

**SUPERIOR CHARTER TOWNSHIP PLANNING COMMISSION
SUPERIOR TOWNSHIP HALL
3040 N. PROSPECT, YPSILANTI, MI 48198
AGENDA
MAY 24, 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 April 26, 2017 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
 - A. STPC #17-02 Prospect Pointe West Final Site Plan
11. NEW BUSINESS
 - A. STPC #17-03 St. Joseph Mercy Hospital – Cancer Center Addition and Renovation Area Plan Major/Minor Change Determination
 - B. STPC #17-04 St. Joseph Mercy Hospital – Cancer Center Addition and Renovation Combined Preliminary/Final Site Plan
12. POLICY DISCUSSION
13. ADJOURNMENT

Thomas Brennan III, Commission Secretary
3040 N. Prospect, Ypsilanti, MI 48198

Laura Bennett, Building/Planning Assistant
734-482-6099

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
APRIL 26, 2017
DRAFT MINUTES
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7:30 p.m. *Pre-Application Conference – proposal to renovate and expand the existing St. Joseph Mercy Hospital Cancer Center Facility.*

The project manager for the site spoke regarding the expansion to the Cancer Center at St. Joseph Mercy Hospital. He explained that the current Center is expanding and outgrowing the facility very quickly. Wayne Perry, Engineer for the project described the changes that will take place at the building. Such alterations include an expansion at the front of the building, a separate drop-off zone for the Imaging and Birth Center, and expanded green space viewable by Infusion patients on the first floor. It was noted by the applicant that they will submit for Area Plan Major/Minor Change Determination, as well as combined Preliminary/Final Site Plan for the May 24, 2017 Planning Commission meeting.

4-1 CALL TO ORDER

Chairman Guenther called the regular meeting to order at 7:47 p.m.

4-2 ROLL CALL

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

4-3 DETERMINATION OF QUORUM

A quorum was present.

4-4 ADOPTION OF AGENDA

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

4-5 APPROVAL OF MINUTES

A. Minutes of the March 22, 2017 Meeting

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

**SUPERIOR CHARTER TOWNSHIP
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A motion was made by Commissioner Brennan and supported by Commissioner Steele to approve the adopted amended minutes. The motion carried.

4-6 CITIZEN PARTICIPATION

Chairperson Guenther stated that Jacob Rushlow, OHM, would no longer be working with OHM.

Rhett Gronevelt, OHM, stated that Mr. Rushlow would be moving on to working with a community that OHM currently services. Mr. Gronevelt is currently working with Mr. Schwartz to find a replacement for Mr. Rushlow.

4-7 CORRESPONDENCE

None.

4-8 PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

None.

4-9 REPORTS

A. Ordinance Officer

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

B. Building Inspector

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

4-10 OLD BUSINESS

There was no Old Business.

4-11 NEW BUSINESS

There was no New Business.

**SUPERIOR CHARTER TOWNSHIP
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4-12 POLICY DISCUSSION

Commissioner Gardner inquired about Hyundai adding a large substation about five years ago. He explained that at that time they showed a rendering of landscaping, and the rendering looked better than what is out there now.

Chairperson Guenther replied that the rendering does usually look better and added that if the trees are not being irrigated they will grow more slowly. He asked the Commission if it worth checking up on.

Don Pennington, Township Planner stated that he could go check on the site.

Mr. Mayernik stated that he visited the site a couple of years ago to spot check and found a few things that had been missed. He added that the perspective and scale of it is much different.

Commissioner Gardner replied that nothing more needs to be done; they will just have to look more carefully next time.

Rodney Nanney added that the landscape drawings depicted the plants and trees at maturity.

4-13 ADJOURNMENT

A motion was made by Commissioner Brennan, supported by Commissioner Sani-Yahyai to adjourn at 8:20 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

Superior Township Monthly Report April/ May 2017

Resident Debris/ Complaints:

- 9933 Avondale- 2 Sofas on Extension- **(Tagged for Removal)**
- 9159 Ascot Dr.- Carpet on Extension- **(Tagged for Removal)**
- 1613 Harvest Ln.- Debris on Extension- **(Tagged for Removal)**
- 8569 Ashton Ct.- Broken Fence- **(Spoke w/ owner)**
- 10265 Avondale- Mattress & Chest on Extension- **(Tagged for Removal)**
- 9679 Wexford- Chair on Extension- **(Tagged for Removal)**
- 10223 Avondale- Large Boxes on Extension- **(Tagged for Removal)**
- 9883 High Meadow- Mattress & Pads on Extension- **(Tagged for Removal)**
- 10115 Avondale- Chair & Door on Extension- **(Tagged for Removal)**
- 8604 Pine Ct.- Chair & Box on Extension- **(Tagged for Removal)**
- 8884 Nottingham- Large Box on Extension- **(Tagged for Removal)**
- 8883 Nottingham- 2 Seats on Extension- **(Tagged for Removal)**
- 8960 Nottingham- Chairs on Extension- **(Tagged for Removal)**
- 8718 Barrington- Cabinet on Extension- **(Tagged for Removal)**
- 1714 Hamlet- 2 sofas on Extension- **(Tagged for Removal)**
- 1803 Hamlet- Headboard & bedspring on Extension- **(Tagged for Removal)**
- 1853 Ashley- 2 Cabinets on Extension- **(Tagged for Removal)**
- 1839 Ashley- Carpet on Extension- **(Tagged for Removal)**
- 1222 Stamford- Mattress & Chair on Extension- **(Tagged for Removal)**
- 8668 Kingston Ct.- Chair & Bags on Extension- **(Tagged for Removal)**
- 8624 Hemlock Ct.- Debris on Extension- **(Tagged for Removal)**
- 8645 Cedar Ct.- Debris on Extension- **(Tagged for Removal)**
- 8689 Nottingham- Furniture on Extension- **(Tagged for Removal)**
- 1556 Stratford Ct.- Debris on Extension- **(Tagged for Removal)**
- 8943 Devon- Cabinet on Extension- **(Tagged for Removal)**
- 9234 Panama- Mattress & Doors on Extension- **(Tagged for Removal)**
- 8622 Pine Ct.- Debris on Extension- **(Tagged for Removal)**
- 8650 Cedar Ct.- Debris on Extension- **(Tagged for Removal)**

