performance.
6. Immediately cover carcasses of euthanized animals at landfills to protect eagles from being poisoned.
7. Do not intentionally feed bald eagles. Artificially feeding bald eagles can disrupt their essential behavioral patterns and put them at increased risk from power lines, collision with windows and cars, and other mortality factors.
8. Use pesticides, herbicides, fertilizers, and other chemicals only in accordance with Federal and state laws.
9. Monitor and minimize dispersal of contaminants associated with hazardous waste sites (legal or illegal), permitted releases, and runoff from agricultural areas, especially within watersheds where eagles have shown poor reproduction or where bioaccumulating contaminants have been documented. These factors present a risk of contamination to eagles and their food sources.

CONTACTS

The following U.S. Fish and Wildlife Service Field Offices provide technical assistance on bald eagle management:

<u>Alabama</u>	Daphne	(251) 441-5181	<u>New Hampshire</u>	Concord	(603) 223-2541
<u>Alaska</u>	Anchorage	(907) 271-2888	<u>New Jersey</u>	Pleasantville	(609) 646-9310
	Fairbanks	(907) 456-0203	<u>New Mexico</u>	Albuquerque	(505) 346-2525
	Juneau	(907) 780-1160	<u>New York</u>	Cortland	(607) 753-9334
<u>Arizona</u>	Phoenix	(602) 242-0210		Long Island	(631) 776-1401
<u>Arkansas</u>	Conway	(501) 513-4470	<u>North Carolina</u>	Raleigh	(919) 856-4520
<u>California</u>	Arcata	(707) 822-7201		Asheville	(828) 258-3939
	Barstow	(760) 255-8852	<u>North Dakota</u>	Bismarck	(701) 250-4481
	Carlsbad	(760) 431-9440	<u>Ohio</u>	Reynoldsburg	(614) 469-6923
	Red Bluff	(530) 527-3043	<u>Oklahoma</u>	Tulsa	(918) 581-7458
	Sacramento	(916) 414-6000	<u>Oregon</u>	Bend	(541) 383-7146
	Stockton	(209) 946-6400		Klamath Falls	(541) 885-8481
	Ventura	(805) 644-1766		La Grande	(541) 962-8584
	Yreka	(530) 842-5763		Newport	(541) 867-4558
<u>Colorado</u>	Lakewood	(303) 275-2370		Portland	(503) 231-6179
	Grand Junction	(970) 243-2778		Roseburg	(541) 957-3474
<u>Connecticut</u>	(See New Hampshire)		<u>Pennsylvania</u>	State College	(814) 234-4090
<u>Delaware</u>	(See Maryland)		<u>Rhode Island</u>	(See New Hampshire)	
<u>Florida</u>	Panama City	(850) 769-0552	<u>South Carolina</u>	Charleston	(843) 727-4707
	Vero Beach	(772) 562-3909	<u>South Dakota</u>	Pierre	(605) 224-8693
	Jacksonville	(904) 232-2580	<u>Tennessee</u>	Cookeville	(931) 528-6481
<u>Georgia</u>	Athens	(706) 613-9493	<u>Texas</u>	Clear Lake	(281) 286-8282
	Brunswick	(912) 265-9336	<u>Utah</u>	West Valley City	(801) 975-3330
	Columbus	(706) 544-6428	<u>Vermont</u>	(See New Hampshire)	
<u>Idaho</u>	Boise	(208) 378-5243	<u>Virginia</u>	Gloucester	(804) 693-6694
	Chubbuck	(208) 237-6975	<u>Washington</u>	Lacey	(306) 753-9440
<u>Illinois/Iowa</u>	Rock Island	(309) 757-5800		Spokane	(509) 891-6839
<u>Indiana</u>	Bloomington	(812) 334-4261		Wenatchee	(509) 665-3508
<u>Kansas</u>	Manhattan	(785) 539-3474	<u>West Virginia</u>	Elkins	(304) 636-6586
<u>Kentucky</u>	Frankfort	(502) 695-0468	<u>Wisconsin</u>	New Franken	(920) 866-1725
<u>Louisiana</u>	Lafayette	(337) 291-3100	<u>Wyoming</u>	Cheyenne	(307) 772-2374
<u>Maine</u>	Old Town	(207) 827-5938		Cody	(307) 578-5939
<u>Maryland</u>	Annapolis	(410) 573-4573			
<u>Massachusetts</u>	(See New Hampshire)				
<u>Michigan</u>	East Lansing	(517) 351-2555			
<u>Minnesota</u>	Bloomington	(612) 725-3548			
<u>Mississippi</u>	Jackson	(601) 965-4900			
<u>Missouri</u>	Columbia	(573) 234-2132			
<u>Montana</u>	Helena	(405) 449-5225			
<u>Nebraska</u>	Grand Island	(308) 382-6468			
<u>Nevada</u>	Las Vegas	(702) 515-5230			
	Reno	(775) 861-6300			

<p><u>National Office</u> U.S. Fish and Wildlife Service Division of Migratory Bird Management 4401 North Fairfax Drive, MBSP-4107 Arlington, VA 22203-1610 (703) 358-1714 http://www.fws.gov/migratorybirds</p>
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State Agencies

To contact a state wildlife agency, visit the Association of Fish & Wildlife Agencies' website at http://www.fishwildlife.org/where_us.html

GLOSSARY

The definitions below apply to these National Bald Eagle Management Guidelines:

Communal roost sites – Areas where bald eagles gather and perch overnight – and sometimes during the day in the event of inclement weather. Communal roost sites are usually in large trees (live or dead) that are relatively sheltered from wind and are generally in close proximity to foraging areas. These roosts may also serve a social purpose for pair bond formation and communication among eagles. Many roost sites are used year after year.

Disturb – To agitate or bother a bald or golden eagle to a degree that causes, or is likely to cause, based on the best scientific information available, 1) injury to an eagle, 2) a decrease in its productivity, by substantially interfering with normal breeding, feeding, or sheltering behavior, or 3) nest abandonment, by substantially interfering with normal breeding, feeding, or sheltering behavior.

In addition to immediate impacts, this definition also covers impacts that result from human-caused alterations initiated around a previously used nest site during a time when eagles are not present, if, upon the eagle=s return, such alterations agitate or bother an eagle to a degree that injures an eagle or substantially interferes with normal breeding, feeding, or sheltering habits and causes, or is likely to cause, a loss of productivity or nest abandonment.

Fledge – To leave the nest and begin flying. For bald eagles, this normally occurs at 10-12 weeks of age.

Fledgling – A juvenile bald eagle that has taken the first flight from the nest but is not yet independent.

Foraging area – An area where eagles feed, typically near open water such as rivers, lakes, reservoirs, and bays where fish and waterfowl are abundant, or in areas with little or no water (i.e., rangelands, barren land, tundra, suburban areas, etc.) where other prey species (e.g., rabbit, rodents) or carrion (such as at landfills) are abundant.

Landscape buffer – A natural or human-made landscape feature that screens eagles from human activity (e.g., strip of trees, hill, cliff, berm, sound wall).

Nest – A structure built, maintained, or used by bald eagles for the purpose of reproduction. An **active** nest is a nest that is attended (built, maintained or used) by a pair of bald eagles during a given breeding season, whether or not eggs are laid. An **alternate** nest is a nest that is not used for breeding by eagles during a given breeding season.

Nest abandonment – Nest abandonment occurs when adult eagles desert or stop attending a nest and do not subsequently return and successfully raise young in that nest for the duration of a breeding season. Nest abandonment can be caused by altering habitat near a nest, even if the alteration occurs prior to the breeding season. Whether the eagles migrate during the non-breeding season, or remain in the area throughout the non-breeding season, nest abandonment can occur at any point between the time the eagles return to the nesting site for the breeding season and the time when all progeny from the breeding season have

dispersed.

Project footprint – The area of land (and water) that will be permanently altered for a development project, including access roads.

Similar scope – In the vicinity of a bald eagle nest, an existing activity is of similar scope to a new activity where the types of impacts to bald eagles are similar in nature, and the impacts of the existing activity are of the same or greater magnitude than the impacts of the potential new activity. Examples: (1) An existing single-story home 200 feet from a nest is similar in scope to an additional single-story home 200 feet from the nest; (2) An existing multi-story, multi-family dwelling 150 feet from a nest has impacts of a greater magnitude than a potential new single-family home 200 feet from the nest; (3) One existing single-family home 200 feet from the nest has impacts of a lesser magnitude than three single-family homes 200 feet from the nest; (4) an existing single-family home 200 feet from a communal roost has impacts of a lesser magnitude than a single-family home 300 feet from the roost but 40 feet from the eagles' foraging area. The existing activities in examples (1) and (2) are of similar scope, while the existing activities in example (3) and (4) are not.

Vegetative buffer – An area surrounding a bald eagle nest that is wholly or largely covered by forest, vegetation, or other natural ecological characteristics, and separates the nest from human activities.

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Township of Elk Rapids

315 Bridge Street • P.O. Box 365 • Elk Rapids, Michigan 49629
Telephone 231-264-9333 • Fax 231-264-6676

May 21, 2024

Acme Township
Planning Commission
6042 Acme Road
Williamsburg, MI 49690

RE: Notice of Adoption of Master Plan

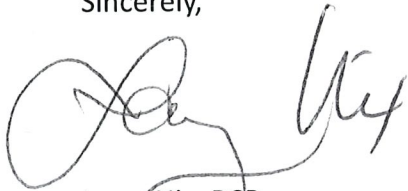
Over the past several months, the Elk Rapids Township Planning Commission has worked to update the Township Master Plan. During the months of March 2024 and April 2024 the Planning Commission and the Township Board approved the Master Plan, pursuant to the requirements of the Michigan Planning Enabling Act (MPEA), as amended (MCL 125.3843).

Under Section 43 of the MPEA, your community or agency were provided an opportunity to comment on the draft plan and now receive this notice of adoption of the Master Plan.

The adopted Master Plan can be found at <https://www.elkrapids.com/planning-commission.html> or by contacting the Elk Rapids Township Clerk, Shelley Boisvert, at sboisvert@elkrapids.com. If you have any questions, please contact Shelley Boisvert.

Thank you for your interest.

Sincerely,



Larry Nix, PCP
Zoning Administrator/Planner



From: [Robert M. Verschaeve, PE](#)
To: [Lindsey Wolf](#)
Subject: RE: Tom's/Kmart Development
Date: Wednesday, May 29, 2024 11:36:40 AM
Attachments: [pond work areas.pdf](#)

Hi Lindsey,

Oh, relaxation isn't something I've been too successful at lately. My daughter is graduating, and we've been busy preparing for the party the last couple weekends. The longer weekend was helpful though. I should be able to relax sometime in June!

Anyway, attached is a plan I marked up to show the ponds and wetland areas that were identified on the site. There is very focused work highlighted in red at the detention ponds that is necessary to bring them into compliance with the stormwater ordinance. Other than that, there is no other work at the ponds. Nothing is proposed to happen to the wetlands. I can't really speak to the eagle nest though. I don't really know where it is. Hopefully this helps answer the public's questions.

--

Robert Verschaeve, P.E. | Project Manager
Gosling Czubak Engineering Sciences, Inc.

231.946.9191 office | 231.933.5102 direct
rmverschaeve@goslingczubak.com | www.goslingczubak.com

[Connect with us on LinkedIn!](#)

From: Lindsey Wolf <Zoning@acmetownship.org>
Sent: Tuesday, May 28, 2024 3:45 PM
To: Robert M. Verschaeve, PE <rmverschaeve@goslingczubak.com>
Subject: Tom's/Kmart Development

CAUTION: This email originated from outside of GCES. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Bob,

I hope you were able to relax over the weekend! I haven't had a chance to listen to the audio from the last PC meeting to give you a list of the public's questions. I did however receive an email inquiring about:

I know there are concerns regarding the active eagles nest and vernal ponds located at the back of the property. My hope is that this development can move forward in a way that protects these natural features.

Do you know if these are actually ponds/wetlands? Or are they the stormwater ponds that are located on the property?

Lindsey Wolf

Planning & Zoning Administrator

Acme Township

6042 Acme Road

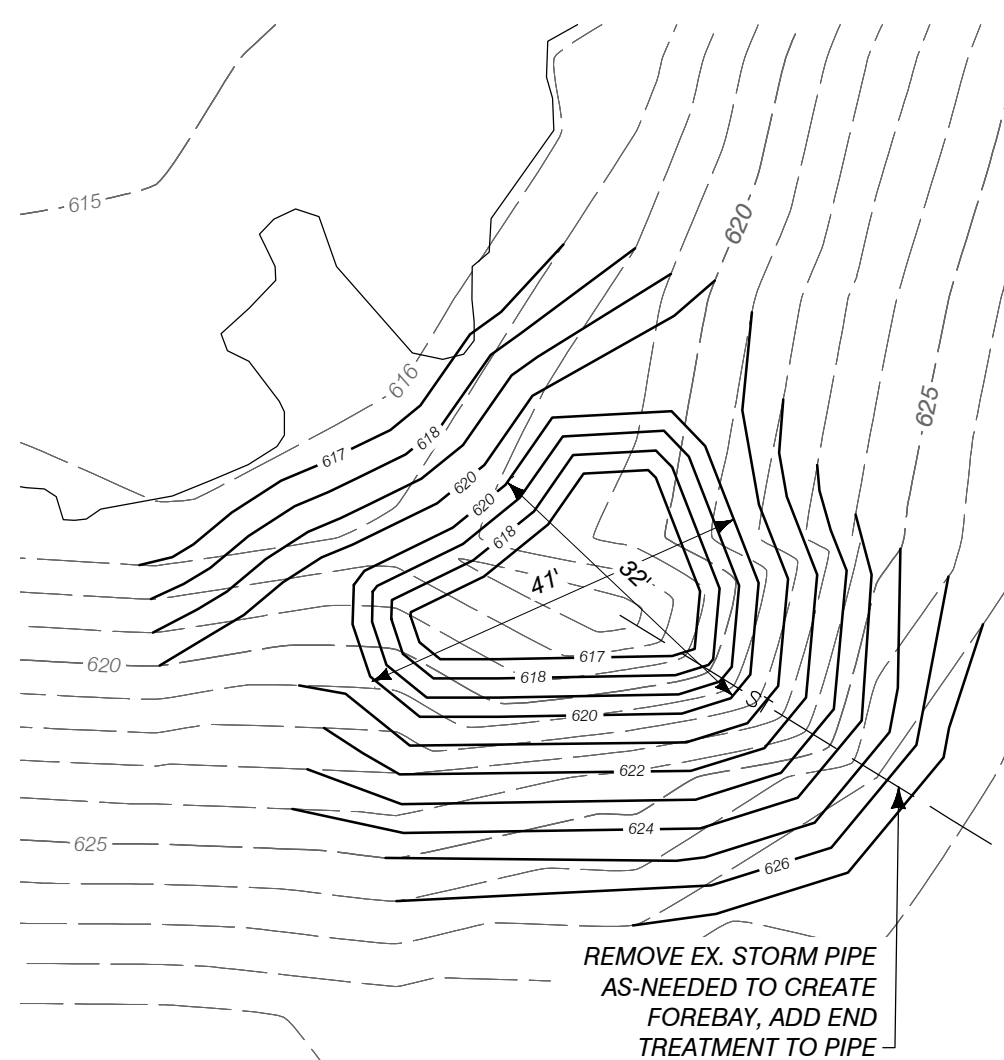
Williamsburg, MI 49690

(231)938-1350 ext. 106

zoning@acmetownship.org

NORTH STORM POND SUMMARY TABLE:

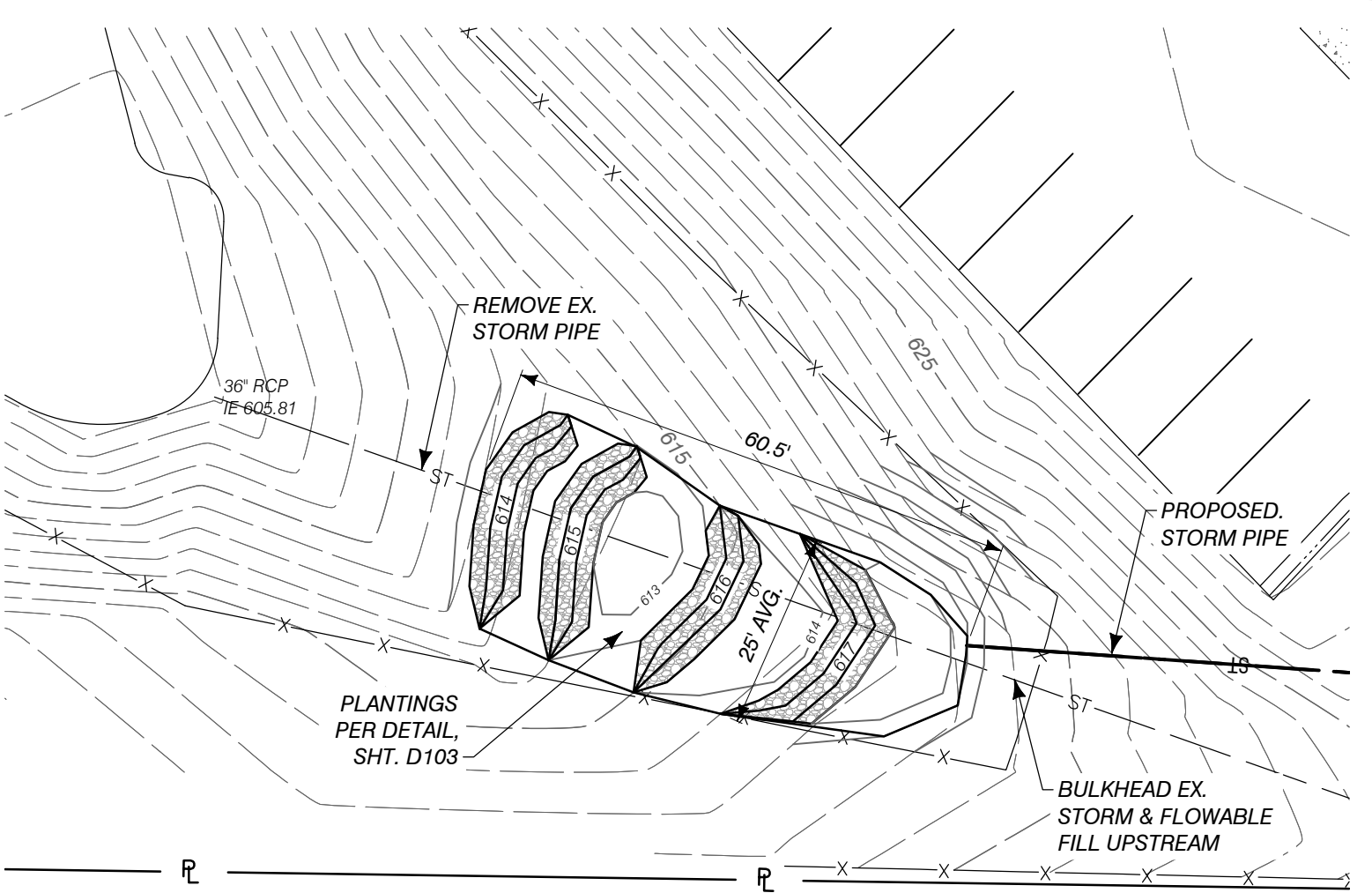
BOTTOM ELEV.	615.00
OUTFALL BOTTOM	615.00
4" INVERT ELEV.	616.00
OUTLET TOP ELEV.	618.00
EMERGENCY OVERFLOW	619.50
TOP OF BERM	620.00
24" PIPE INVERT	616.00 IN & 615.50 OUT
24" PIPE LENGTH	56 FT
STORAGE VOLUME	
ACTIVE (616.00 - 618.00)	46,031 CFT
TOTAL (616.00 - 620.00)	102,181 CFT



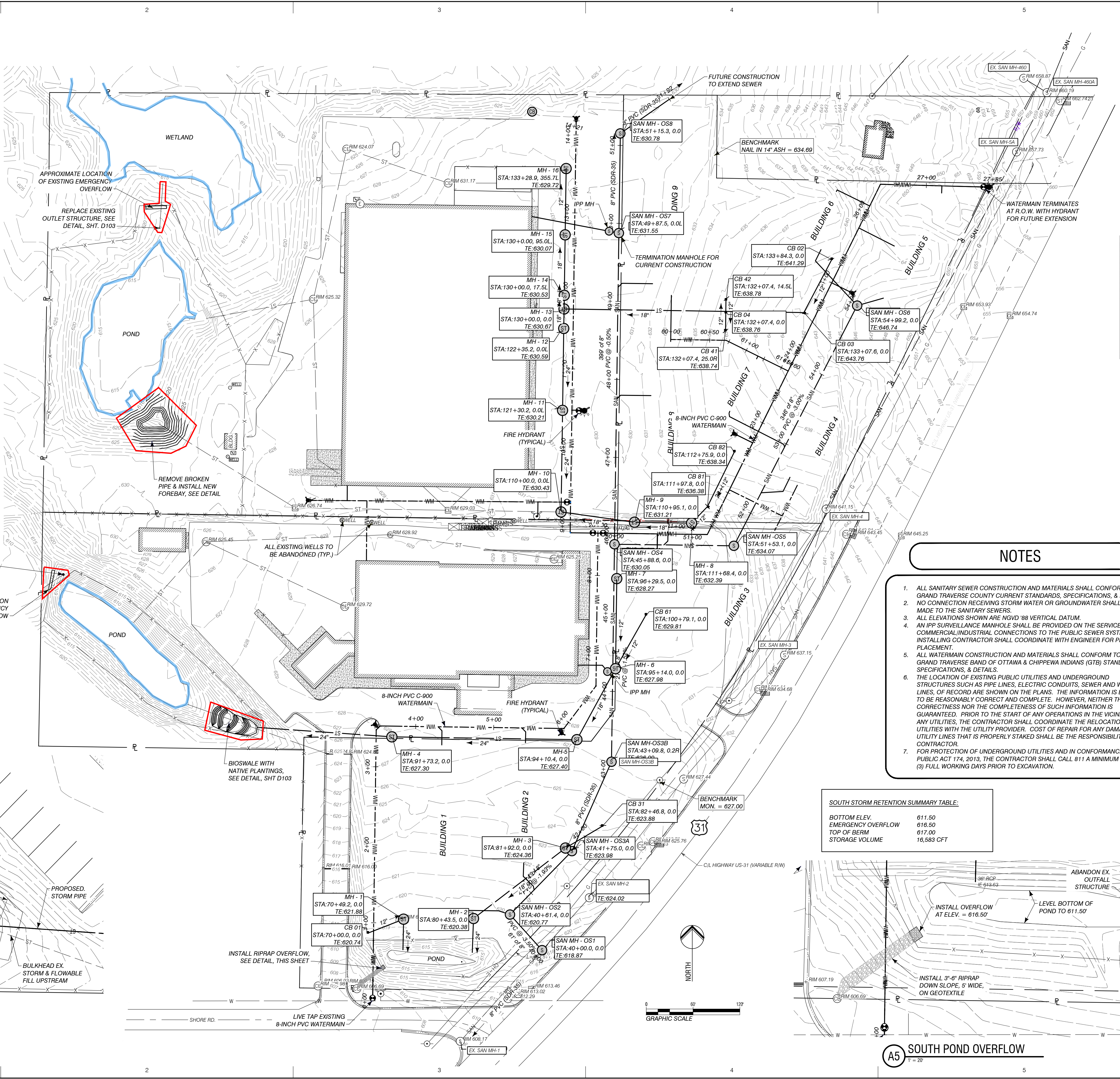
C1 NORTH FOREBAY
1" = 20'

SOUTH STORM POND SUMMARY TABLE:

BOTTOM ELEV.	606.00
OUTFALL BOTTOM	610.00
4" INVERT ELEV.	611.00
OUTLET TOP ELEV.	613.00
EMERGENCY OVERFLOW	614.50
TOP OF BERM	615.00
24" PIPE INVERT	611.00 IN & 610.50 OUT
24" PIPE LENGTH	30 FT
STORAGE VOLUME	
ACTIVE (611.00 - 613.00)	31,268 CFT
TOTAL (611.00 - 615.00)	70,926 CFT



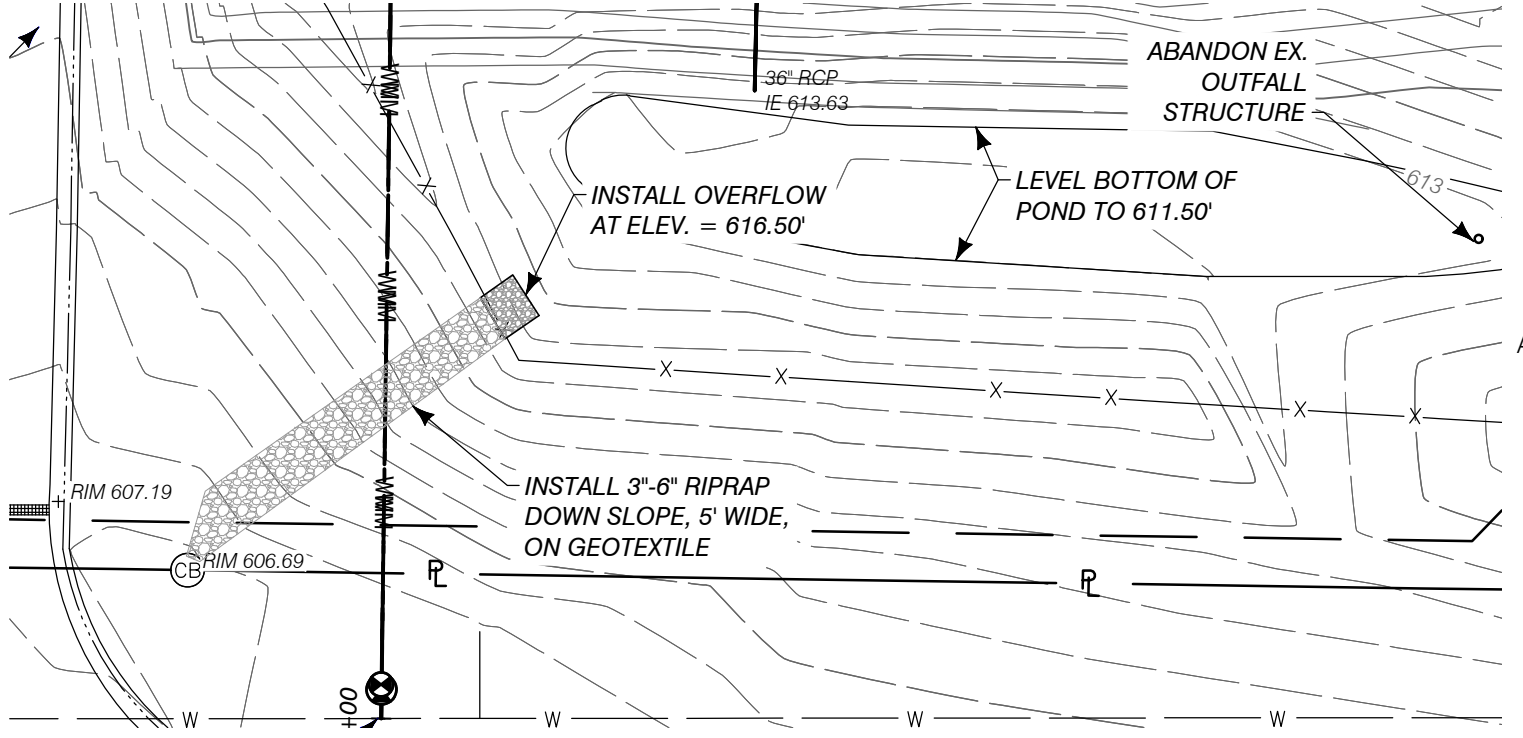
A1 SOUTH BIOSWALE/FOREBAY
1" = 20'



- NOTES**
- ALL SANITARY SEWER CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE GRAND TRAVERSE COUNTY CURRENT STANDARDS, SPECIFICATIONS, & DETAILS.
 - NO CONNECTION RECEIVING STORM WATER OR GROUNDWATER SHALL BE MADE TO THE SANITARY SEWERS.
 - ALL ELEVATIONS SHOWN ARE NGVD '88 VERTICAL DATUM.
 - AN IPP SURVEILLANCE MANHOLE SHALL BE PROVIDED ON THE SERVICE TO ALL COMMERCIAL/INDUSTRIAL CONNECTIONS TO THE PUBLIC SEWER SYSTEM. INSTALLING CONTRACTOR SHALL COORDINATE WITH ENGINEER FOR PROPER PLACEMENT.
 - ALL WATERMAIN CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE GRAND TRAVERSE BAND OF OTTAWA & CHIPPEWA INDIANS (GTB) STANDARDS, SPECIFICATIONS, & DETAILS.
 - THE LOCATION OF EXISTING PUBLIC UTILITIES AND UNDERGROUND STRUCTURES SUCH AS PIPE LINES, ELECTRIC CONDUITS, SEWER AND WATER LINES, OF RECORD ARE SHOWN ON THE PLANS. THE INFORMATION IS BELIEVED TO BE REASONABLY CORRECT AND COMPLETE. HOWEVER, NEITHER THE CORRECTNESS NOR THE COMPLETENESS OF SUCH INFORMATION IS GUARANTEED. PRIOR TO THE START OF ANY OPERATIONS IN THE VICINITY OF ANY UTILITIES, THE CONTRACTOR SHALL COORDINATE THE RELOCATION OF ANY UTILITIES WITH THE UTILITY PROVIDER. COST OF REPAIR FOR ANY DAMAGED UTILITY LINES THAT IS PROPERLY STAKED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 - FOR PROTECTION OF UNDERGROUND UTILITIES AND IN CONFORMANCE WITH PUBLIC ACT 174, 2013, THE CONTRACTOR SHALL CALL 811 A MINIMUM OF THREE (3) FULL WORKING DAYS PRIOR TO EXCAVATION.

SOUTH STORM RETENTION SUMMARY TABLE:

BOTTOM ELEV.	611.50
EMERGENCY OVERFLOW	616.50
TOP OF BERM	617.00
STORAGE VOLUME	16,583 CFT



A5 SOUTH POND OVERFLOW
1" = 20'



Performance Engineers, Inc.
Civil / Structural Engineering
406 Petoskey Avenue
Charlevoix, Michigan 49720
Phone: (231) 547-2121
Fax: (231) 547-0084
www.performanceeng.com

Northview 22



STRATHMORE
Real Estate Group

OAK SHORE COMMONS PD SITE PLAN

PT. OF SECT. 34 & 35 & GOV. LOT 3, T28N-R10W
US-31N, WILLIAMSBURG, ACME TWP.
GRAND TRAVERSE COUNTY, MICHIGAN

OWNER: STRATHMORE REAL ESTATE GROUP

MARK	DATE	DESCRIPTION
0	10-14-22	ZONING SUBMITTAL
1	11-25-22	REVISED STORM
2	12-10-22	REVISED STORM REVIEW

PROJECT NO.:	22-5755
CAD DWG FILE:	5755 UTIL SITE
DRAWN BY:	CJR
DESIGNED BY:	CJR
CHECKED BY:	AEN

SHEET TITLE
SITE UTILITY PLAN

K:\PROJECTS\5755\DRAWINGS\5755 UTIL SITE DWG - UTILITY PLAN - PLOTTED 12/8/2022 6:20 PM BY AARON NORDMAN

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US-31 N and Shore Road, Williamsburg, Michigan

May 31, 2024

Sent via E-mail

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

Re: PD 2021-01 Major Amendment; Supplemental Information Following 5-13-24 Meeting

Dear Lindsey,

This past May 13th, 2024, the Acme Township Planning Commission held a public meeting where the PD 2021-01 Major Amendment Application was reviewed and discussed. Throughout the Board's discussion and following public comments; the Commission requested Applicant respond to certain questions and points of clarification before the next regularly scheduled meeting. The Commission also offered helpful recommendations and feedback that Applicant has incorporated into its amended Application.

