

**SUPERIOR CHARTER TOWNSHIP PLANNING COMMISSION
SUPERIOR TOWNSHIP HALL
3040 N. PROSPECT, YPSILANTI, MI 48198
AGENDA
JANUARY 25, 2017
7:30 p.m.**

1. CALL TO ORDER
2. ROLL CALL
3. DETERMINATION OF QUORUM
4. ADOPTION OF AGENDA
5. APPROVAL OF MINUTES
 - A. Approval of the October 26, 2016 regular meeting minutes
6. CITIZEN PARTICIPATION
7. CORRESPONDENCE
8. PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS
9. REPORTS
 - A. Ordinance Officer
 - B. Building Inspector
 - C. Zoning Administrator
10. OLD BUSINESS
11. NEW BUSINESS
 - A. STPC#16-07 Prospect Pointe West Preliminary Site Plan
 - B. Election of Officers for 2017
 - C. Adoption of 2017 Meeting Schedule
12. POLICY DISCUSSION
13. ADJOURNMENT

Laura Bennett, Administrative Assistant
734-482-6099

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DRAFT MINUTES
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10-1 CALL TO ORDER

Chairman Guenther called the regular meeting to order at 7:30 p.m.

10-2 ROLL CALL

The following members were present: Brennan, Findley, Gardner, Guenther, McGill, Phillips and Steele. Also present were Rodney Nanney, Township Planner, and Rick Mayernik, Building/Zoning Administrator.

10-3 DETERMINATION OF QUORUM

A quorum was present.

10-4 ADOPTION OF AGENDA

A motion was made by Clerk Phillips and supported by Commissioner Findley to adopt the agenda as amended, changing Item 8, 16-04, to read 16-03, and Item 11, 16-03, to read 16-04. The motion carried.

10-5 APPROVAL OF MINUTES

A. MINUTES OF THE SEPTEMBER 28, 2016 MEETING

A motion was made by Commissioner Gardner and supported by Commissioner Findley to approve the minutes as presented. The motion carried.

10-6 CITIZEN PARTICIPATION

There was no Citizen Participation.

10-7 CORRESPONDENCE

A motion was made by Commissioner Gardner and supported by Commissioner Brennan to receive the memorandum from Tom Freeman, Chair of the Dixboro Design Review Board regarding their 2017 meeting dates.

Clerk Phillips noted that Planning Commission meeting dates for 2017 would be taken to the next Board of Trustees Meeting. Motion to receive the correspondence was made by Commissioner Brennan and supported by Commissioner Gardner.

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10-8 PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

A. STPC#16-03 Text Amendments 1) Revisions to Adult Foster Home Regulations/Standards; 2) Add phragmites as a regulated invasive species.

Motion by Commissioner Brennan, second by Commissioner Gardner to open the public hearing.

There were no public comments.

Motion by Commissioner Findlay, second by Commissioner Brennan to close the public hearing.

Rodney Nanney, Township Planner, stated that the Board of Trustees passed a resolution stating that phragmites are an invasive species and it should be added to the list of invasive species in the Township Zoning Ordinance.

Regarding adult foster care, the Township Attorney requested the definitions be updated in the Township Zoning Ordinance. He also requested that congregate care facilities, which have twenty or more adults, be included in the definition list. Previously, adult foster care and day care were merged in the Zoning Ordinance, now they are separate.

Clerk Phillips asked if a congregate care facility would be more of a commercial use rather than a use permitted in zoning district R-7. Mr. Nanney stated that the use aligned with a nursing home and senior housing, which are conditional uses, but are uses allowed in the R-7 zoning district.

Mr. Mayernik asked Mr. Nanney, regarding a conditional use in the R-7 district, if a Planned Community (PC) would be suitable for an adult foster care location. Mr. Nanney replied that it would be possible, or the applicant could seek rezoning of the parcel to R-7.

Chairman Guenther stated that the Zoning Ordinance notes premises should be maintained with the visible characteristic of a single-family dwelling. He inquired how that was enforceable with a three or four story building. Mr. Nanney replied that the Zoning Ordinance does provide standards for single-family dwellings that would give the Planning Commission guidance.

Discussion regarding day care licensing and the requirements of the State of Michigan followed.

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Motion by Clerk Phillips, supported by Commissioner Brennan that the Planning Commission recommends approval of Ordinance No. 174 with a draft date of September 22, 2016 with the addition of "Local zoning approval is required prior to issuance of a license under 17.03.5.d, Adult Foster Care Congregate Facility."

The motion carried with the following vote:

Yes: Brennan, Findley, Gardner, Guenther, McGill, Phillips, Steele.
No: None.
Absent: None.
Abstain: None.

10-9 REPORTS

A. Ordinance Officer

A motion was made by Commissioner Findley and supported by Commissioner Brennan to receive the report. The motion carried.

B. Building Inspector

A motion was made by voice vote to receive the report. The motion carried.

C. Zoning Administrator

A motion was made by Commissioner Brennan and supported by Commissioner Gardner to receive the report. The motion carried.

10-10 OLD BUSINESS

There was no Old Business.

10-11 NEW BUSINESS

- A. 16-04 Fleming Creek Mixed Use Development, 5400 Plymouth Rd. (Old Roger Monk's/Lord Fox). Major/minor change determination; minor site plan review.

Jeremy Ziegler, applicant, explained the highlights of the development including building aesthetics. Mr. Ziegler also discussed landmark trees on the property and an existing overflow parking lot, both of which are

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planned on being kept. Exterior lighting was mentioned with the possibility of keeping the existing poles and updating the lights to comply with Township regulations.

Mr. Ziegler added that extensive work is being done to the exterior of the building, especially the second half, which should revitalize the building without detracting from the historical façade.

Rodney Nanney, Township Planner, stated that the project came in as a minor site plan because the addition is under 1000 sq/ft and it is part of the Village Center District. It was also noted that chapter nine of the Master Plan is the area plan for the entire Dixboro area. He added that the Commissioners are deciding whether the development is a major or minor site plan change and if it is a significant change to the Dixboro area.

Mr. Nanney read through the Planner's Report dated October 14, 2016. He explained that the Commissioners can accept the overflow parking lot as presented by the applicant, or they can request changes such as gravel or paving. The report recommended that the applicant replace the existing lighting and made notes related to landscaping that need to be detailed on future plans that were not detailed on this plan.

The Planners Report found that the site plan does satisfy minimum requirements for minor site plan approval. He added that if the Commissioners feel there is a need for more detail, they can require that the applicant provide a more detailed final site plan. It was noted that the applicant still needs Road Commission approval for work done in the road right-of-way, but that is a final site plan item.

Jacob Rushlow, Township Engineer, provided the Commissioners with a review of the site plan and noted items that should be included with the final site plan such as a stormwater management narrative and outside agency approvals.

He also noted that due to the proximity to Fleming Creek, OHM would like to see more Best Management Practices implemented. Mr. Rushlow added that the applicant is not grading a large area, but because they are grading within 500 feet of Fleming Creek, they need to have a Soil Erosion Control Permit.

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Chairperson Guenther read a memo submitted by Tom Freeman, Chair of the Dixboro Design Review Board. The Board met on June 2, 2016 and reviewed the proposal for the development.

Commissioner Gardner noted that he supports the plan being a minor change, and is also supportive of the concept. He asked the applicant if the building was a historical structure.

Mr. Ziegler stated that it is an older building but it is not considered historic. He noted several items that would be kept to preserve the integrity of the building.

Commissioner Gardner asked what made the applicant decide to put the office in the front and the restaurant in the back of the building.

Mr. Ziegler stated that you seem to gravitate toward the side that the restaurant is on. He also explained that there is a long ramp so you don't feel like you're going around the back of the building to get into the restaurant. It was also noted that the primary parking for the restaurant would stay in the front of the building.