Yardwaste & Grass Complaints:

- 8658 Cedar Ct.- Yardwaste on extension too soon- **(Tagged)**
- 8879 Nottingham- Yardwaste on extension too soon- **(Tagged)**
- 1763 Sheffield- Yardwaste on extension too soon- **(Tagged)**
- 1726 Sheffield- Yardwaste on extension too soon- **(Tagged)**
- 1656 Sheffield- Yardwaste on extension too soon- **(Tagged)**
- 8273 Berkshire- Yardwaste on extension too soon- **(Tagged)**
- 8623 Hemlock Ct.- Yardwaste on extension too soon- **(Tagged)**
- 8623 Pine Ct.- Yardwaste on extension too soon- **(Tagged)**
- 1654 Stephens- Yardwaste on extension too soon- **(Tagged)**
- 1642 Stephens- Yardwaste on extension too soon- **(Tagged)**
- 8671 Nottingham- Yardwaste on extension too soon- **(Tagged)**
- 8665 Nottingham- Yardwaste on extension too soon- **(Tagged)**
- 8551 Barrington- Yardwaste on extension too soon- **(Tagged)**
- 8486 Barrington- Yardwaste on extension too soon- **(Tagged)**
- 8590 Somerset- Yardwaste on extension too soon- **(Tagged)**
- 8613 Somerset- Yardwaste on extension too soon- **(Tagged)**
- 8809- 8811 Somerset- Yardwaste on extension too soon- **(Tagged)**
- 1868 Telford- Yardwaste on extension too soon- **(Tagged)**
- 1783 Hamlet- Yardwaste on extension too soon- **(Tagged)**
- 1779 Manchester- Grass needs cutting- **(Tagged)**
- 1781 Hamlet- Grass needs cutting- **(Tagged)**
- 8405 Barrington- Grass needs cutting- **(Tagged)**
- 9535 Glenhill- Grass needs cutting- **(Tagged)**
- 9120 Ascot Dr.- Grass needs cutting- **(Tagged)**
- 8647 Hemlock- Grass needs cutting- **(Tagged)**
- 8712 Heather- Grass needs cutting- **(Tagged)**
- 8715 Nottingham- Grass needs cutting- **(Tagged)**
- 1027 McArthur- Grass needs cutting- **(Tagged)**
- 1019 McArthur- Grass needs cutting- **(Tagged)**
- 8952 Nottingham- Grass needs cutting- **(Tagged)**
- 1621 Harvest Ln.- Grass needs cutting- **(Tagged)**
- 1575 Harvest Ln.- Grass needs cutting- **(Tagged)**
- 1559 Harvest Ln.- Grass needs cutting- **(Tagged)**
- 1541 Harvest Ln.- Grass needs cutting- **(Tagged)**
- 1531 Harvest Ln.- Grass needs cutting- **(Tagged)**
- 1532 Harvest Ln.- Grass needs cutting- **(Tagged)**
- 1701 Dover Ct.- Grass needs cutting- **(Tagged)**
- 9170 Panama- Grass needs cutting- **(Tagged)**

9150 Panama- Grass needs cutting- **(Tagged)**
9360 Panama- Grass needs cutting- **(Tagged)**
1618 Harvest Ln.- Grass needs cutting- **(Tagged)**
1666 Wiard Rd.- Grass needs cutting- **(Tagged)**
1742 Hamlet- Grass needs cutting- **(Tagged)**
8526 Windsor Ct.- Grass needs cutting- **(Tagged)**
8538 Windsor Ct.- Grass needs cutting- **(Tagged)**
8507 Barrington- Grass needs cutting- **(Tagged)**
8442 Barrington- Grass needs cutting- **(Tagged)**
1836 Manchester- Brush needs to be removed **(Tagged)**

Vehicle Complaints:

1167 Stamford- Vehicle w/ flat tires- **(Letter Sent to Owner)**
1549 Devon- Vehicle w/ flat tires- **(Letter Sent to Owner)**
1546 Devon- Vehicle blocking walkway- **(Tagged)**
1812 Norfolk- Vehicle w/ expired tags- **(Letter Sent to Owner)**
1772 Sheffield- Vehicle w/ exposed tags- **(Letter Sent to Owner)**

Illegal Dumpings:

LaForge & Hunters Creek- Treadmill & chair dumped- **(Office Notified)**
Harris Rd. & Geddes- Carpet rolls & 3 sofas- **(Office Notified)**

