

**SUPERIOR CHARTER TOWNSHIP PLANNING COMMISSION  
SUPERIOR TOWNSHIP HALL  
3040 N. PROSPECT, YPSILANTI, MI 48198  
AGENDA**

**December 21, 2005**

**7:30 p.m.**

**7:00 P.M.-**     *Pre-application conference for the proposed Planned Community development of the Theisen Property, 49 acres at the northeast corner of Warren Rd. and Vorhies Rd.*

1.     CALL TO ORDER
2.     ROLL CALL
3.     DETERMINATION OF QUORUM
4.     ADOPTION OF AGENDA
5.     APPROVAL OF MINUTES
  - A.     November 16, 2005 regular meeting minutes.
6.     CITIZEN PARTICIPATION
7.     CORRESPONDENCE
  - A.     Petition to set a public hearing for STPC#05-33 Geddes Glen North Area Plan and PC zoning
  - B.     Letter from Township Clerk regarding Regency Woods and proposed amendment to the Growth Management Plan.
  - C.     Letter from Steve Chizek regarding the application for the Regency Woods Planned Communtiy
  - D.     Letter withdrawing of STPC#05-31 Cingular Wireless Conditional Use Permit/Preliminary Site Plan/ Final Site Plan to co-locate antennas on an existing tower at 10313 Warren Rd.
  - E.     Letter from the City of Ypsilanti regarding a public hearing on the city's plan amendments.
8.     PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS
  - A.     SPTC#05-10 Majestic Oaks Area Plan Amendment (proposal to amend the approved area plan and reduce the number of residential units from 126 single family attached and detached houses to 77 single family detached houses)
    1.     Public hearing
    2.     Deliberation
    3.     Action
  - B.     STPC#05-28 Cingular Wireless Conditional Use permit/Preliminary Site Plan/Final Site Plan to co-locate antennas on an existing tower at 6200 Cherry Hill Rd.
    1.     Public hearing
    2.     Deliberation
    3.     Action

- C. STPC#05-30 Nextel West Conditional Use Permit /Preliminary Site Plan/Final Site Plan for a new cellular tower on Frains Lake Rd.
  - 1. Public hearing
  - 2. Deliberation
  - 3. Action
  
- 9. REPORTS
  - A. Ordinance Officer
  - B. Building Inspector
  - C. Zoning Administrator
  
- 10. OLD BUSINESS
  
- 11. NEW BUSINESS
  
- 12. POLICY DISCUSSION
  - A. Conditions for cell tower approval
  - B. Expiration dates for site plans
  - C. Regulations regarding setbacks, FAR and GFC requirements in the PC district
  
- 13. ADJOURNMENT

John Copley, Commission Secretary  
3040 N. Prospect, Ypsilanti, MI 48198

Deborah L. Kuehn, Planning Coordinator  
734 – 482-6099