Clerk Phillips noted that he has visited the site and there are many landscaping possibilities. He stated that he agrees with Mr. Nanney's comments in the Planner's Report regarding lighting.

Mr. Nanney stated that the Zoning Ordinance breaks down the requirements for different types of site plans, but if the site plan is accepted as a minor site plan the Planning Commission can request something that isn't required for a minor site plan in the Zoning Ordinance.

Commissioner Steele asked if access to the overflow parking currently exists.

Mr. Ziegler stated that a strip of asphalt is the current access to the overflow parking.

Chairman Guenther stated that he supports the project, but that there is a fair amount of information missing. He added that the information could be submitted with the final site plan. He also stated that it would not make sense to asphalt the overflow parking lot, but questioned the ability of the parking lot hold up to traffic.

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Clerk Phillips inquired about the piece of property located within the right-of-way. It was determined that the triangular piece is an extension of the right-of-way.

Discussion regarding the right-of-way and the Washtenaw County Road Commission followed.

Commissioners agreed that the overflow parking lot should be left in its current state.

Chairman Guenther noted items in the Planner's Report that the applicant was missing from the submittal.

The applicant asked if screening was a requirement.

Mr. Nanney stated that screening acts as a barrier from headlights and is also important from a safety standpoint.

Commissioner Gardner stated that revised plans will need to be submitted and is in favor of treating the submittal as a preliminary site plan.

Mr. Nanney stated that the Planner's Report states what is needed from the applicant that was not previously provided.

Mr. Rushlow stated that minor site plans would still have the engineering review and Building Department review. He went on to explain what he would be looking for in the final site plan.

It was determined that the parking spaces that are in the road right-of-way could be left alone.

Motion by Clerk Phillips, supported by Commission Gardner for the Superior Township Planning Commission to approve STPC#16-04, Fleming Creek Mixed Use Development, 5400 Plymouth Rd. (old Roger Monk's/Lord Fox). Major/minor change determinations; minor site plan review, plan dated September 12, 2016, as a preliminary site plan, finding that the petition and plan complies with the requirements of section 2.118, Village Center District; Article 7; Article 10, specifically sections 10.07 and 10.10 of the Superior Township Zoning Ordinance. This approval is made with the understanding that the issues identified in the planner's report dated October 14, 2016 and the Engineer's Report

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dated October 26, 2016 shall be satisfactorily addressed in the final site plan. Also, other than the information and issues identified in the reports, no other additional final site plan required information listed in section 10.07 of the Superior Township Zoning Ordinance is needed on the final site plan.

Yes: Brennan, Findley, Gardner, Guenther, McGill, Phillips,
Steele.
No: None.
Absent: None.
Abstain: None.

B. STPC #16-05 Sutton Ridge Preliminary Site Plan

Kellie McIvor, Redwood, explained changes that were made to the plan. She noted changes to the landscaping, roofing and pathways, and also noted that the maintenance garage is back on the site plan.

Mr. Nanney stated that the Board of Trustees ultimately decided to approve the area plan in August. The Board of Trustees included two conditions to be addressed in the final site plan: a traffic study and an updated "as approved" version of the area plan. Mr. Nanney also noted that there were some signage issues that needed to be addressed. Overall, the plan meets the requirements for preliminary site plan.

Mr. Rushlow read through the report from OHM and noted some things for the applicant to take into consideration.

Clerk Phillips inquired about the wetlands in the area.

Ms. McIvor stated that they do not need DEQ approval because the site is under a third of an acre, but they will need to mitigate.

Discussion followed regarding the title and master deed.

Clerk Phillips stated that development agreements are approved by the Township Board of Trustees and are required before the issuance of any permits.

Commissioner McGill asked if the models of the units were the same as the Planning Commission saw last year.

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Ms. McIvor stated that the buildings are actually more dressed up and the interior has changed slightly to make it more marketable.

Commissioner McGill also asked about the emergency exit in the rear of the development.

Ms. McIvor stated that the exit area grows grass and it looks like a turnaround area, so people will not be driving through it.

Commissioner McGill inquired about the Bromley park area as well as the private road in that area.

Ms. McIvor stated that they are committed to keeping their residents off of the county road.

Mr. Rushlow discussed the permitting process through DEQ.

Motion by Clerk Phillips, supported by Commissioner Gardner for the Superior Township Planning Commission to approve STPC#16-05, Sutton Ridge Preliminary Site Plan, plan dated September 27, 2016. The Planning Commission has found that the petition complies with section 2.115, PC District; Article 7 Special District Regulation; Article 10 Site Plan Review, specifically sections 10.07 and 10.10 of the Superior Township Zoning Ordinance. This approval is conditional upon the following:

- Issues identified in the Engineer's Report dated October 18, 2016 and the Planner's Report dated October 17, 2016 are satisfactorily addressed with the final site plan submittal.

Yes: Brennan, Findley, Gardner, Guenther, McGill, Phillips,
Steele.
No: None.
Absent: None.
Abstain: None.

10-12 POLICY DISCUSSION

Commissioner Gardner thanked Clerk Phillips for his service to the Township.

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10-13 ADJOURNMENT

A motion was made by voice vote to adjourn at 10:00 p.m. The motion carried.

Respectfully submitted,
David Phillips, Planning Commission Secretary

Laura Bennett, Recording Secretary
Superior Charter Township
3040 N. Prospect
Ypsilanti, MI 48198 (734) 482-6099

DRAFT

CHARTER TOWNSHIP OF SUPERIOR
3040 NORTH PROSPECT, YPSILANTI, MICHIGAN 48198
734-482-6099

2017 MEETING SCHEDULE

TOWNSHIP BOARD

All regular meetings are held at the Township Hall, 3040 N. Prospect, at **7:00 p.m.** on the third Monday of each month. If a holiday falls on a third Monday, the meeting will be on the Tuesday following that Monday of that week.

Tuesday, January 17, 2017 (following Martin Luther King Day)
Tuesday, February 21, 2017 (following Presidents' Day)
Monday, March 20, 2017
Monday, April 17, 2017
Monday, May 15, 2017
Monday, June 19, 2017
Monday, July 17, 2017
Monday, August 21, 2017
Monday, September 18, 2017
Monday, October 16, 2017
Monday, November 20, 2017
Monday, December 18, 2017

PLANNING COMMISSION (subject to Planning Commission approval)

All regular meetings are held at the Township Hall, 3040 N. Prospect, at 7:30 p.m. on the fourth Wednesday of each month, except for the November meeting, which will be held on the third Wednesday of the month and December meeting, which will be held on the second Wednesday of the month.