SUPERIOR TOWNSHIP BUILDING DEPARTMENT
MONTH-END REPORT
April 2017

Category	Estimated Cost	Permit Fee	Number of Permits
Com-Other Non-Building	<i>\$500,000.00</i>	<i>\$3,850.00</i>	<i>4</i>
Electrical Permits	<i>\$0.00</i>	<i>\$4,407.00</i>	<i>26</i>
Manufactured/Modular	<i>\$0.00</i>	<i>\$150.00</i>	<i>1</i>
Mechanical Permits	<i>\$0.00</i>	<i>\$4,807.00</i>	<i>32</i>
Plumbing	<i>\$0.00</i>	<i>\$2,335.00</i>	<i>18</i>
Res-Additions (Inc. Garages)	<i>\$41,099.00</i>	<i>\$267.00</i>	<i>1</i>
Res-Manufactured/Modular	<i>\$0.00</i>	<i>\$150.00</i>	<i>1</i>
Res-New Building	<i>\$2,013,027.00</i>	<i>\$13,332.00</i>	<i>5</i>
Res-Other Building	<i>\$93,681.00</i>	<i>\$1,133.00</i>	<i>9</i>
Res-Other Non-Building	<i>\$34,200.00</i>	<i>\$222.00</i>	<i>1</i>
Res-Renovations	<i>\$0.00</i>	<i>\$397.00</i>	<i>3</i>
Totals	<i>\$2,682,007.00</i>	<i>\$31,050.00</i>	<i>101</i>

SUPERIOR TOWNSHIP BUILDING DEPARTMENT
YEAR-TO-DATE REPORT

January, 2017 To Date

Category	Estimated Cost	Permit Fee	Number of Permits
Com/Multi-Family Renovations	<i>\$74,992.00</i>	<i>\$2,791.00</i>	<i>3</i>
Com-Other Non-Building	<i>\$510,000.00</i>	<i>\$4,600.00</i>	<i>8</i>
Electrical Permits	<i>\$0.00</i>	<i>\$19,622.00</i>	<i>94</i>
Manufactured/Modular	<i>\$0.00</i>	<i>\$750.00</i>	<i>5</i>
Mechanical Permits	<i>\$0.00</i>	<i>\$25,180.00</i>	<i>174</i>
Plumbing	<i>\$0.00</i>	<i>\$19,487.00</i>	<i>108</i>
PRIVATE ROAD	<i>\$0.00</i>	<i>\$100.00</i>	<i>1</i>
Res-Additions (Inc. Garages)	<i>\$230,481.00</i>	<i>\$1,659.00</i>	<i>3</i>
Res-Manufactured/Modular	<i>\$0.00</i>	<i>\$750.00</i>	<i>5</i>
Res-New Building	<i>\$8,057,658.00</i>	<i>\$55,396.00</i>	<i>27</i>
Res-Other Building	<i>\$181,326.00</i>	<i>\$3,874.00</i>	<i>27</i>
Res-Other Non-Building	<i>\$59,800.00</i>	<i>\$388.00</i>	<i>2</i>
Res-Renovations	<i>\$0.00</i>	<i>\$1,740.00</i>	<i>9</i>
Totals	<i>\$9,114,257.00</i>	<i>\$136,337.00</i>	<i>466</i>

Zoning Report

May 19, 2017

Fairfax Manor- I have been recently contacted by Mr. Dean Solden of Vibrant Life Communities. He indicated his company was the successful bidder in the HUD auction of the property. He plans on rehabilitating the buildings and property for licensed adult foster care in compliance with current zoning and approvals. He further indicates that this will be his 15th project. He has constructed 3 projects as new builds and done major rehabilitation on most others. I understand he has a few items to work out with the previous owner and then he plans to move forward as quickly as possible. His priorities will be replacing to roof on the Prospect Road building and rehabilitating the Geddes Road building. The Geddes Road building is in better shape than the Prospect building and he will be able to put that building back into service sooner.

3640 N. Dixboro Road- At their May 16, 2017 meeting, the Zoning Board of Appeals approved a variance request for the homeowners. The residents proposed addition would encroach into the required 75 foot front yard setback. The owners had previously been granted approval for the same variance in 2009 however, due to the economy, the project was abandon and the building permits and ZBA approvals had expired.

Arbor Woods Mobile Home Park- The Township Clerk and staff have recently been responding to FOIA requests for information relating to this property. From information I have received, I understand that a sale may be pending on the property. You may remember from previous zoning reports during the Parks license renewal process, the Township recommended against the State renewal of the property. The State initially denied the renewal and then (after some limited repairs) ultimately approved the license.

Richard Mayernik, Building/Zoning Official





May 17, 2017

Rodney C. Nanney, AICP

Ypsilanti, MI 48197

RE: *Prospect Pointe West Site Condominium - Phase 1*

Thank you for your review of the above referenced project. We have revised the plans in accordance with your memorandum dated May 8, 2017. For your use, below are our responses to each of your comments we addressed.

Site Plan Review:

2.05 Landscaping.

- Add one (1) Green Mountain Sugar Maple tree location to the Phase I landscape plan (a total of thirty-one (31) trees are listed in the revised Landscape Legend on sheet 31, but only thirty (30) tree locations are depicted on the plan).
Response: One Sugar Maple has been added to the plan in the open space north of Delaney Drive.
- Correct the number of Black Gum trees listed in the Landscape Legend on sheet 31 (a total of forty-four (44) tree locations are depicted on the revised Phase 1 landscape plan, but only forty-one (41) are listed in the Landscape Legend).
Response: The number of Black Gums has been revised to 44 in the Landscape Legend.
- A portion of the 140 replacement trees proposed in the Landscape requirements Phase 1 notes on sheet 31 to be reserved for future phases should instead be added within the new open space area on the south side of Jennifer Drive in a similar manner to that depicted around the detention basin or within the open space area adjacent to Delaney Drive.
Response: This new open space is provided to satisfy the requirements of the Washtenaw County Water Resources Commission and its requirements for an infiltration bmp in this area. Beneath the surface of the open space lies a storm water infiltration system that is a series of parallel perforated drains. At each end are clean out structures. Not only does the WCWRC have easements over this area but access must be provided to the structures for maintenance. Once 10' offsets from all underground utilities including the bmp were placed, the area that remained in the 'open space' was identified as available for planting and an appropriate number of deferred trees has been placed in this area. Since the WCWRC has jurisdiction over this area, a note

has been provided that these three proposed trees are subject to WCWRC approval.