Applicant now respectfully submits this letter to answer questions, clarify details, and identify the changes that were made to the Application:

Why is it necessary to add an asphalt turn-around segment in the rear of the Mixed-Use Building (i.e. why expand the parking area behind the former K-Mart?) Further – why is this change being requested NOW?

Before answering this question, it is important to remember a core design characteristic of the entire Oak Shore Commons project: the project is divided into three areas, 1) residential apartments in the front, 2) retail uses in the middle, and 3) commercial users and commercial delivery traffic relegated to the rear of the Big Box stores. When the PD site plan was initially created, great emphasis was given to keeping the commercial traffic away from the retail and residential areas. This is a critical component to the overall design, functionality, and safety of the entire Project.

Further – the Development team was challenged to minimize the self-storage component by providing warehouse spaces for future tenants in the rear of the former K-Mart (i.e., instead of taking

self-storage all the way to the rear of the building). This problem was also compounded by the loss of the original fire turnaround in the Northwest section of K-Mart throughout the first PD process.

It is now apparent that, after over a year of managing tenants and traffic inside and around K-Mart and marketing the vacant warehouse spaces, any prospective tenant must have adequate space to turn around and safely maneuver a standard sized box trailer behind K-Mart. Without that additional space, users will drive their commercial traffic in front of K-Mart and Tom's, defeating the project's intent to separate that traffic from retail and residential areas.

A subsequent question that was asked in the past meeting was: *Why is this additional necessary when K-Mart did not have it?* This is because K-Mart's delivery trucks were not limited to the rear of the building only. They were able to drop off in a single dock and continue around the front of the building during non-business hours, when patrons were safely away from the site. This is precisely what we are trying to avoid now that families will live on site and patrons will visit the retail frontage. From a site planning perspective, it is not conducive in a Mixed-Use scenario.

We respectfully reiterate that this is foremost a safety concern and ask the Commission to consider allowing sensible and reasonable alterations to the rear of the K-Mart to ensure commercial traffic does not use the front of the K-Mart or the residential areas as a turnaround – just as the PD's traffic and access management plan was designed to do.

Following recommendations from the Commission's Members, Staff, and Site Planning Consultant, below are the most notable changes to the Major PD Modification Site Plan.

BATA Bus Stop location: the BATA Bus Stop has been relocated following the Commission's recommendation. As shown on the Updated Site Plan, the new BATA Bus Stop location is on the North side of the main drive entrance, complete with a dedicated pull-over lane to insulate the Bus Stop from incoming traffic. Bike racks were also added in close to the Bus Stop.

Relocated EV Charging Stations: Applicant has incorporated recommendations from the Commission's Members, Staff, and Site Planning Consultant to relocate EV charging stations throughout the project area.

Improvements to the Site Landscaping Plan: Applicant has improved the Project's Landscaping Plan by 1) adding 4'-6' diameter boulders between the proposed playground/dog park and US-31 North for safety, and 2) the Access Lane south of Buildings 1 and 2 was reconfigured, specifically the bollards and the chain were moved to aid drivers (to avoid that fire lane). Please see Sheet L-9 for details on this addition and reconfigured Access Lane.

Additional Environmental Due Diligence: Following concerns from the Planning Commission and community members regarding the Eagles nest to the West of the project, the Applicant contracted with Voice Environmental Group, LLC to professionally study, review, and report on the proposed plans in relation to existing wetlands, if any, and the location of the Eagle's Nest. Please see Voice



Environmental Group, LLC's letter included in this submission. The recommendations provided in the letter will be met by the project's contractor, E&L Construction Group, should Applicant receive the necessary approvals to work in that area.

Finally, the Wetland determination review was prepared, and the report is included. There were not any wetlands identified on the parcel that was added to the site (i.e., the former Dental Lab site).

Canopy and Safety Bollards: A recent addition to the Mixed-Use Building (former K-mart) is a 25'x10' canopy on the north side of the building, as shown on C2 and depicted in the elevation rendering, to shield the storage area from the elements and establishing a safe loading zone (i.e., ensure that cars cannot get close to the self-storage loading doors as patrons load and unload their belongings).

Relocated Playground Locations: Applicant updated its plans to better show relocated playground locations.

Site Lighting: Applicant updated its plans to better show and detail current site lighting locations and details.

I hope this letter provides clarification, or at the very least, will help guide the discussion on these points at the upcoming meeting. If we have missed anything, or if you have any additional questions or concerns, please do not hesitate to reach out to me or Sarah Kever directly. Thank you for your assistance and consideration.

Respectfully submitted on behalf of Applicant,

SH EAST BAY COMMONS NORTH LLC

/s/JCC

Jacob Chappelle

Attorney, Authorized Representative

6455 US-31 N, Williamsburg, MI

(517) 664-4111

jacobc@c-devco.com

Cc to: Northview 22, LLC, Attn: Sarah Kever, (231) 342.4016, sarah@northview22.com



C:\USERS\DAVE\PERFORMANCE ENGINEERS\DRAWINGS\PD AMENDMENT JAN 2024\5755 SITE.DWG - C2.PD SITE - PLOTTED 5/30/2024 7:29 AM BY DAVE



A3 SITE PLAN
1"=60'



SITE INFORMATION

CURRENT ZONING:	CF	
PROPOSED ZONING:	CF	
ZONING SETBACKS:		
MAXIMUM STRUCTURE HEIGHT:	45 FEET	
MINIMUM FRONT YARD:	20 FEET	
MINIMUM INTERIOR SIDE YARD:	5 FEET	
MINIMUM STREET SIDE YARD:	20 FEET	
MINIMUM REAR YARD:	5 FEET	
PROPERTY AREA (ID 01-234-036-01&02 + 01-234-035-01&02 + 01-235-004)	9,156 + 3,990 4,916 + 3,937 1.15 = 23.15 ACRES	
EXISTING USE:	PLANNED DEVELOPMENT	
PROPOSED USE:	PLANNED DEVELOPMENT (MOD)	
EXISTING COMMERCIAL USE:	134,317 SF	
PROPOSED COMMERCIAL/INSTITUTIONAL USE:	16,000 SF	
TOTAL PROPOSED COMMERCIAL/INSTITUTIONAL USE:	150,317 SF (INCLUDES BLDG 10)	
APPROVED RESIDENTIAL DENSITY:	162 UNITS (8.5 UNITS/ACRE)	
PROPOSED RESIDENTIAL DENSITY:	132 UNITS (5.7 UNITS/ACRE)	
BUILDING SUMMARY:		
BUILDING #	SF	# OF UNITS
BLDG 1	9,210	24
BLDG 2	6,448	18
BLDG 3	6,448	18
BLDG 6	4,401	15
BLDG 7	4,401	15
BLDG 8	9,920	21
BLDG 9	10,430	21
CLUBHOUSE	2,855	
MUSEUM	16,000	
SIGNIFICANT PROPOSED SITE FEATURES:		
1. THE PROJECT PROPOSES TO EXTEND THE TART TRAIL THROUGH THE FRONTAGE AND TO PROVIDE INTERNAL SIDEWALKS AND PEDESTRIAN CIRCULATION ROUTES TO THE TRAIL.		
2. THE DEVELOPMENT WILL PROVIDE SCREENED DUMPSTER LOCATIONS FOR BOTH THE RESIDENTIAL AND COMMERCIAL USES.		
3. THE PROJECT WILL INCORPORATE A BATA TRANSIT SHELTER FOR RESIDENTS.		
4. THE PROJECT WILL PROVIDE BIKE RACKS FOR AT LEAST 42 BICYCLE SPOTS AT THE RESIDENTIAL UNIT CLUSTERS FOR RESIDENTS AND VISITORS TO USE.		

PARKING SUMMARY

RESIDENTIAL UNITS:	132 UNITS
COMMERCIAL SOFT:	150,217 SQFT
ADA RESIDENTIAL PARKING COUNT:	14 SPOTS
ADA COMMERCIAL PARKING COUNT:	12 SPOTS
TOTAL ADA PARKING COUNT:	26 SPOTS
STANDARD PARKING COUNT:	445 SPOTS
BUS PARKING:	7 SPOTS
TOTAL PARKING COUNT:	478 SPOTS
NOTES:	
1. 10 SPOTS SERVED BY ELECTRIC VEHICLE CHARGING STATIONS	
2. 6 BIKE SPACES PER BIKE RACK PAD. 7 BIKE RACK PADS PROVIDES FOR 42 BICYCLE SPACES	
SNOW STORAGE REQUIRED:	
490 SPOTS x (9'x18' OR 10'x20' STALL) = 94,570 SF OF OFF-STREET PARKING	
94,570 SF x 15 SF STORAGE/100 SF = 14,186 SF REQUIRED SNOW STORAGE	
SNOW STORAGE PROVIDED = 20,025 SF	

NATURAL FEATURES NOTE

THE EXISTING SITE IS ALREADY DEVELOPED WITH SIGNIFICANT BUILDINGS AND PARKING LOTS. THE PRIMARY NATURAL FEATURES PRESENT AT THE SITE ARE ON THE WESTERLY BOUNDARY AND SOUTHERLY END OF THE PROPERTY. THESE AREAS ARE BEING USED FOR BOTH NATURAL BUFFER AREAS AND STORMWATER MANAGEMENT.

THE EXISTING NATURAL FEATURES AREA OCCUPIES APPROXIMATELY 6 ACRES OF THE SITE AND WILL BE PRESERVED IN THE CURRENT CONDITION. THERE IS ALSO AN EAGLE'S NEST WITHIN THIS AREA, WHICH WILL BE PRESERVED.

TOTAL SITE ACREAGE =	23.15 ACRES
AREA OF IMPERVIOUS SURFACES =	12.88 ACRES
AREA OF PERVIOUS SURFACES =	10.27 ACRES
PERCENT IMPERVIOUS =	55.6%

Performance Engineers, Inc.
Civil / Structural Engineering
406 Petoskey Avenue Charlevoix, Michigan 49720
Phone: (231) 547-2121 Fax: (231) 547-0084
www.performanceeng.com

OAK SHORE COMMONS PLANNED DEVELOPMENT
PD AMENDMENT #2 TO PD #2021-01
PT. OF SECT. 34 & 35 & GOV LOT 3, T28N-R10W
WILLIAMSBURG (ACME TOWNSHIP)
GRAND TRAVERSE COUNTY, MICHIGAN
OWNER: STRATHMORE REAL ESTATE GROUP

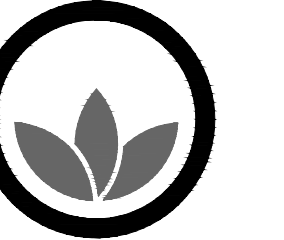
MARK	DATE	DESCRIPTION
0	03-06-24	AGENCY REVIEW
1	03-18-24	SITE PLAN REVIEW SUBMITTAL
2	05-03-24	REVISION 1 TO PD AMENDMENT NO. 2
3	05-29-24	REVISION 2 TO PD AMENDMENT NO. 2

PROJECT NO.:	22-5755
CAD DWG FILE:	5755 SITE.DWG
DRAWN BY:	DEH
DESIGNED BY:	PEI
CHECKED BY:	PEI

SEAL
STATE OF MICHIGAN
DAVID E. HENDERSHOTT
ENGINEER
05-29-2024
REGISTRATION #2011338725
EXP. DATE 03/12/2026

SHEET TITLE
PD SITE PLAN
C2
SHEET 3 OF 26

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LAP + CREATIVE
Landscape Architects and Planners

OAKLAND CENTER
809 CENTER STREET
SUITE ONE
LANSING, MI 48906 P: (517) 485-5500
F: (517) 485-5576
info@lapinc.net

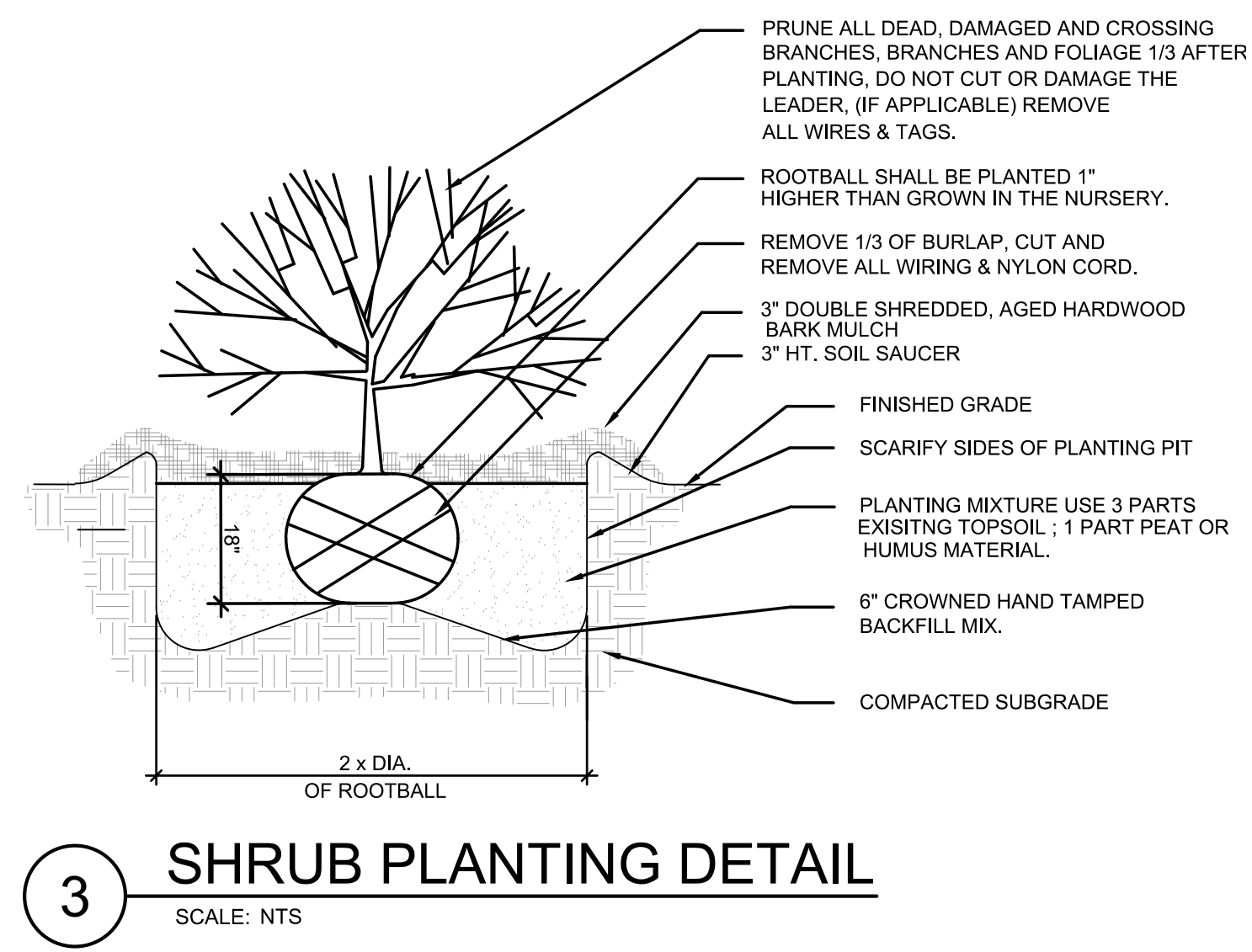
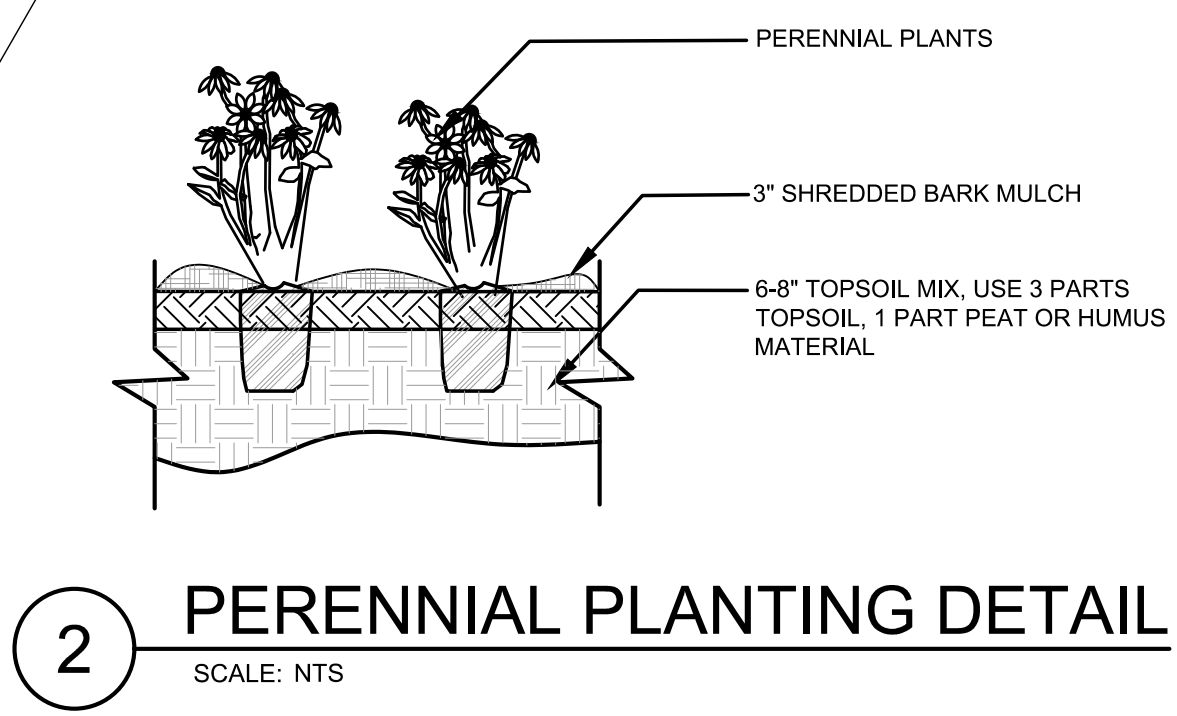
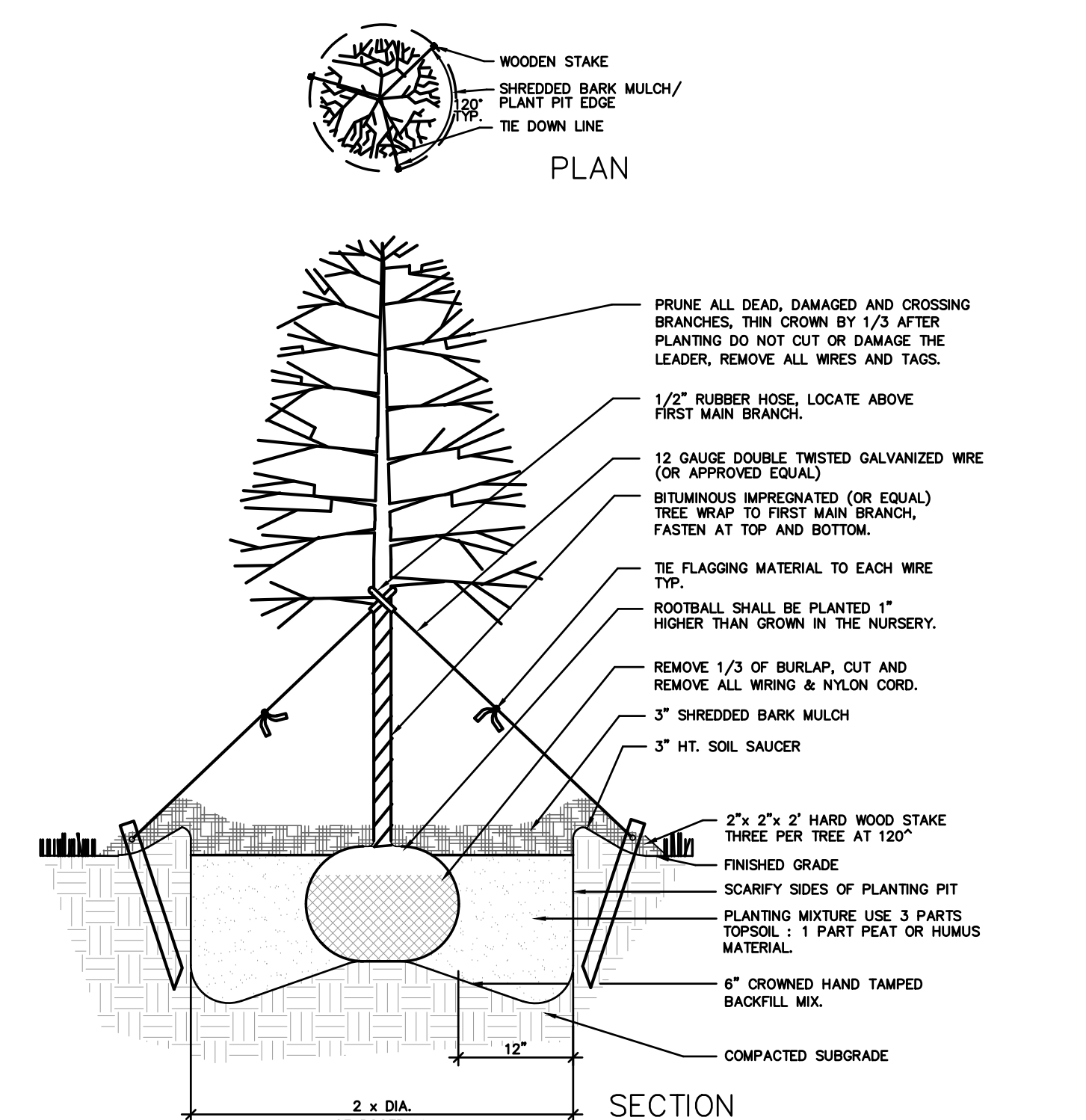
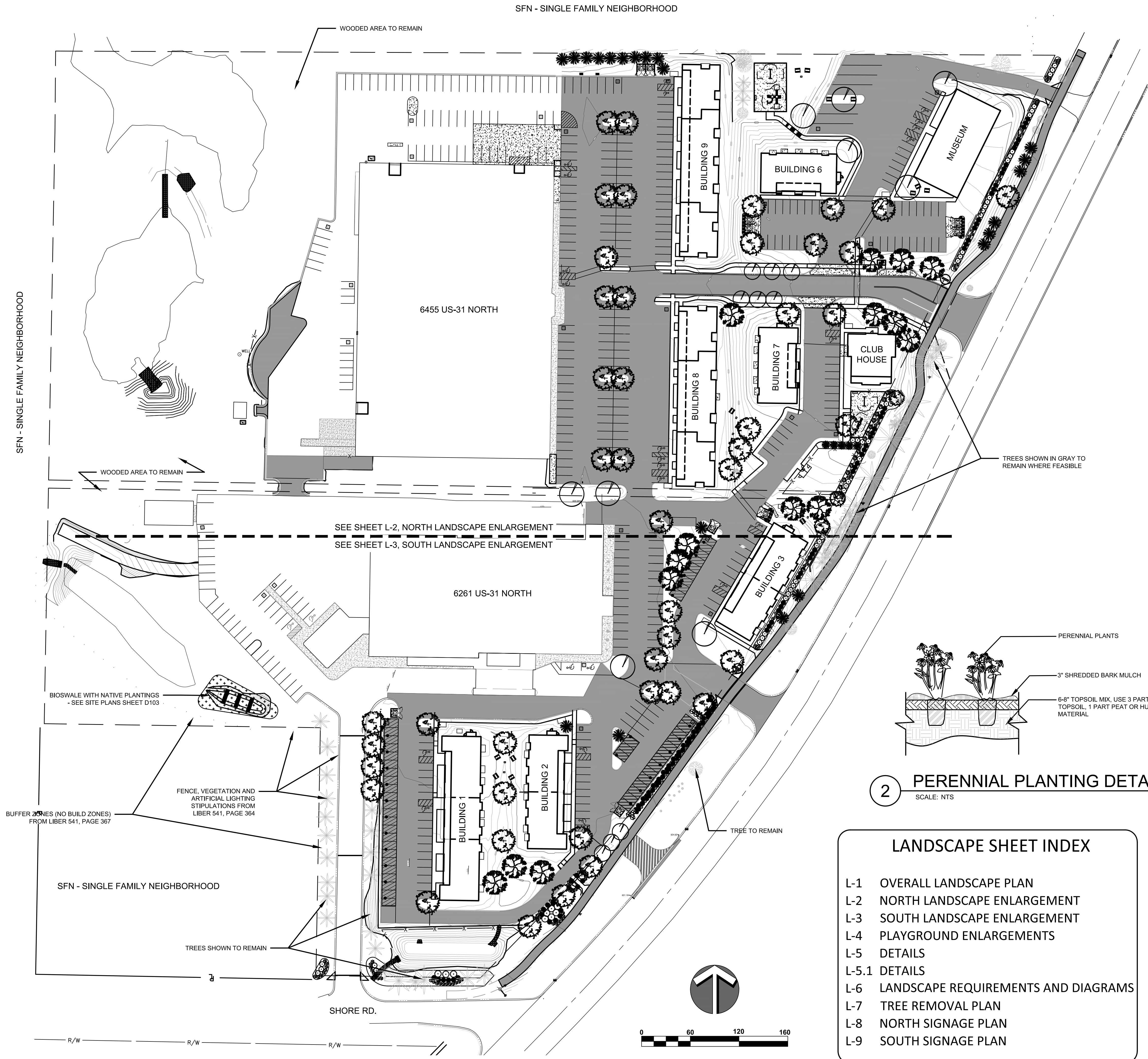
INITIALS	DATE	COMMENTS
REV 1	5/3/2024	LAYOUT MODIFICATIONS
REV 2	5/24/2024	LAYOUT MODS & TREE REPLACEMENTS

STRATHMORE REAL ESTATE GROUP

OAK SHORE DEVELOPMENT - PD AMENDMENT 2

OVERALL LANDSCAPE PLAN

SHEET L-1



LANDSCAPE SHEET INDEX

- L-1 OVERALL LANDSCAPE PLAN
- L-2 NORTH LANDSCAPE ENLARGEMENT
- L-3 SOUTH LANDSCAPE ENLARGEMENT
- L-4 PLAYGROUND ENLARGEMENTS
- L-5 DETAILS
- L-5.1 DETAILS
- L-6 LANDSCAPE REQUIREMENTS AND DIAGRAMS
- L-7 TREE REMOVAL PLAN
- L-8 NORTH SIGNAGE PLAN
- L-9 SOUTH SIGNAGE PLAN

PLANT SCHEDULE - TOTAL (ALL SHEETS)

Qty.	ID	Botanical Name	Common Name	Size	Desc
6	AA	AMELANCHIER ARBOREA	COMMON SERVICEBERRY	2" MIN. CAL.	SINGLE TRUNK
3	AA*	AMELANCHIER ARBOREA	COMMON SERVICEBERRY	6" MIN. HT.	*MULTI-TRUNK
9	AS	ACER SACHARUM	SUGAR MAPLE	2.5" MIN. CAL.	
15	BP	BETULA PAPIRYFERA	PAPER BIRCH	7" MIN. HT.	MULTI-TRUNK
96	CA	CEANOTHUS AMERICANUS	NEW JERSEY TEA	24" MIN. HT.	
11	IV	ILEX VERTICILLATA	MICHIGAN HOLLY	30" MIN. HT.	
84	JC	JUNIPERUS COMMUNIS VAR. DEPRESSA	COMMON JUNIPER	30" MIN. HT.	SHRUB VARIETY
27	MG	MYRICA GALE	SWEET GALE	30" MIN. HT.	
3	OV	OSTRYA VIRGINIANA	EASTERN HOP HORNBEAM	2" MIN. CAL.	
5	PM	PICEA MARIANA	BLACK SPRUCE	6" MIN. HT.	CONIFER
6	PO	PHYSOCARPUS OPULIFOLIUS	NINEBARK	30" MIN. HT.	
21	PS	PINUS STROBUS	WHITE PINE	8" MIN. HT.	CONIFER
28	QA	QUERCUS ALBA	WHITE OAK	2.5" MIN. CAL.	
17	OR	QUERCUS RUBRA	NORTHERN RED OAK	2.5" MIN. CAL.	
22	TO	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	6" MIN. HT.	CONIFER
45	VC	VIBURNUM CASSINOIDES	WITHEROD VIBURNUM	30" MIN. HT.	



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OAKLAND CENTER
809 CENTER STREET
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485-5500
F: (517) 485-5576
info@lapinc.net

REVISIONS	INITIALS	DATE	COMMENTS
REV 1		5/31/2024	LAYOUT MODIFICATIONS
REV 2		5/24/2024	LAYOUT MODS & TREE REPLACEMENTS

STRATHMORE REAL ESTATE GROUP

#120
5030 NORTHWIND DRIVE
EAST LANSING, MI 48823
P: (617) 863-3300 F: ---

OAK SHORE DEVELOPMENT - PD AMENDMENT 2
NORTH LANDSCAPE ENLARGEMENT
STREET, CITY, STATE ZIP

DATE: 3/28/2024
DESIGNED BY: NRW
CHECKED BY: REF
DRAWN BY: NRW
PROJECT NO: 22011
SCALE: HORIZ: 1/30
VERT: 1/30

SHEET
L-2

SEEDING NOTES:

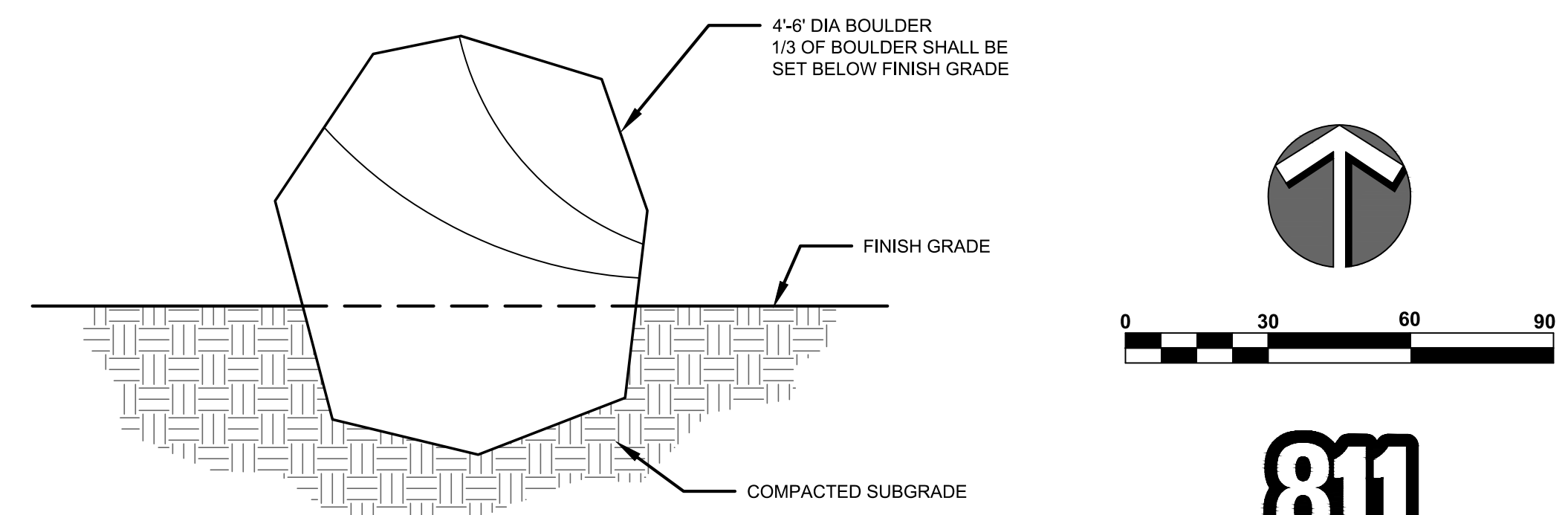
- SEE ALL NON NATIVE DISTURBED AREAS UNLESS OTHERWISE NOTED WITH:
EARTH CARPET QUICK TO GROW LAWN SEED MIXTURE
25% PERENNIAL RYEGRASS
25% KENTUCKY BLUEGRASS
25% ANNUAL RYEGRASS
25% CREEPING RED FESCUE
APPLY AT THE RATE OF 5-6 POUNDS PER 1,000SF
- MULCH BLANKETS SHALL BE USED ON ALL SLOPES 10% OR GREATER.