Wednesday, January 25, 2017	Wednesday, July 26, 2017
Wednesday, February 22, 2017	Wednesday, August 23, 2017
Wednesday, March 22, 2017	Wednesday, September 27, 2017
Wednesday, April 26, 2017	Wednesday, October 25, 2017
Wednesday, May 24, 2017	Wednesday, November 15, 2017
Wednesday, June 28, 2017	Wednesday, December 13, 2017

Lynette Findley, Clerk
3040 N. Prospect
Ypsilanti, MI 48198
734-482-6099

Superior Township Monthly Report October/ November 2016

Resident Debris/ Complaints:

- 8336 Barrington- Carpet on Extension- **(Tagged for Removal)**
- 8500 Preston Ct.- Furniture on Extension- **(Tagged for Removal)**
- 8884 Nottingham- Boxes on Extension- **(Tagged for Removal)**
- 8896 Nottingham- Debris in Containers- **(Tagged for Removal)**
- 9084 Ascot Dr.- Sofa & Mattress on Extension- **(Tagged for Removal)**
- 8638 Heather Ct.- Pillows on Extension- **(Tagged for Removal)**
- 8647 Nottingham- Refrigerator on Extension- **(Tagged for Removal)**
- 8925 Bristol Ct.- Cabinet on Extension- **(Tagged for Removal)**
- 8609 Deering- Refrigerator on Extension- **(Tagged for Removal)**
- 8486 Barrington- Furniture on Extension- **(Tagged for Removal)**
- 1802 Sheffield- Cabinet & Box on Extension- **(Tagged for Removal)**
- 8623 Cedar Ct.- Bars & Misc. on Extension- **(Tagged for Removal)**
- 1554 Sheffield- Brick Pavers on Extension- **(Tagged for Removal)**
- 9124 Panama- T.V. on Extension- **(Tagged for Removal)**
- 1669 Savannah Ln.- Refuse on Extension- **(Spoke w/ owner-Serviced)**
- 8575 Barrington- Recycle can on Extension- **(Tagged for Removal)**
- 1784 Sheffield- Debris on Extension- **(Tagged for Removal)**
- 9535 Glenhill- Mattress & Boxspring on Extension- **(Tagged for Removal)**
- 10223 Avondale- Large Hot Tub on Extension- **(Tagged) (Letter Sent)**
- 9245 Abbey Ln.- Mirror on Extension- **(Tagged for Removal)**
- 1653 Crab Apple- Table & Misc. on Extension- **(Tagged for Removal)**

Yardwaste & Grass Complaints:

- 8784 Heather-Yardwaste on Extension- **(Tagged for Removal)**
- 8665 Nottingham Ct.-Yardwaste on Extension- **(Tagged for Removal)**
- 8928 Oxford Ct.-Yardwaste on Extension- **(Tagged for Removal)**
- 1508 Devon-Yardwaste on Extension- **(Tagged for Removal)**
- 8487 Preston Ct.-Yardwaste on Extension- **(Tagged for Removal)**
- 8830 Somerset-Yardwaste on Extension- **(Tagged for Removal)**
- 1745 Hamlet-Yardwaste on Extension- **(Tagged for Removal)**
- 8739 Barrington-Yardwaste on Extension- **(Tagged for Removal)**
- 8611 Barrington-Yardwaste on Extension- **(Tagged for Removal)**
- 8555 Barrington-Yardwaste on Extension- **(Tagged for Removal)**

8734 Barrington-Yardwaste on Extension- **(Tagged for Removal)**
1912 Savannah Ln.-Yardwaste on Extension- **(Tagged for Removal)**
1929 Savannah Ln.-Yardwaste on Extension- **(Tagged for Removal)**
9658 Wexford-Yardwaste on Extension- **(Tagged for Removal)**
1819 Manchester-Grass needs cutting- **(Tagged) (Letter Sent)**
1823 Manchester-Grass needs cutting- **(Tagged) (Letter Sent)**

Vehicle Complaints:

Glendale & Sheffield- Motorhome in Driveway- **(Tagged) (Letter Sent)**
9545 Glenhill- Trailer in Driveway- **(Tagged) (Letter Sent)**
8522 Barrington- Vehicle has expired tags- **(Tagged) (Letter Sent)**
1835 Manchester- Vehicle has no tags- **(Tagged) (Letter Sent)**
Harris Rd & Barrington- Abandoned Vehicle in Roadway- **(Removed)**

Illegal Dumpings:

Geddes Rd. & Paddock Way- Camper Top Dumped- **(Reported To Office)**
Vreeland & Prospect Rd.- Potty Chair Dumped- **(Office Notified)**
LaForge & Geddes Rd.- Brush & Bags Dumped in Road- **(Office Notified)**

Superior Township Monthly Report November/ December 2016

Resident Debris/ Complaints:

- 8486 Barrington- Sofa on Extension- **(Letter Sent)**
- 1620 Sheffield- Wood boards on Extension- **(Tagged for Removal)**
- 10238 Avondale- Carpet on Extension- **(Tagged for Removal)**
- 9768 Ravenshire- Chairs on Extension- **(Tagged)**
- 10223 Avondale- Hot Tub Still on Extension- **(Letter Sent)**
- 1940 Andover- Basketball Hoop in Street- **(Tagged for Removal)**
- 9225 Arlington- Sofa on Extension- **(Tagged for Removal)**
- 9212 Ascot Dr.- Sofa on Extension- **(Tagged for Removal)**
- 9124 Panama- Debris on Extension- **(Tagged for Removal)**
- 9200 Panama- Bedspring on Extension- **(Tagged for Removal)**
- 1852 Savannah- Dryer on Extension- **(Tagged for Removal)**
- 8273 Berkshire- Cabinet on Extension- **(Tagged for Removal)**
- 1738 Hamlet- Debris on Extension- **(Tagged for Removal)**
- 8352 Glendale- Pillows on Extension- **(Tagged for Removal)**
- 1803 Hamlet- Car seat on Extension- **(Tagged for Removal)**
- 9181 Arlington- T.V. on Extension- **(Tagged for Removal)**
- 8695 Hemlock Ct.- Desk on Extension- **(Tagged for Removal)**
- 1630 Stephens- Refrigerator on Extension- **(Tagged for Removal)**
- 8880 Nottingham- Debris on Extension- **(Tagged for Removal)**
- 8936 Nottingham- Bedspring on Extension- **(Tagged for Removal)**
- 1657 Harvest Ln.- T.V. & Monitor on Extension- **(Tagged for Removal)**
- 1390 Stamford- Headboard & Misc. Junk on Extension- **(Tagged for Removal)**
- 8610 Barrington- Furniture on Extension- **(Removed)**
- 8257 Barrington- T.V. on Extension- **(Removed)**
- 8300 Warwick- Mattress & Bedspring on Extension- **(Removed)**
- 1916 Savannah- Debris on Extension- **(Tagged for Removal)**
- 1848 Hamlet- Dishwasher on Extension- **(Tagged for Removal)**
- 9537 Glenhill- Gym equipment on Extension- **(Tagged for Removal)**

Yard Waste & Grass Complaints:

- 8302 Warwick Ct.- Yard Waste bag on Extension- **(Removed)**
- 8299 Warwick Ct.- Yard Waste bag on Extension- **(Removed)**
- 8840 Somerset- Yard Waste bag on Extension- **(Tagged for Removal)**

8484 Berkshire- Yard Waste bag on Extension- **(Removed)**

8469 Berkshire- Yard Waste bag on Extension- **(Removed)**

Vehicle Complaints:

1579 Harvest Ln.- Vehicle on lawn- **(Tagged) (Letter Sent)**

1514 Harvest Ln.- Vehicle on lawn- **(Tagged) (Letter Sent)**

1362 Stamford Rd.- Vehicle on lawn- **(Tagged) (Letter Sent)**

9075 Ascot Dr.- 4 vehicles on driveway- **(Tagged) (Letter Sent)**

8875 Nottingham- Vehicle blocking walkway- **(Owner Informed)**

8643 Kingston Ct.- 2 vehicles with expired tags- **(Tagged) (Letter Sent)**

1714 Devon- Vehicle with expired tags- **(Letter Sent)**

1726 Weeping Willow- Vehicle with expired tags- **(Letter Sent)**

8720 Nottingham- Vehicle not being moved- **(Letter Sent)**

Illegal Dumping:

Warren Rd. & Berry Rd.- Black Bags dumped- **(Office Notified)**

Superior Township Monthly Report December/ January 2017

Resident Debris/ Complaints:

- 8745 Barrington- Chest on Extension- **(Tagged)**
- 1877 Savannah- Sofa & pillows on Extension- **(Tagged)**
- 1619 Sheffield- Cabinet on Extension- **(Tagged)**
- 9636 Wexford- Sofa and misc. on Extension- **(Tagged)**
- 8975 Nottingham- Bedspring on Extension- **(Tagged)**
- 1685 Sheffield- Entertainment center on Extension- **(Tagged)**
- 9621 Avondale- Chairs on Extension- **(Tagged)**
- 9272 Panama- Debris on Extension- **(Tagged)**
- 1575 Harvest Ln.- Misc. and debris on Extension- **(Tagged)**
- 8380 Glendale- 3 glass doors on Extension- **(Tagged)**
- 8969 Nottingham- Shelf on Extension- **(Tagged)**
- 8828 Somerset- Chair on Extension- **(Tagged)**
- 1833 Hamlet- Mattress on Extension- **(Tagged)**
- 9620 Avondale- Mattress & bedspring on Extension- **(Tagged)**

Yard Waste & Grass Complaints:

- 8690 Cedar Ct.- Yard Waste on Extension- **(Tagged for Removal)**
- 8867 Warren Rd.- Tree fell on telephone line- **(Reported to Office)**
- 9650 Wexford- Yard Waste on Extension- **(Tagged)**
- 9658 wexford- Yard Waste on Extension- **(Tagged)**
- 8486 Barrington- Yard Waste on Extension- **(Tagged)**
- 1559 Sheffield- Yard Waste on Extension- **(Tagged)**
- 8671 Hemlock Ct.- Yard Waste bag on Extension- **(Tagged)**
- 8621 Hemlock Ct.- Yard Waste bag on Extension- **(Tagged)**

Vehicle Complaints:

- 1527 Harvest Ln.- Vehicle on lawn- **(Tagged for Removal)**
- 8752 Barrington- Vehicle with expired tags- **(Tagged) (Letter Sent)**
- 1514 Harvest Ln.- Vehicle on lawn- **(Tagged for Removal)**
- 1520 Devon- Vehicle blocking walkway- **(Tagged for Removal)**
- 1546 Devon- Vehicle blocking walkway- **(Tagged for Removal)**
- 1799 Manchester- Vehicle w/ no tags- **(Tagged) (Letter Sent)**

Dog Complaint:

- 8604 Pine Ct.- Owner throwing feces over fence- **(Tagged)(Spoke with Owner)**

Zoning Report

January 20, 2017

Construction activity- The pace of single family dwelling construction remained strong thru out the Township. A total of 88 building permits were issued for single family detached dwellings in 2016. This compares to 68 in 2015 and 37 in 2014.

The Woodlands of Geddes Glen development is expected to be completed within the next 18 months. The Prospect Pointe development sales remain strong and application has been made to the Planning Commission for development of additional phases. Prospect Pointe East construction has been strong for most of the year but has slowed recently as some spec homes are marketed.

In the existing Brookside subdivision, a builder has purchased the remaining undeveloped lots and has applied for a building permit. His intention is to construct ranch style homes on all the remaining lots depending on sales activity. A building permit has been issued for the construction of a 4 unit attached condo in Bromley Park phase 1. Construction has not commenced and I would expect they are delaying until spring. The remaining vacant lots in the Woodside Village development have been purchased by a contractor however, I have had no recent contact with the owner and no permit applications have been submitted.

Both of the Township's mobile home parks have also recently added several brand new homes. This is significant since there has been no new home activity in both these parks in the past several years. The new units are generally specs and not sold units.

Sutton Ridge- On December 13, 2016, the Zoning Board of Appeals met to consider an application from a resident of the Bromley Park subdivision. On October 13, 2016 the Township received a Zoning Board of Appeals application from the resident (thru their attorney) requesting the ZBA overturn the Township Board's approval of the Sutton Ridge Area Plan. I rejected the October 13, 2016 application since the Zoning Ordinance clearly stated that the ZBA "*shall not hear matters relating or pertaining to.....Special District developments.*" A new ZBA application was filed which was requesting that the Board of Appeal overturn my administrative decision to reject the previous application. The ZBA voted unanimously to affirm my decision and did not grant the applicants request.

Richard Mayernik, Building/Zoning Official



**SUPERIOR TOWNSHIP BUILDING DEPARTMENT
YEAR-TO-DATE REPORT**

Jan - Dec 2016

Category	Estimated Cost	Permit Fee	Number of Permits
Com/Multi-Family New Building	<i>\$0.00</i>	<i>\$5,046.00</i>	<i>1</i>
Com/Multi-Family Renovations	<i>\$136,490.00</i>	<i>\$1,867.00</i>	<i>2</i>
Com-Other Non-Building	<i>\$0.00</i>	<i>\$700.00</i>	<i>5</i>
Electrical Permits	<i>\$0.00</i>	<i>\$44,473.00</i>	<i>250</i>
Manufactured/Modular	<i>\$0.00</i>	<i>\$4,800.00</i>	<i>32</i>
Mechanical Permits	<i>\$0.00</i>	<i>\$63,280.00</i>	<i>446</i>
Plumbing	<i>\$0.00</i>	<i>\$43,580.00</i>	<i>278</i>
PRIVATE ROAD	<i>\$0.00</i>	<i>\$100.00</i>	<i>1</i>
Res-Additions (Inc. Garages)	<i>\$392,164.00</i>	<i>\$8,110.00</i>	<i>18</i>
Res-Manufactured/Modular	<i>\$0.00</i>	<i>\$3,450.00</i>	<i>26</i>
Res-New Building	<i>\$25,935,725.0</i>	<i>\$192,435.00</i>	<i>88</i>
Res-Other Building	<i>\$152,775.00</i>	<i>\$2,650.00</i>	<i>23</i>
Res-Other Non-Building	<i>\$125,370.00</i>	<i>\$5,471.00</i>	<i>44</i>
Res-Renovations	<i>\$471,925.00</i>	<i>\$4,737.00</i>	<i>20</i>
Totals	<i>\$27,214,449.00</i>	<i>\$380,699.00</i>	<i>1,234</i>

SITE PLAN REVIEW APPLICATION

(This application must be typewritten or printed. All questions must be answered.)

APPLICANT NAME SE Michigan Land Holding, LLC (Gregory L. Windingland
Authorized Representative)

NAME OF PROPOSED
DEVELOPMENT Prospect Pointe West

APPLYING FOR PRELIMINARY SITE PLAN
 FINAL SITE PLAN
 COMBINED PRELIMINARY AND FINAL SITE PLAN
(Combination is at discretion of Planning Commission)
 MINOR SITE PLAN

WILL PROJECT BE PHASED? YES NO

IF PROJECT IS PHASED COMPLETE THE FOLLOWING:

- Total Number of phases 4
- Phase Number of current application 1-4
- Name and Date of Preliminary Site Plan Approval
N/A - new submittal
- Date of Previous Phase Approvals:
Phase # _____ Date _____
Phase # _____ Date _____
Phase # _____ Date _____
Phase # _____ Date _____

SEEKING ADDITIONAL APPROVAL FOR A CONDITIONAL USE YES NO

Donald W. Perry
Signature of the Clerk or Designee

December 21, 2016
Date of Receipt of Application

\$ 5,920.00
Amount of Fee

GENERAL INFORMATION

- Name of Proposed Development Prospect Pointe West
- Address of Property Geddes Road (vacant land)
- Current Zoning District Classification of Property R-4

Is the zoning classification a Special District as defined by Article 2 Section 2.101? YES NO

- Has this property been the subject of a rezoning request, Zoning Board of Appeals petition or other Township action with the past five (5) years? YES NO

Please explain _____

- Tax ID Number(s) of property J-10-33-100-004

- Site Location - Property is located on (circle one) N E W side of Geddes Road between Prospect and LeForge Roads.

- Legal Description of Property (please attach a separate sheet)
Where a metes and bounds description is used, lot line angles or bearings shall be indicated on the plan. Lot line dimensions and angles or bearings shall be based upon a boundary survey prepared by a registered surveyor and shall correlate with the legal description.