- The note on sheet 31 referencing the "6300 SF subsurface infiltration bed" includes a reference to a "sheet 38" that is missing from the final site plan set. This needs to be corrected by the applicant.
Response: The note has been revised to reference the correct sheet (23) which is supplied in the final site plan set.

2.06 Woodlands and Tree Preservation.

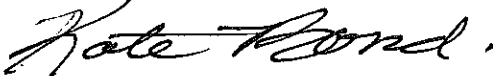
- The tree protection fence detail required to confirm compliance with Section 14.05F.6 (Installation and Maintenance) is missing from sheet 34.
Response: The tree protection fence detail has been provided on sheet 34.
- The planting details, location, and timing for replacement trees proposed to be held in abeyance for future planting must be satisfactorily addressed in the development agreement for this Phase 1 project.
Response: The Township has not yet provided a draft of the Development Agreement to the Applicant. The Applicant is in the process of working out the details of the planting with the Township. Once completed, those details will be placed in the Development Agreement.

2.07 Plan for invasive species eradication and control.

- Add a note to the Invasive Species Management [Plan] for Wetland Area A on sheet 32 to confirm that the species and size details for all MDEQ approved wetland mitigation/restoration tree plantings shall conform to the requirements of Section 14.10C (Standards for Size and Variety of Plant Materials) and Section 14.10H (Prohibited Plant Materials) of the Zoning Ordinance.
Response: The requested note has been added to sheet 32.

The plans have been revised to indicate the above described modifications per your request. Should you have any remaining questions, please do not hesitate to contact me, thank you.

Sincerely,
ATWELL, LLC



Kate Bond, PLA
Project Manager



April 11, 2017

Charter Township of Superior
3040 N. Prospect Road
Ypsilanti, MI 48198

Attention: Laura Bennett

RE: Prospect Pointe West Site Condominium - Phase 1

Atwell has received review comments from the Township consultants, feedback from the Planning Commission from the March 22, 2017 meeting and has had email communication with the WCWRC on numerous occasions regarding the site plans for Prospect Pointe West. The applicant and his consultant have taken all of this information into consideration and have revised the plans accordingly. The consultant reviews have been responded to with individual response letters. This correspondence shall enumerate the revisions to the plans based on the Planning Commission feedback and other discussions that resulted in changes to the plans.

Planning Commission

1. The Planning Commission Chairman requested an alteration to the plan set to reduce the number of drawings. In order to do so, the plans were effectively dismantled and prepared as two separate submittal sets; a Final Site Plan set for Phase I for the Township and a Stormwater Management set for the full site as required for the WCWRC. A sheet index was sent to the Township consultants on for their consent for the Township's FSP set which now consists of 35 sheets.
2. The Planning Commission Chairman requested that any reference to Phases II-IV be eliminated from the FSP plan set or notated to indicate that it is for reference only. Sheets referencing Phases II-IV that could be removed were and every remaining sheet has a note in the bottom right hand corner indicating the Final Site Plan is for Phase I only.
3. The Planning consultant advised the applicant to get direction for the placement of street trees in conflict with utilities from the Planning Commission during phone conversations. At the March 22, 2017 Planning Commission Meeting the Planning Commission Chairman instructed the applicant to refer to the Planning Consultant's review for direction on placement of the street trees that were in conflict with utilities. The landscape plan has been revised to provide trees within the street margin where possible while respecting the Engineering consultant's request for a separation distance of 5' from watermain and 10' from sanitary sewer. Where conflicts arise, the tree has been proposed outside of the R.O.W. as discussed at a meeting March 1, 2017 between the applicant's engineer and the Township's consultants. Furthermore, Atwell has reviewed previous plans approved by the Township that reflect the same scenario of street tree layout in order to accommodate utility conflict. Specific tree varieties have been chosen for their narrow habit and narrow confined root structure, hardiness, tolerance to road salt and urban conditions including drought tolerance for trees which have been placed in marginal areas. Cut

sheets for these trees were provided to the Planning Consultant along with a proposed tree list for approval. The Planning Consultant indicated that the Planning Commission has to approve the trees and furthermore advised that a narrative be provided for justification for selection of the trees. Therefore, the cut sheets are being provided as an attachment to this letter to support the rationale stated above.

4. The Planning Commission Chairman expressed concern regarding street trees on individual units outside of the R.O.W. and the lack of ability to govern them. The applicant has provided specific language within the Master deed and Bylaws to oversee those trees that are required to be placed outside of the R.O.W.

Washtenaw County Water Resources Commissioner

1. The BMP required by the Drain Commission as proposed by the applicant has undergone a series of reviews. The type, size and location have been revised to meet the WCWRC guidelines. In doing so, 2 units were eliminated reducing the number of units overall from 150 to 148 but maintaining 29 units within the Phase I plan. The two units that were added were the units previously numbered 138 and 139. Adding these two units required only minor utility adjustments and an adjustment to the phase line. The phasing schedule on the Cover Sheet has been revised to show the adjusted unit count and all reference to unit numbers has been updated.

Should you have any remaining questions or need anything else from us to help facilitate your approval of the plans, please do not hesitate to contact me, thank you.