LANDSCAPE NOTES:

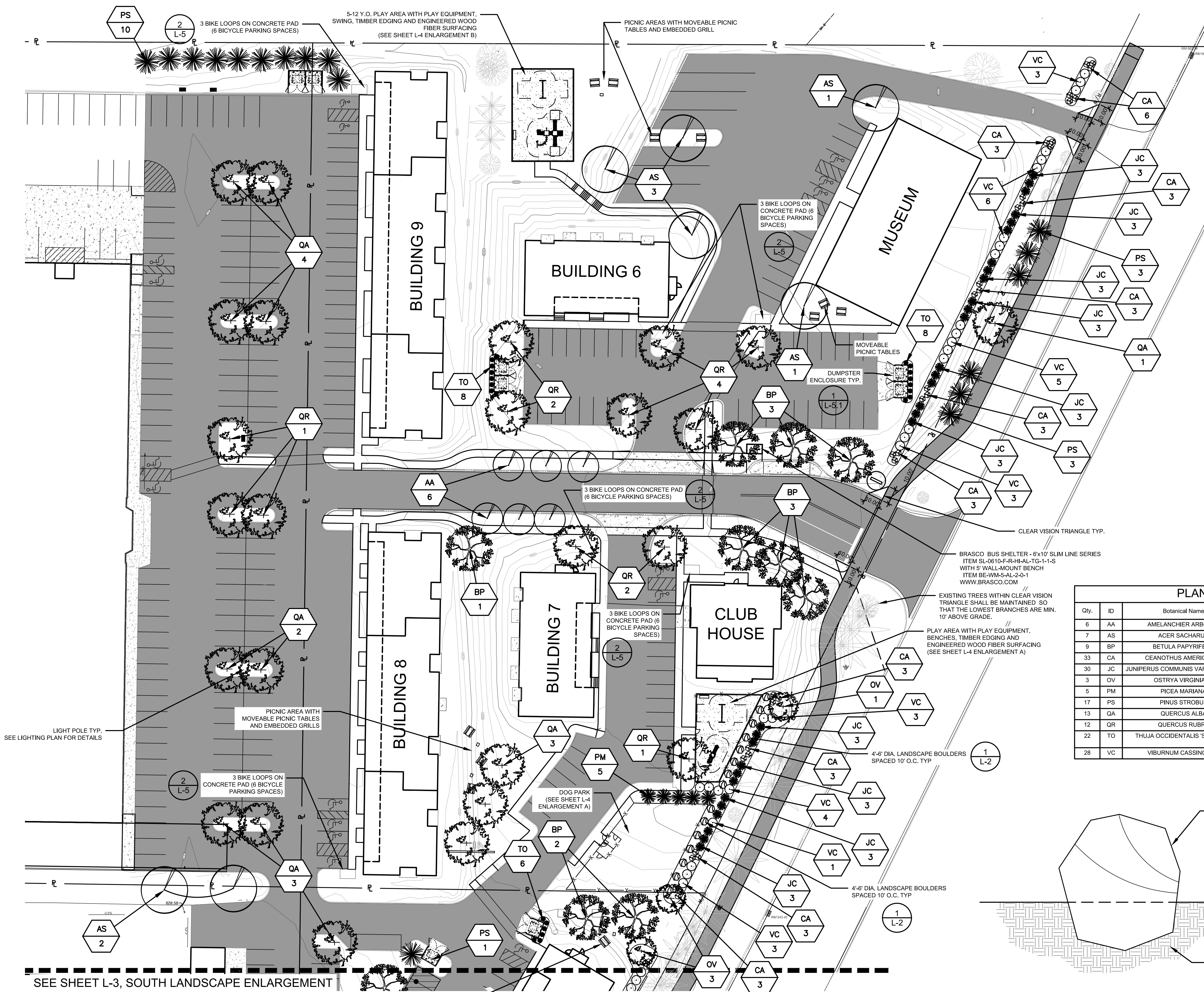
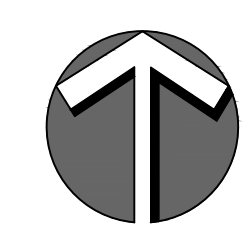
- INSTALL 3" X 12 GA. EDGING TO SEPARATE LAWN FROM PLANTING BED. (AROUND SHRUBS ONLY)
- INSTALL 3" DEEP SHREDDED BARK MULCH TO ALL PLANTING AREAS / BEDS.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES, AS WELL AS THE LOCATION OF EXISTING TREES AND VEGETATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE/REMOVAL OF SAID ELEMENTS.
- ANY DISCREPANCIES BETWEEN PLANS, NOTES, DETAILS AND EXISTING CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE OWNER'S AUTHORIZED REPRESENTATIVE FOR REVIEW AND DECISION. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING MATERIALS/IMPROVEMENTS, DAMAGED DURING CONSTRUCTION.
- SITE BOUNDARY, TOPOGRAPHY, UTILITIES AND OTHER BASE INFORMATION PROVIDED BY OTHERS.
- CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON PLANT SCHEDULES AND THOSE INDICATED ON PLANS. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF QUANTITIES DRAWN.
- CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO PLANT MATERIAL LOCATIONS IN FIELD, AS NECESSARY. THE LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- ALL PLANT MATERIAL SHALL BE OF THE SIZES CALLED FOR IN THE PLANT SCHEDULES. ANY PLANT MATERIAL NOT MEETING THE SIZED AND/OR QUALITY AS CALLED FOR SHALL BE REMOVED FROM SITE. ALL TREES SHALL BE INSPECTED AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE MADE WITHOUT APPROVAL FROM THE OWNER'S AUTHORIZED REPRESENTATIVE.
- CONTRACTOR SHALL DETERMINE APPROPRIATE PLANTING BACKFILL MIXES (BASED ON SOILS/SUBSURFACE CONDITIONS) AND REVIEW ALTERNATIVES WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.
- CONTRACTOR TO INCLUDE COST OF ALL MULCH IN THE COST OF THE PLANT MATERIAL.

PLANT SCHEDULE (THIS SHEET)

Qty.	ID	Botanical Name	Common Name	Size	Desc
6	AA	AMELANCHIER ARBOREA	COMMON SERVICEBERRY	2" MIN. CAL.	SINGLE TRUNK
7	AS	ACER SACHARUM	SUGAR MAPLE	2.5" MIN. CAL.	
9	BP	BETULA POPYRIFERA	PAPER BIRCH	7" MIN. HT.	MULTI-TRUNK
33	CA	CEANOTHUS AMERICANUS	NEW JERSEY TEA	24" MIN. HT.	
30	JC	JUNIPERUS COMMUNIS VAR. DEPRESSA	COMMON JUNIPER	30" MIN. HT.	SHRUB VARIETY
3	OV	OSTRYA VIRGINIANA	EASTERN HOP HORNBEAM	2" MIN. CAL.	
5	PM	PICEA MARIANA	BLACK SPRUCE	6" MIN. HT.	CONIFER
17	PS	PINUS STROBUS	WHITE PINE	8" MIN. HT.	CONIFER
13	QA	QUERCUS ALBA	WHITE OAK	2.5" MIN. CAL.	
12	QR	QUERCUS RUBRA	NORTHERN RED OAK	2.5" MIN. CAL.	
22	TO	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	6" MIN. HT.	CONIFER
28	VC	VIBURNUM CASSINOIDES	WITHERED VIBURNUM	30" MIN. HT.	

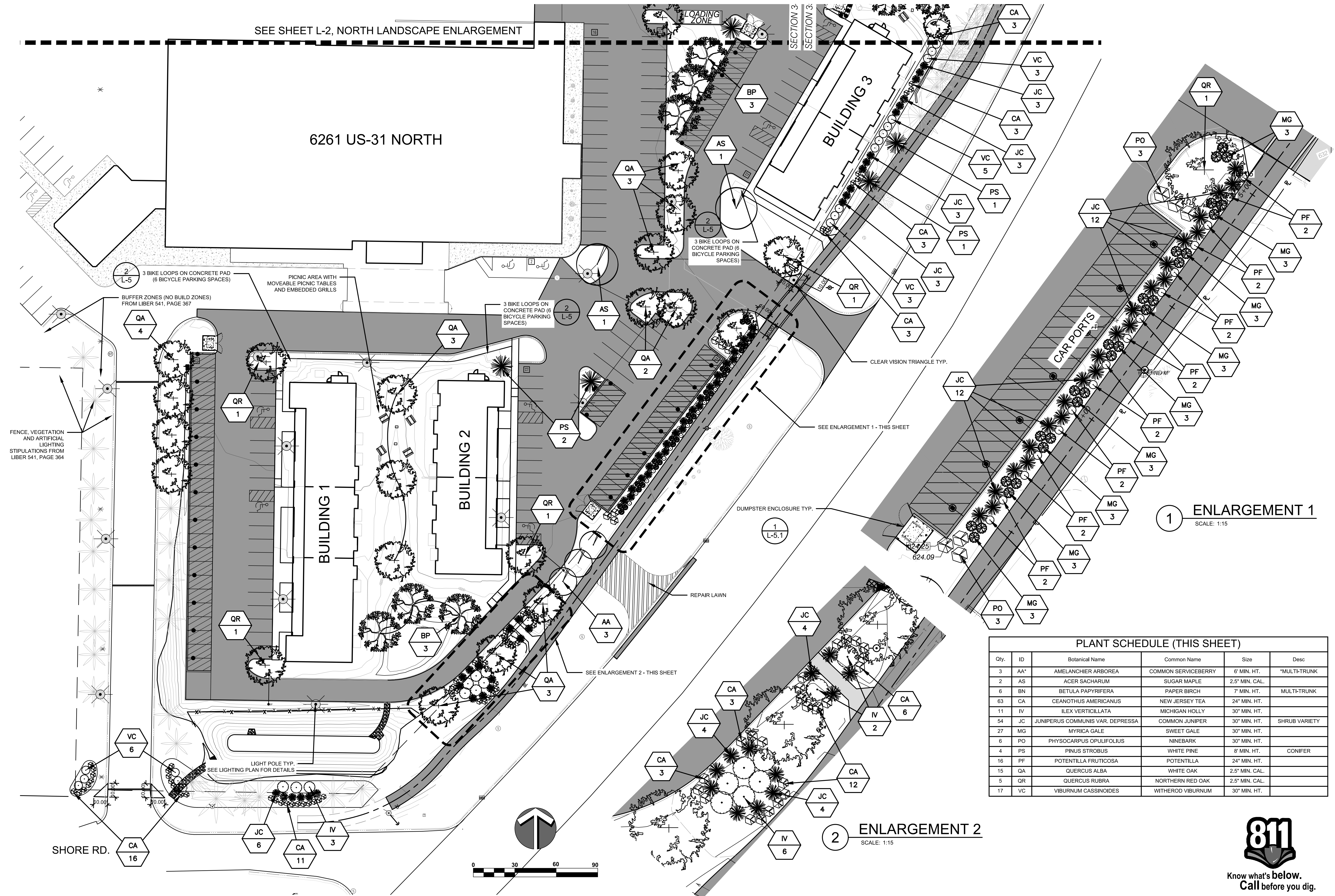


1 LANDSCAPE BOULDER
SCALE: NTS



SEE SHEET L-3, SOUTH LANDSCAPE ENLARGEMENT

L:\AP\PROJECTS\2022\22011 STRATHMORE EAST BAY COMMONS DEVELOPMENT (ACME TWP)\07 GRAPHICS\AUTOCAD\RESOURCES\MODELS\OAK SHORE LANDSCAPE PLANDWG



SEE SHEET L-2, NORTH LANDSCAPE ENLARGEMENT

6261 US-31 NORTH

BUILDING 3

BUILDING 1

BUILDING 2

CAR PORTS

1 ENLARGEMENT 1
SCALE: 1:15

2 ENLARGEMENT 2
SCALE: 1:15

PLANT SCHEDULE (THIS SHEET)

Qty.	ID	Botanical Name	Common Name	Size	Desc
3	AA*	AMELANCHIER ARBOREA	COMMON SERVICEBERRY	6' MIN. HT.	*MULTI-TRUNK
2	AS	ACER SACHARUM	SUGAR MAPLE	2.5" MIN. CAL.	
6	BN	BETULA POPYRIFERA	PAPER BIRCH	7' MIN. HT.	MULTI-TRUNK
63	CA	CEANOTHUS AMERICANUS	NEW JERSEY TEA	24" MIN. HT.	
11	IV	ILEX VERTICILLATA	MICHIGAN HOLLY	30" MIN. HT.	
54	JC	JUNIPERUS COMMUNIS VAR. DEPRESSA	COMMON JUNIPER	30" MIN. HT.	SHRUB VARIETY
27	MG	MYRICA GALE	SWEET GALE	30" MIN. HT.	
6	PO	PHYSCARPUS OPUULIFOLIUS	NINEBARK	30" MIN. HT.	
4	PS	PINUS STROBUS	WHITE PINE	8' MIN. HT.	CONIFER
16	PF	POTENTILLA FRUTICOSA	POTENTILLA	24" MIN. HT.	
15	QA	QUERCUS ALBA	WHITE OAK	2.5" MIN. CAL.	
5	QR	QUERCUS RUBRA	NORTHERN RED OAK	2.5" MIN. CAL.	
17	VC	VIBURNUM CASSINOIDES	WITHEROD VIBURNUM	30" MIN. HT.	



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REVISIONS

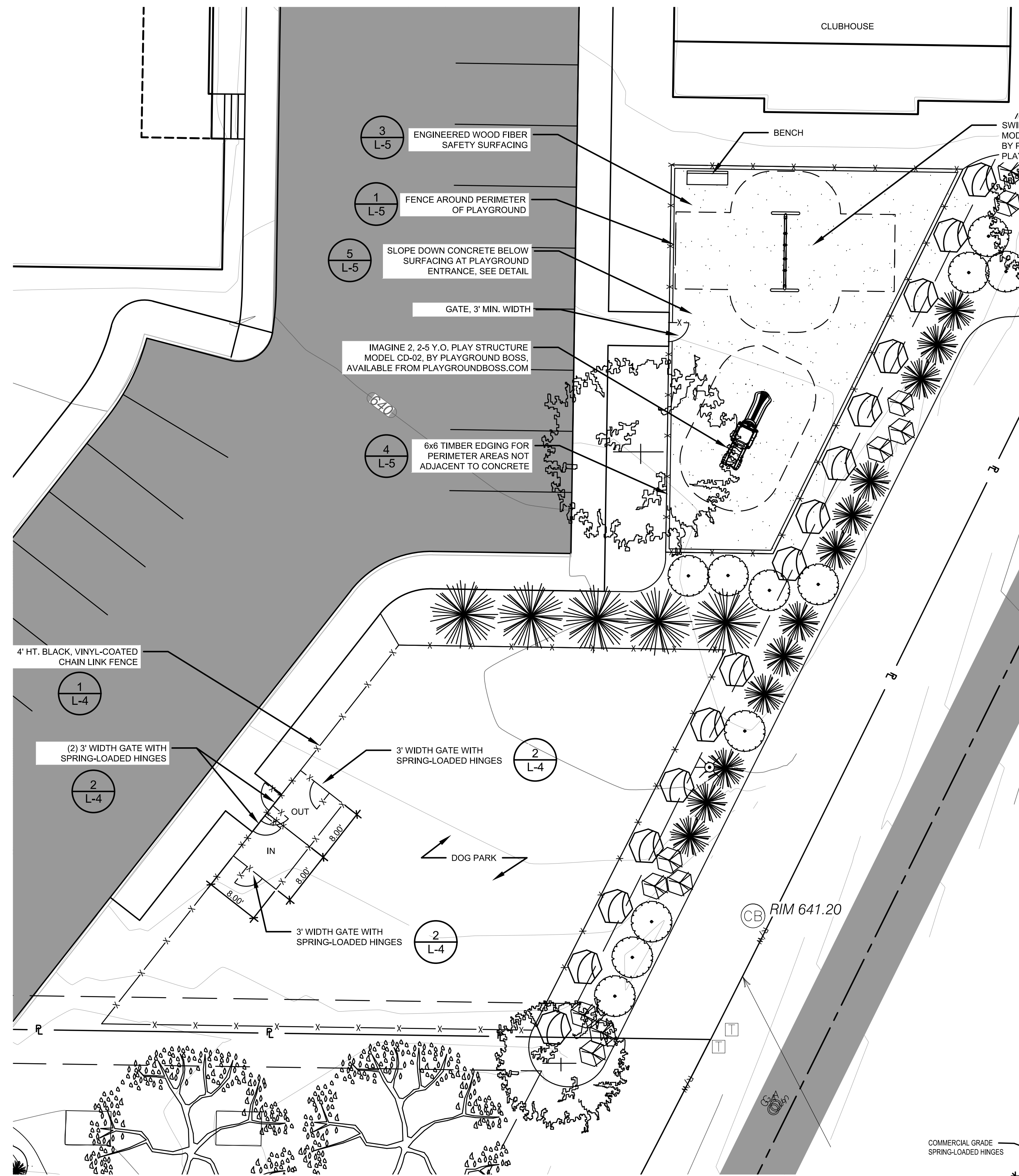
INITIALS	DATE	COMMENTS
REV 1	5/31/2024	LAYOUT MODIFICATIONS
REV 2	5/31/2024	LAYOUT MODS & TREE REPLACEMENTS

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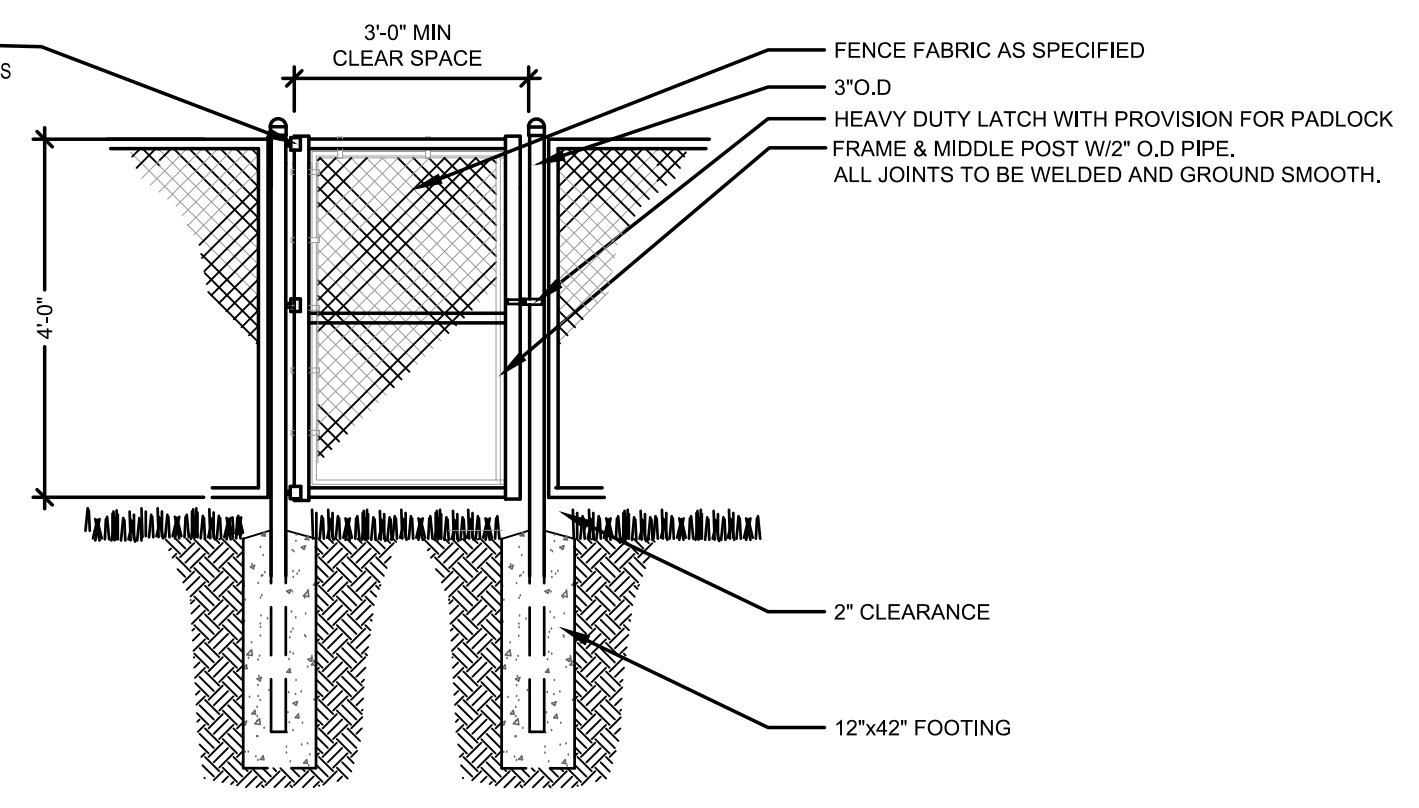
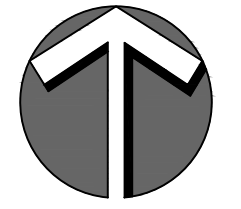
OAK SHORE DEVELOPMENT - PD AMENDMENT 2
SOUTH LANDSCAPE ENLARGEMENT
STREET, CITY, STATE ZIP

DATE: 3/28/2024
DESIGNED BY: NRW
CHECKED BY: REF
DRAWN BY: NRW
PROJECT NO: 22011
SCALE: HORIZ: 1:30
VERT: 1:30

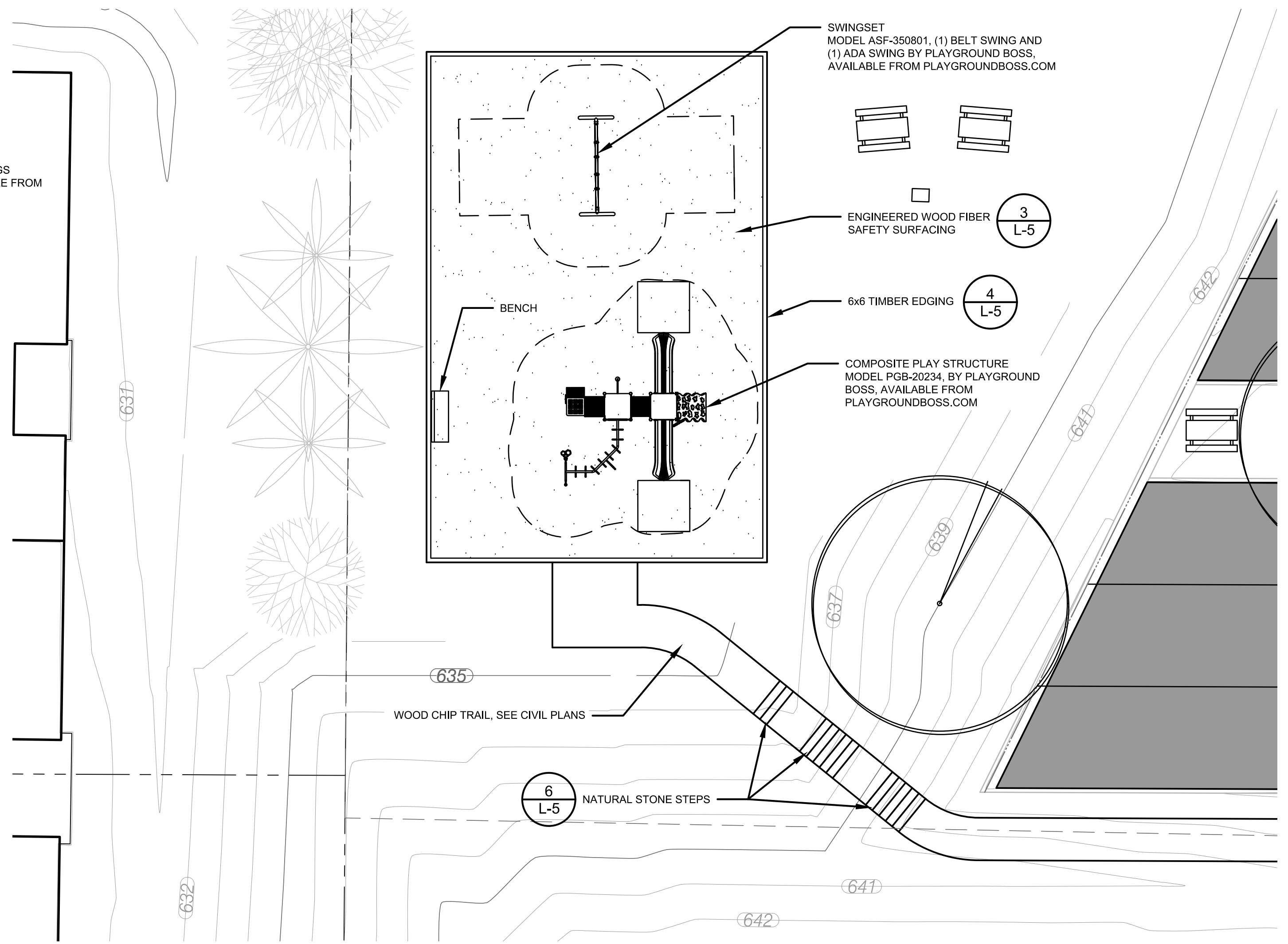




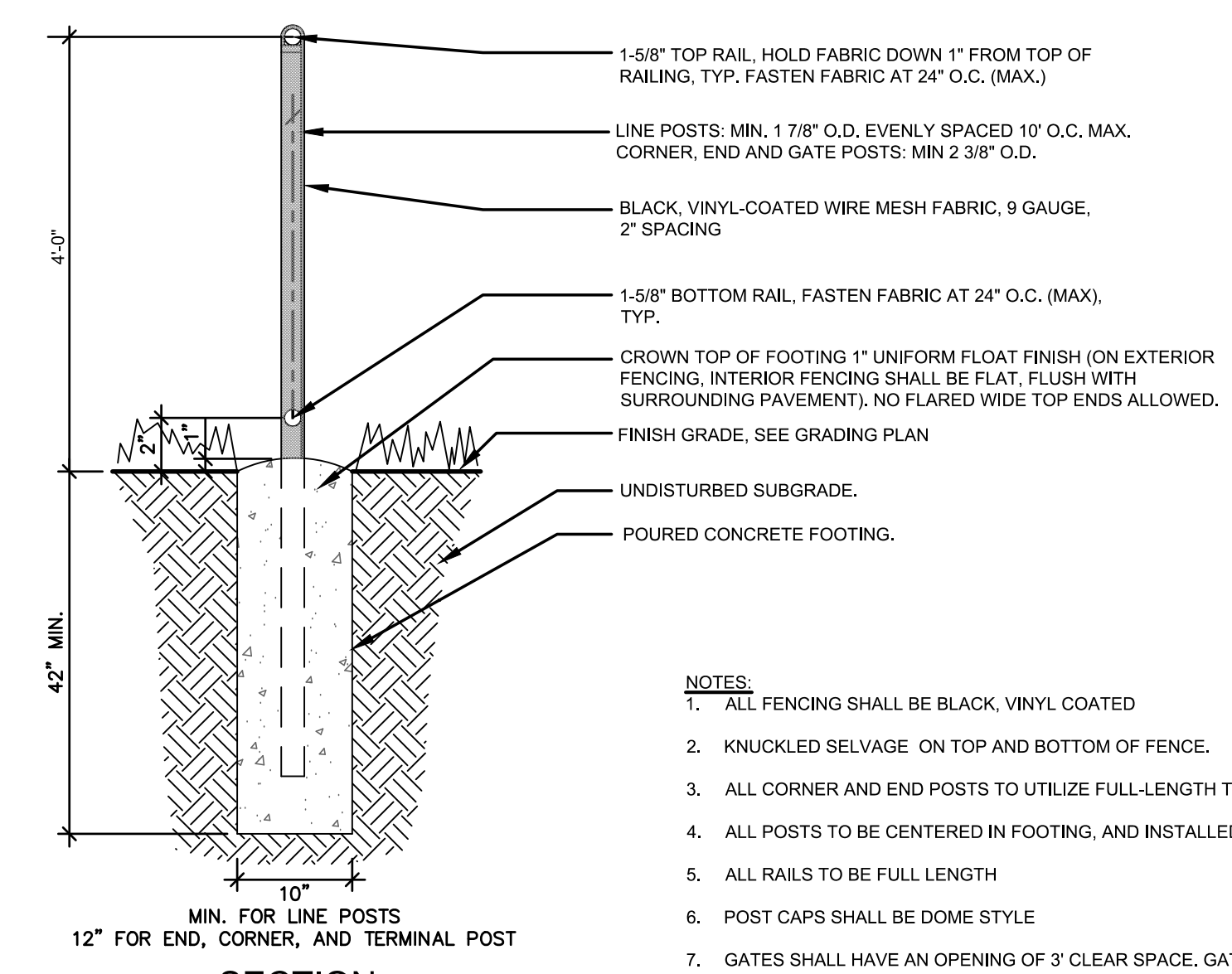
A PLAYGROUND AND DOG PARK ENLARGEMENT
SCALE: 1:10



2 4' CHAIN LINK GATE
SCALE: NTS

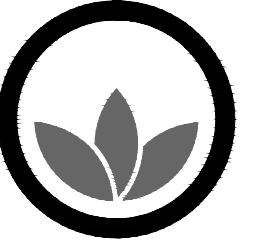


B NORTH PLAYGROUND ENLARGEMENT (5-12 Y.O.)
SCALE: 1:10



- NOTES**
1. ALL FENCING SHALL BE BLACK, VINYL COATED
 2. KNUCKLED SELVAGE ON TOP AND BOTTOM OF FENCE.
 3. ALL CORNER AND END POSTS TO UTILIZE FULL-LENGTH TENSION BARS.
 4. ALL POSTS TO BE CENTERED IN FOOTING, AND INSTALLED PLUMB.
 5. ALL RAILS TO BE FULL LENGTH
 6. POST CAPS SHALL BE DOME STYLE
 7. GATES SHALL HAVE AN OPENING OF 3' CLEAR SPACE. GATE FRAMES SHALL BE CONSTRUCTED OF PIPE CONFORMING TO STANDARD SPECIFICATIONS FOR GALVANIZED WELDED AND SEAMLESS STEEL PIPE FOR ORDINARY USES, ASTM DESIGNATION A-120, SCHEDULE 40. GATE FRAMES SHALL BE JOINED AT THE CORNERS BY WELDING TO FORM A RIGID ONE-PIECE PANEL AND FILLED WITH CHAIN LINK FABRIC OF THE SAME TYPE AS FENCING.
 8. CONTRACTOR TO SUBMIT SHOP DRAWINGS AND MATERIAL SUBMITTALS FOR ALL FENCE COMPONENTS TO OWNER OR OWNER'S AUTHORIZED REPRESENTATIVE FOR APPROVAL, PRIOR TO CONSTRUCTION.

