



Planning and Zoning

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To: Acme Township Planning Commission

From: Lindsey Wolf, Planning & Zoning Administrator

Date: March 6, 2024

Re: History of Objectives and Future Land Use Changes in Acme 1999-2019
Goals and Actions Accomplished Since 2019 Master Plan Adoption

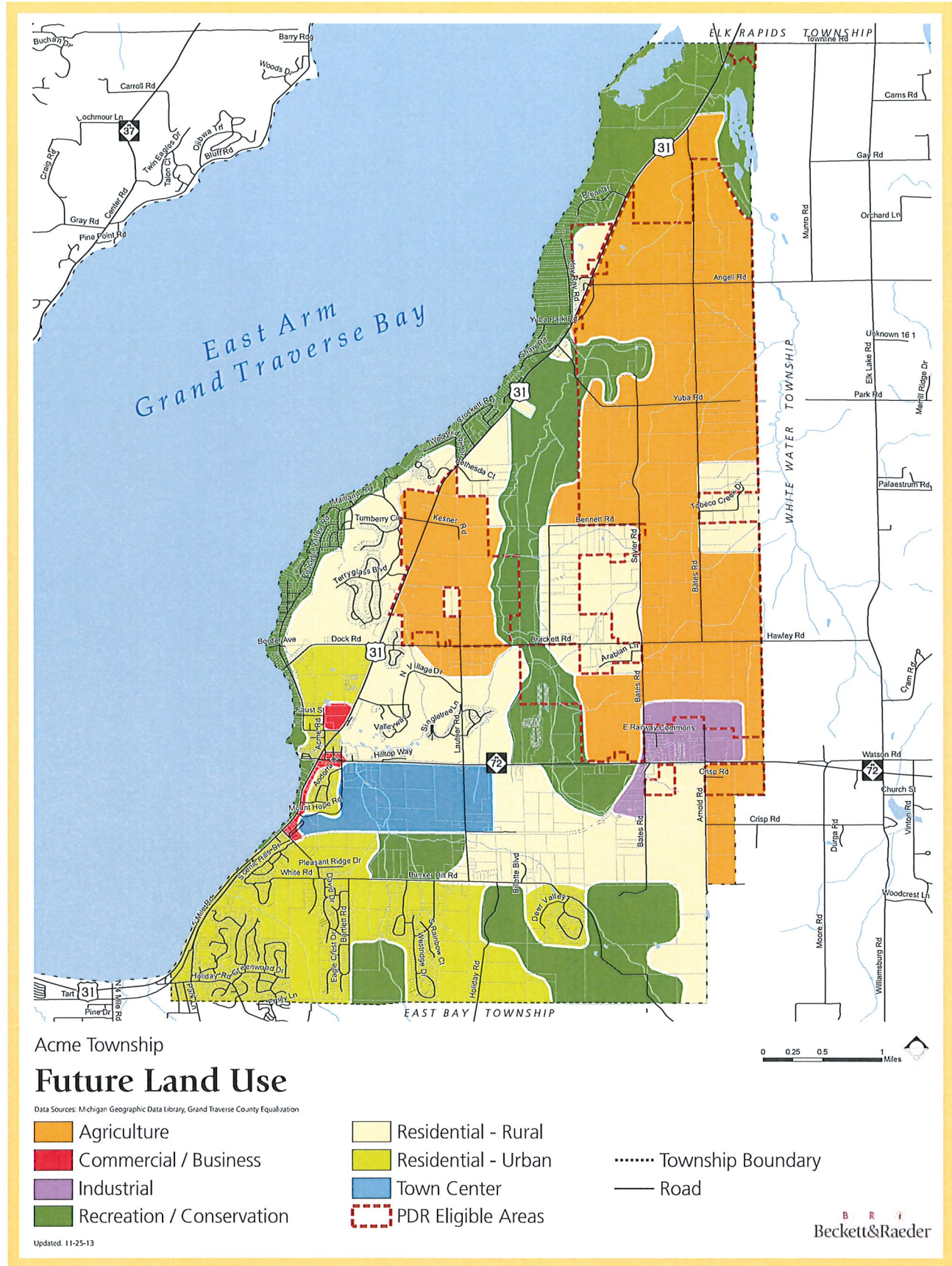
The purpose of this report is to demonstrate the consistency of planning in Acme over a period of two decades. This report specifically highlights the land use categories, objectives, and future land use map (FLUM) - noting any uniformities and changes. The FLUMs from 2009-2019 are also included to visually display the changes over this time. The goals and actions from the 2019 Master Plan have also been included to demonstrate what has been accomplished since the adoption of the plan.

Summary: The objectives are consistent from 1999-2019. There have been minor revisions to the FLUM from 2009-2019. Several action items have been completed or are ongoing – those that are left blank have not been addressed.