Sincerely,
ATWELL, LLC

Kate Bond, PLA
Project Manager



April 24, 2017

CHARTER TOWNSHIP OF SUPERIOR

3040 North Prospect Road
Ypsilanti, MI 48198

Attention: **Lynette Findley, Township Clerk**

Regarding: **Prospect Pointe West – Phase 1
Water Main and Sanitary Sewer Review #1
OHM Job #0140-17-1015**

Dear Ms. Findley,

On the Township’s behalf, we have reviewed the material prepared and submitted by Atwell, LLC in regards to water main and sanitary sewer construction plans only for Phase 1 of the above referenced project. The water main and sanitary sewer construction plan materials, dated March 31, 2017 and received by this office on March 31, 2017, are for an expedited permit only review. The proposed development is a single-family residential site condominium comprised of approximately 29 units consistent with current Single Family Residential (R-4) zoning located south of Geddes Road in the northeast quarter of Section 33. Based on our review of the information provided, we do not recommend construction plan approval for the water main and sanitary sewer at this time. We offer the following comments for your consideration:

General

1. The utility crossing and lead tables should be revised to only include Phase 1.
2. It is our understanding that a few site plan revisions have been made to the lot layout to meet requirements of the Washtenaw County Water Resource Commissioner. The updated layout shall be reflected in subsequent submittals.

Water Main

1. The plans shall be revised to indicate a connection to the existing water main as 12” Ductile Iron, Class 54 water main as installed with the Prospect Point Phase IIA water supply system. Record plan information is enclosed for your reference.
2. Crossing ‘X1’ shall be revised to avoid an overly deep water main and shall reflect water main installation above the 24” storm culvert and indicate a concrete cradle. A concrete cradle detail shall be provided within the plan set.
3. At crossing ‘X18’ there is an inconsistency between the profile and the utility crossing table and the water main top of pipe elevation shall be verified.
4. The location of the water service lead for Lot 12 shall be indicated on the plan.
5. Hydrant H38 shall be shifted to east to allow for greater separation with the proposed drive-way.
6. Please note on the plans that “All water main shall be installed 5.5 ft. deep. No pipe will be allowed deeper than 10 ft. deep”.
7. Please note on the plans that “Water main structures (gate wells, curb stops, etc.) may not be placed within any paved surface including roads, driveways, and sidewalks”.
8. Under utility notes, note 7, shall be revised to remove pressure CL-350 for water main type as the Township standards require CL54 ductile iron pipe.



Sanitary Sewer

1. Clarification is needed at sanitary manhole S44 to determine existing sewer size and whether southwest invert is existing or proposed. Further, notes shall be added to the plan to describe any demolition of any existing 10-inch sanitary stub out of manhole S44. Record plan information is enclosed for your reference.
1. Existing manhole S117 shall be called out on the plans and include Prospect Pointe Phase IIA as-built rims and inverts. Additionally, the existing installed length of 10” sanitary bypass sewer shall be shown on the plans and profile.
2. A 2-foot sump and temporary bulkhead for testing shall be added to the first manhole upstream of the connections to the existing sewer (at S45 and S108). Notes shall be added to the profiles to indicate test manholes.
3. Please note on the plans that “Sanitary sewer structures may not be placed within any paved surface including roads, driveways, and sidewalks”.
4. Please note on the plans that “The minimum cover over sanitary sewer is 4 feet deep”.
5. Under utility notes, note 8, shall indicate that all sanitary sewer service leads shall be 1% minimum slope.

Once the above comments have been addressed please re-submit two plan sets and revised permit applications for further review. If there are any questions regarding our review of this project please call us at (734) 522-6711.

Sincerely,

OHM Advisors

Rhett Gronevelt, P.E.

Jacob Rushlow, P.E.

RAG/JAR/mhs

*Encl: Prospect Pointe Phase IIA Utility Record Drawings
Sanitary manhole S44 construction report*

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)
Rodney Nanney, Township Planner (via e-mail)
Kate Bond, Atwell (via email)
Greg Windingland, Lombardo (via email)
File



May 15, 2017

CHARTER TOWNSHIP OF SUPERIOR

3040 North Prospect Road
Ypsilanti, MI 48198

Attention: **Lynette Findley, Township Clerk**

Regarding: **Prospect Pointe West – Phase 1
Water Main and Sanitary Sewer Review #2
OHM Job #0140-17-1015**

Dear Ms. Findley,

On the Township's behalf, we have reviewed the revised material prepared and submitted by Atwell, LLC in regards to water main and sanitary sewer construction plans only for Phase 1 of the above referenced project. The water main and sanitary sewer construction plan materials, dated May 4, 2017 and received by this office on May 5, 2017, are for an expedited permit review only. The proposed development is a single-family residential site condominium comprised of approximately 29 units consistent with current Single Family Residential (R-4) zoning located south of Geddes Road in the northeast quarter of Section 33. Based on our review of the information provided, we do not recommend construction plan approval for the water main and sanitary sewer at this time. We offer the following comments for your consideration:

General

1. The 'Existing Conditions' plan sheets shall also be labeled 'Removal/Demolition plan' in the title block, to clarify that removal items are now shown on those sheets.
2. On the cover sheet the sheet index shall indicate those sheets included in the set for water and sanitary sewer permit set.

Water Main

3. Crossing 'X1' shall be revised to avoid the water main crossing under the culvert. Options such as an elliptical equivalent or dual culverts shall be considered. Further, a concrete saddle shall be utilized in lieu of achieving recommended vertical separation.
4. All proposed bends shall be labeled in plan view, in addition to profile view.
5. On the cover sheet the number of short lead connections shall be verified (we count 14).

Sanitary Sewer

6. Existing manhole S44 and S117 shall be clearly labeled throughout the plan set on all sheets where it is shown in plan and profile (i.e. sheet 03).
7. We recognize that adjustments to the sewer layout are being completed based on earlier discussions with the design engineer to relocate proposed manhole S104 outside the road pavement. The Township's engineering designs standards do not allow for manholes within paved surfaces, including roads.