1 CHAIN LINK FENCE
SCALE: NTS



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REV 1		5/31/2024	LAYOUT MODIFICATIONS
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OAK SHORE DEVELOPMENT - PD AMENDMENT 2

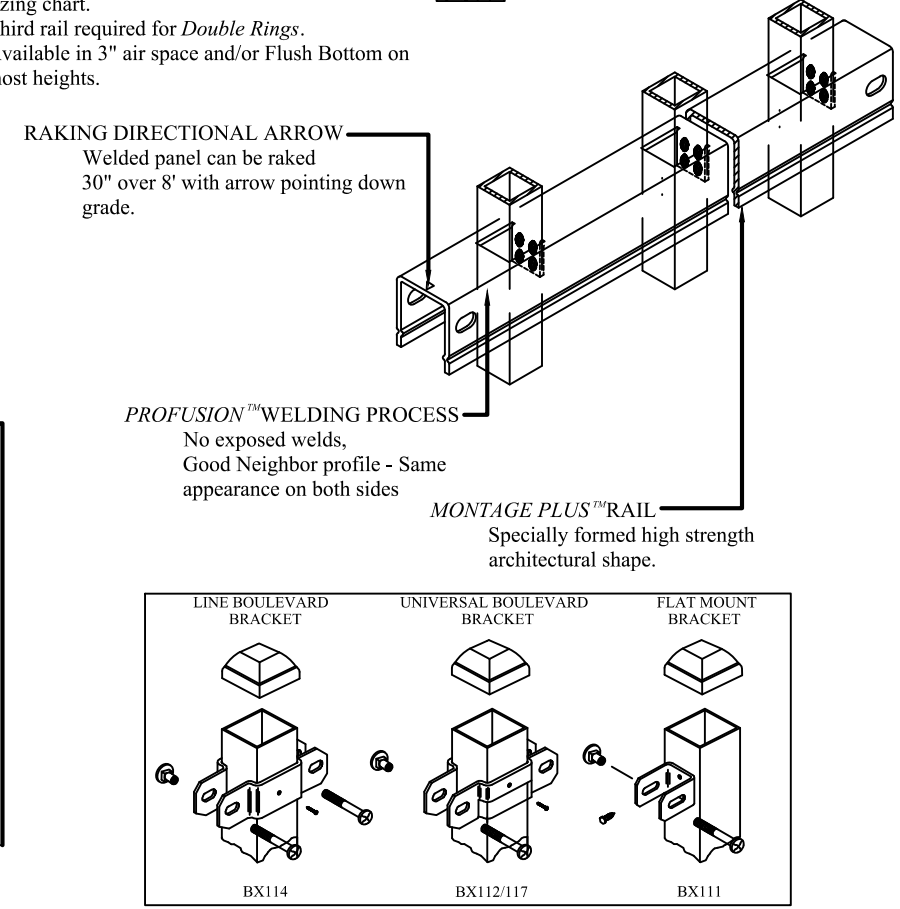
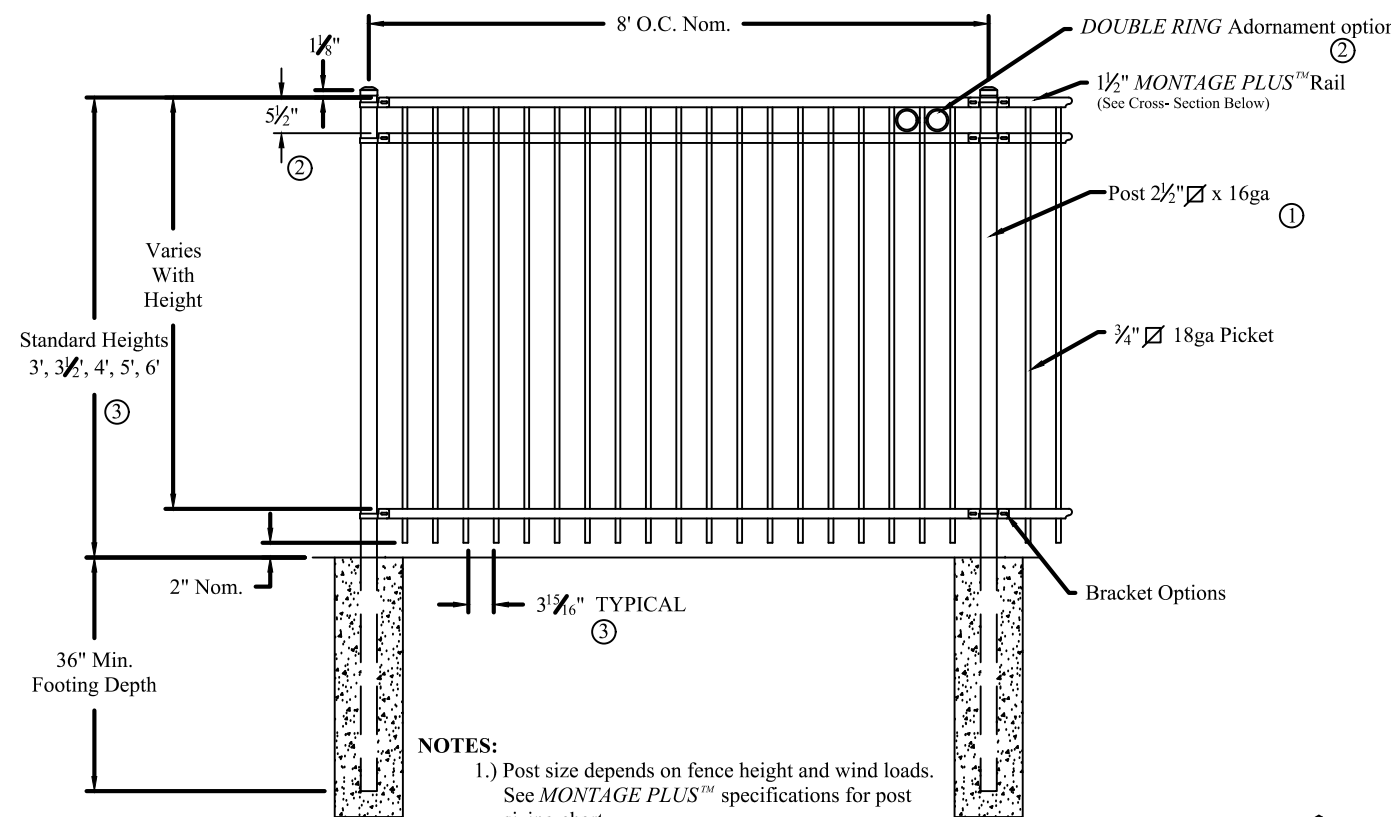
PLAYGROUND ENLARGEMENTS

STREET, CITY, STATE ZIP

DATE: 3/28/2024
DESIGNED BY: NRW
CHECKED BY: REF
DRAWN BY: NRW
PROJECT NO: 22011
SCALE: HORIZ: 1:10
VERT: 1:10

SHEET
L-4

- NOTES:**
1. DRAWINGS PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION.
 2. FENCE SHALL BE 4' HEIGHT, MONTAGE MAJESTIC, NO DOUBLE RING OPTION OR APPROVED EQUAL.
 3. FOOTING SHALL EXTEND TO FROST LINE DEPTH MINIMUM.

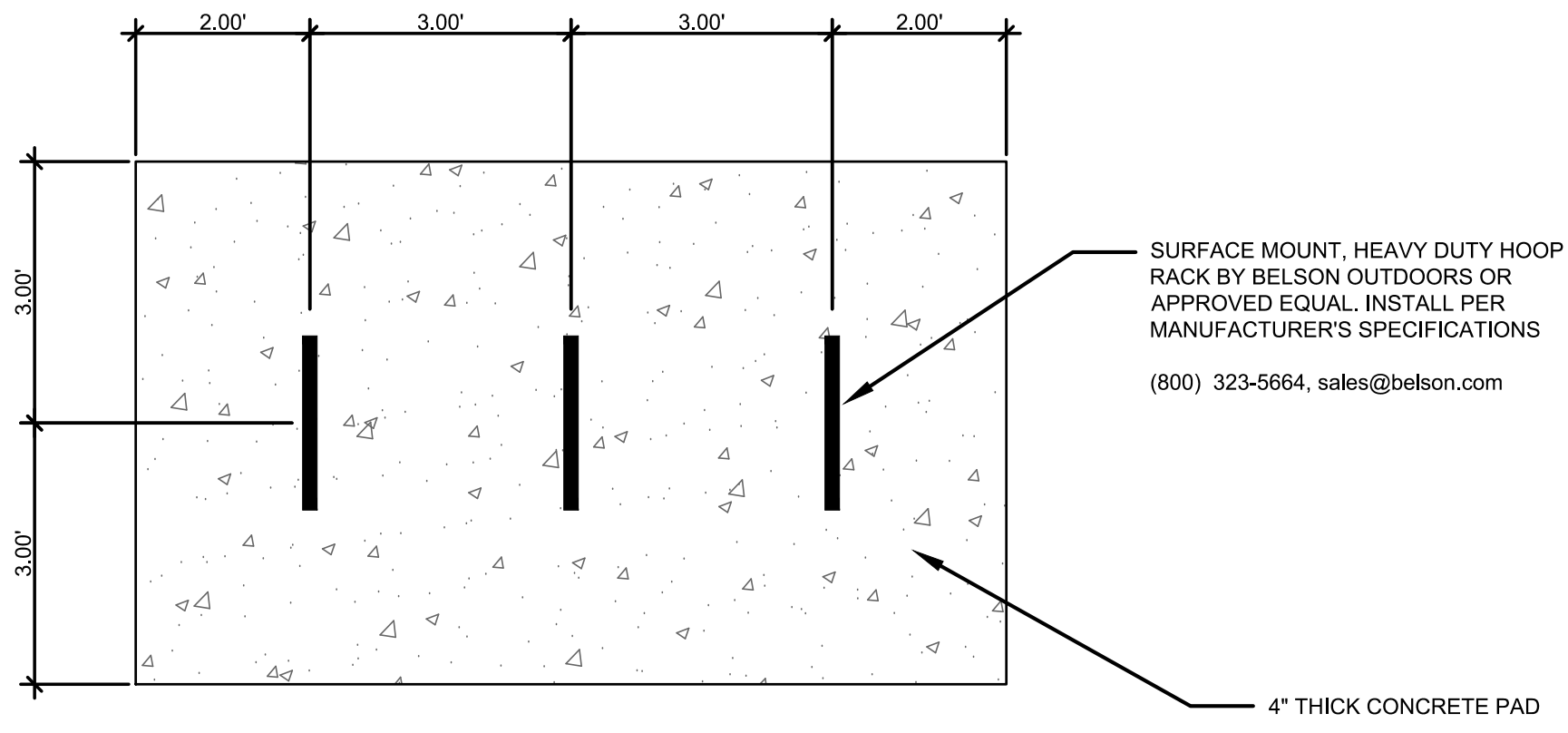


COMMERCIAL STRENGTH WELDED STEEL PANEL
PRE-ASSEMBLED

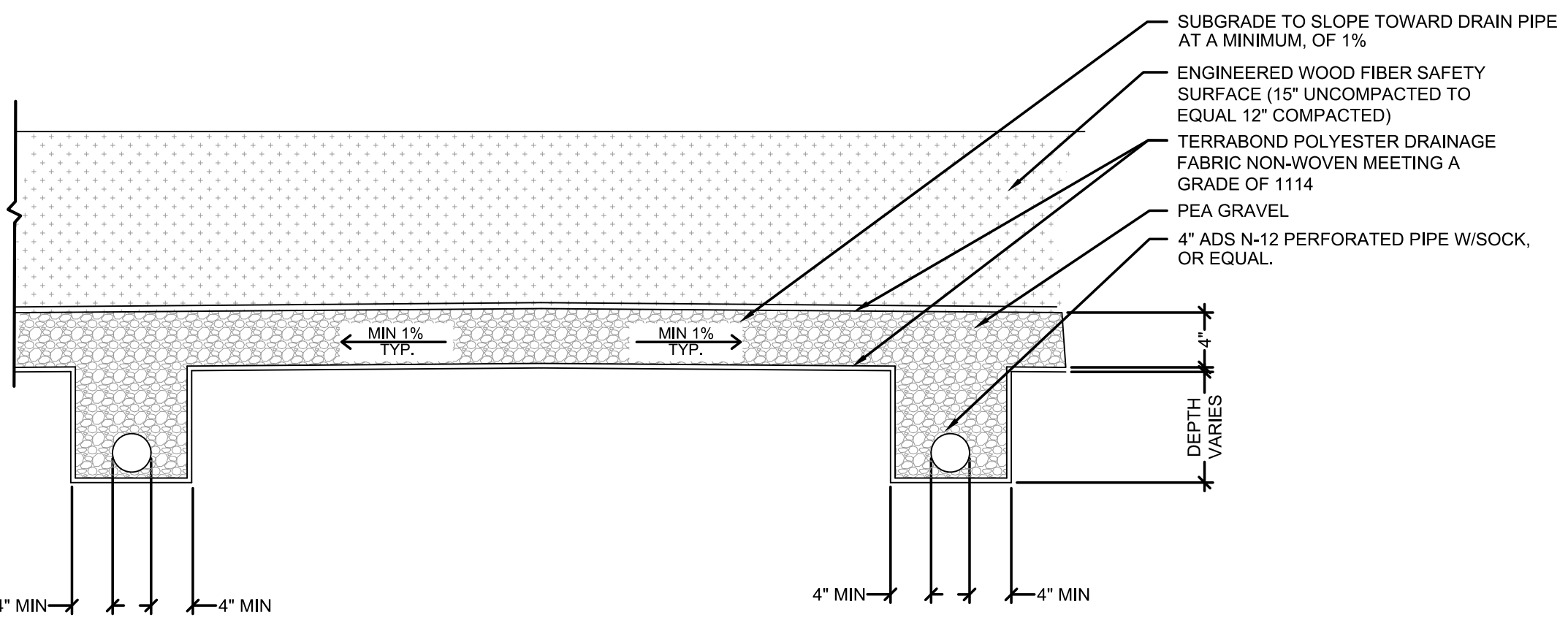
MONTAGE PLUS MAJESTIC 2/3-RAIL		1555 N. Mingo	
DR: NJB	SH: 1 of 1	SCALE: DO NOT SCALE	Tulsa, OK 74116
CK: BS	Date: 09/21/11	REV: e	1-888-333-3422
		www.ameristarfence.com	

AMERISTAR®

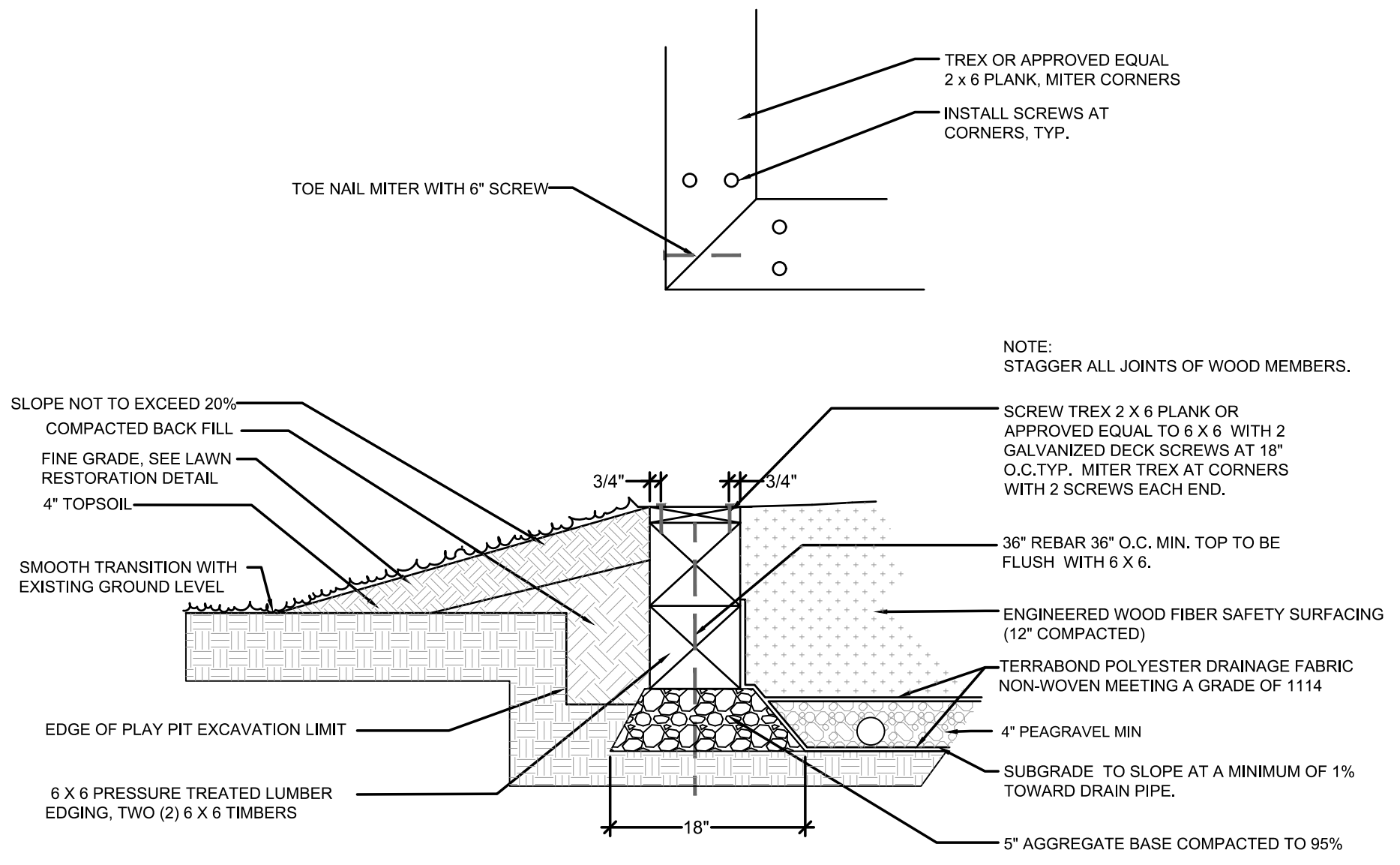
1 FENCE DETAIL (FOR REFERENCE)
SCALE: NTS



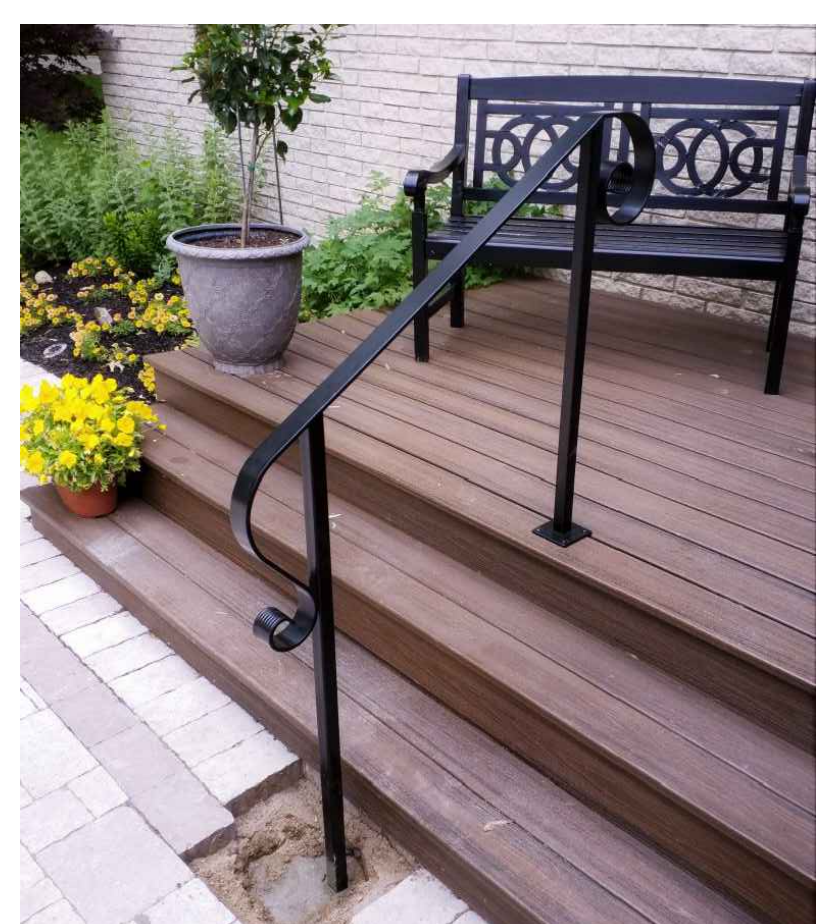
2 BIKE LOOP LAYOUT
SCALE: 1:2



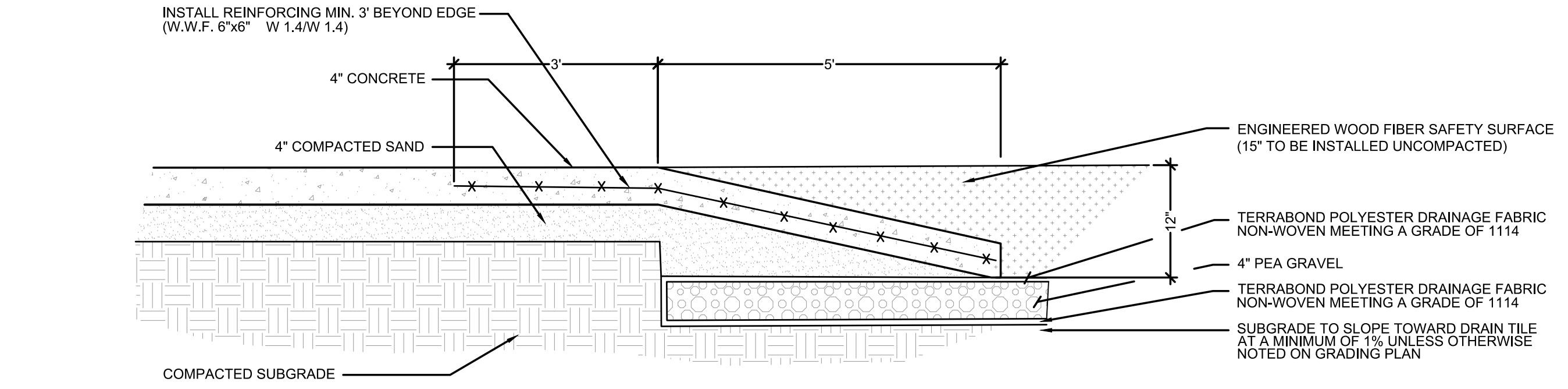
3 WOOD FIBER SAFETY SURFACING
SCALE: NTS



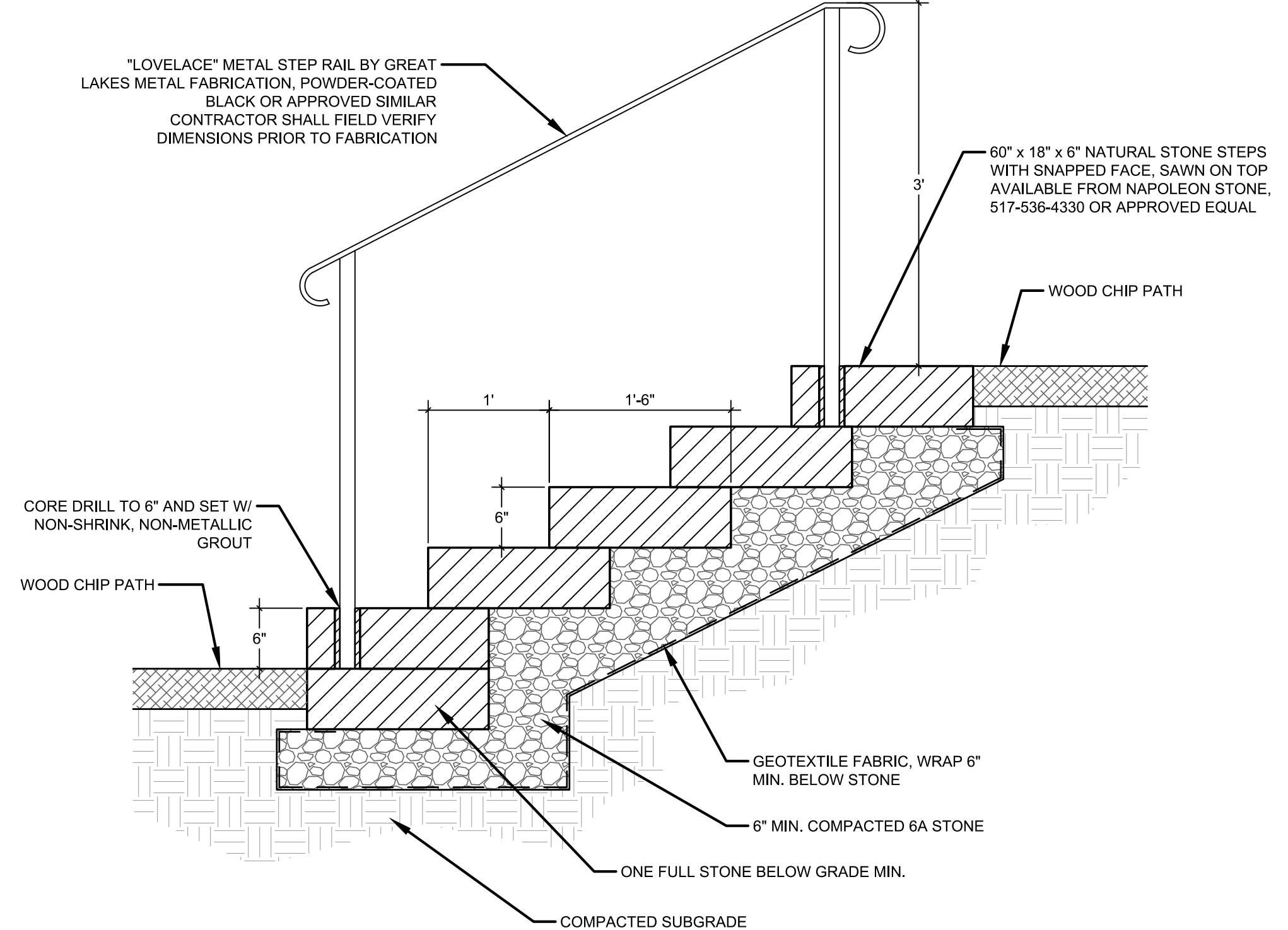
4 PLAYGROUND EDGING
SCALE: NTS



"LOVELACE" METAL STEP RAIL BY GREAT LAKES METAL FABRICATION, POWDER-COATED BLACK OR APPROVED SIMILAR. CONTRACTOR SHALL FIELD VERIFY DIMENSIONS PRIOR TO FABRICATION.



5 CONCRETE WALK AT PLAYGOURND ENTRANCE
SCALE: NTS



6 NATURAL STONE STEPS
SCALE: 1:1



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REV 1	5/23/2024	LAYOUT MODIFICATIONS
REV 2	5/24/2024	LAYOUT MODS & TRACE REPLACEMENTS

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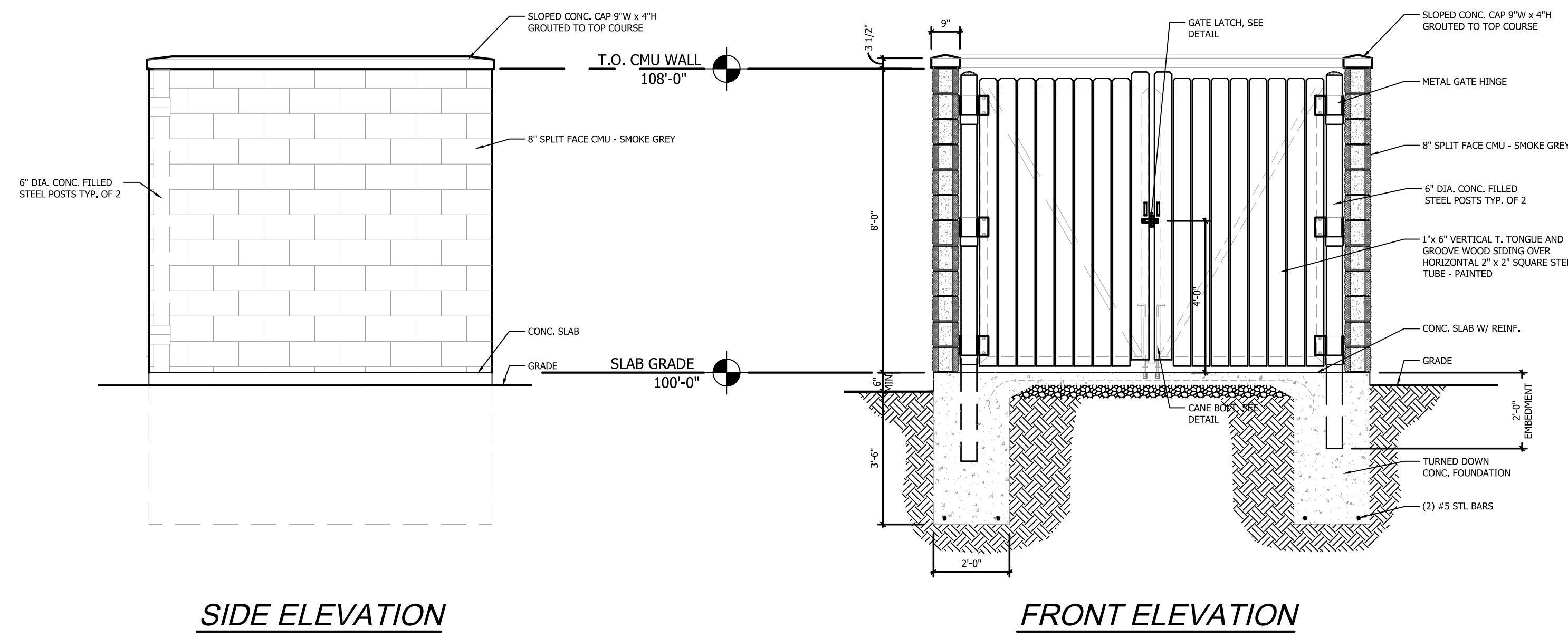
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OAK SHORE DEVELOPMENT - PD AMENDMENT 2

DETAILS
STREET, CITY, STATE ZIP

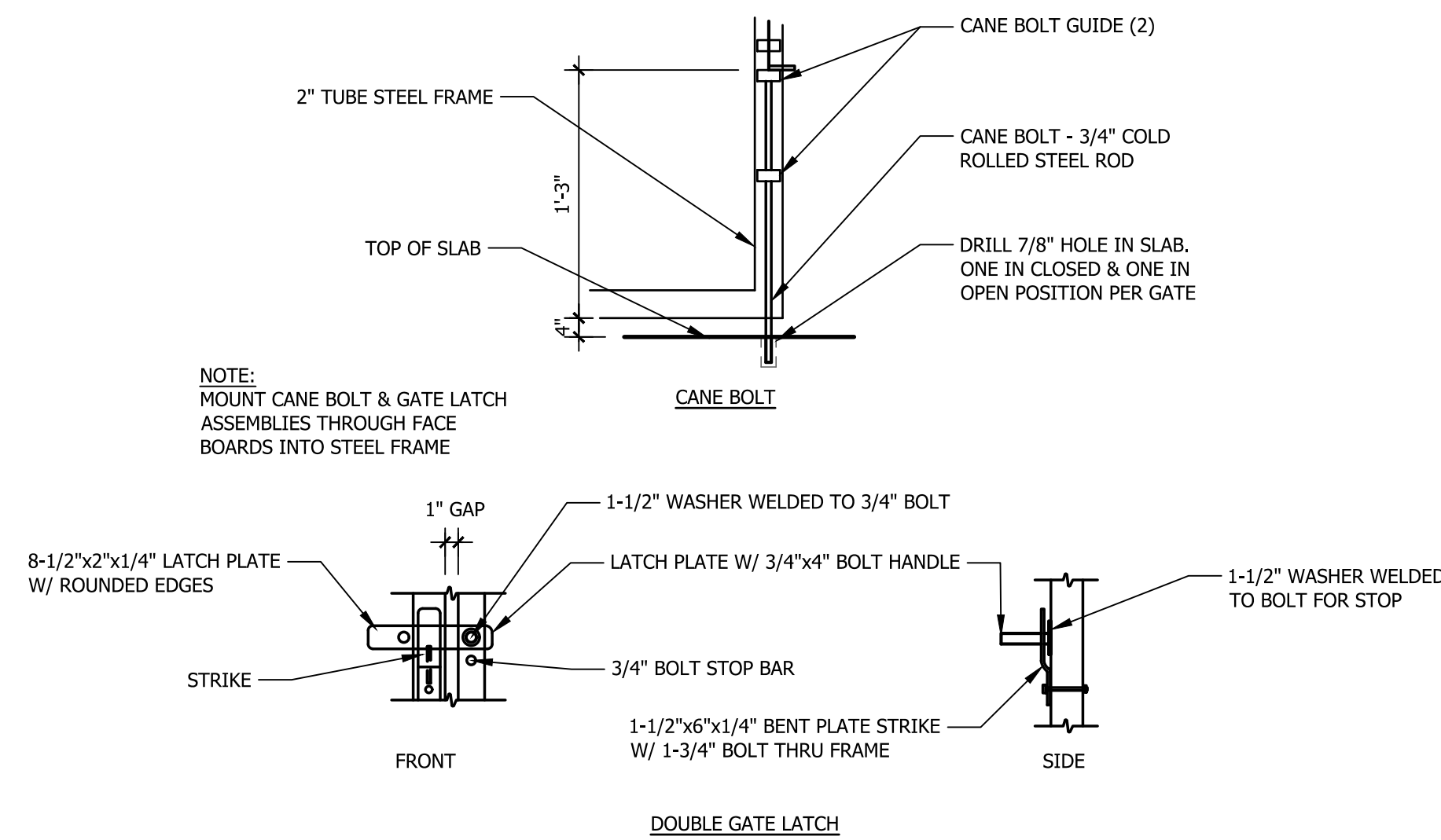
DATE: 3/28/2024
DESIGNED BY: NRW
CHECKED BY: REF
DRAWN BY: NRW
PROJECT NO: 22011
SCALE:
HORIZ: N/A
VERT: N/A

