

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
JANUARY 25, 2017
DRAFT MINUTES
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1-1 CALL TO ORDER

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

1-2 ROLL CALL

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

1-3 DETERMINATION OF QUORUM

A quorum was present.

1-4 ADOPTION OF AGENDA

A motion was made by Commissioner Brennan and supported by Commissioner Findley to adopt the agenda as presented. The motion carried.

1-5 APPROVAL OF MINUTES

A. Minutes of the October 26, 2016 Meeting

A motion was made by Commissioner Brennan and supported by Commissioner McGill to approve the minutes as corrected. The motion carried.

1-6 CITIZEN PARTICIPATION

There was no Citizen Participation.

1-7 CORRESPONDENCE

There was no Correspondence.

1-8 PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

1-9 REPORTS

A. Ordinance Officer

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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 Commissioner Brennan and supported by Commissioner McGill to receive the report. The motion carried.

C. Zoning Administrator

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

1-10 OLD BUSINESS

There was no Old Business.

1-11 NEW BUSINESS

A. 16-07 Prospect Pointe West Preliminary Site Plan

Greg Windingland, Lombardo Homes, presented a PowerPoint to the Planning Commission explaining the proposed Prospect Pointe West Preliminary Site Plan.

Rodney Nanney, Township Planner, presented his report to the Planning Commission.

Jacob Rushlow, Township Engineer, presented his report to the Planning Commission.

Commissioner Guenther opened the floor for questions from the public.

The homeowner at 7980 Hallie Drive asked if there was state regulation regarding the required size of a pool for 350 homes.

Rick Mayernik, Building Official, replied that the County Health Department would be a good place to call to ask.

Teresa Stegall, 1923 Hunters Creek Dr., stated that when she read the declaration, the pool was listed under Prospect Pointe East. She inquired as to why Prospect Pointe West would get to use the pool.

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Mr. Windingland stated that there is a declaration for the pool that is separate (created by Pulte) from the homes. It has its own budget and it is a separate entity. Pulte reserved rights to be able to expand to that. Lombardo assumes the right from Pulte as part of the purchase. That is how they are able to expand the use to include Prospect Pointe West.

Ann Unger, 7481 Leah Ln., questioned how changes can be made to documents that are already established.

Chairperson Guenther replied that the reservation of rights cannot be undone. He added that these documents are recorded and public information.

Ms. Stegall asked if they could discuss the entrances to the subdivision.

Mr. Windingland stated that the original community was designed with the two entrances and the Washtenaw County Road Commission did not feel that there was a need to add extra entrances. He added that the distance to the existing intersection would not allow for the addition of another entrance.

Pedro Melendez, 1971 Frances Way, noted concerns that the site does not include common areas or recreation areas. He added that because the plan for Prospect Pointe West lacks those resources, they will rely on Prospect Pointe East for those areas.

Mr. Nanney stated that development does include open spaces. However, common space is not required to be shown on the Preliminary Site Plan, but will be shown at Final Site Plan.

Karl Kadar, 1839 Hunters Creek Drive, stated that when he bought his lot, he was told by a Lombardo sales representative that the open space adjacent to his lot (proposed Lot 151) was reserved by the Township and would not be built on. He added that he is disappointed to hear that it is going to be built on. He also noted environmental concerns for that lot.

Ted Innis, 1975 Frances Way, noted concerns that the original development was planned by Pulte as a plat under one set of covenants and restrictions, and now Prospect Pointe West will be under another. He added that it will be a mess when it comes to who is pay for landscaping, roads and the pool.

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Chairperson Guenther noted that a subdivision plat and a site condo have different forms of ownership.

Mr. Windingland commented that the cost of landscaping maintenance at the front of the community would be shared in equally by all of the homes in the community. He added that there will be a cost sharing agreement.

Commissioner Steele inquired about open space and block length.

The homeowner at 7600 Abigail Dr. asked Commissioners to think more about traffic in the area as well as the addition of 151 homes exiting near Geddes road.

Chairperson Guenther stated that it is not an issue that is on the table this evening, adding that this is not a new development.

Pedro Melendez, 1971 Frances Way, inquired again about common areas.

Chairperson Guenther stated that it cannot be a surprise that more units are coming. He reiterated that common areas are not required to be shown as part of the Preliminary Site Plan.

Bryan Jager, 7962 Jordan Ct., asked what it would take to make the new homes an extension of Prospect Pointe East rather than a different entity.