Once the above comments have been addressed, please re-submit two plan sets for further review prior to permitting. If there are any questions regarding our review, please do not hesitate to contact me at (734) 466-4439.

Sincerely,
OHM Advisors

Handwritten signature of George A. Tsakoff in black ink.

George Tsakoff, PE

Handwritten signature of Rhett Gronevelt in black ink.

Rhett Gronevelt, PE

GT/RAG/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)
Rodney Nanney, Township Planner (via e-mail)
Kate Bond, Atwell (via email)
Greg Windingland, Lombardo (via email)
File

May 12, 2017

CHARTER TOWNSHIP OF SUPERIOR

3040 N. Prospect Road
Ypsilanti, MI 48198

Attention: **Lynette Findley, Township Clerk**

Regarding: **Prospect Pointe West – Phase 1
Final Site Plan Review #3
OHM Job #0140-17-1012**

Dear Ms. Findley,

On the Township's behalf, we have reviewed the final site plan material prepared and submitted by Atwell, Inc. with a latest revision date of April 10, 2017 and received by this office on April 12, 2017 for the above reference project. Additional correspondence related to the status of outside agency permits was also received on May 11, 2017. The materials submitted consist of a final site plan for the construction of "Phase 1" of a proposed single family residential site condominium comprised of approximately 29 units consistent with current Single Family Residential (R-4) zoning located south Geddes Rd. in the northwest quarter of Section 33. Phase 1 site improvements will include paved public roads, concrete curbing, sidewalks, sanitary sewer, water main, storm sewer, the southern detention area and extension of future by-pass sanitary sewer.

Permits and Other Agency Approvals:

The applicant shall 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:

- Approval from the Washtenaw County Water Resources Commissioner (WCWRC) will be required for soil erosion and sedimentation control (SESC) and for stormwater management (Public Drainage District). The WCWRC issued preliminary approval letter on April 21, 2017 and noted some additional criteria as needed prior to final design plan approval that they felt could be addressed during construction plan review.
- Approval from the Washtenaw County Road Commission (WCRC) will be required for the site's internal roads to be accepted as public roads. The WCRC issued a preliminary approval letter on February 17, 2017, and requested a traffic impact study and final engineering plans.
- Approval and permit from Michigan Department of Environmental Quality (MDEQ) are required per PA 399 for the proposed water main improvements and PA 451 Part 41 the proposed sanitary sewer improvements. Both the public water supply and sanitary sewer systems will require approval from the Superior Township Utilities Department and the Ypsilanti Community Utilities Authority prior to submitting the necessary MDEQ permit applications. It is our opinion that the existing public utility systems can support this development and any remaining issues will be addressed during engineering review of the construction plans.
- Approval and permit from the Michigan Department of Environmental Quality is required per Part 303 for work within and impacts to the regulated wetlands. Based on recent correspondence between Atwell and the MDEQ that was provided to us, we understand that the MDEQ is progressing through their review and has performed a site visit to observe the wetland conditions.



The MDEQ and has stated they are “satisfied at this point moving forward with the proposals” for the wetland road crossings and wetland mitigation measures proposed in the MDEQ/USACE Joint Permit Application. We further understand that MDEQ is still reviewing this application, which will require a lengthy public noticing period before final approvals can be issued and we have no reason to believe that any remaining wetland crossing items can be addressed through the engineering review of construction plans.

Conclusion and Recommendation:

We have reviewed the final site plan material, dated April 10, 2017, for the above referenced project on the Township’s behalf. Based on the information submitted, we take no exception to the proposed Phase 1 final site plan and **we recommend the Planning Commission consider approval of the Phase 1 final site plan conditional on the required permits being obtained prior to engineering approval of construction plans.** An updated engineer’s estimate and detailed construction plans must be reviewed and approved by this office prior to construction being permitted to begin on-site.

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)
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Rodney Nanney, Township Planner (via e-mail)
Kate Bond, Atwell (via email)
Greg Windingland, Lombardo (via email)
Theresa Marsik, PE, WCWRC (via e-mail)
Matt MacDonell, PE, WCRC (via e-mail)
Katie Lee, WCWRC (via e-mail)
File



FINAL SITE PLAN REPORT
Superior Charter Township Planning Commission
Prospect Pointe West Site Condominium - Phase 1

Original Reports: February 17, 2017 and March 15, 2017

Current Report Date: May 8, 2017

1. Description

- 1.01 Action Requested.** Approval of a final condominium site plan for development of Phase 1 of the Prospect Pointe West condominium subdivision (site condominium), consisting of 29 single-family dwellings on 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 Windingland, 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.

2. Site Plan Review

We have reviewed the revised Phase 1 final condominium site plan dated 4/10/2017. The following review comments are based upon Zoning Ordinance standards, including Article 12.0 (Condominium Regulations) and Section 10.10 (Standards for Site Plan Approval):

- 2.01 Information requirements.** The final site plan substantially conforms to the minimum requirements of Section 10.07 (Required Site Plan Information), with the exception of a few remaining details as noted elsewhere in our report.
- 2.02 Lot layout and dimensional standards.** To accommodate the requirements of the Washtenaw County Water Resources Commissioner's Office for additional stormwater management and infiltration, two (2) former lots on the south side of Jennifer Dr. have been converted into additional open space. The Phase 1 area has been adjusted to bring two (2) additional lots (labeled as lots #11 & 12 on this plan) into phase 1, which would extend the length of the phase 1 portion of Jennifer Dr.

The revised Phase 1 site design, lot layout, and yard setbacks on the individual lots remain consistent with the approved preliminary site plan and conform to the R-4 District dimensional requirements.