Site Area (Acreage) and Dimensions 67.63 acres +/- 833' x 2652'

- Are there any existing structures on the property? YES NO
Please explain: _____

PROPOSED LAND USE

Residential Office Commercial Other

If other, please specify _____

• Number of units 150

• Total floor area of each unit Will vary, but generally between 2,000 and 3,200 sf.

• Give a complete description of the proposed development.
Prospect Pointe West is a single family site condominium development with 150 units. The minimum lot size is 65'x130'. The site plan shall be brought through in a single phase but the development constructed in 4 phases.

ESTIMATED COSTS

- Buildings and other structures Not part of site improvements
- Site improvements Approx. \$6m for all four phases; engineer's estimate forthcoming
- Landscaping Approx. \$0.375m for all four phases; landscape estimate forthcoming
- Total Approx. \$6.375m in land development and landscaping improvements

ESTIMATED DATES OF CONSTRUCTION

- Initial construction Phase I June 2017
- Project completion Phase I completion of development October 2017
- Initial construction of phases (IF APPLICABLE) Phase II June 2018, Phase III late-2019, Phase IV late-2020 or early-2021 (phases 2 - 4 subject to economic and other factors)
- Completion of subsequent phases. (IF APPLICABLE) Approx. 4 months after commencement
- Estimated date of first occupancy May 2017

IDENTIFY EACH DRAWING SUBMITTED BY NAME OF PLAN OR DRAWING, DATE AND DRAWING NUMBER (ATTACH ADDITIONAL SHEET IF NECESSARY)

16 sheet Site Plan titled Prospect Pointe West as prepared by Atwell, job number 16000819 with an initial plan date of 12/22/2016.

APPLICANT INFORMATION

- APPLICANTS NAME Gregory L. Windingland
Company SE Michigan Land Holding, LLC
Address 13001 23 Mile Road, Suite 200 Shelby Twp, MI 48315
Telephone Number (586)781-2364 Fax Number (888)525-6881

- PROPERTY OWNER'S NAME SE Michigan Land Holding, LLC
Company SE Michigan Land Holding, LLC
Address 13001 23 Mile Road, Suite 200 Shelby Twp, MI 48315
Telephone Number (586)781-2364 Fax Number (888)525-6881

- DEVELOPER'S NAME Diverse Real Estate LLC
Company Diverse Real Estate LLC
Address 13001 23 Mile Road, Suite 200 Shelby Twp, MI 48315
Telephone Number (586)781-2364 Fax Number (888)525-6881

- ENGINEER'S NAME Kate Bond - Project Manager
Company Atwell
Address 311 N. Main Street Ann Arbor, MI 48104
Telephone Number (734)887-2719 Fax Number _____

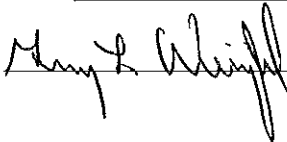
- LANDSCAPE
• ARCHITECT/PLANNER'S NAME Kate Bond - Project Manager
Company Atwell
Address 311 N. Main Street, Ann Arbor, MI 48104
Telephone Number (734) 887-2719 Fax Number _____

The applicant indicated on page 4 must sign this application. All correspondence regarding the application and plan will be directed to the applicant. If the applicant is not the property owner, the owner's signed consent must also be provided with this application.

APPLICANT'S DEPOSITION

I hereby depose and certify that all information contained in this application, all accompanying plans and all attachments are complete and accurate to the best of my knowledge.

APPLICANT'S PRINTED NAME: Gregory L. Windingland

APPLICANT'S SIGNATURE  DATE December 19, 2017

DESCRIPTION OF 67.63 ACRE OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 33, TOWN 2 SOUTH, RANGE 7 EAST, SUPERIOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN: (AS SURVEYED BY ATWELL)

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 33, TOWN 2 SOUTH, RANGE 7 EAST, SUPERIOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE S87°25'50"W (RECORDED AS S87°41'00"W) 1079.06 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 33 FOR A PLACE OF BEGINNING; THENCE CONTINUING S87°25'50"W (RECORDED AS S87°41'00"W) 1658.89 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 33 TO THE CENTER OF SAID SECTION 33; THENCE N02°57'34"W (RECORDED AS N02°42'24"W) 2652.37 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 33 TO THE NORTH 1/4 CORNER OF SAID SECTION 33; THENCE N86°48'36"E (RECORDED AS N87°03'46"E) 833.32 FEET ALONG THE NORTH LINE OF SAID SECTION 33 AND THE CENTERLINE OF GEDDES ROAD (VARIABLE WIDTH); THENCE ALONG THE WESTERLY LINE OF PROSPECT POINTE SUBDIVISION NO. 1, AS RECORDED IN LIBER 35 OF PLATS, PAGE 67, WASHTENAW COUNTY RECORDS, FOR THE FOLLOWING 3 COURSES: S03°12'30"E (PLATTED AS S02°57'20"E) 296.61 FEET, N86°47'30"E (PLATTED AS N87°02'40"E) 2.00 FEET AND S03°12'30"E (PLATTED AS S02°57'20"E) 86.00 FEET; THENCE ALONG THE WESTERLY LINE OF PROSPECT POINTE SUBDIVISION NO. 2, AS RECORDED IN LIBER 35 OF PLATS, PAGE 99, WASHTENAW COUNTY RECORDS, FOR THE FOLLOWING 30 COURSES: S20°03'11"W (PLATTED AS S20°18'21"W) 37.01 FEET, S34°16'37"W (PLATTED AS S34°31'47"W) 103.24 FEET, S14°36'50"W (PLATTED AS S14°S2'00"W) 85.12 FEET, S04°44'49"W (PLATTED AS S05°59'59"W) 89.33 FEET, S08°01'14"E (PLATTED AS S07°46'04"E) 81.01 FEET, S19°49'12"E (PLATTED AS S19°34'02"E) 76.46 FEET, S28°36'23"E (PLATTED AS S28°21'13"E) 40.86 FEET, S36°50'24"E (PLATTED AS S36°35'14") 69.56 FEET, S47°03'42"W (PLATTED AS S47°18'52"W) 95.59 FEET, S04°56'41"W (PLATTED AS S05°11'51"W) 120.87 FEET, S14°29'11"E (PLATTED AS S14°14'01"E) 63.68 FEET, S50°10'13"E (PLATTED AS S49°55'03"E) 129.94 FEET, S89°37'53"E (PLATTED AS S89°22'43"E) 133.38 FEET, N53°09'36"E (PLATTED AS N53°24'46"E) 62.06 FEET, S36°50'24"E (PLATTED AS S36°35'14"E) 85.67 FEET, S25°39'53"E (PLATTED AS S25°24'43"E) 44.78 FEET, S12°08'48"E (PLATTED AS S11°53'38"E) 36.45 FEET, S03°10'48"W (PLATTED AS S03°25'58"W) 173.12 FEET, S13°S1'38"E (PLATTED AS S13°36'28"E) 37.88 FEET, S14°58'30"E (PLATTED AS S14°43'20"E) 14.00 FEET, S16°17'53"E (PLATTED AS S16°02'43"E) 42.30 FEET, S27°56'27"E (PLATTED AS S27°41'17"E) 80.08 FEET, S40°21'48"E (PLATTED AS S40°06'38"E) 75.94 FEET, S50°50'05"E (PLATTED AS S50°34'55"E) 75.85 FEET, S57°55'06"E (PLATTED AS S57°39'56"E) 98.34 FEET, N32°04'54"E (PLATTED AS N32°20'04"E) 120.00 FEET, S57°55'06"E (PLATTED AS S57°39'56"E) 112.81 FEET, S32°04'54"W (PLATTED AS S32°20'04"W) 120.00 FEET, S61°33'56"E (PLATTED AS S61°18'46"E) 74.87 FEET AND S70°08'30"E (PLATTED AS S69°53'20"E) 160.87 FEET; THENCE ALONG THE WESTERLY LINE OF SAID PROSPECT POINTE SUBDIVISION NO. 1 FOR THE FOLLOWING 7 COURSES: 118.83 FEET ALONG THE ARC OF A 263.00 FOOT RADIUS NON TANGENTIAL CIRCULAR CURVE TO THE RIGHT, CHORD BEARING S34°35'35"W 117.82 FEET, S47°32'14"W (PLATTED AS S47°47'24"W) 48.01 FEET, S42°27'46"E 135.80 FEET (RECORDED AS S42°12'36"E 135.08 FEET AND PLATTED AS S42°12'36"E 135.80 FEET), S69°28'35"E (PLATTED AS S69°13'25"E) 162.02 FEET, S19°15'30"E (PLATTED AS S19°00'20"E) 125.77 FEET, S07°37'05"W (PLATTED AS S07°52'15") 120.86 FEET, S39°20'09"W (PLATTED AS S39°35'19"W) 126.12 FEET TO THE PLACE OF BEGINNING, CONTAINING 67.63 ACRES OF LAND, MORE OR LESS, BEING SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE NORTHERLY 33 FEET THEREOF AS OCCUPIED BY SAID GEDDES ROAD AND SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTIONS AND EXCEPTIONS OF RECORD, IF ANY.

