

**SUPERIOR CHARTER TOWNSHIP PLANNING COMMISSION**  
**SUPERIOR TOWNSHIP HALL**  
**3040 N. PROSPECT, YPSILANTI, MI 48198**  
**AGENDA**  
**January 25, 2006**  
**7:30 p.m.**

***7:00 P.M.- Pre-application conference for Corlina Condominiums, a proposed residential Planned Community of 100 dwelling units on 30 acres on Clark Rd. between Prospect and Leforge***

1. CALL TO ORDER
2. ROLL CALL
3. DETERMINATION OF QUORUM
4. ADOPTION OF AGENDA
5. APPROVAL OF MINUTES
  - A. December 21, 2005 regular meeting minutes.
  - B. January 11, 2006 special meeting minutes
6. CITIZEN PARTICIPATION
7. CORRESPONDENCE
  - A. Request to set a public hearing for STPC #06-01 Villas at Honey Creek Area Plan and Rezoning from A-1 (Primary Agriculture) to PC (Planned Community.)
  - B. Request to extend the preliminary/final site plan approval for STPC#04-31 United Memorial Gardens.
  - C. Letter from William McFarlane regarding Regency Woods project. **(Item added to Agenda on 1-25-06.)**
  - D. Letter from Steve Chizek regarding Regency Woods project **(Item added to Agenda on 1-25-06.)**
  - E. Request to extend the Final Site Plan approval of STPC #05-18 Village Green Final Site Plan. **(Item added to Agenda on 1-25-06.)**
  - F. Letter from Walter Banas, 1950 N. Huron River Dr., regarding Berg Medical Center parking lot. **(Item added to Agenda on 1-25-06.)**
8. PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS
  - A. SPTC#05-33 Geddes Glen North Area Plan (proposal to build 33 houses on 30 acres north of Geddes Rd, west of Gale Rd.)
    1. Public hearing
    2. Deliberation
    3. Action
9. REPORTS
  - A. Ordinance Officer
  - B. Building Inspector
  - C. Zoning Administrator

10. OLD BUSINESS

- A. STPC #05-17 Berg Medical Office Building Parking Lot Preliminary Site Plan (tabled at the 11-16-05 meeting)
- B. STPC#05-30 Nextel West Conditional Use Permit/Preliminary Site Plan/Final Site Plan for a new cellular tower on Frains Lake Rd. (Tabled at 12-21-05 meeting. **Item added to agenda on 1-25-06.**)

11. NEW BUSINESS

- A. STPC #05-32 The Maples Village Marketplace Final Site Plan 5164 Plymouth Rd. conversion of an existing residential structure into commercial use.
- B. Election of Officers for 2006

12. POLICY DISCUSSION

- A. Expiration dates for site plans
- B. Regulations regarding setbacks, FAR and GFC requirements in the PC district
- C. Schedule for Area Plan Amendments for State Agricultural Preservation Fund

13. ADJOURNMENT

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

Deborah L. Kuehn, Planning Coordinator  
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