2.03 Circulation and access. The Phase 1 road layout conforms to the approved preliminary site plan and the requirements of Section 12.10C (Roads and Streets) for condominium developments. The revised Phase 1 area includes about 500 feet of Delaney Drive and about 850 feet of Jennifer Drive, both of which would connect to about 400 feet of Francis Way as a single means of access to the existing Prospect Pointe road network. The longest distance to access lots #11 & #12 is just over 1,100 feet. Both Jennifer Drive and Delaney Drive terminate in temporary cul-de-sacs that are consistent with ordinance standards.

2.04 Street trees. Based on the additional underground utility requirements for this phase, we have no objection from a planning perspective to a Planning Commission determination that the number and revised arrangement of street trees depicted on sheet 31 are consistent with Section 12.10F (Trees) standards. The updated street tree species are hardy in character and suitable for street margin locations. Street trees are only proposed to be located outside of the street margin where underground utilities reasonably prevent their placement within the road right-of-way.

2.05 Landscaping. Phase 1 landscaping details are shown on sheets 31 & 34. The proposed mix of large deciduous and ornamental trees, shrubs, and basin seed mix is consistent with Section 14.10G (Detention...Basin Screening) requirements. The mix of plant species and sizes are consistent with Section 14.10C (Standards for Size and Variety of Plant Materials). The landscape notes and maintenance plan on sheet 31 and tree installation details on sheet 34 are consistent with Section 14.10I (Plant Material Installation and Maintenance) standards. The following details need to be corrected on a revised landscape plan:

- Add one (1) Green Mountain Sugar Maple tree location to the Phase 1 landscape plan [a total of thirty-one (31) trees are listed in the revised *Landscape Legend* on sheet 31, but only thirty (30) tree locations are depicted on the plan];
- Correct the number of Black Gum trees listed in the *Landscape Legend* on sheet 31 [a total of forty-four (44) tree locations are depicted on the revised Phase 1 landscape plan, but only forty-one (41) are listed in the *Landscape Legend*];
- A portion of the 140 replacement trees proposed in the *Landscape Requirements Phase 1* notes on sheet 31 to be reserved for future phases should instead be added within the new open space area on the south side of Jennifer Dr. in a similar manner to that depicted around the detention basin or within the open space area adjacent to Delaney Dr.; and
- The note on sheet 31 referencing the “6300 S.F. subsurface infiltration bed” includes a reference to a “sheet 38” that is missing from the final site plan set. This needs to be corrected by the applicant.

2.06 Woodlands and tree preservation. A total of 74 trees regulated by Section 14.05F (Woodland and Tree Preservation) would be removed in Phase 1. Replacement tree calculations in the *Landscape Requirements Phase 1* table on sheet 31 are consistent with Section 14.05F.5. A total of 344 replacement trees are required, of which 204 are proposed to be located within the Phase 1 development area. 140 Phase 1 replacement trees are proposed to be held in abeyance for future planting as part of Phase 4 of the project. The following tree preservation details need to be addressed:

- The *Tree Protection Fence Detail* required to confirm compliance with Section 14.05F.6. (Installation and Maintenance) is missing from sheet 34; and
- The planting details, location, and timing for replacement trees proposed to be held in abeyance for future planting must be satisfactorily addressed in the development agreement for this Phase 1 project.

2.07 Preservation of natural features - wetlands. Wetland areas and the required 25.0-foot wide wetland buffer area are properly delineated on the final site plan. With the exception of the Frances Way crossing and other limited alterations detailed in the MDEQ permit application, the wetlands and required buffer within the phase 1 development area are proposed to be maintained in accordance with Zoning Ordinance requirements. Some required replacement trees are proposed to be planted within the buffer area consistent with Section 14.05B (Wetlands and Watercourses). The following wetland-related detail needs to be addressed by the applicant:

- Add a note to the *Invasive Species Management [Plan] for Wetland Area A* on sheet 32 to confirm that the species and size details for all MDEQ approved wetland mitigation/restoration tree plantings shall conform to the requirements of Section 14.10C (Standards for Size and Variety of Plant Materials) and Section 14.10H (Prohibited Plant Materials) of the Zoning Ordinance.

2.08 Plan for invasive species eradication and control. The revised plans for eradication and control of invasive species on sheet 32 fully conform to the applicable requirements of Section 14.05F.3. (Required Plan Information). The plan for eradication of invasive Phragmites within the regulated wetland areas will be subject to MDEQ approval.

2.09 Eligibility of “Lot 151” to be included as a buildable lot in a future phase. Based on the updated natural features information for the area identified on the original preliminary site plan submittal as the proposed “lot 151,” we recommend that the Planning Commission give direction to the applicant that this area should remain as protected open space for the overall Prospect Pointe development. As noted in the tree inventory, this area includes a landmark American Elm (20-inches DBH) and a number of other regulated Elm trees in good condition, along with a landmark Black Cherry (37-inches DBH) and other regulated hardwood deciduous trees.

2.10 Exterior lighting. Streetlighting locations are shown on the final site plan and landscape plan, and details are provided on sheet 34. The streetlights are intended to exactly match what is in the Prospect Pointe subdivision, and are consistent with Section 12.10H (Exterior Lighting) standards.

2.11 Stormwater management facilities. The detention basins are shown on the final site plan, and have been revised consistent with our previous review comments.

2.12 Condominium documents. We reviewed the draft *Master Deed* and *Bylaws* for the Condominium from a land use planning perspective. We also reviewed the *First Amendment to the Supplemental Declaration of Recreation Facilities* and the *Maintenance and Cost Sharing Agreement*, both of which are intended to provide for cost sharing between the Prospect Pointe subdivision owners and the Prospect Pointe West condominium owners for maintenance of the community pool, signage, and

perimeter landscaping. We have no objection from a planning perspective to Planning Commission acceptance of the draft documents as presented with the final site plan submittal, but would recommend that the final condominium documents be subject to Township Attorney review prior to adoption of a development agreement.