L:\LAP\PROJECTS\2022\22011 STRATHMORE EAST BAY COMMONS DEVELOPMENT (ACME TWP)\JOB PAGE LAYOUTS AND PRESENTATION BOARDS\AUTOCAD\LANDSCAPE PLAN\4- DETAILS.DWG

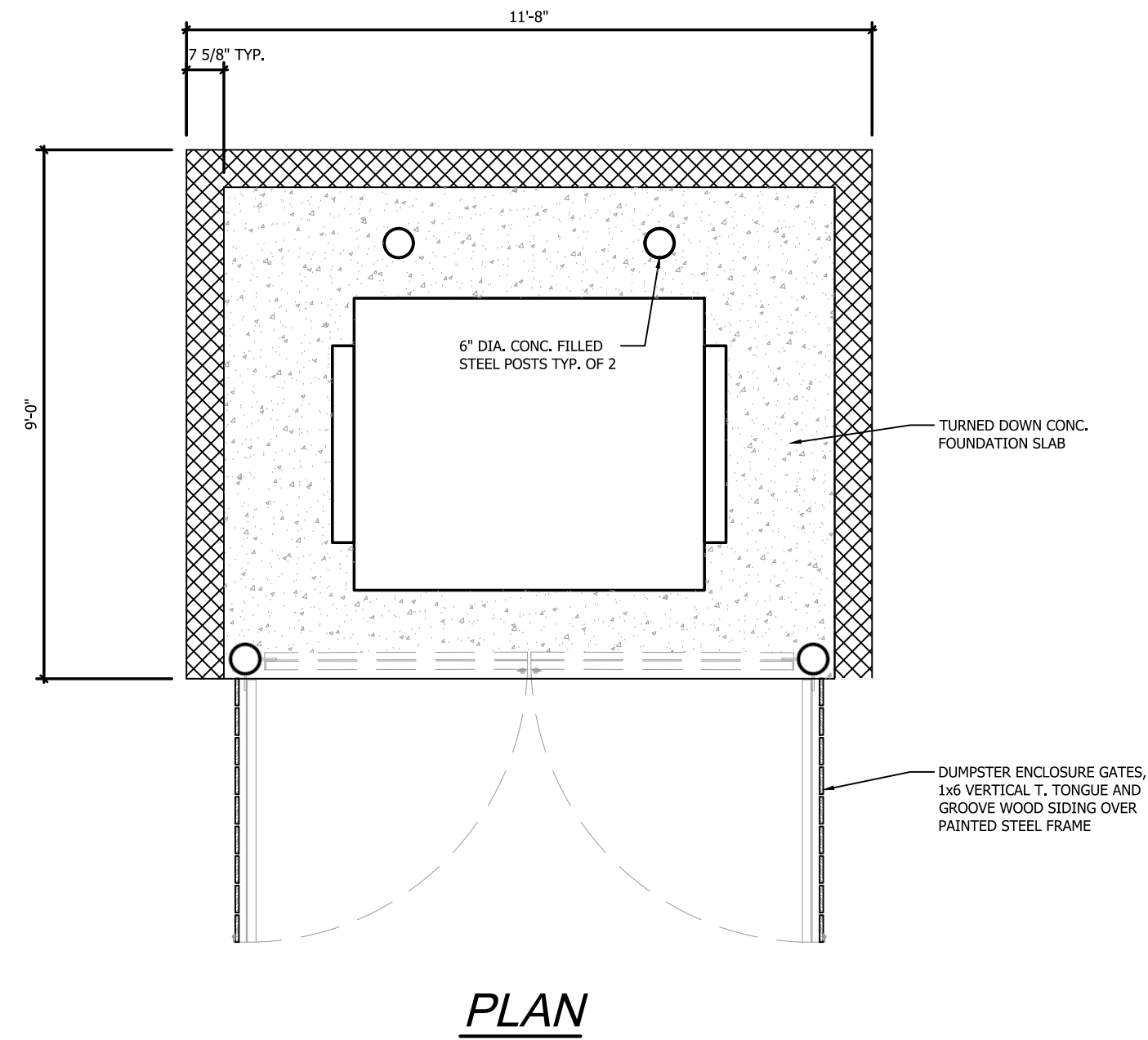


SIDE ELEVATION

FRONT ELEVATION



DUMPSTER ENCLOSURE GATE LATCH/BOLT DETAIL
NO SCALE



PLAN

1 DUMPSTER ENCLOSURE DETAILS
SCALE: 3/8" = 1'-0"



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INITIALS	DATE	COMMENTS
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REV 2	5/24/2024	LAYOUT MODS & TREE REPLACEMENTS

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OAK SHORE DEVELOPMENT - PD AMENDMENT 2
DETAILS

DATE: 3/28/2024
DESIGNED BY: NRW
CHECKED BY: REF
DRAWN BY: NRW
PROJECT NO: 22011
SCALE:
HORIZ: N/A
VERT: N/A

SHEET
L-5.1



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REVISIONS	INITIALS	DATE	COMMENTS
REV 1		5/31/2024	LAYOUT MODIFICATIONS

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OAK SHORE DEVELOPMENT - PD AMENDMENT 2

LANDSCAPE REQUIREMENTS AND DIAGRAMS

STREET, CITY, STATE ZIP

DATE: 3/26/2024
DESIGNED BY: NRW
CHECKED BY: REF
DRAWN BY: NRW
PROJECT NO: 22011
SCALE: HORIZ: 1"=100'
VERT: 1"=100'

SHEET
L-6

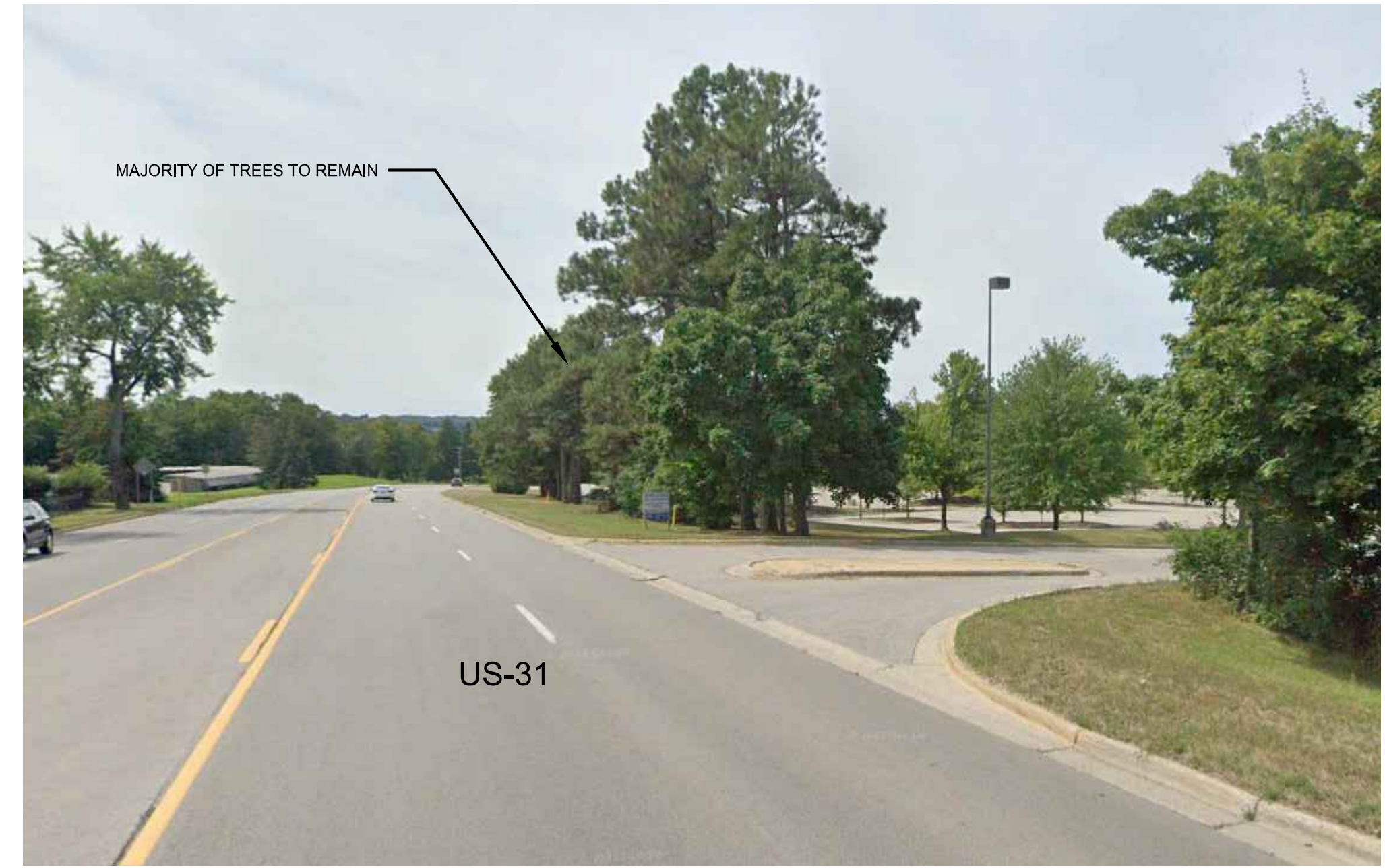
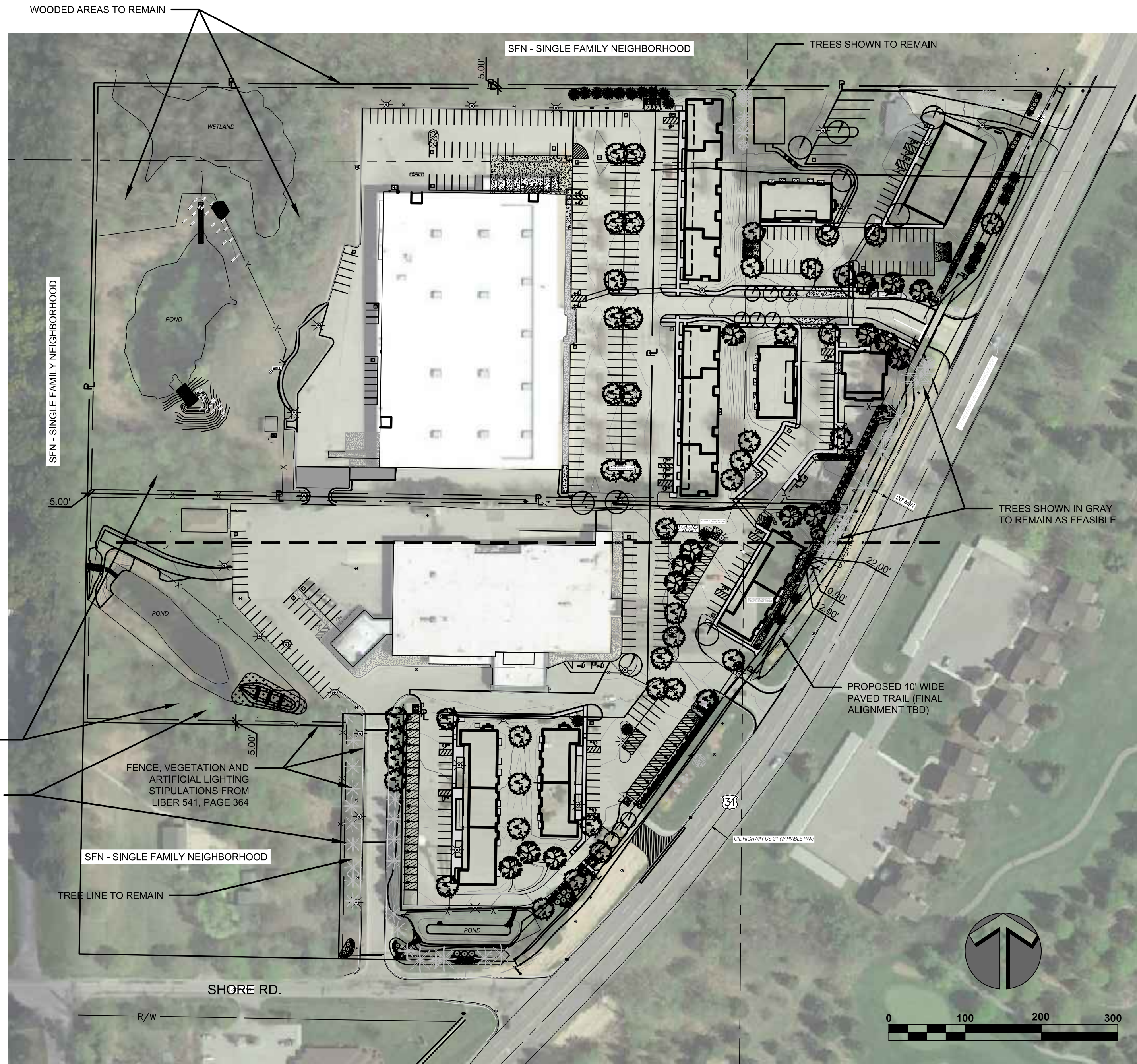


PHOTO OF TREES TO REMAIN ALONG US-31 (LOOKING SOUTH)



PHOTO OF TREES TO REMAIN ALONG SHORE RD. (LOOKING WEST)

LANDSCAPING ORDINANCE REQUIREMENTS

1. LANDSCAPE BUFFERS AND SCREENING

1.1. Per Section 6.4.4.(B) A 5' wide minimum x 6' ht. minimum buffer is required along rear and side yards adjacent to a residential district or use.

The west/rear property line and the north/side property line are bordered by residentially zoned properties. There currently exists heavily wooded natural areas or mature tree lines along each of these residential properties. It is proposed that these bordering tree areas shall remain as-is.

2. RIGHT-OF-WAY LANDSCAPING

2.1. Per Section 6.4.5.(A) A landscape zone shall be established along the right-of-way at a minimum width of ten (10) feet.
A 10' wide trail is proposed adjacent to the ROW and a 12' min. landscape zone is proposed between the trail and the development.

2.2. Per Section 6.4.5.(B) Required = 1 tree and 6 shrubs per 30 LF of frontage

ALONG US-31 (1,275' FRONTAGE)

Trees Required = 43 (1,275/30LF)

Trees to Remain	Qty.	Ratio	Credit
Ex. Evergreen greater than 16"	22	1:4	88
Ex. Deciduous 7"-9"	1	1:3	3
Ex. Deciduous 10"-12"	2	1:4	8
Ex. Deciduous >12"	4	1:5	20
Subtotal			119

Proposed new trees = 21 + 119 credit = **140 total trees along M-31**

Shrubs Required = 255 ((1,275/30) x 6)
Shrubs proposed = 255

ALONG SHORE RD. (199' FRONTAGE)

Trees Required = 7 (199/30LF)

Trees to Remain	Qty.	Ratio	Credit
Ex. Evergreen greater than 16"	5	1:4	20
Subtotal			20

Proposed new trees = 0 + 20 credit = **20 total trees along Shore Rd.**

Shrubs Required = 40 ((199/30) x 6)
Shrubs proposed = 42

3. LOT LANDSCAPING

3.1. Per Section 6.4.6. (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 site features approximately 344,100 SF (7.9 acres) of undeveloped lot area (24,000/4,000) + (320,000/6,000) = 6 + 53 = **59 required trees**

The majority of the undeveloped areas of the site consist of heavily wooded natural areas which consist of greater than 100 existing trees. These undeveloped areas shall be left as-is. The greenspace areas proposed within the developed area shall also feature a large number of trees equivalent to approximately 1 tree per 2,500 SF of undeveloped area.

4. IRRIGATION

4.1. Per Section 6.4.3. (H) All required landscape beds shall include drip irrigation, all lawn areas shall include pop-up irrigation.

Irrigation shall be supplied by existing, on-site well.

REVISIONS

REVISIONS	DATE	COMMENTS
REV.1	02/24/2024	CONTRADICTORY NOTATIONS
REV.2	02/24/2024	LAYOUT MODS & TREE REPLACEMENTS

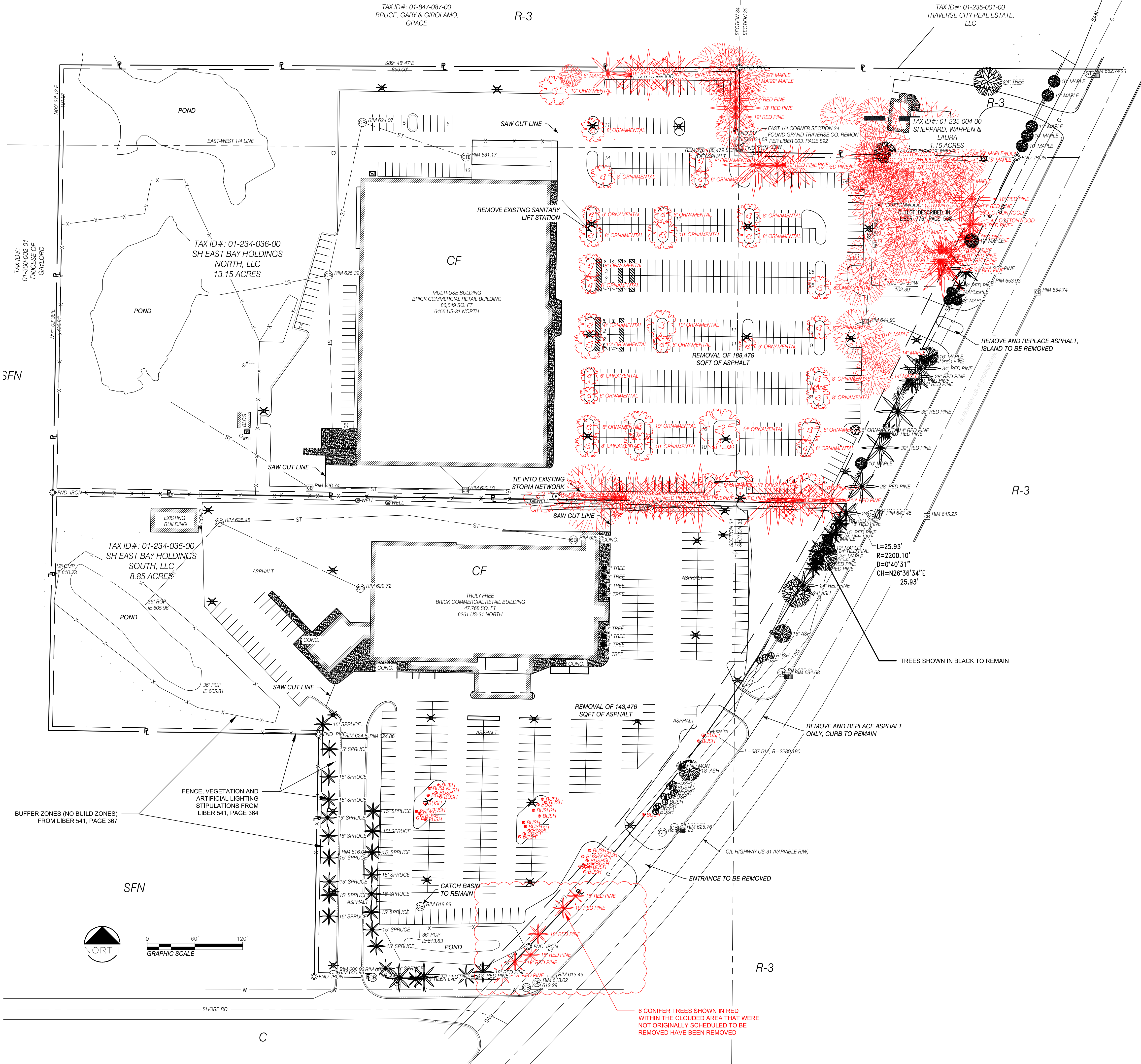
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**OAK SHORE DEVELOPMENT - PD AMENDMENT 2
TREE REMOVAL PLAN**

STREET, CITY, STATE ZIP

DATE: 3/28/2024	DESIGNED BY: NRW
CHECKED BY: REF	DRAWN BY: NRW
PROJECT NO: 22011	SCALE: 1/8" = 1'-0"
DATE: 3/28/2024	DATE: 3/28/2024



- REMOVAL OF ORNAMENTAL TREE
- REMOVAL OF BUSH
- REMOVAL OF DECIDUOUS TREE
- REMOVAL OF CONIFER TREE

NOTES

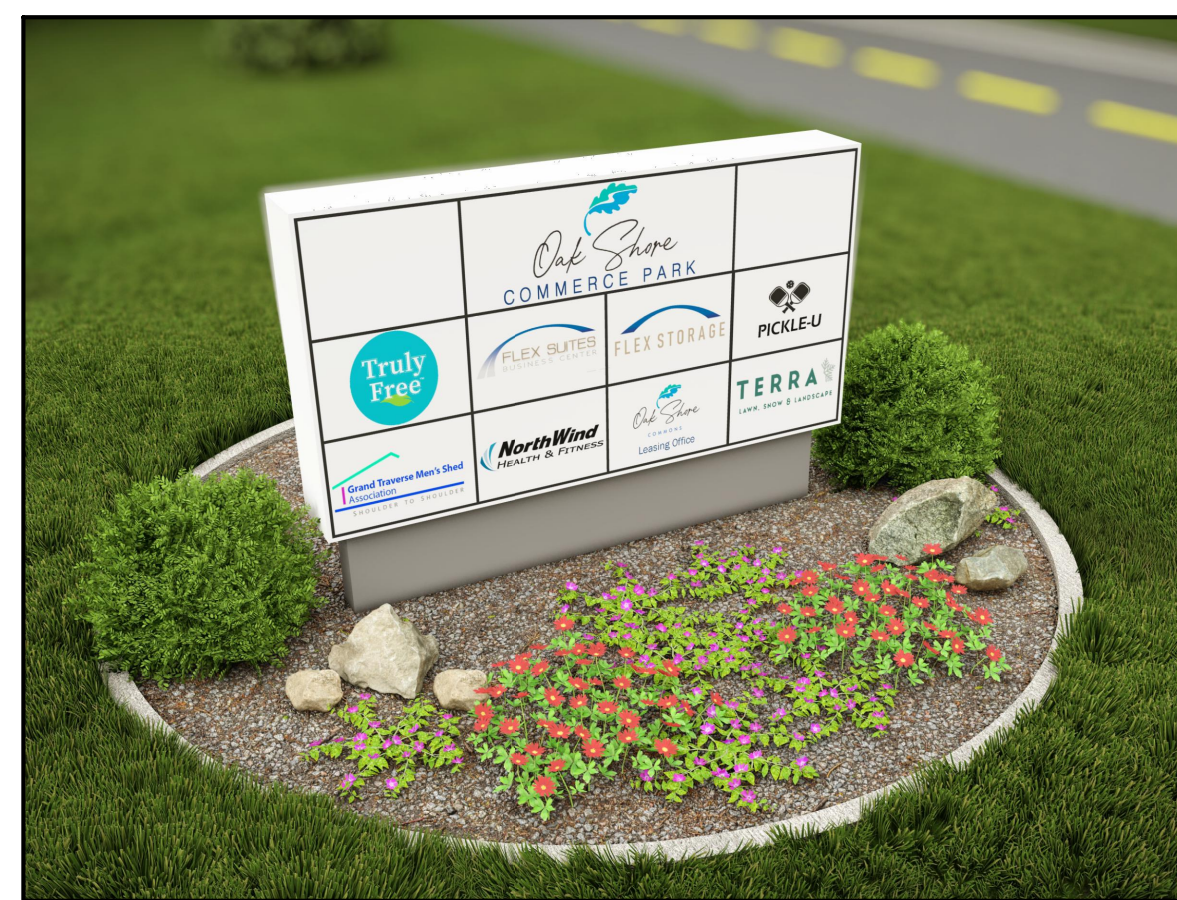
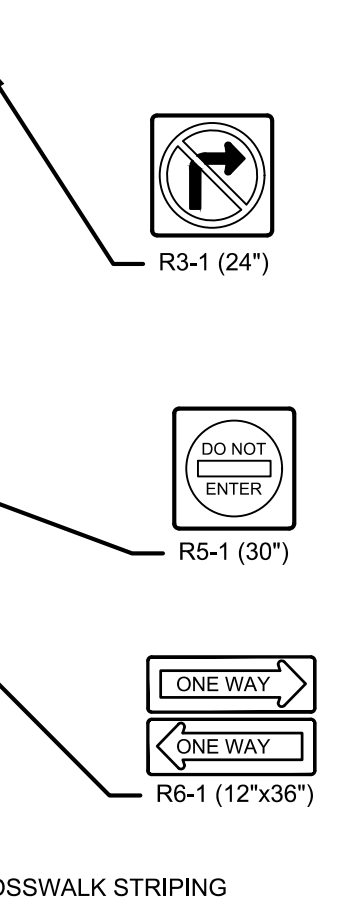
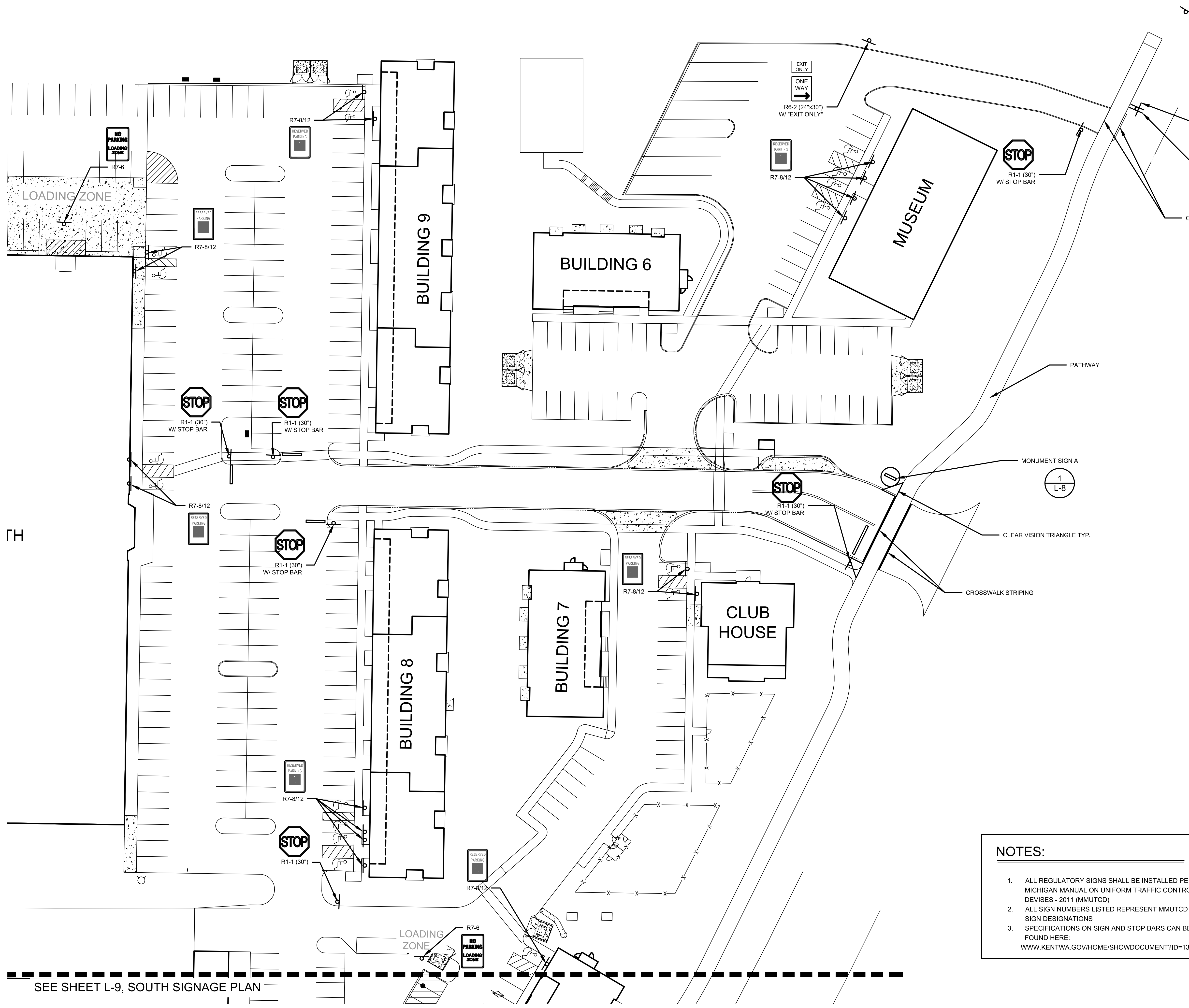
PLANT TYPE	TO BE REMOVED	TO BE INSTALLED
CONIFER TREES	46	48
DECIDUOUS TREES	33	69
ORNAMENTAL TREES	33	12
SHRUBS	43	243