December 19, 2016

Ken Schwartz, Supervisor
Superior Charter Township
3040 N. Prospect Rd.
Ypsilanti, MI 48198

RE: Appointment of Authorized Representative

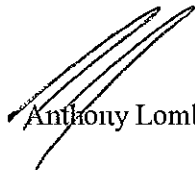
Dear Mr. Schwartz,

This letter shall serve as confirmation of Gregory L. Windingland as Authorized Representative for Lombardo Homes and its affiliated entities, including but not limited to SE Michigan Land Holding LLC, Lombardo Homes of SE Michigan LLC and Diverse Real Estate LLC regarding all matters related to site planning, permitting, approvals and all other matters customarily encountered in developing a residential community.

As such, Mr. Windingland is authorized to speak on behalf of, sign applications and permits, negotiate on behalf of and enter into binding commitments for Lombardo Homes and its affiliated entities.

Please feel free to contact me should you have any questions.

Very truly yours,
Lombardo Homes



Anthony Lombardo, CEO



CONSULTING. ENGINEERING. CONSTRUCTION.

December 22, 2016

Superior Township
3040 North Prospect Road
Ypsilanti, MI 48198

Attn: Planning Commission Members

Subject: Prospect Pointe West Proposed Site Condominium

Prospect Pointe West is located at the southwest corner of Geddes Road and Prospect Road, west of Hunters Creek Road in Superior Township. This parcel was originally part of the Prospect Pointe development, a Platted Subdivision, which was permitted through Superior Township approximately 10 years ago. The Subject Site is 67.63 acres and is zoned R-4, Single-Family Residential District.

The Applicant is proposing to develop the project as a 151 unit site condominium which will be brought through Site Plan approval in one phase, but constructed in four phases. Construction for Phase I, which contains 29 units, is proposed to begin in June of 2017. Phase II, containing 49 units, will follow in June of 2018. Phases III and IV while largely market driven, are slated for construction to begin in late 2019 for 42 units and late 2020 for 31 units respectively. The proposed development maintains the general street configuration associated with the previous approvals. Public roads with sidewalks on both sides of the street are proposed, and have been achieved through a waiver with the Washtenaw County Road Commission. The approved waiver is attached. The stormwater layout will be within the jurisdiction of the Washtenaw County Water Resources Commissioner (WCWRC). A preliminary meeting with the agency has already been conducted and has identified that Prospect Pointe West will lie partially within an existing Drainage District which was established for the Prospect Pointe Platted Subdivision, while the remainder of the proposed development will require new districts under the jurisdiction of the WCWRC.

The development will be serviced by public sanitary and water which will tie into the existing utility service in the existing Prospect Pointe development. The Condominium Documents and Proposed Development Agreement will clarify the shared use of the existing clubhouse and association fees between the existing Prospect Pointe Platted Subdivision and the proposed Prospect Pointe West Site Condominium.

Like many organizations, Lombardo Homes utilizes multiple entities for various specific purposes. SE Michigan Land Holding LLC (SEMI) purchases and owns our vacant land and will be listed as Applicant on site plan submittals, etc. Diverse Real Estate LLC (Diverse) is the entity used to obtain permits and entitlements, enters into contracts for infrastructure improvements and serves as the Developer of the new residential community. Lastly, Lombardo Homes of SE Michigan SE (Homes) is the entity who enters into purchase agreements to build the new home and pulls permits for home construction.



CONSULTING. ENGINEERING. CONSTRUCTION.

On behalf of the Applicant, Atwell respectfully requests the Township's acceptance of the enclosed Preliminary Site Plan for Prospect Pointe West Site Condominium for review and placement on the January 25, 2017 Planning Commission agenda. Please contact the undersigned at (734)887-2719 if you have any questions or concerns regarding the materials that have been provided.

Sincerely,

A handwritten signature in cursive script that reads "Kate Bond".

Kate Bond, RLA
Project Manager
Atwell, LLC

Enclosures

Cc:

Gregory Windingland, VP Land Development, Lombardo Homes
William Anderson, VP Atwell, LLC

WASHTENAW COUNTY ROAD COMMISSION
MEMORANDUM

TO: G. Strelght (Permits)

FROM: C. Ryan

SUBJECT: Board Action – November 15, 2016
Prospect Pointe West Condominium – Walver to the WCRC Procedures and Regulations for Developing Public Roads
RC16-413

DATE: November 15, 2016

Moved ...

that upon the recommendation of the County Highway Engineer and the concurrence of the Managing Director, the Board hereby grants a walver to allow the roadways within the proposed Prospect Pointe West Site Condominium development located in Section 33 of Superior Township to be developed as public roads in accordance with the current WCRC Procedures and Regulations for Developing Public Roads.

Voice Vote: YEAS: 3 NAYS: 0 ABSENT: 0 ABSTAIN: 0 Motion Carried.



Donald N. Pennington *Land Use Planning And Consulting*
5427 Pine View Drive Ypsilanti, Michigan 48197 734/485-1445 Fax 734/485-0212

PRELIMINARY SITE PLAN REPORT

Superior Charter Township Planning Commission

Prospect Pointe West Site Condominium

Report Date: January 17, 2017

1. Description

- 1.01 Action Requested.** Approval of a preliminary condominium site plan for development of a condominium subdivision (site condominium) for single-family dwellings on 151 individual lots adjacent to and connecting with the existing Prospect Pointe subdivision plat development.
- 1.02 Applicant and Owner.** SE Michigan Land Holding, LLC (Gregory Windiangland, Authorized Representative), 13001 23 Mile Road, Ste. 200, Shelby Twp., MI 48315.
- 1.03 Developer and Builder.** Diverse Real Estate, LLC and Lombardo Homes of SE Michigan, 13001 23 Mile Road, Ste. 200, Shelby Twp., MI 48315.
- 1.04 Location.** Parcel # J-10-33-100-004; 67.63 acres located in the R-4 (Single-Family Residential) zoning district, west of N. Prospect Road and south of Geddes Road in the NE quarter of section 33.
- 1.05 Previous approvals.** The entire 168-acre Prospect Pointe residential development, including the subject parcel, was originally approved by the Twp. Board for development as a subdivision plat under the Township's Subdivision Ord. No. 42 in 1998. The area of the subject parcel was designated as a future phase, but never received final plat approval and was not developed. The proposed site design and layout is generally consistent with the original layout that had received tentative approval of a preliminary plat (the equivalent of a conceptual plan approval) in 1998.