Mr. Windingland explained the platting process and noted that it is extremely difficult and lengthy. He added that Site Condominiums are indistinguishable from Subdivision Plats when in place.

Teresa Stegall, 1923 Hunters Creek Dr. asked if Lombardo could reduce the number of homes being built to make room for more common area.

Mr. Windingland stated that the number of homes was already reduced by 24 and they will not be reducing any more.

Ann Unger, 7481 Leah Ln., asked if the citizens are able to come and make a counter proposal.

Chairperson Guenther stated that you cannot submit a petition unless you own the property.

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Mr. Mayernik asked if once Lombardo passed preliminary approval, if they would seek Final Site Plan approval for Phase 1 only.

Mr. Windingland confirmed that they would seek Final Site Plan approval for Phase 1 only.

Chairperson Guenther asked about Lot 151 and what connections it has.

Mr. Windingland stated that it will abut to common elements.

Chairperson Guenther questioned if it can be included if it doesn't have connection to anything else in the condominium. He also inquired if a legal opinion was needed.

Commissioner Steele stated that Lot 151 should be part of Phase 4.

Mr. Windingland stated that the lot was numbered 151 as he was not sure it would survive the planning process.

Commissioner Findley noted that she has concerns about Lot 151 and the fact that the adjacent homeowner was told by the sales representative that the lot was preserved by the Township.

Chairperson Guenther added that Lot 151 is not indicated in the key maps on any of the pages of the site plan.

Motion by Commissioner Brennan, supported by Commissioner Findley to approve STPC #16-07 Prospect Pointe West Preliminary Site Plan dated 12/22/2016, finding that it meets the requirements of Section 10.07 and 10.10 including Section 12 of condominium regulations, subject to the following conditions:

1. The applicant shall address all items noted in Part 2 of the Township 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 based on report dated 1/3/2017 from OHM, will be determined by the Planning Commission after receipt of more detailed features information as part of the Final Site Plan submittal.

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

The motion carried.

B. Election of Officers

A motion was made by Commissioner Steele and supported by Commissioner Brennan to open the nominations for Chairperson. The motion carried by voice vote.

A motion was made by Commissioner Brennan and supported by Commissioner Findley to elect David Guenther as Chairperson for 2017. There were no other nominations. The motion to elect David Guenther as Chairperson of the Superior Township Planning Commission for 2017 passed with the following vote:

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

The motion carried.

A motion was made by Commissioner Findley and supported by Commissioner Brennan to close the nominations for Chairperson. The motion carried by voice vote.

A motion was made by Commissioner Findley and supported by Commissioner Brennan to open the nominations for Vice Chairperson. The motion carried by voice vote.

A motion was made by Commissioner Steele and supported by Commissioner Findley to elect Jay Gardner as Vice Chairperson for 2017. There were no other nominations. The motion to elect Jay Gardner as Vice Chairperson of the Superior Township Planning Commission for 2017 passed with the following vote:

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

The motion carried.

A motion was made by Commissioner Findley and supported by Commissioner Brennan to close the nominations for Vice Chairperson. The motion carried by voice vote.

A motion was made by Commissioner Findley and supported by Commissioner Steele to open the nominations for Secretary. The motion carried by voice vote.

A motion was made by Commissioner Findley and supported by Chairperson Guenther to elect Thomas Brennan III as Secretary for 2017. There were no other nominations. The motion to elect Thomas Brennan III as Secretary of the Superior Township Planning Commission for 2017 passed with the following vote:

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

The motion carried.

A motion was made by Commissioner Findley and supported by Commissioner McGill to close the nominations for Secretary. The motion carried by voice vote.

C. Approval of 2017 Meeting Schedule

Motion by Commissioner Brennan, supported by Commissioner Findley to adopt the 2017 Planning Commission Meeting Schedule. The motion carried.

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1-12 POLICY DISCUSSION

A. Motion Template

Mr. Mayernik passed out a motion template for the Planning Commission to use in drafting motions. It also includes sections from the Zoning Ordinance in which Commissioners can reference.

Rodney Nanney stated that multiple attorneys have been calling around looking for Townships that are open to allowing medical marijuana.

10-13 ADJOURNMENT

A motion was made by Commissioner Findley, supported by Commissioner McGill to adjourn at 9:30 p.m. The motion carried.

Respectfully submitted,
Thomas Brennan III, Planning Commission Secretary

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