Land Use Categories	Objectives	1999 (Revised in 2009), 2014, 2019 Master Plan
Conservation & Recreation	Sustain the integrity of Acme Township’s natural ecosystems and natural resources, such as its creeks, streams, wetlands, forests, and Grand Traverse Bay shoreline, and to provide quality, safe public recreation sites, such as beaches and water access points, camping sites, hiking trails, ball fields, and other sports facilities.	Same objectives from 1999-2019. The future land use map remained unchanged until 2019. The 2019 FLUM reflects the same areas identified in 2014 - revision slightly expanded the conservation and recreation areas to improve habitat and recreational connectivity.
Agriculture	Create a long-term business environment for agriculture in Acme Township. Ensure that agriculture contributes to the character of Acme Township and to Acme Township’s and Grand Traverse County’s economies, now and in the future; prevent the loss of agricultural lands by encouraging the use of PDR and TDR programs and other means.	Same objectives from 1999-2019. The FLUM remained unchanged until 2014. The 2014 FLUM enlarged the amount of agricultural land to include portions of the Township east of US-31 between Brackett and Kesner Road. There was no change to the FLUM in 2019.
Rural Residential	Provide limited and low density residential development in the rural areas of the Township where sensitive ecosystems and special natural land features such as steep slopes, creeks, and streams are prevalent.	Same objectives from 1999-2019. The 2014 FLUM reflected a reduction in this designation to account for reclassification of rural residential land to agriculture and rural residential to urban residential along the East Bay Township boundary line. There was no change to the FLUM in 2019.
Urban Residential	Encourage the development of quality, high-density residential living, and affordable living that will minimize the encroachment of such development on farms, forests, and environmentally sensitive areas.	Same objectives from 1999-2019. The 2019 FLUM slightly reduced the Urban Residential land area to make way for the Mixed Use Village and expanded Conservation and Recreation.
Commercial	Provide for commercial development in ways that will create an economically healthy and thriving environment for the benefit of all Acme residents and visitors to the Township, and provide for commercial establishments that not only supply goods and services but also offer employment opportunities to Acme residents. Encourage new commercial growth in high-density areas of the Township.	Same objectives from 1999-2019. The FLUM was revised in 2009. There was no change to the FLUM in 2014 or 2019.

Industrial	Provide for non-intrusive industrial operations in high density areas that stimulate the economic vitality of the Township, but do not negatively impact the surrounding area, and provide employment opportunities for residents of the Township and surrounding region.	Same objectives from 1999-2019. The FLUM was revised in 2009. There was no change to the FLUM in 2014. The 2019 FLUM slightly expanded the area designed for Industrial.
Town Center	Build a network of shops as well as service, civic, and cultural facilities and residential neighborhoods in a concentrated mixed-use area that is user-friendly to the Township resident, the general consumer, and the visitor alike.	Land use objectives similar from 1999-2014 with the exception that higher densities and mixed-use development are strongly encouraged. The FLUM was revised in 2009. There was no change to the FLUM in 2014 or 2019.
Mixed Use Village	Not applicable	This was a newly created FLUM category in 2019. This category designated a special area for mixed housing and mixed use neighborhood-scale development within the historic Village of Acme platted area.

25. Future land use map



Goals	Actions	Status
Water Quality		
Protect water quality by actively monitoring the effectiveness of storm water treatment projects and the presence and source of any bacterial agents.	Continue water quality testing at: Yuba Creek Natural Area Acme Creek within the Grand Traverse Town Center project area Bayside Park and Sayler Park Bunker Hill Boat Launch	Ongoing at Bayside and Sayler
Agriculture		
Continue the Township's effort to preserve farming and orchard operations.	Continue the Purchase of Development Rights (PDR) and Transfer of Development Rights (TDR) Programs	Ongoing
Regulatory		
Revise the Acme Township Zoning Ordinance.	Streamline the structure and provisions of the current code.	Completed July 31, 2022
Parks & Recreation		
Implement key projects identified in the Township's 5-year Parks System Plan	Design, fund and implement planned improvements for Bayside Park	Bayside Park Phases II & III recently revised for SPARK grant application
Nonmotorized Transportation		
Connect Township assets with the regional nonmotorized pathways and trails	Collaborate with MDOT, TART, land owners, and other local governments on implementation of the Traverse City to Charlevoix Trail.	Ongoing
	Develop a comprehensive non-motorized plan that can inform implementation of new development projects.	
	Develop standards to require sidewalks with new and redeveloped properties in the Growth and Investment Area	Completed July 31, 2022
	Collaborate with the business community to install an 8-foot sidewalk on the east side of U.S. 31.	
Public Infrastructure		
Provide Township residents and business with access to high quality public water and sewer services.	Formalize an arrangement with the GTB to provide potable water to the Growth & Investment Area.	Water feasibility study completed September 2021; GTB supplying water to developers through written agreements (Tom's, Kmart, Mt. Hope)
	Continue to expand sanitary sewer services within the sanitary district.	Fixing existing infrastructure between Acme and East Bay Township
	Update the capital improvements program for the Township to include detailed cost estimates and time-frames for water, sanitary sewer, stormwater, and road improvements	To commence July 2024 working with John I. from BRI

Housing		
Provide a variety of housing for existing and future residents.	Coordinate with Networks Northwest on a housing Target Market Analysis.	
	Explore the adoption of a PILOT (payment in lieu of taxes) ordinance to facilitate the development of workforce housing.	
	Ensure diverse, affordable, accessible housing in the Township through partnerships with Homestretch, the newly formed Housing North non-profit, the Tribe, and others	Proposed ADU amendment to Township ZO
Administrative Capacity		
Provide opportunities for training, continuing education, and authentic public engagement.	Continue the policy of providing training and continuing education for elected and appointed officials.	Ongoing
	Develop a regular Township e-newsletter to update residents on current events.	Question on survey to gauge citizen response
	Identify a location and construct a new Township Fire Station / Township Hall.	New building for Township Hall purchased February 2024!
	Allocate funds to conduct a comprehensive citizen survey in 2024.	In process