2. Site Plan Review

We have reviewed the preliminary condominium site plan dated 12/22/2016. The following review comments are based upon the applicable standards of the Zoning Ordinance, including Article 12.0 (Condominium Regulations) and Section 10.10 (Standards for Site Plan Approval):

- 2.01 Preliminary site plan information requirements.** The preliminary site plan substantially conforms to the minimum requirements of Section 10.07 (Required Site Plan Information), with the following exceptions:
- The "*general description of the...size ranges...and proposed façade materials (of proposed dwelling units)*" is missing from the site plan set. This information should be provided to the Planning Commission during their January meeting.

- A note on the cover sheet indicates that “*the proposed unit dimensions are 65’x130’*” and a typical lot detail is shown on sheet 08, but the individual lot and yard setback dimensions are missing. In addition, the proposed building envelope for lot #24 appears to be incorrectly displayed on sheet 09. Individual lot and setback dimensions will be required to be confirmed on the final site plan.
- A note on the cover sheet indicates that the internal streets will be regulated as public roads per the Washtenaw County Road Commission standards, but the required “*road pavement and right-of-way width*” details are missing.
- The required 25-foot wetland buffer line does not appear in some instances to correspond to the wetland boundary indicated on the plan set. The delineated wetland areas and defined wetland buffer will be required to be confirmed on the final site plan set. No part of any lot should be located in a wetland buffer area.
- Several common areas are depicted on the site plan, but the land areas and dimensions of these outdoor open spaces/recreation areas are missing.

2.02 Dimensional standards. The preliminary site design and lot layout appear to conform to the R-4 District dimensional requirements for single-family lots. Lot and setback dimensions will be required to be confirmed on the final site plan.

2.03 Circulation and access. This project is intended to complete the Prospect Pointe development, and all road and pedestrian access will take place through connections to the internal Prospect Pointe public roads. Each construction phase will be required to ensure adequate access and circulation for emergency vehicles will be maintained. Stub roads to the west have been provided consistent with the previously approved Prospect Pointe development plans and are at suitable locations to allow future road connections to the adjacent parcel to the west. The road layout generally conforms to the requirements of Section 12.10C (Roads and Streets) for condominium developments, with the following exceptions that will need to be addressed by the applicant on the final site plan:

- The block lengths for the blocks defined by lots 79-95 and by the Delaney Drive/Jennifer Drive perimeter streets both exceed the maximum permitted per Section 12.10C.8. (Blocks). These deficiencies could be corrected by providing dedicated pedestrian cross-accessways and sidewalks through each block [also see Section 12.20D.3. (Non-Motorized Transportation Facilities)].

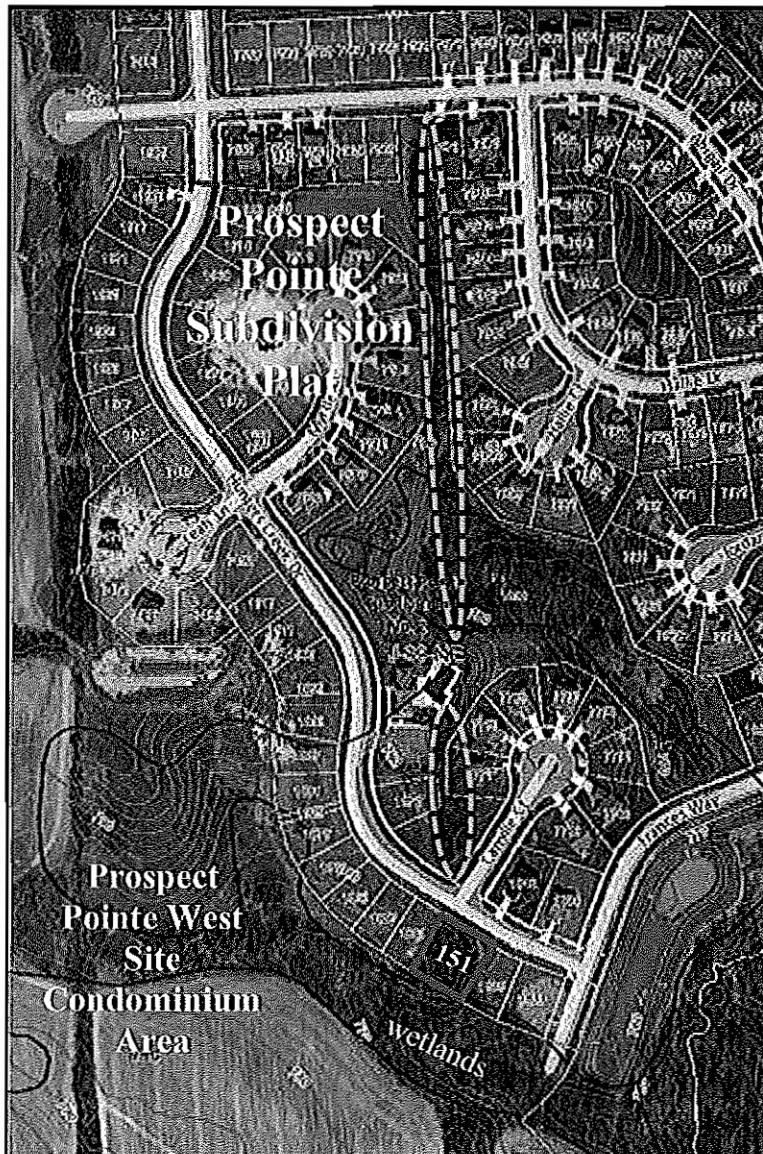
2.04 Preservation of natural features. The development site is generally open, with the exception of strips of vegetation in wetland areas and along the margins of fields in agricultural production. General information about soils, vegetation, and topography has been provided on sheets 02-07 consistent with the preliminary site plan information requirements. The subject parcel does not include any defined floodplains or groundwater recharge areas, but does include wetland areas that will be required to be delineated on the ground and confirmed on the final site plan set.

A complete inventory of trees regulated by Section 14.05F (Woodland and Tree Preservation) will be required as part of the final site plan submittal, along with any required replacement trees. A plan for eradication of certain invasive species found on the subject parcel will also be required as part of the final site plan submittal, per Section 14.05F.3. No other natural features impacts are anticipated.

2.05 Lot 151. The applicant has proposed to develop the area of land between 1839 and 1851 Hunters Creek Drive as a separate condominium lot #151. This area of land was not included as part of the earlier phases of the Prospect Pointe subdivision plat development, and has been left in a natural condition, sloping downward from northwest to southeast. It is physically connected to the adjacent wooded wetland area, but does have any wetland areas on the area of the proposed lot.

We found no record that the area of this proposed lot was specifically set aside as a required open space for the Prospect Pointe development, but it was originally part of an existing treecrow that has been partially preserved within the Prospect Pointe common areas to the north (see photo below).

- We would recommend that the Planning Commission include a condition on any approval of the preliminary site plan that the buildable status of lot #151 will be determined by the Planning Commission after receipt of more detailed natural features information as part of the final site plan submittal.



2.06 Exterior lighting. Streetlighting locations and details will be required on the final site plan, per Section 12.10H (Exterior Lighting) standards.

2.07 Stormwater Management facilities. The general areas of proposed detention basins are shown on the site plans. The following detail needs to be addressed by the applicant to the Planning Commission's satisfaction:

- Portions of the cut and fill area for the south detention basin extends beyond the subject parcel boundaries. Documentation of authority to construct these off-site improvements will be required as part of the final site plan submittal.