6 CONIFER TREES SHOWN IN RED WITHIN THE CLOUDED AREA THAT WERE NOT ORIGINALLY SCHEDULED TO BE REMOVED HAVE BEEN REMOVED

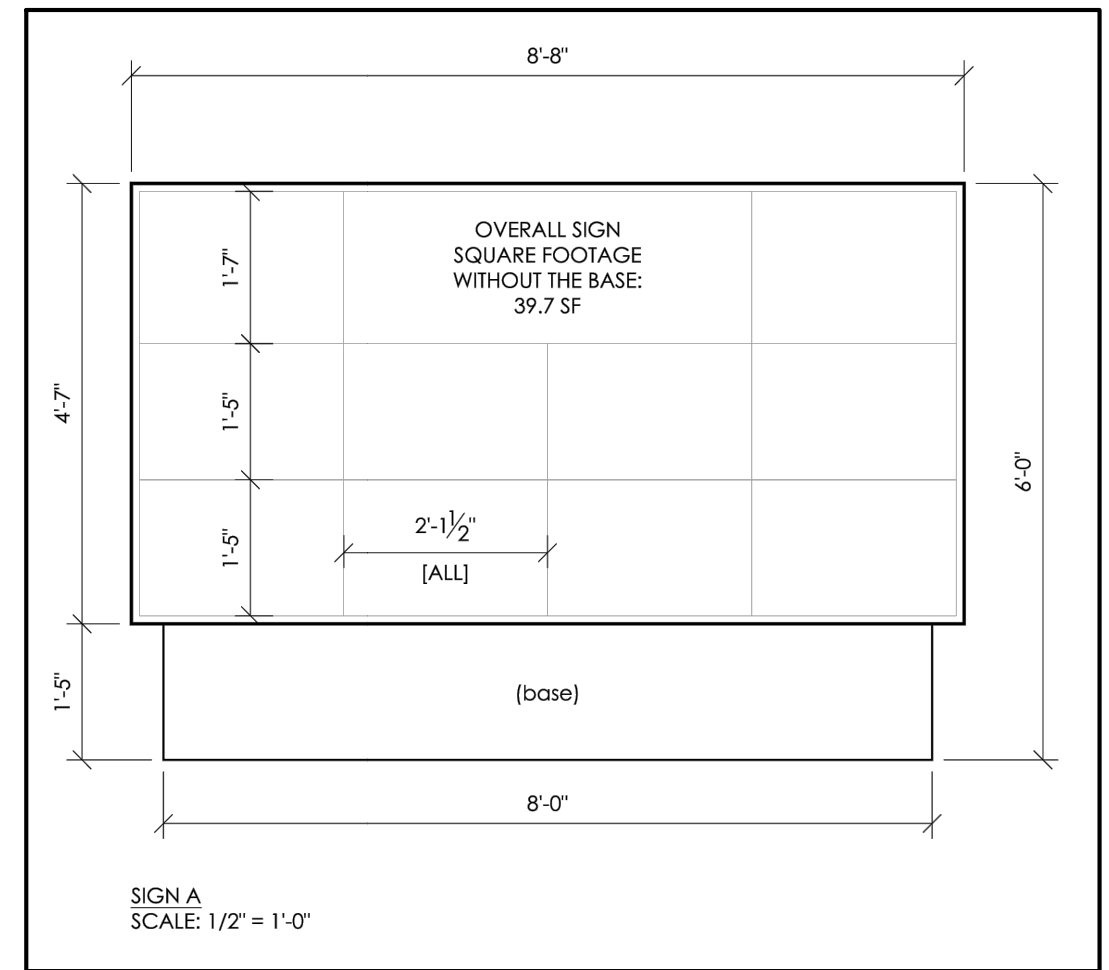


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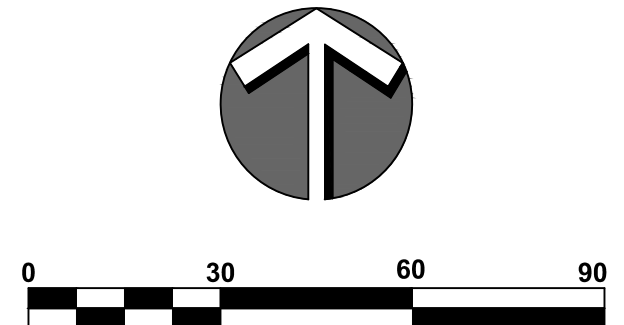
MONUMENT SIGN A RENDERING



1 MONUMENT SIGN A
SCALE: 1:2

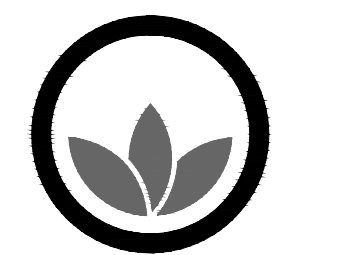
NOTES:

- ALL REGULATORY SIGNS SHALL BE INSTALLED PER MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES - 2011 (MMUTCD)
- ALL SIGN NUMBERS LISTED REPRESENT MMUTCD SIGN DESIGNATIONS
- SPECIFICATIONS ON SIGN AND STOP BARS CAN BE FOUND HERE:
WWW.KENTWA.GOV/HOME/SHOWDOCUMENT?ID=1315



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SEE SHEET L-9, SOUTH SIGNAGE PLAN



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REV 2		5/24/2024	LAYOUT MODS & TRACE REPLACEMENTS

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NORTH SIGNAGE PLAN

STREET, CITY, STATE ZIP

DATE: 3/28/2024
DESIGNED BY: NRW
CHECKED BY: REF
DRAWN BY: NRW
PROJECT NO.: 22011
SCALE: HORIZ./VIA
VERT./N/A

SHEET
L-8

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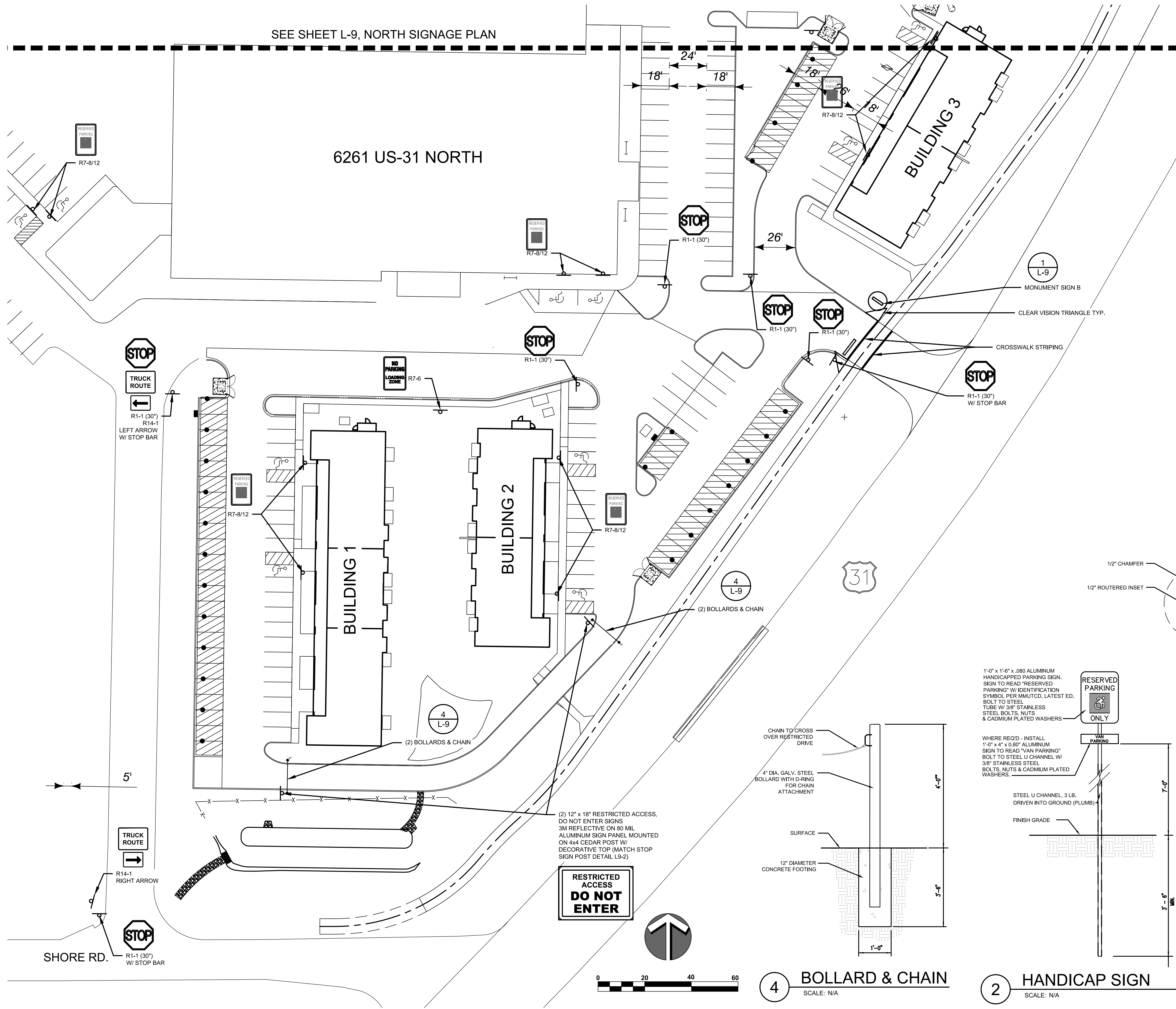
OAK SHORE DEVELOPMENT - PD AMENDMENT 2

SOUTH SIGNAGE PLAN

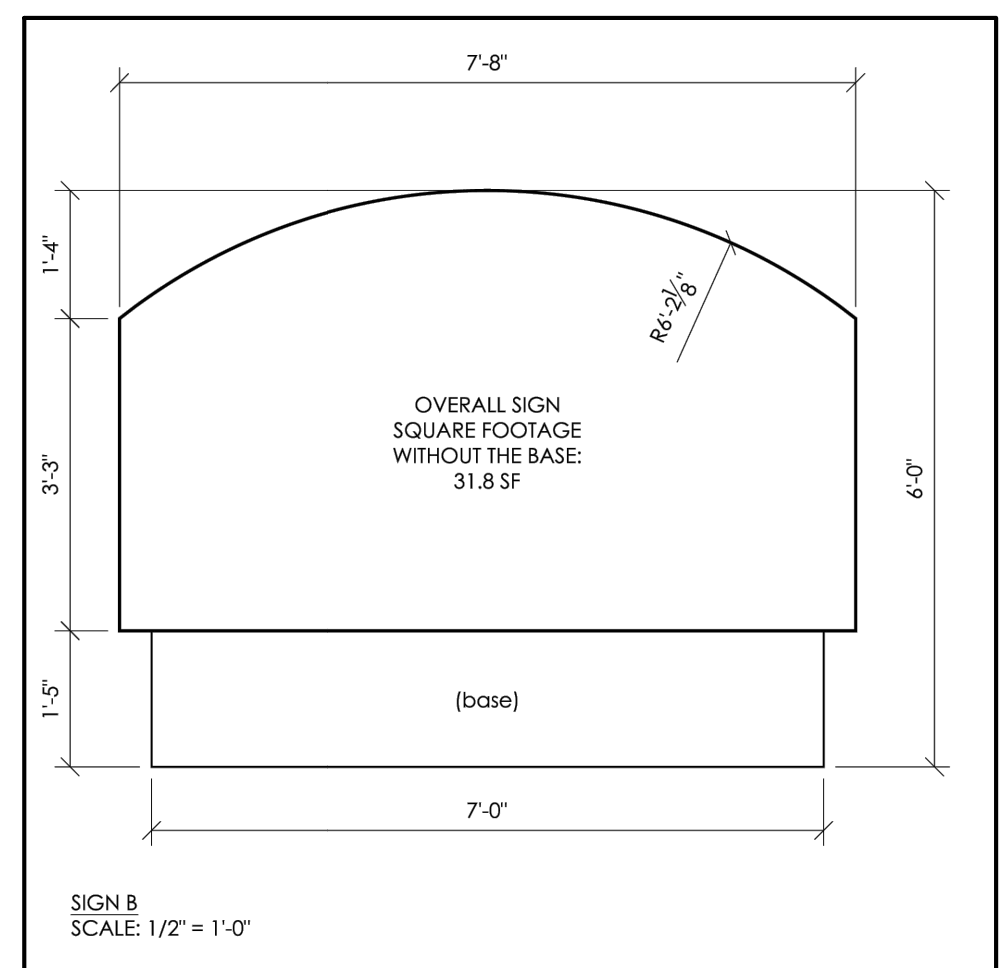
STREET, CITY, STATE, ZIP

DATE: 3/26/2024	DESIGNED BY: NRW
CHECKED BY: REF	DRAWN BY: NRW
PROJECT NO: 22011	SCALE: HORIZ./VERT. N/A

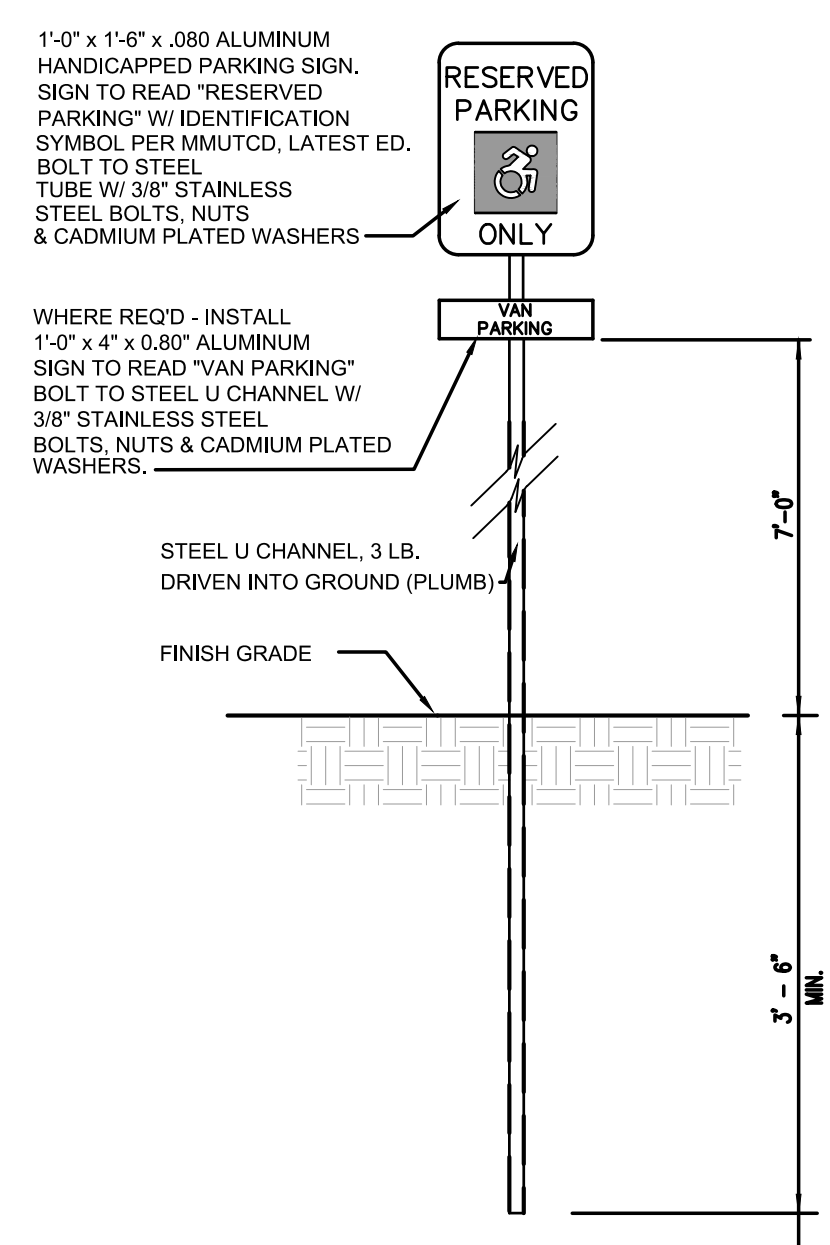
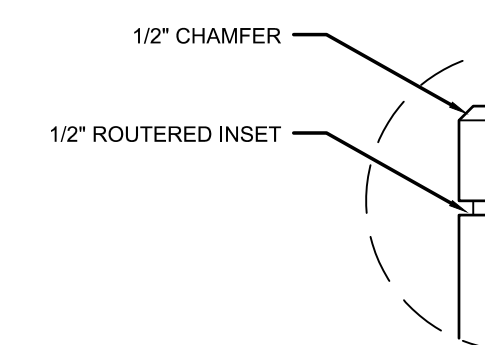
SHEET
L-9



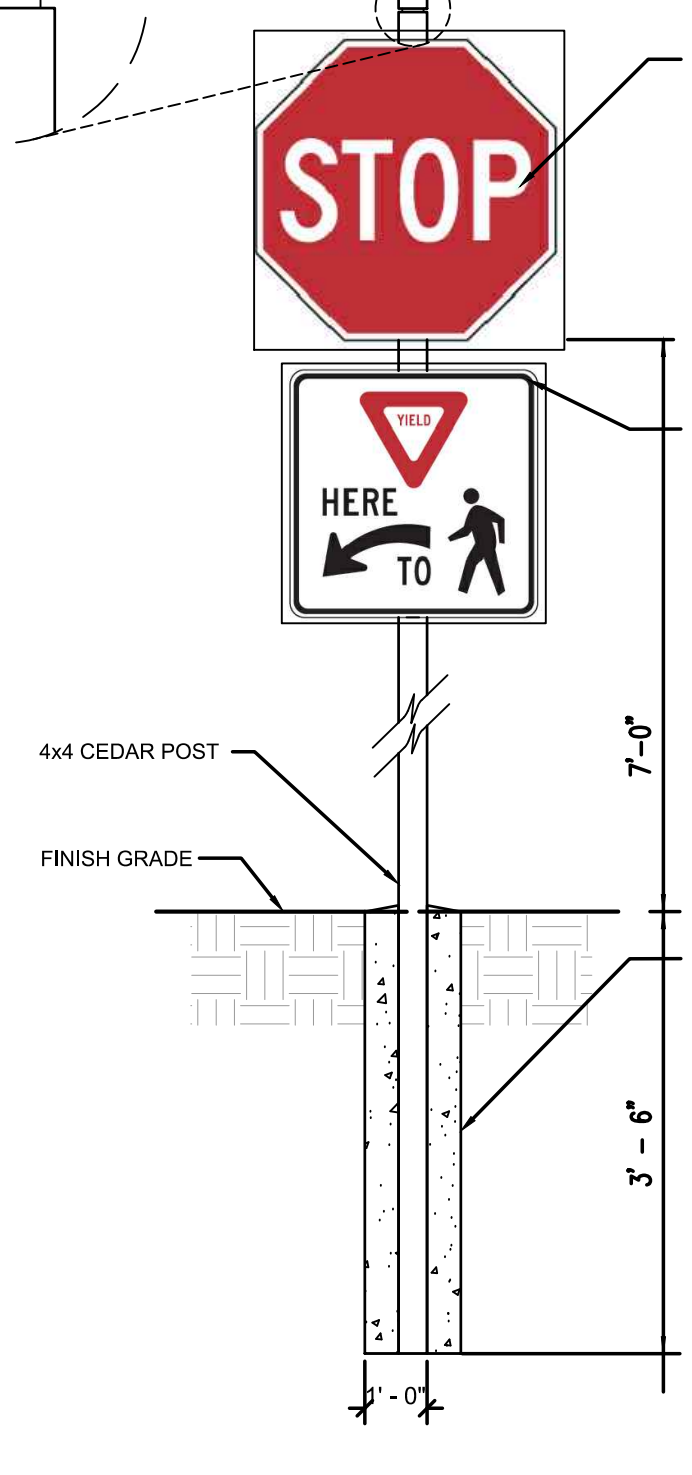
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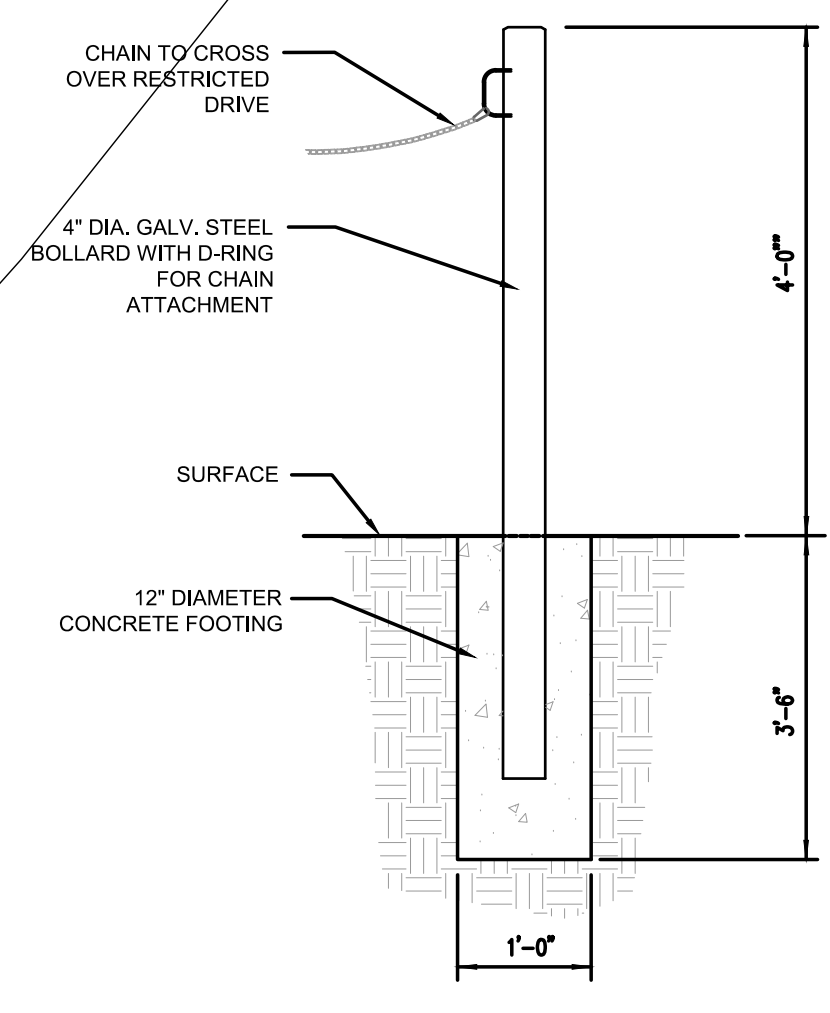
1 MONUMENT SIGN B
SCALE: 1/2" = 1'-0"



2 HANDICAP SIGN
SCALE: N/A



3 STOP SIGN
SCALE: N/A



4 BOLLARD & CHAIN
SCALE: N/A



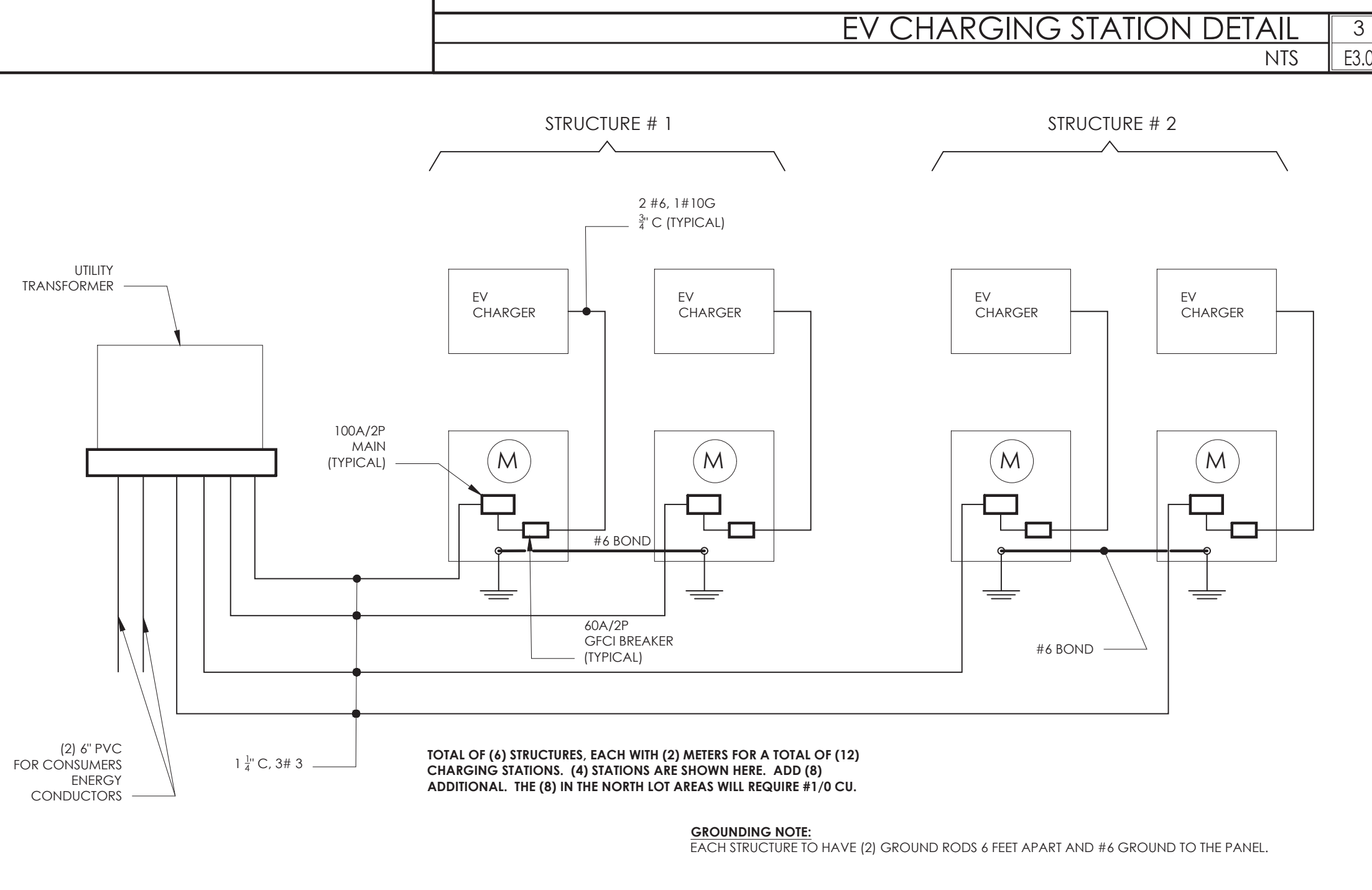
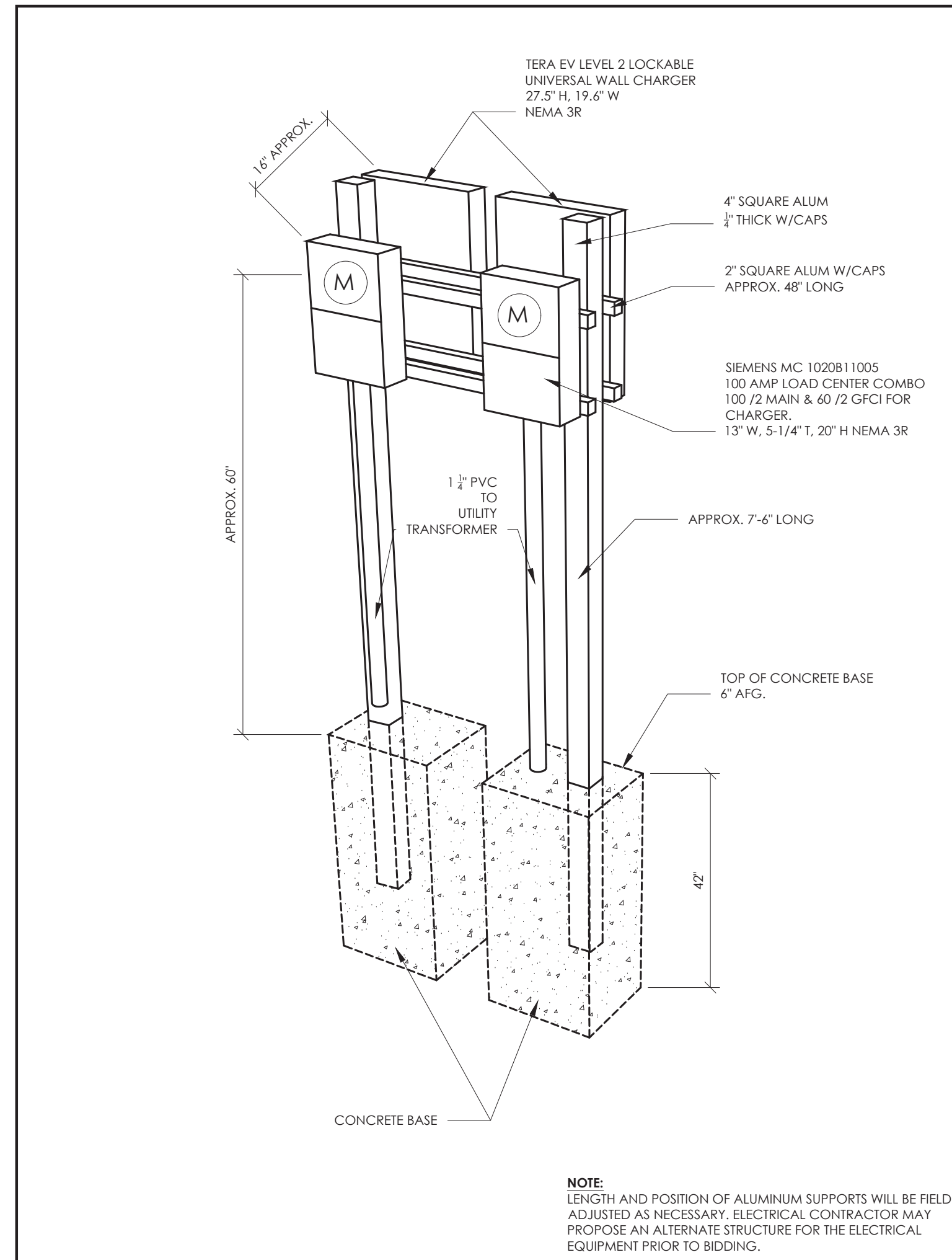
RESTRICTED ACCESS
DO NOT ENTER



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Call before you dig.

