

Resolution # \_\_\_\_

**ACME TOWNSHIP**

**Resolution of the Township Planning Commission**

**To Recommend a Temporary Moratorium on Big Box Superstores**

At a regular meeting of the Township Planning Commission held on \_\_\_\_\_, 2005, the Planning Commission adopts the following resolution:

Whereas, Acme Township has adopted certain policies, plans, ordinances and resolutions pertaining to the development of property within the Township, including the Township's Master Plan and Zoning Ordinance; and

Whereas, the Acme Township Planning Commission has determined it advisable to recommend placing a temporary halt on the approval of new big box superstores in Acme Township until the need for and impacts of this kind of development on the Township can be examined, and comprehensive zoning amendments proposed if necessary to protect the best interest of the community;

Now therefore be it resolved that:

1. The Acme Township Planning Commission makes the following findings:
  - a. The Acme Township Master Plan states:

Acme Township residents cherish above all the natural and scenic qualities of their community, especially those of East Grand Traverse Bay, its streams, and other wetlands, and feel a strong attachment to the farms, orchards, forests and lakes which predominate the landscape of the township. From the surveys and other planning exercises it is apparent that most residents wish to see an Acme Town Center developing where commercial, civic, and residential structures may be well combined to provide the community with an active and vital center; and most want to see a measured and ordered increase in the amount, diversity, and richness of the community as a whole, while preventing the diminishment of the countryside and not allowing the township to submit to disorganized and senseless sprawl. To these ends the citizens of Acme Township are willing to put their energies and their resources.

- b. Acme Township and surrounding areas have recently been presented with, and are expected to continue to be presented with, development proposals for large, general and special merchandise stores, sometimes known as "big box superstores."
    - c. The bulk, size and scale of such big box superstores present unusual land use concerns for the Township, with respect to impacts on traffic, natural resources and

the environment, the local economy, scenic views and landscapes, community character, infrastructure costs, and other issues.

- d. Considerable study is needed in order to determine the need for new big box superstores in the Township, and the extent to which regional needs for big box superstores are already being met in the Grand Traverse area.
- e. In addition, if a need for new big box superstores is found to exist in Acme Township, considerable study is also needed to determine the appropriate location for such uses and the design criteria, including but not limited to criteria for size and layout, which should be used to mitigate the impacts of these uses in Acme Township.
- f. The development of new big box superstores, in the absence of appropriate zoning regulations, may have an irreversible negative impact on the Township.
- g. The Township has not previously studied the impacts of big box superstores or the need for new big box superstores in the Township, nor has it established criteria to ensure that if such stores are developed, they are developed in harmony with the Township's Master Plan.
- h. It is necessary in the public interest to delay, for a reasonable period of time, the processing of any applications for big box superstores, to ensure that the need for, design of, development of, and location of such stores are determined in a way that is consistent with the long-term planning objectives of the Township.
- i. The amount of time it is expected to take to study these issues, and if necessary, to develop and enact zoning amendments, is
- j. A temporary moratorium of this duration would provide an opportunity for the residents of Acme Township, through the public hearing process, to provide input on the need for and scope of amendments to the Township zoning ordinance to deal with big box superstores in the Township.
- k. The moratorium-enactment and zoning-amendment processes will also provide for public and local governmental input on these issues at a regional level.
- l. A temporary moratorium would also provide a more stable environment during the moratorium period so that the issues can be studied and zoning revisions considered in an orderly and thorough manner.
- m. A temporary moratorium on the approval of new big box superstores will leave owners of commercially-zoned properties, as well as properties zoned for mixed use planned developments, with a variety of permitted and specially permitted development options which will be unaffected by the imposition of the proposed moratorium.
- n. An exception to the moratorium for big box superstores which have already been preliminarily or finally permitted by the Township will ensure that any existing rights to such uses are protected so long as those rights remain valid and in effect.

2. The Planning Commission therefore recommends to the Township Board of Trustees the adoption of the attached moratorium, which is incorporated into this resolution by reference, as an amendment to the Acme Township Zoning Ordinance.

Yes: \_\_\_\_\_

Nays: \_\_\_\_\_

Abstain: \_\_\_\_\_

\_\_\_\_\_  
Owen Sherberneau, Chairman

\_\_\_\_\_  
David Krause, Secretary