2.08 Landscaping. The general areas of landscaping improvements shown on the sheet 15 conform to the applicable landscaping requirements for this development. Landscaping and screening details will be reviewed for compliance with Section 14.10 (Screening and Land Use Buffers) as part of the final site plan submittal.

3. Conclusion

The preliminary condominium site plan dated 12/22/2016 is sufficiently complete for Planning Commission review and action in accordance with Section 10.05 (Planning Commission Action). As part of your review and deliberation, the Commission should identify findings of fact regarding consistency with applicable Zoning Ordinance standards as noted in our report and the Twp. Engineer's report, which should be incorporated into any motion.

Per Section 10.05, any conditions imposed or recommended by the Commission on an approval shall be limited to those determined to be "*necessary to address necessary modifications; ensure that public services and facilities can accommodate the proposed use; protect significant natural resources or site features; ensure compatibility with adjacent land uses; or otherwise meet the intent and purposes of this Ordinance.*"

We have no objection from a planning and zoning perspective to Planning Commission approval of the Prospect Pointe West preliminary condominium site plan dated 12/22/2016, subject to the following conditions:

- (1) The applicant shall address all items noted in part 2 of the Twp. Planner's report and any items noted by the Township Engineer on the final site plan for this project.
- (2) The buildable status of lot #151 will be determined by the Planning Commission after receipt of more detailed natural features information as part of the final site plan submittal.

Respectfully submitted,

Donald N. Pennington
Rodney C. Nanney, AICP
Land Use Planning Consultants

This report is made to the Planning Commission, and is the property of Superior Charter Township. The report addresses the completeness of the application and issues of concern. While reports may be provided to applicants and may be helpful to them, the report is not generated for the applicant and does not necessarily address all items that may be raised by the Commission or required by the Zoning Ordinance. The report is not binding upon the Township, and final authority to determine all matters, including completeness of application, remains with the Planning Commission. In all cases, it is the responsibility of the applicant to carefully review the Zoning Ordinance and Master Plan, and to ensure that all requirements have been met.



ARCHITECTS. ENGINEERS. PLANNERS.

January 13, 2017

CHARTER TOWNSHIP OF SUPERIOR

3040 N. Prospect Road
Ypsilanti, MI 48198

Attention: **Lynette Findley, Township Clerk**

Regarding: **Prospect Pointe West
Preliminary Site Plan Review #1
OHM Job #0140-17-1011**

Dear Ms. Findley,

We have reviewed the Preliminary Site Plan material, dated December 22, 2016 as prepared by Atwell, Inc. for the above reference project. The site plan materials are for a proposed single family residential site condominium comprised of approximately 151 units consistent with current Single Family Residential (R-4) zoning. This site was originally part of Prospect Pointe subdivision but was never platted and never constructed. Currently the land is vacant and agricultural in use.

The applicant is proposing to connect to the existing adjacent Prospect Pointe subdivision and extend westward with road connections in two locations. The proposed development maintains the general street configuration associated with previously conceived Prospect Pointe development. Roads within Prospect Pointe West are proposed to be public with sidewalks on both sides of the street. A waiver was obtained by the developer from the Washtenaw County Road Commission on November 15, 2016 to allow for public roads as part of the site condominium development. Storm water is to be managed on-site by two proposed detention basins per Washtenaw County Water Resources Commissioner standards. The applicant is proposing public sanitary sewer and water main connections with the adjacent Prospect Pointe development. Details for water and sewer connections will be finalized as part of the Final Site Plan submittal. We offer the following comments for your consideration:

GENERAL

1. All adjacent parcel zoning designations shall be listed on the plan (i.e. Planned Community and Agricultural). Additionally, the ownership of the adjacent parcel to the northwest shall be verified. It appears it is to be labeled ownership information for parcel approximately 200 ft. west of site.
2. Portions of the south detention basin are outside the legal boundary limits of the subject property and extend into an area designated as "Logan Park (Private)" on the plat for "Prospect Pointe Subdivision No. 1". An explanation of proposed measures to amend the situation shall be provided.
3. Locations of open space areas to be preserved shall be labeled on the overall site plan layout.

UTILITIES

4. A Basis of Design shall be provided for both the proposed water main and sanitary sewer systems.
5. A parallel gravity sewer line shall be included from the existing sewer on Frances Way to the dedicated sanitary sewer easement on the south side of Jennifer Drive.



DRAINAGE

6. We note that freshwater emergent wetlands appear to be present onsite and two culvert crossings are proposed within these wetlands. A wetland evaluation study shall be conducted to determine the extents of the wetlands and plans to moderate the impact to the wetlands should be included in the construction plans. It should be noted that a Part 303 wetlands protection permit from the MDEQ may be necessary if the wetlands onsite are determined to be regulated by the MDEQ.
7. Proposed locations of detention pond sediment forebays shall be indicated on the plans.
8. Soil types 'D' as indicated for the North Detention Basin seem conservative and shall be verified with actual conditions. Also, a note should be added to the plans to support reasoning for soil types selected.

PERMITS AND OTHER AGENCY APPROVALS:

The petitioner should provide all necessary permits with their Final Site Plan submittal, or a reasonable assurance that they will be obtained. At a minimum, the following permits and approvals are anticipated for this project:

- Washtenaw County Water Resources Commissioner (VCWRC) for soil erosion and sedimentation control (SESC) and for stormwater management (Public Drainage District)
- Washtenaw County Road Commission permit for public roads
- Michigan Department of Environmental Quality Act 399 water main permit
- Michigan Department of Environmental Quality Part 41 sanitary sewer permit
- Michigan Department of Environmental Quality Part 303 wetland permit (if regulated)
- Superior Township Building Department
- Superior Township Fire Department

CONCLUSION AND RECOMMENDATIONS:

We have reviewed the material, dated December 22, 2016, for the above referenced project on the Township's behalf. At this time, we take no exception to the preliminary site plan and recommend the planning commission consider approval conditional upon the above-mentioned comments being addressed administratively prior to submitting a final site plan.

Additionally, in an effort to assist the applicant with preparation of Final Site Plans, we are providing the following comments that should be considered prior to submittal of the Final Site Plan for review: Please note that these comments are not all inclusive and additional comments may be generated based on information provided.

1. We note that there is a section of storm sewer installed as part of the existing Prospect Pointe development (west of Hunters Creek Drive south of Abigail Drive) located on the proposed property that will need to be recorded with the Washtenaw County Water Resources Commissioner as a public drain easement prior to Final Site Plan approval.
2. The time of concentration (Tc) shall be calculated based on worksheet 8 of the Washtenaw County Water Resources Commissioner Rules and Guidelines. Typically values of 15-25 minutes are calculated using assumed longest run and slope.
3. Additional detention volumes may need to be provided once the above calculations have been verified. Our check indicates slightly higher volumes required. Design of the detention basins shall follow the Washtenaw County Drain Commission Rules and Guidelines and will require infiltration testing. We acknowledge the design engineers note stating that infiltration tests pits were performed in November of 2016. A copy of the infiltration test report shall be provided with the final site plan submittal.

January 13, 2017
Prospect Pointe West
Preliminary Site Plan Review #1
Page 3 of 3



Please feel free to contact Jacob Rushlow at (734) 466-4517 or jacob.rushlow@ohm-advisors.com if you have any questions or concerns regarding this review.

Sincerely,
OHM Advisors

Rhett Gronevelt, P.E.

Jacob Rushlow, P.E.

RAG/JAR/mhs

cc: Ken Schwartz, Township Supervisor (via e-mail)
Richard J. Mayernik, C.B.O, Building Department (via e-mail)
Laura Bennett, Planning Coordinator (via e-mail)
Don Pennington, Township Planner (via e-mail)
Mark Belmont, CFSO, Inc. (via email)
Kellie McIvor, Redwood Development, LLC (via email)
File

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