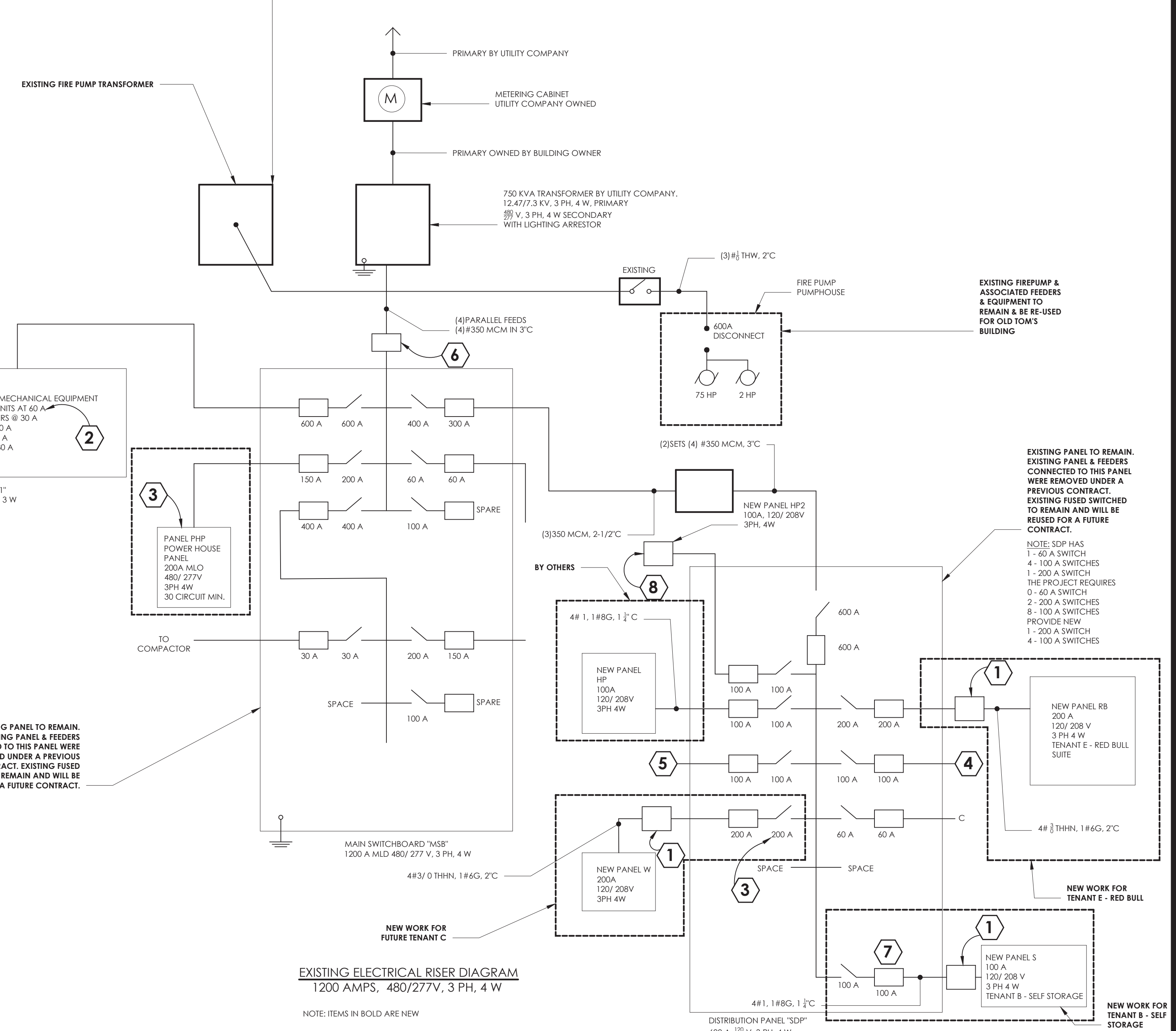
L:\AP\PROJECTS\2022\22011 STRATHMORE EAST BAY COMMONS DEVELOPMENT (ACME TWP)\07 GRAPHICS\AUTOCAD\RESOURCES\MODELS\OAK SHORE SIGNAGE PLANDWG

© 2024 ARCHITECTURAL SOLUTIONS, LTD. All rights reserved. File: N:\ASL_CAD Storage\Acad\Bugs 3 thru 7\31stairroom\Deed\Kmart and Tom's\2024\US-31\Lighting Package_Kmart & Tom's\Site Lighting_PDF Amendment#2 Rev 1\2024\55X_Kmart & Tom's\Site Lighting_PDF Amendment#2 Rev 1.dwg, Served: Todd Hochstetler 5/31/2024 4:24 PM, Plotted: 5/31/2024 4:39 PM

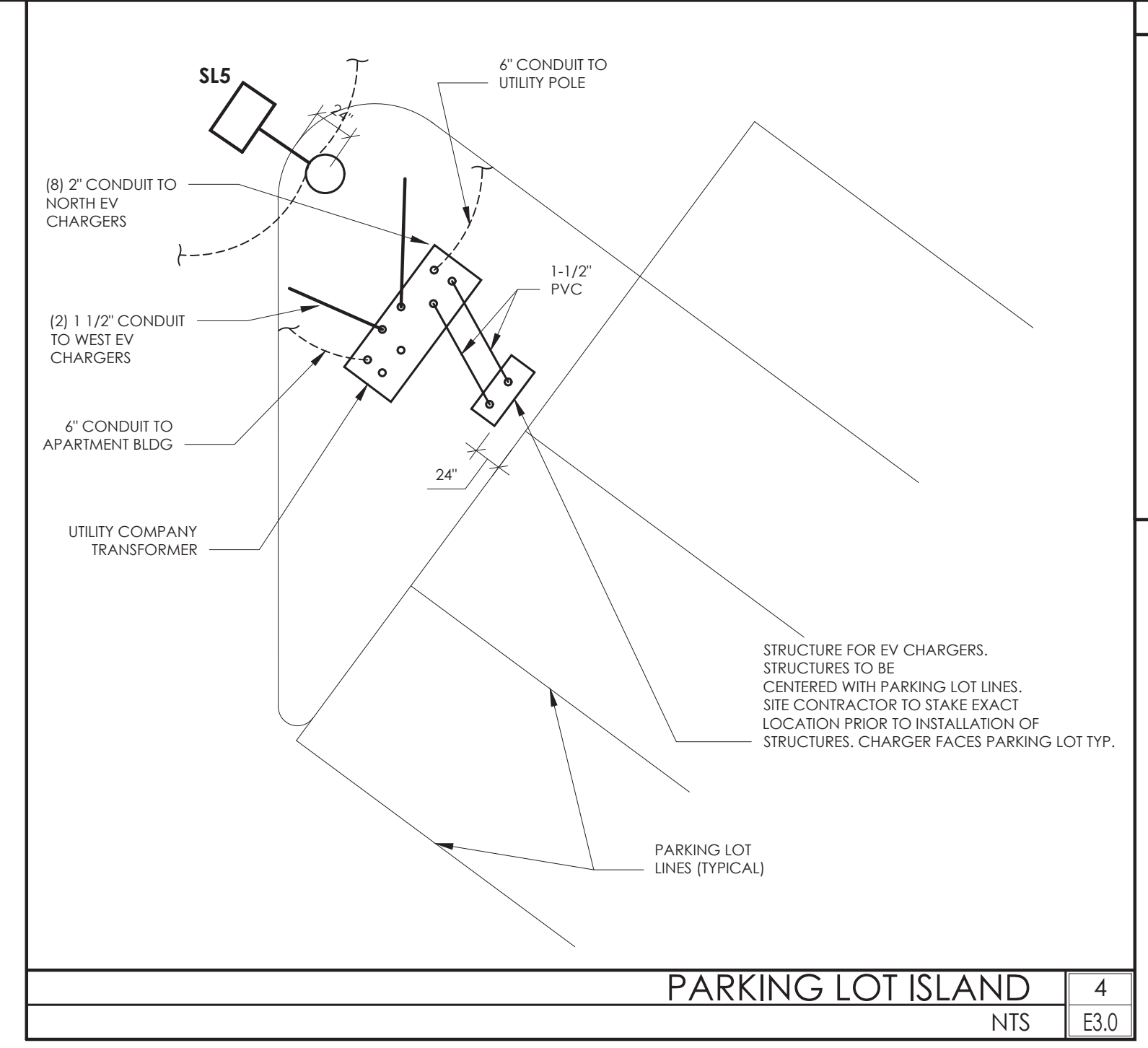


TYPICAL EV CHARGING STATION ONE LINE WIRING DIAGRAM 120/240 V, 1PH, 3W 2 E3.0

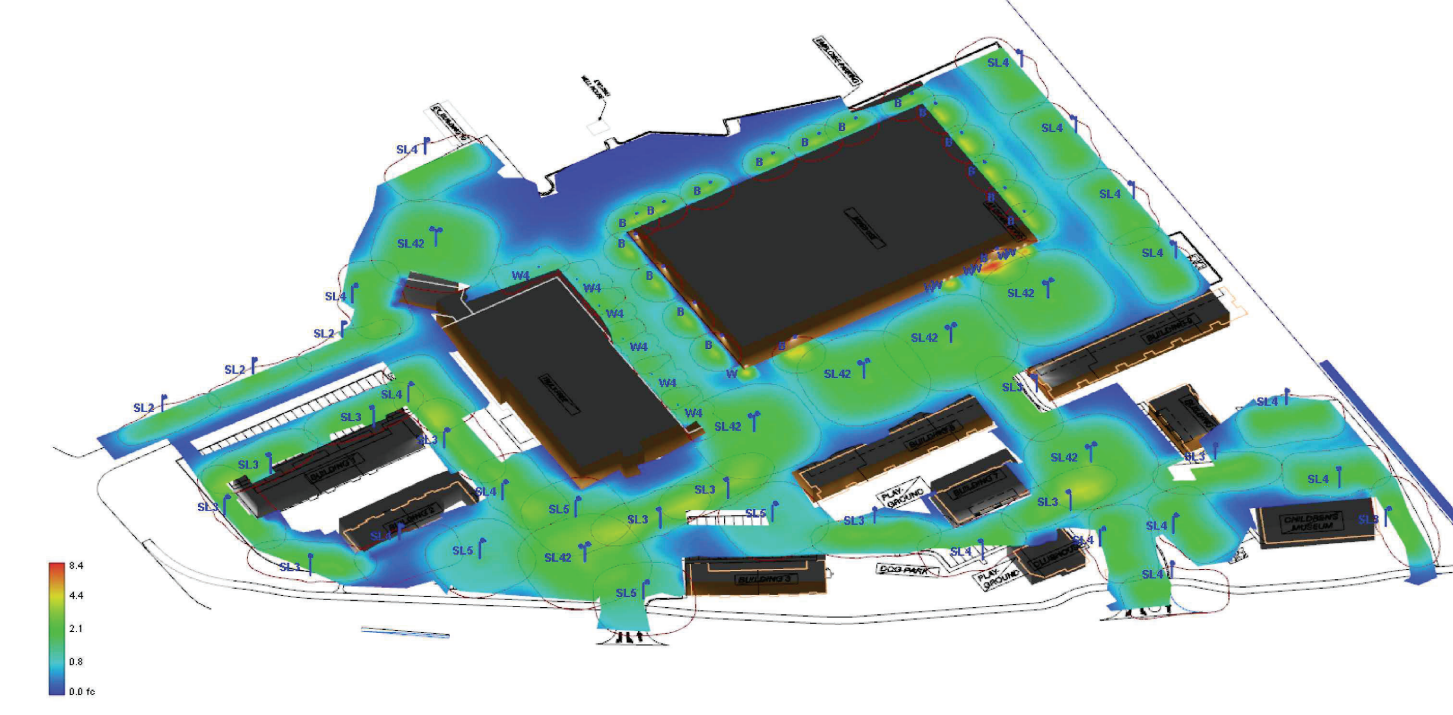
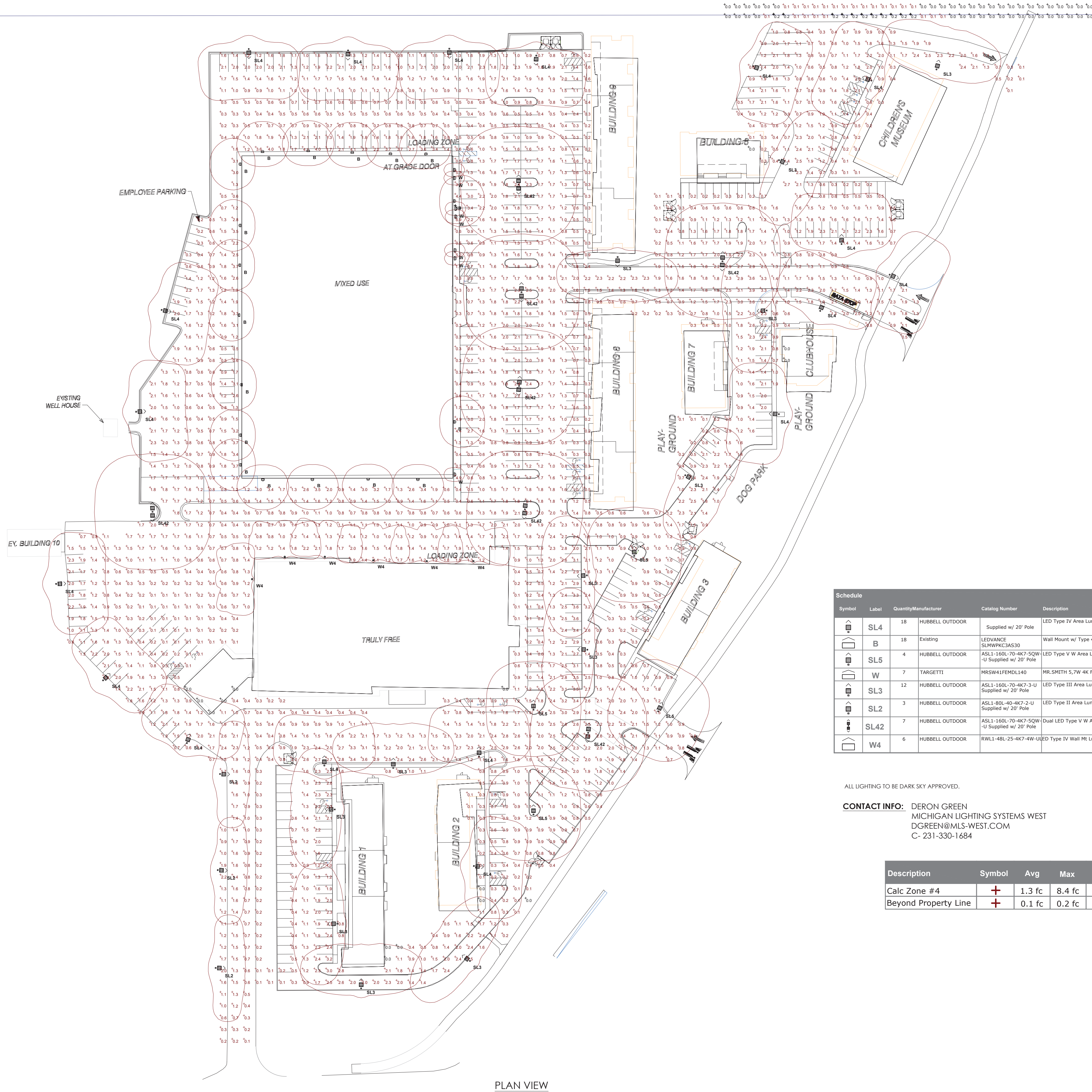
EC TO PROVIDE DIRECT CONNECTION TO SECONDARY SIDE OF TRANSFORMER UNDER THE DIRECTION OF THE UTILITY COMPANY. PROVIDE NECESSARY LUGS. NOTIFY ENGINEER IF NEW #3/0 LUGS ARE NOT POSSIBLE. CONNECT GROUND TO EXISTING GROUND SYSTEM AT TRANSFORMER.



EXISTING ELECTRICAL RISER DIAGRAM 1 1 E3.0



© 2024 ARCHITECTURAL SOLUTIONS, LTD. Not Published. All rights reserved. File: N:\ASL_CAD Storage_L Acad Dwg 5 thru 2\3\shimmons (Deed Kmart and Toms) 2023\box_site Lighting\Photometrics\Site Lighting Photometrics Kmart_for Bidding_VSL_CAD 2024\SLC_Kmart & Toms Site Lighting_PD Amendment#2 Rev. 1\2024\SLC_Kmart & Toms Site Lighting_PD Amendment#2 Rev. 1\2024\SLC_Kmart & Toms Site Lighting_PD Amendment#2 Rev. 1\2024\SLC_Kmart & Toms Site Lighting_PD Amendment#2 Rev. 1.dwg. Saved: Todd Hochstetler 5/31/2024 4:24 PM. Plotted: 5/31/2024 4:39 PM



VIEW #1

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
SL4	HUBBELL OUTDOOR	18	HUBBELL OUTDOOR		LED Type IV Area Luminaire	1	9336	1	68.4
B	Existing	18			LED Type IV Area Luminaire	1	4068	1	38.1
SL5	HUBBELL OUTDOOR	4	HUBBELL OUTDOOR		LED Type V W Area Luminaire	1	9563	1	68.4
W	TARGETTI	7	TARGETTI		MRSMITH 5,7W 4K FL DOWN FE	1	979	1	7
SL3	HUBBELL OUTDOOR	12	HUBBELL OUTDOOR		LED Type III Area Luminaire	1	9514	1	68.4
SL2	HUBBELL OUTDOOR	3	HUBBELL OUTDOOR		LED Type II Area Luminaire	1	5205	1	38
SL42	HUBBELL OUTDOOR	7	HUBBELL OUTDOOR		Dual LED Type V W Area Assembly	1	9563	1	136.8
W4	HUBBELL OUTDOOR	6	HUBBELL OUTDOOR		LED Type IV Wall Mount Luminaire	1	3680	1	28

ALL LIGHTING TO BE DARK SKY APPROVED.
CONTACT INFO: DERON GREEN
MICHIGAN LIGHTING SYSTEMS WEST
DGREEN@MLS-WEST.COM
C- 231-330-1684

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #4	+	1.3 fc	8.4 fc	0.0 fc	N/A	N/A
Beyond Property Line	+	0.1 fc	0.2 fc	0.0 fc	N/A	N/A

NOTES:
THIS PHOTOMETRICS IS FOR REFERENCE PURPOSES.

FORMER KMART & TOMS
SITE LIGHTING
6455 US-31
WILLIAMSBURG, MI 49690

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■ SITE PLAN REVIEW	10.10.2022
■ FOR OWNER REVIEW	03.29.2023
■ FOR PERMIT	05.31.2023
▲ BULLETIN I	04.16.2024
■ PD AMENDMENT #2	05.03.2024
REVISION 1	



May 30, 2024

Ron Calhoun/Jacob Chappelle
Strathmore Development
5020 Northwood Drive, Suite 120
East Lansing, MI 48823

Re: Oak Shore Commons
Questions regarding Eagles' nest on Parcel No. 28-01-234-036-01

Dear Mr. Calhoun and Mr. Chappelle:

As you know, Dave Hendershot from Performance Engineers contacted Voice Environmental Group recently with a request for us to address a couple of issues that have come up on the Oak Shore Commons Development in Acme Township. The first issue was a request for us to confirm that two specific project areas within the development are appropriately designated as upland (non-wetland), which we have done and reported to you separately. The second, and the reason for this communication, was to investigate what permits, if any, are or may be required regarding Oak Shore Commons' proximity to a bald eagles' nest located approximately 300' off your western property line. The following comments are intended to document what was found.

Bald Eagles are protected by the Migratory Bird Treaty Act and the Bald and Golden Eagle Protection Act. I reached out to our contact at the United States Fish and Wildlife Service, US FWS, Carrie Tansy (carrie_tansy@fws.gov) for general information about eagles and permitting requirements. She provided me with the following link: <https://www.fws.gov/program/eagle-management/living-and-working-near-eagles>.

After careful review and evaluation of the federal requirements, I felt that it would be important to talk to an expert directly about the issue. Ms. Tansy referred me to the US FWS Migratory Bird Division in Minnesota. I called Mary Emanuel, eagle permit specialist, and reviewed your project and the location of the nest with her. I asked her specifically about the proposed paving and the water main installation near the western parking lot, and I talked with her about the construction of the condos out by US 31N. Ms. Emanuel indicated that these activities would not require an "eagle takings" permit.

After that conversation with Ms. Emanuel, I received additional information from you and your engineer, and I reached out to her again. I sent the engineering drawings and reviewed the additional proposed activities via email and received a response from Ms. Emanuel today which I have attached to this letter.

In summary, Ms. Emanuel determined that no permit was needed for the proposed maintenance of the detention basin and the proposed improvements necessary to bring it up to today's standards and said as much in the following statement.

"However, since no trees are being removed, and the landscape itself isn't changing, this is just updates to existing structures, if they can time all work within 100 feet of the nest to occur after August 15 (the end of the breeding season in Michigan) I don't recommend applying for the permit."

It is our professional opinion, based on Ms. Emanuel's recommendation, that an "Eagle's Takings" permit is not needed for the work you are proposing on the west side of this development as long as any work within 100' of the nest be done after August 15, and you do not remove any trees during construction. Fence off the trees if that is deemed necessary.

I would strongly recommend that all vegetation behind your property be maintained to protect the eagles' environment. Do not drive on the eagles' nest tree's roots, as this could damage or kill the tree. I would also like to discourage people from hiking back to the nest as it could inappropriately disturb the eagles. "Disturb" is further defined in regulation (50 CFR 22.3) as "to agitate or bother a bald or golden eagle to a degree that causes, or is likely to cause, based on the best scientific information available: (1) injury to an eagle, (2) a decrease in its productivity by substantially interfering with normal breeding, feeding, or sheltering behavior, or (3) nest abandonment, by substantially interfering with normal breeding, feeding, or sheltering behavior." Ms. Emanuel indicated that human traffic near the nest would be more disruptive than general construction and she said that the eagles are most vulnerable during their breeding season.

I have attached the email I received from Ms. Emanuel for your reference. Please let us know if Voice Environmental Group can be of further assistance in your project.

Sincerely,

Voice Environmental Group LLC



Heidi L Shaffer, BSE
Environmental Technician



727 Lake Park Drive
Boyne City, MI 49712

Bus (231) 582-3498
Fax (231) 582-2300
www.voiceenv.com

**WETLAND DETERMINATION REPORT
FOR TWO SPECIFIC PROJECT AREAS
WITHIN THE OAK SHORE COMMONS DEVELOPMENT,
US 31 NORTH, WILLIAMSBURG, MICHIGAN**

Prepared for: Ron Calhoun and Jacob Chappelle
Strathmore Development Group
5020 Northwind Drive, Suite 120
E. Lansing, MI 48823

Project Site: Oak Shore Commons
US 31 North, Williamsburg, Michigan
Acme Township, Grand Traverse County

Evaluation Areas: Parcel No. 28-01-235-004-00
6501 US 31 North
(SH East Bay Commons North LLC, Owner)

Proposed Watermain and Hydrant Project Area on
Parcel No. 28-01-234-036-01
6455 US 31 North
(SH East Bay Holdings North LLC, Owner)

Project Number: 24-1892

Investigator: Steven P. Voice, M.S., CSE
Senior Ecologist & Regulatory Specialist/Principal Investigator

Heidi L. Shaffer, BSE
Environmental Technician

Inspection Dates: May 18 and May 22, 2024

Report Date: May 29, 2024

INTRODUCTION

This report is intended to follow up the site investigations completed by Voice Environmental Group, LLC on the above-captioned parcels. It is our understanding that Acme Township specifically requested confirmation from the developer of the following:

1. On **Parcel No. 28-01-235-004-00**, 6501 US 31 North (SH East Bay Commons North LLC, Owner), confirmation that the entire ~1.19-acre site (i.e. the original parcel) is upland in its entirety, and
2. On **Parcel No. 28-01-234-036-01**, 6455 US 31 North (SH East Bay Holdings North LLC, Owner), confirmation that the route of a proposed watermain and the associated hydrant location are upland (non-wetland).

An annotated drawing generated using the principal investigator's mobile OnX Hunt application showing the location of and findings at the two project areas evaluated described above is attached (Appendix A).

WETLAND DESIGNATION CRITERIA AND METHODOLOGY

Under Part 303, Wetland Protection, of the Natural Resources and Environmental Protection Act (1994 P.A. 451, as amended), which is commonly referred to as the NREPA, wetland is defined as "land characterized by the presence of water at a frequency and duration sufficient to support and that under normal circumstances does support wetland vegetation or aquatic life and is commonly referred to as a bog, swamp, or marsh..." From a regulatory standpoint, a site must support a predominance of hydrophytic vegetation, a hydric soil, and a wetland hydrological regime to be appropriately designated as wetland.

Part 303 requires the State of Michigan to use the federal methodology for wetland determinations. Thus, in determining whether a site is appropriately designated as wetland, both the Michigan Department of Environment, Great Lakes and Energy (EGLE) and the US Army Corps of Engineers (USACE) must use the federal 1987 Wetland Identification Manual and the appropriate and approved regional supplements. Accordingly, the subject property was evaluated using the federal methodology.

On-site investigations included various "spot" evaluations of dominant plant species, soils, and apparent hydrology, as well as detailed evaluations at representative upland and wetland data point locations, herein termed "DPs or data points."

RESULTS

As shown on the drawing attached in Appendix A, it is the opinion of the principal investigator as a professional wetland ecologist and consultant that:

1. Project Area #1 (Parcel No. 28-01-235-004-00), the site of a former dental lab, is appropriately designated as upland (non-wetland) in its entirety, and

2. Project Area #2 (the portion of Parcel No. Parcel No. 28-01-234-036-01 where the developer is proposing to install a new watermain and hydrant) is also appropriately designated as upland (non-wetland) in its entirety.

PLEASE NOTE: There is a narrow wetland fringe around an existing stormwater basin to the west of the Watermain Project Area (Project Area #2). The closest segment of the appropriate upland/wetland boundary for this feature was staked for reference purposes so that neither the pond nor the wetland fringe would be impacted during the watermain's installation.

Two (2) Wetland Data Forms per the 1987 Corps of Engineers Wetland Determination Manual from representative "Determination Points" (DPs), one from a representative location behind the dental lab building on Parcel No. 28-01-235-004-00 (DP #1) and a second in the upland proposed for the new watermain on Parcel No. 28-01-234-036-01 are attached in Appendix B to document our observations.

DISCUSSION

As indicated above and documented in Appendix A (see DP #1), Project Area #1 is a developed property that was most recently the site of a dental lab. There is an existing building, driveway and parking area. The west half of the site and areas adjacent to the developed portions of the site range from open field to woods dominated by upland (UPL) and facultative upland (FACU) plants such as trembling aspen, red pine, autumn olive and Queen Anne's lace, on well-drained, well developed sand soils.

As also indicated above and documented in Appendix A (see DP#2), Project Area #2, the site of the proposed water main and hydrant is best characterized as a mixed hardwood forest dominated by sugar maple, red oak, eastern hemlock and American beach, all UPL or FACU species on well-developed, well-drained soils.

LIMITATIONS

This report serves to confirm the findings and opinions of the principal investigator as a professional wetland ecologist and consultant; it does not constitute a state or federal wetland or jurisdiction determination. It should be noted, however, that the evaluations reported herein have been conducted in accordance with both state and federal criteria for wetland designations and jurisdiction determinations. The client may wish to confirm these findings with the Michigan Department of Environment, Great Lakes and Energy (EGLE) and/or the US Army Corps of Engineers (USACE).

This determination is valid for a period of three years from the date of this letter unless additional evidence or new information warrants a revision of these findings prior to that date. This determination does not preclude the necessity to obtain federal, state, and local permits and/or approvals that may be required for use or additional development of the property.

SUMMARY AND CONCLUSIONS

A site evaluation and wetland determination of two project areas in the Oak Shore Commons development was completed by Voice Environmental staff on May 18 and May 22, 2024. Project Area #1 is Parcel No. 28-01-235-004-00, the site of a former dental lab, and Project Area #2 is the proposed location for a new watermain and hydrant on Parcel No. 28-01-234-036-01. As documented on the attached drawing (Appendix A) and Wetland Delineation Data Forms (Appendix B), it is the professional opinion of the principal investigator that both project areas are upland (non-wetland) in their entirety. As noted, the upland/wetland boundary segment of the fringe wetland around the existing stormwater basin closest to the watermain project area was staked for reference and avoidance.

Respectfully submitted,

VOICE ENVIRONMENTAL GROUP, LLC



Steven P Voice
Senior Ecologist and Regulatory Specialist



Heidi L. Shaffer, BSE
Environmental Technician

Enclosures: 2 Appendices

REFERENCES AND RESOURCES

Lichvar, R.W. 2012. The National Wetland Plant List. ERDC/CRREL TR-12-11. Hanover, NH: U.S. Army Corps of Engineers, Cold Regions Research and Engineering Laboratory. [http://acwc.sdp.sirsi.net/client/search/asset:asset?t:ac=\\$N/1012381](http://acwc.sdp.sirsi.net/client/search/asset:asset?t:ac=$N/1012381)

Part 303, Wetland Protection, of the Natural Resource and Environmental Protection Act, Act 451 of the Public Acts of 1994, being sections 324.30301 to 324.30323 of the Michigan Compiled Laws annotated.

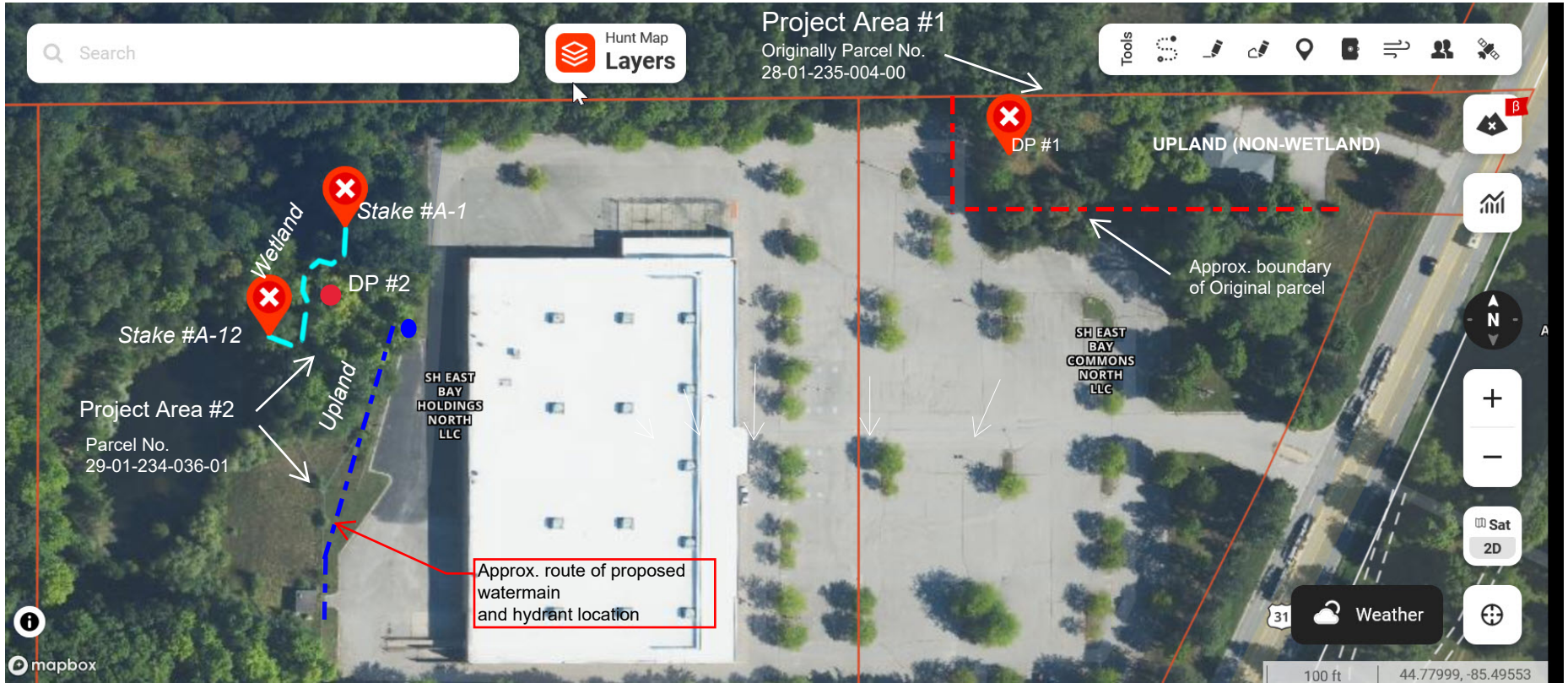
Soil Conservation Service, United States Department of Agriculture. 1993. Hydric Soils of the State of Michigan.

U.S. Army Corps of Engineers, U.S. Army Engineer Research and Development Center. 2012. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (Version 2.0). ERDC/EL TR-12-1.

U.S. Army Corps of Engineers, Detroit District. 1998. Navigable Michigan Waters of the United States.

APPENDIX A.

An annotated aerial photograph showing the location of and findings at the two project areas within the Oak Shore Development that were evaluated on May 18 and 22, 2024 for regulated wetlands.



0 1 2 3 4 5 6 7 8 9 A B C D E F G H I J K L M N O P Q R S T U V W X Y Z
 [] { } ~ | ^ _ ` a b c d e f g h i j k l m n o p q r s t u v w x y z
 0 1 2 3 4 5 6 7 8 9 A B C D E F G H I J K L M N O P Q R S T U V W X Y Z



727 Lake Park Drive
 Boyne City, MI 49712
www.voiceenv.com
 Bus (231) 582-3498
 Fax (231) 582-2300

OAK SHORE COMMONS

Location of and findings at the two project areas evaluated for regulated wetlands

Scale: As shown.	Project No.: 24-1892	Drawing No. 1	Sheet: 1 of 1	Drawn by: spv
Date: May 28, 2024				Revised:

PREPARED FOR: Ron Calhoun/Jacob Chappelle Strathmore Development 5020 Northwood Drive, Suite 210 East Lansing, MI 48823	PROPERTY LOCATION: 6501 and 6455 US 31 North Williamsburg, Michigan Grand Traverse County
---	--

APPENDIX B.

