

meeting summary

Date: 01.31.2013

From: John Iacoangeli, AICP, PCP, LEED AP
To: **Virginia Tegel**
Acme Township Planning Commission
6042 Acme Road
Williamsburg, MI 49690

Project: **Master Plan**

Meeting: **Agriculture Community**
January 30, 2013 at 9:00 a.m.
Acme Township Hall

Attendees: Roy Challender, Nels Veliquette, Ethan Engle, Ken Engle, John Pulcifer,
Rick Sayler, Nikki Lennox, and John Iacoangeli

The following is a summary of the meeting:

Concerns:

1. Future encroachment of residential development into areas currently farmed due to the issues related to spraying, equipment use, noise, and hours of operation.
2. Incorporate into the Master Plan goals for agriculture the ability to have an "enterprise within an enterprise" and look at form and function rather than use. For example, agricultural operations have a variety of accessory buildings some of which may be available for lease to non-farm operations.
3. Encouraging through zoning agricultural related uses within an existing agricultural operation, i.e. farm market, wine tasting room, restaurant which serves locally produced foods and wines and ag-tourism uses.
4. Preference for Purchase of Development Rights that are not as restrictive as the current program. PDR's were viewed as the single most useful resource to protect existing farms from further encroachment.
5. Traffic speeds on US-31, especially north of M-72, are a safety issue when moving machinery across the road or traversing the highway between parcels.
6. Maintain the 1 unit per 5 acres for residential development. Possible review an option for 1 unit per 2.5 or 2 acres with clustering.
7. Look at the ability to build a additional family homestead on the property without subdividing a separate parcel.
8. Deer management and invasive species are an issue.
9. Look at Bates for a defined development (i.e. Hamlet, small settlement)

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10. Recognize that need to allow for other market opportunities on the property in order to maintain the overall operation's economic viability.
11. It was suggested that the 2010 Agriculture Advisory Committee white paper be reviewed for similar and additional strategies.

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Thank you.