Wetland Determination Data Forms
(1987 USACE Wetlands Delineation Manual and approved regional supplements)
from two (2) representative wetland determination data points (DPs) as follows:

- DP #1 was evaluated in Project Area #1 (Parcel No. 28-01-235-004-00)
- DP #2 was evaluated in Project Area #2 (watermain project on Parcel No. 28-01-234-036-01)

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Calhoun-Oak Shore Commons **City/County:** Traverse City/Grand Traverse **Sampling Date:** 22-May-24

Applicant/Owner: Ron Calhoun **State:** MI **Sampling Point:** **DP#1**

Investigator(s): Heidi Shaffer **Section, Township, Range:** S. 35 T. 28N R. 10W

Landform (hillslope, terrace, etc.): Hillside **Local relief (concave, convex, none):** rolling **Slope:** 0.0 % / 0.0 °

Subregion (LRR or MLRA): LRR L **Lat.:** **Long.:** **Datum:**

Soil Map Unit Name: LkC2 Leelanau-Kalkaska loamy sands, 2-6 % slopes **NWI classification:** Non-wetland

Are climatic/hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)

Are Vegetation , **Soil** , **or Hydrology** **significantly disturbed?** **Are "Normal Circumstances" present?** Yes No

Are Vegetation , **Soil** , **or Hydrology** **naturally problematic?** (If needed, explain any answers in Remarks.)

Summary of Findings - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input type="radio"/> No <input checked="" type="radio"/> Hydric Soil Present? Yes <input type="radio"/> No <input checked="" type="radio"/> Wetland Hydrology Present? Yes <input type="radio"/> No <input checked="" type="radio"/>	Is the Sampled Area within a Wetland? Yes <input type="radio"/> No <input checked="" type="radio"/>
Remarks: (Explain alternative procedures here or in a separate report.) 	

Hydrology

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one required; check all that apply)</u> <input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> Water-Stained Leaves (B9) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Marl Deposits (B15) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <input type="checkbox"/> Drift deposits (B3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Other (Explain in Remarks) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of 2 required)</u> <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> Microtopographic Relief (D4) <input type="checkbox"/> FAC-neutral Test (D5)
--	--

Field Observations:

Surface Water Present? Yes No Depth (inches): _____

Water Table Present? Yes No Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes No Depth (inches): _____

Wetland Hydrology Present? Yes No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION - Use scientific names of plants

Sampling Point: DP#1

	Absolute % Cover	Dominant Species?	Indicator Status	
Tree Stratum (Plot size: _____)				Dominance Test worksheet: Number of Dominant Species That are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>5</u> (B) Percent of dominant Species That Are OBL, FACW, or FAC: <u>0.0%</u> (A/B)
1. <i>Pinus resinosa</i>	2	<input checked="" type="checkbox"/>	FACU	
2. <i>Populus tremuloides</i>	4	<input checked="" type="checkbox"/>	FACU	
3. _____	0	<input type="checkbox"/>	_____	
4. _____	0	<input type="checkbox"/>	_____	
5. _____	0	<input type="checkbox"/>	_____	
6. _____	0	<input type="checkbox"/>	_____	
7. _____	0	<input type="checkbox"/>	_____	
6 = Total Cover				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>0</u> x 2 = <u>0</u> FAC species <u>0</u> x 3 = <u>0</u> FACU species <u>6</u> x 4 = <u>24</u> UPL species <u>24</u> x 5 = <u>120</u> Column Totals: <u>30</u> (A) <u>144</u> (B) Prevalence Index = B/A = <u>4.800</u>
Sapling/Shrub Stratum (Plot size: _____)				
1. <i>Elaeagnus umbellata</i>	5	<input checked="" type="checkbox"/>	UPL	
2. <i>Lonicera maackii</i>	7	<input checked="" type="checkbox"/>	UPL	
3. _____	0	<input type="checkbox"/>	_____	
4. _____	0	<input type="checkbox"/>	_____	
5. _____	0	<input type="checkbox"/>	_____	
6. _____	0	<input type="checkbox"/>	_____	
7. _____	0	<input type="checkbox"/>	_____	
12 = Total Cover				Hydrophytic Vegetation Indicators: <input type="checkbox"/> Rapid Test for Hydrophytic Vegetation <input type="checkbox"/> Dominance Test is > 50% <input type="checkbox"/> Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
Herb Stratum (Plot size: _____)				
1. <i>Daucus carota</i>	10	<input checked="" type="checkbox"/>	UPL	
2. <i>Elaeagnus umbellata</i>	2	<input type="checkbox"/>	UPL	
3. _____	0	<input type="checkbox"/>	_____	
4. _____	0	<input type="checkbox"/>	_____	
5. _____	0	<input type="checkbox"/>	_____	
6. _____	0	<input type="checkbox"/>	_____	
7. _____	0	<input type="checkbox"/>	_____	
8. _____	0	<input type="checkbox"/>	_____	
9. _____	0	<input type="checkbox"/>	_____	
10. _____	0	<input type="checkbox"/>	_____	
11. _____	0	<input type="checkbox"/>	_____	
12. _____	0	<input type="checkbox"/>	_____	
12 = Total Cover				Definitions of Vegetation Strata: Tree - Woody plants, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1m) tall.. Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vine - All woody vines greater than 3.28 ft in height.
Woody Vine Stratum (Plot size: _____)				
1. _____	0	<input type="checkbox"/>	_____	
2. _____	0	<input type="checkbox"/>	_____	
3. _____	0	<input type="checkbox"/>	_____	
4. _____	0	<input type="checkbox"/>	_____	
0 = Total Cover				Hydrophytic Vegetation Present? Yes <input type="radio"/> No <input checked="" type="radio"/>

Remarks: (Include photo numbers here or on a separate sheet.)

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

Soil

Sampling Point: DP#1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-14	7.5YR	2.5/3					Sandy Loam	
14-24	7.5YR	4/3					sand	
24-27	7.5YR	4/4					sand	

¹Type: C=Concentration. D=Depletion. RM=Reduced Matrix, CS=Covered or Coated Sand Grains ²Location: PL=Pore Lining. M=Matrix

Hydric Soil Indicators:

- | | |
|---|--|
| <input type="checkbox"/> Histosol (A1) | <input type="checkbox"/> Polyvalue Below Surface (S8) (LRR R, MLRA 149B) |
| <input type="checkbox"/> Histic Epipedon (A2) | <input type="checkbox"/> Thin Dark Surface (S9) (LRR R, MLRA 149B) |
| <input type="checkbox"/> Black Histic (A3) | <input type="checkbox"/> Loamy Mucky Mineral (F1) LRR K, L) |
| <input type="checkbox"/> Hydrogen Sulfide (A4) | <input type="checkbox"/> Loamy Gleyed Matrix (F2) |
| <input type="checkbox"/> Stratified Layers (A5) | <input type="checkbox"/> Depleted Matrix (F3) |
| <input type="checkbox"/> Depleted Below Dark Surface (A11) | <input type="checkbox"/> Redox Dark Surface (F6) |
| <input type="checkbox"/> Thick Dark Surface (A12) | <input type="checkbox"/> Depleted Dark Surface (F7) |
| <input type="checkbox"/> Sandy Muck Mineral (S1) | <input type="checkbox"/> Redox Depressions (F8) |
| <input type="checkbox"/> Sandy Gleyed Matrix (S4) | |
| <input type="checkbox"/> Sandy Redox (S5) | |
| <input type="checkbox"/> Stripped Matrix (S6) | |
| <input type="checkbox"/> Dark Surface (S7) (LRR R, MLRA 149B) | |

Indicators for Problematic Hydric Soils : ³

- 2 cm Muck (A10) (LRR K, L, MLRA 149B)
- Coast Prairie Redox (A16) (LRR K, L, R)
- 5 cm Mucky Peat or Peat (S3) (LRR K, L, R)
- Dark Surface (S7) (LRR K, L, M)
- Polyvalue Below Surface (S8) (LRR K, L)
- Thin Dark Surface (S9) (LRR K, L)
- Iron-Manganese Masses (F12) (LRR K, L, R)
- Piedmont Floodplain Soils (F19) (MLRA 149B)
- Mesic Spodic (TA6) (MLRA 144A, 145, 149B)
- Red Parent Material (F21)
- Very Shallow Dark Surface (TF12)
- Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____
 Depth (inches): _____

Hydric Soil Present? Yes No

Remarks:

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Calhoun-Oak Shore Commons **City/County:** Traverse City/Grand Traverse **Sampling Date:** 22-May-24

Applicant/Owner: Ron Calhoun **State:** MI **Sampling Point:** DP#2

Investigator(s): Steven P Voice **Section, Township, Range:** S. 35 T. 28N R. 10W

Landform (hillslope, terrace, etc.): Undulating **Local relief (concave, convex, none):** concave **Slope:** 0.0% / 0.0°

Subregion (LRR or MLRA): LRR L **Lat.:** **Long.:** **Datum:**

Soil Map Unit Name: LkC2 Leelanau-Kalkaska loamy sands, 2-6 % slopes **NWI classification:** Non-wetland

Are climatic/hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)

Are Vegetation , **Soil** , **or Hydrology** **significantly disturbed?** **Are "Normal Circumstances" present?** Yes No

Are Vegetation , **Soil** , **or Hydrology** **naturally problematic?** (If needed, explain any answers in Remarks.)

Summary of Findings - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input type="radio"/> No <input checked="" type="radio"/> Hydric Soil Present? Yes <input type="radio"/> No <input checked="" type="radio"/> Wetland Hydrology Present? Yes <input type="radio"/> No <input checked="" type="radio"/>	Is the Sampled Area within a Wetland? Yes <input type="radio"/> No <input checked="" type="radio"/>
--	--

Remarks: (Explain alternative procedures here or in a separate report.)

Hydrology

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one required; check all that apply)</u> <input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> Water-Stained Leaves (B9) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Marl Deposits (B15) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <input type="checkbox"/> Drift deposits (B3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Other (Explain in Remarks) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of 2 required)</u> <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> Microtopographic Relief (D4) <input type="checkbox"/> FAC-neutral Test (D5)
--	--

Field Observations:

Surface Water Present? Yes No Depth (inches): _____

Water Table Present? Yes No Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes No Depth (inches): _____

Wetland Hydrology Present? Yes No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION - Use scientific names of plants

Sampling Point: DP#2

	Absolute % Cover	Dominant Species?	Indicator Status	
Tree Stratum (Plot size: _____)				Dominance Test worksheet: Number of Dominant Species That are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of dominant Species That Are OBL, FACW, or FAC: <u>0.0%</u> (A/B)
1. <i>Acer saccharum</i>	60	<input checked="" type="checkbox"/>	FACU	
2. <i>Quercus rubra</i>	15	<input type="checkbox"/>	FACU	
3. <i>Tsuga canadensis</i>	25	<input checked="" type="checkbox"/>	FACU	
4. <i>Fagus grandifolia</i>	5	<input type="checkbox"/>	FACU	
5. _____	0	<input type="checkbox"/>	_____	
6. _____	0	<input type="checkbox"/>	_____	
7. _____	0	<input type="checkbox"/>	_____	
105 = Total Cover				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>0</u> x 2 = <u>0</u> FAC species <u>0</u> x 3 = <u>0</u> FACU species <u>111</u> x 4 = <u>444</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>111</u> (A) <u>444</u> (B) Prevalence Index = B/A = <u>4.000</u>
Sapling/Shrub Stratum (Plot size: _____)				
1. <i>Fagus grandifolia</i>	5	<input checked="" type="checkbox"/>	FACU	
2. _____	0	<input type="checkbox"/>	_____	
3. _____	0	<input type="checkbox"/>	_____	
4. _____	0	<input type="checkbox"/>	_____	
5. _____	0	<input type="checkbox"/>	_____	
6. _____	0	<input type="checkbox"/>	_____	
7. _____	0	<input type="checkbox"/>	_____	
5 = Total Cover				
Herb Stratum (Plot size: _____)				Hydrophytic Vegetation Indicators: <input type="checkbox"/> Rapid Test for Hydrophytic Vegetation <input type="checkbox"/> Dominance Test is > 50% <input type="checkbox"/> Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <i>Pinus strobus</i>	1	<input type="checkbox"/>	FACU	
2. _____	0	<input type="checkbox"/>	_____	
3. _____	0	<input type="checkbox"/>	_____	
4. _____	0	<input type="checkbox"/>	_____	
5. _____	0	<input type="checkbox"/>	_____	
6. _____	0	<input type="checkbox"/>	_____	
7. _____	0	<input type="checkbox"/>	_____	
8. _____	0	<input type="checkbox"/>	_____	
9. _____	0	<input type="checkbox"/>	_____	
10. _____	0	<input type="checkbox"/>	_____	
11. _____	0	<input type="checkbox"/>	_____	
12. _____	0	<input type="checkbox"/>	_____	
1 = Total Cover				
Woody Vine Stratum (Plot size: _____)				Definitions of Vegetation Strata: Tree - Woody plants, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1m) tall.. Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vine - All woody vines greater than 3.28 ft in height.
1. _____	0	<input type="checkbox"/>	_____	
2. _____	0	<input type="checkbox"/>	_____	
3. _____	0	<input type="checkbox"/>	_____	
4. _____	0	<input type="checkbox"/>	_____	
0 = Total Cover				
Hydrophytic Vegetation Present? Yes <input type="radio"/> No <input checked="" type="radio"/>				

Remarks: (Include photo numbers here or on a separate sheet.)

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

Soil

Sampling Point: DP#2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-3	10YR	3/2					Sandy Loam	
3-22+	10YR	4/6					sand	

¹Type: C=Concentration. D=Depletion. RM=Reduced Matrix, CS=Covered or Coated Sand Grains ²Location: PL=Pore Lining. M=Matrix

Hydric Soil Indicators:

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Sandy Muck Mineral (S1)
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Dark Surface (S7) (LRR R, MLRA 149B)

- Polyvalue Below Surface (S8) (LRR R, MLRA 149B)
- Thin Dark Surface (S9) (LRR R, MLRA 149B)
- Loamy Mucky Mineral (F1) LRR K, L)
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)

Indicators for Problematic Hydric Soils : ³

- 2 cm Muck (A10) (LRR K, L, MLRA 149B)
- Coast Prairie Redox (A16) (LRR K, L, R)
- 5 cm Mucky Peat or Peat (S3) (LRR K, L, R)
- Dark Surface (S7) (LRR K, L, M)
- Polyvalue Below Surface (S8) (LRR K, L)
- Thin Dark Surface (S9) (LRR K, L)
- Iron-Manganese Masses (F12) (LRR K, L, R)
- Piedmont Floodplain Soils (F19) (MLRA 149B)
- Mesic Spodic (TA6) (MLRA 144A, 145, 149B)
- Red Parent Material (F21)
- Very Shallow Dark Surface (TF12)
- Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____
 Depth (inches): _____

Hydric Soil Present? Yes No

Remarks:



May 22, 2024

Sent via E-mail

Acme Township Planning & Zoning

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

Re: Traverse City Horse Shows Planned Development

Dear Lindsey,

On behalf of Traverse City Horse Shows, I am writing to introduce myself as the planning consultant. The growth of the Shows in recent years has necessitated the expansion of facilities and the acquisition of adjacent properties. In light of the staff's recommendations, we are seeking to pursue Planned Development (PD) for TCHS encompassing both current and prospective properties in the vicinity. A PD would outline a Master Plan for the Shows and create a streamlined process for implementation.

We propose to present the concept of a PD to the Planning Commission on June 10. The purpose of this presentation is to convey the overall concept of a PD and to solicit feedback from the Commissioners and to determine if there is a general consensus that this PD would meet the qualifying standards as set forth in Section 10.2.5 of the Zoning Ordinance. Should the Commissioners be amenable to this proposal, we would proceed with conceptual layouts and detailed planning, subsequently submitting a comprehensive PD application at a later date.

If you have any questions, please feel free to contact me. Otherwise, we look forward to our discussion on June 10th. Thank you for your help and assistance.

Respectfully Submitted,

/s/ SAK

Sarah Keever

Northview 22, LLC

(231) 342.4016

sarah@northview22.com

Cc to: *Parker Harvey PLC, Attn: Robert Parker, (231) 929.4878, RParker@parkerharvey.com*
Morrissey Management Group, LLC, Attn: Matt Morrissey, (941) 915.3457 matt@mmg.management

planning review

Date: 06.05.2024

From: John Iacoangeli, FAICP, CNU-A, LEED AP
To: Lindsey Wolf
Planning & Zoning Administrator
Acme Township
6042 Acme Road
Williamsburg, MI 49690

Project: Traverse City Horse Shows (TCHS)
Proposed Use of Planned Development Provisions

REQUEST:

In a letter dated May 22, 2024, Ms. Sarah Keever, on behalf of Traverse City Horse Shows and Morrissey Management Group, LLC is requesting the use of the Planned Development provisions of the Acme Township Zoning Ordinance.

HISTORY OF THE SITE

Since the establishment of Flintfields Horse Park, the Planning Commission has diligently reviewed a number of special use approvals and subsequent major and minor amendments. These submissions were based on changes within the facility in response to its growth and notoriety as a premiere equestrian event venue and subsequent adjacent property acquisitions. Most recently, the Planning Commission reviewed a request for RV campsites.

RECOMMENDATION

The Planned Development land development option is uniquely suited for this type of project. The TCHS facility is not a single-use property, like a retail store or apartment complex, but a composition of interrelated components that create the venue, such as competition arenas, stables, spectator facilities, food service, lodging, parking, internal and external circulation. As noted in Section 10.2.1 C., "use of the PD option will allow flexibility in the control of land development by encouraging innovation through an overall, comprehensive development plan."

I am recommending that the Planning Commission favorably review the request of Morrissey Management Group, LLC to submit a PD application for further consideration.

2024 Acme Township Master Plan Update Survey **DRAFT**

General Demographics - The following information is used for analysis purposes only. Please be assured that results are completely confidential.

1) Which of the following best describes you?

- Year-Round Resident within Acme Township - Homeowner
- Year-Round Resident within Acme Township - Renter
- Seasonal Resident within Acme Township - Homeowner
- Seasonal Resident within Acme Township - Renter
- Non-resident property owner (Own property ONLY-do not reside, or conduct a business, in Acme Township)
- Other, please specify:

2) Are you a business owner in Acme Township?

- Yes
- No

3) Using the map on the right, please indicate in which section of Acme Township you reside.

- A: Shoreline north of M-72 and west of US-31
- B: East of US-31 and north of Brackett Road
- C: East of US-31, south of Brackett Road and north of Bunker Hill
- D: Cranberry Woods, Springbrook Hills, & Wellington Farms
- E: Holiday North, Pines & Stockfish subdivisions, Sherwood Farms
- F: Bay Villa Condos, Crestridge Hill, Scenic Hills and Village of Acme
- G: Business Community
- Not applicable

4) What category includes your age?

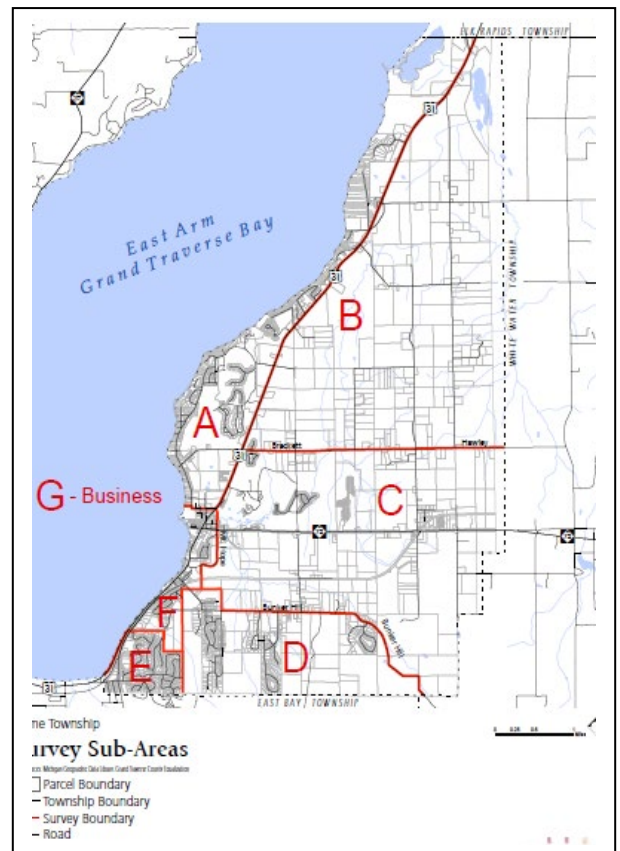
- 19 and under
- 20-29
- 30-39
- 40-49
- 50-59
- 60-69
- 70-79
- 80-89
- Over 89

5) How long have you lived in Acme Township?

- Less than 2 years
- 2-5 years
- 6-10 years
- 11-20 years
- 20 + years
- Not applicable - I don't live in Acme Township

6) In what ZIP code is your primary (homesteaded) residence?

- 49690
- 49686
- Other, please specify:



TOWNSHIP SERVICES

7) How would you rate your satisfaction with the following services provided within Acme Township?

	Very Satisfied	Somewhat Satisfied	Somewhat Dissatisfied	Very Dissatisfied	No Opinion
Emergency Medical Services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fire Protection	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Law Enforcement Provided by Grand Traverse County Sheriff Department	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Police Power Ordinance Enforcement (Blight, Noise, Short-Term Rentals, Stormwater Control)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public Transit (BATA)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Park Maintenance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Road Maintenance Provided by Grand Traverse County Road Commission	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Zoning Ordinance Enforcement (For Example: Signage, Recreational Vehicle Parking, Living Quarters in Unpermitted Dwelling Units)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

TOWNSHIP PLANNING

8) With regard to funding, do you believe the following initiatives should be pursued in Acme Township over the next 10 years?

	Yes, even if it raises my taxes	Yes, only if it does not raise my taxes	No	Uncertain
Community Center	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community Park Land	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Expansion of Recycling Services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Expansion of Traverse Area Recreation Trail (TART) System	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Library Services (For example: Book Mobile, Story Time)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
New Fire Station	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ongoing Road Maintenance & Reconstruction	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Expanded Bus Routes/Increased Services (BATA)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sanitary Sewer System Expansion	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Selected Extended Education Offerings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Senior Services Programming/Activities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Shoreline Protection	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Township-Wide Pathway System - including sidewalks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
US 31 Shoreline Parks Improvement(s)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Water Quality Protection	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other, please specify:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

9) Please rate the degree to which you believe each of the following will be an issue in Acme Township within the next 5-10 years.

	Major Issue	Minor Issue	Not An Issue	Uncertain
Adequate Number of Dining Establishments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Adequate Number of Retail Establishments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Adequate Parks/Trail Systems	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Adequate Public Transportation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Aging Developments (Neighborhoods, Commercial Properties)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Aging Facilities Infrastructure (Playground Equipment, Pavilions, Park Bathrooms)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Aging Transportation Infrastructure	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Aging Wastewater Infrastructure (Sewer Lines)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Cost Of Living/Affordability	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Crime/Safety	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lack of Employment Opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Loss of Development to Farmland	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Over-Development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Population Growth	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Property Tax Rates	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Short-Term Rentals	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Traffic	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other, please specify:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

10) Please select the one statement below that most closely matches your views on growth and development in Acme Township. *"I would prefer the township to..."*

- Discourage growth and development.
- Encourage new growth and development.
- Maintain current rate of growth and development.
- No Opinion

ECONOMIC DEVELOPMENT

11) Please rate each of the following economic growth opportunities as a priority for development in Acme Township.

	Low Priority	Medium Priority	High Priority	Not a Priority	No Opinion
Agricultural Operations & Processing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Agricultural Tourism (For Example: U-Pick, Corn Mazes, Petting Zoos)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Alcohol Related Establishments (Bars, Microbreweries, Distilleries)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Daycare Facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Educational Institutions (Elementary, College Satellites)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Entertainment Establishments (Theatres, Cinemas, Night Clubs)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Gas Stations & Automotive Services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Industrial (Alternative Energy, Self-Storage Facilities, Warehousing & Distribution Centers, Automotive Repair)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Large-Scale Retail (Regional & National Chains)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Locally Owned Retail	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mixed-Use Developments (Combination of Residential and Non-Residential Uses)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Personal Services (Beauty Salons, Spas, Dry Cleaning Establishments, Etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Professional Offices & Technology Related Businesses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Recreational Spaces (Parks, Plazas, Open Space)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Restaurants, Coffee Shops, Bakeries	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Variety Of Housing Types/Residential Options (Apartments, Duplexes, Townhomes, Single-Family)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

12) Please rate each of the following in terms of desirability when planning for:

US-31 from East Bay Township along the Grand Traverse Bay to the Grand Traverse Resort

	Very Desirable	Somewhat Desirable	Somewhat Undesirable	Very Undesirable	No Opinion
Promote safe, fast and efficient traffic flow	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Meet the needs of local pedestrian traffic	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Attract tourism	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Meet the needs of bicycle traffic	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Take steps to slow traffic to a safe yet efficient flow	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Attract new business/commercial growth	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Attract new residents	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Improve aesthetics (facades and landscaping)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Take steps to preserve the viewshed of the Grand Traverse Bay	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Should remain the same	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other, please specify:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Intersection of US-31 & M-72 E to Turtle Creek Casino

	Very Desirable	Somewhat Desirable	Somewhat Undesirable	Very Undesirable	No Opinion
Promote safe, fast and efficient traffic flow	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Retain opportunities for agricultural land use	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Take steps to slow traffic to a safe yet efficient flow	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Attract New Business/Commercial Growth	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Expand Industrial/Warehousing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Strip Commercial Development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Compact Commercial Centers	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Should remain the same	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other, please specify:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

13) How would you rate each of the following as a priority for protection in Acme Township?

	Low Priority	Medium Priority	High Priority	Not a Priority	No Opinion
East Bay Shoreline/Water Access	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Water Quality for Streams, Watersheds, and East Bay	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Invasive Species Management	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Wildlife Habitat/Corridors	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Farmlands/Orchards/Vineyards (Preserving the 'Rural Character' of the Township)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hunting & Fishing Opportunities/Areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

TOWNSHIP HOUSING

14) Please rate each of the following housing options as a priority for development in Acme Township.

	Low Priority	Medium Priority	High Priority	Not a Priority	No Opinion
Single-Family Houses - Small Lots (Less than Half an Acre)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Single-Family Houses - Large Lots (1 Acre or More)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing For Workforce and/or Young Families/Affordable housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Accessory Dwelling Units (Smaller, Independent Residential Dwelling Unit on Same Lot as Single-Family Home. Internal, Attached or Detached)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Senior/Assisted Living Facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Duplexes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Multifamily /Apartment Complexes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Townhouses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mixed-Use Developments (Combination of Residential and Non-Residential Uses)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mobile/Manufactured Homes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

TOWNSHIP TRANSPORTATION

15) Please rate each of the following transportation initiatives as a priority in Acme Township.

	Low Priority	Medium Priority	High Priority	Not a Priority	No Opinion
On-Road Bike Lanes Throughout the Township	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sidewalks Along US 31	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sidewalks Within New/Existing Developments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Nonmotorized Trails	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Accommodations For High-Speed Electric Bikes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Expanded Bus Routes/Increased Services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Electric Vehicle Charging Stations	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

TOWNSHIP RECREATION

16) Please rate each of the following recreational facilities and activities as a priority for development within Acme Township.

	Low Priority	Medium Priority	High Priority	Not a Priority	No Opinion
Art - Installations/Art Fairs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ball Fields	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Basketball Courts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Canoe/Kayak Launches	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community Gardens	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Dog Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Frisbee Golf	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Indoor Recreation Facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Outdoor Movies-In-The-Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Outdoor Performance Theaters/Cultural Events	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pickle Ball Courts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Playground Equipment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public Marinas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Skateboard Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Snowshoeing/Ski Trails	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Swimming Beaches	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Tennis Courts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Volleyball Courts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Walking/Nature Trails	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Winter Skating Rink	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other, please specify:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

17) Please indicate your level of agreement with each of the following statements.

	Strongly Agree	Somewhat Agree	Somewhat Disagree	Strongly Disagree	No Opinion
Parks & recreation facilities/services are important to our community and worthy of taxpayer support.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Acme Township should support the development of trails that connect with other adjacent parks, points of interest, and the existing TART network.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Acme Township should continue additional land acquisitions to provide greater access to the GT Bay.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Acme Township should continue additional land acquisitions to provide access to more land for parks.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Acme Township should actively plan for and support arts and cultural activities.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

TOWNSHIP COMMUNICATION

18) Please rate each of the following methods of communication as a priority in Acme Township.

	Low Priority	Medium Priority	High Priority	Not a Priority	No Opinion
Video Production of Township Meetings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Redevelopment/Design of Township Website	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Utilization of Social Media Platforms	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Township Newsletter (hard copy with tax bills)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Township Newsletter (electronic)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Print Ads	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

19) How did you FIRST find out about this survey? *Please select only one option.*

- Township Website
- Township /Public Meeting
- Email Alert
- Received a copy in the mail
- Word of mouth
- Neighborhood Association
- Flyer at a local business or park
- Other, please specify:

PLANNING FOR THE FUTURE

20) Please indicate your level of agreement with each of the following statements.

	Strongly Agree	Somewhat Agree	Somewhat Disagree	Strongly Disagree	No Opinion
I feel that I have a voice in shaping the future of Acme Township.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I see Acme Township’s growth and development heading in the right direction.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

ADDITIONAL THOUGHTS

Please share any additional thoughts you may have regarding the future of Acme Township.

Please return this survey to:

Acme Township
 Attn: Planning & Zoning Department
 6042 Acme Road
 Williamsburg, MI 49690

Return Date:

If you would like to be updated on the progress of this survey or be involved in other planning efforts, please send your contact information to: zoning@acmetownship.org or call (231)938-1510 please ask for Lindsey or Cristy.

Article	Topic	Page #	Zoning Text
3.1.2	Determination of Use	9	If a proposed use is found not be similar enough -missing language
3.2	Regulated Use Table: Medical Marihauna Grow & Processing	11	Currently a use by right in AG - consider requiring a Special Use Permit, distance from property lines, smells, and lighting have been an ongoing issue
	Childcare Centers	10	Allow child care centers in more districts?
3.3 (B)	Illuminated and Electronic Message Signs	12	Any required opens spaces- misspelling
3.4.1	Agricultural Dimensional Requirements	14	No maximum lot coverage or impervious surface - intentional?
4.3.4 (A 2)	Overlay Districts- Waterfront: Permitted Structures	41	reasonable privater riparian access -misspelling; case by case - missing language (basis)
5.26 (B &D)	Recreational Vehicles	50	D. The Township has no authority to restrict parking on a public street
5.32.3 (B2)	AG & Res Zoning District: Height & Size	55	five (5) - missing language (feet)
6.3 (A)	Non-motorized transportation- frontage sidewalks	67- 68	Requirement of length or parcel for any new development or interior or exterior improvements more than 25% SEV - require sidewalks. PC should be able to waive requirement where it is not practical (located directly/near a trail, sidewalks to nowhere)
6.6	Signs		No mention of real estate signage maximums - temporary signs 60 day maximum -how to enforce?
6.6.5 & 6.6.11	Illuminated and Electronic Message Signs	80 & 86	These two sections conflict - external illumination and electronic message signs allowed in districts that conflict with dark sky AG, SFR, SFN
7.6 (C)	Livestock Auction Yards	97	No setback from neighboring property lines - only right of way and residential zoning district
7.11 (E &G)	Campgrounds		No setback from neighboring property lines - only right of way; does not apply to accessory structure setback
7.13 (E)	Vacation Homes	101	Add shall be limited to operating within detached single-family dwellings - include the word existing before detached single-family
7.17 (F)	Self-Storage Facilities	103	All ingress and egress shall be from a public street- consider including private with parameters
9.6.2	Special Use Permits	139	Conditions approved shall the objectives of outlined in Article 8 - missing language
10.2.9 (B)	Land Development Options	149	forty five (45) day - should read 'days'
10.4.4	Application Submission Procedures	153	those outlined is Article 9 - should read 'in'
10.4.5	Approval, Conditions, and Denial	153	shall follow the procedures in for Approval, Conditions, and Denial in Article 9 - additional language
Article 14	Definition foster family daycare	181	A private home in which fore than four (4) - should read 'more'
	Right of Way	194	Definition includes power lines -remove
	Setback	194	Definitions not clear where setback is from ; easement is not defined
	Street	198	What is a drive lane?
	Definition of easement		Needs to be clearer