2.13 Outside agency permits and approvals. Section 10.10 (Standards for Site Plan Approval) includes a requirement that “*necessary outside agency approvals have been obtained or are assured.*” We would have no objection from a planning perspective to a Planning Commission determination that permits and approvals from the Washtenaw County Road Commission and Water Resources Commissioner’s Office have been obtained or are assured. However, we have not yet received documentation from the applicant that the applicant’s revised MDEQ wetland mitigation/restoration permit has been approved or is generally acceptable to the agency. No other required outside agency permits or approvals are anticipated to have an impact on the overall site design.

3. Conclusion

Provided that the details noted in parts 2.05, 2.06, and 2.07 of our report are addressed by the applicant in revisions to sheets 31, 32, and 34 of the final site plan set, and subject to documentation of MDEQ wetland mitigation/restoration permit approval or general acceptance, the revised final site plan dated 4/10/2017 is complete and ready for Planning Commission review and action.

3.01 Any Planning Commission action should be in the form of a motion to approve, deny or approve with conditions, per 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.

3.02 As noted in part 2.09 of our report, we recommend that the Planning Commission also give direction to the applicant that the area identified on the original preliminary site plan submittal as a proposed “lot 151” should remain as protected open space for the overall Prospect Pointe development, based on the presence of a landmark American Elm and a number of other regulated Elm trees in good condition, along with a landmark Black Cherry and other regulated hardwood deciduous trees.

3.03 Per Section 10.05, any conditions imposed 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.*”

Respectfully submitted,

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

Carpinus betulus 'Fastigiata'



Common Name: common hornbeam
Type: Tree
Family: Betulaceae
Zone: 4 to 8
Height: 30.00 to 40.00 feet
Spread: 20.00 to 30.00 feet
Bloom Time: March
Bloom Description: Yellow (male) and green (female)
Sun: Full sun to part shade
Water: Medium
Maintenance: Low
Suggested Use: Hedge, Shade Tree, Street Tree
Flower: Showy
Leaf: Good Fall
Fruit: Showy
Tolerate: Air Pollution

Culture

Easily grown in medium moisture, well-drained soils in full sun to part shade. Needs little pruning when grown as a tree, but responds well to hard pruning if grown as a hedge. Best pruned during the period of late summer to mid-winter to avoid significant bleeding.

Needs little pruning when grown as a tree, but responds well to hard pruning if grown as a hedge.

Noteworthy Characteristics

Carpinus betulus commonly called European hornbeam is a medium-sized, deciduous tree that grows 40-60' (less frequently to 80') tall with a pyramidal to oval-rounded crown. Ovate, sharply-toothed, dark green leaves (to 5" long) are clean and attractive throughout the growing season with little susceptibility to foliar diseases. Foliage turns an undistinguished yellow to orange in fall.

Monoecious flowering catkins form in early spring before the foliage emerges. Male catkins (to 1.5" long) are yellowish and female catkins (to 3" long) are greenish. Fruits are small nutlets in 3-lobed bracts that appear in drooping 5" long clusters in summer. Trunks have smooth gray bark and distinctive muscle-like fluting.

Genus name comes from the classical Latin name.

Specific epithet is in reference to the birch-like (*Betulus*) characteristics of this species.

Common name comes from the extremely hard wood of this tree that will take a horn-like polish and was once used in Europe to make yokes for oxen (the beam between the ox horns).

'Fastigiata', sometimes called Upright European hornbeam, displays a narrow, fastigate form in youth, but gradually acquires a tear drop or oval-**vase shape with age, typically maturing to 40' tall and 30' wide. It is much more common in commerce than the** species. Ovate, toothed, bright **medium green leaves (to 4" long) are clean and attractive throughout the growing season with little** susceptibility to foliar diseases. Foliage turns yellow-orange in fall. Trunks have smooth gray bark and distinctive muscle-like fluting.

Problems

No serious insect or disease problems.

Garden Uses

Shade tree for lawns. Street tree. Prune as a hedge.

Ostrya virginiana



Common Name: eastern hop hornbeam
Type: Tree
Family: Betulaceae
Native Range: Eastern North America, Mexico
Zone: 3 to 9
Height: 25.00 to 40.00 feet
Spread: 20.00 to 30.00 feet
Bloom Time: April
Bloom Description: Red-brown (male); light green (female)
Sun: Full sun to part shade
Water: Medium
Maintenance: Low
Suggested Use: Shade Tree, Street Tree
Flower: Insignificant
Tolerate: Deer, Drought, Clay Soil

Culture

Easily grown in average, medium, well-drained soil in full sun to part shade.

Noteworthy Characteristics

Ostrya virginiana, commonly called American hop hornbeam, is a deciduous, Missouri native tree which usually occurs in dry soils on rocky slopes, upland woods and bluffs throughout the State. A small to medium-sized, understory tree with a generally rounded crown. Typically grows 25-40' tall with a slightly smaller spread. Features birch-like, oval to lance-shaped, sharply-serrated, dark yellowish-green leaves (to 5" long). Leaves turn an undistinguished yellow in autumn and often drop early. Flowers are monoecious (reddish-brown male flowers and greenish female flowers appear in separate catkins on the same tree). Flowers are not particularly showy, although the male catkins are more prominent and are present throughout winter. Female catkins are followed by drooping clusters of sac-like, seed-bearing pods which, as the common name suggests, somewhat resemble the fruit of hops. Also commonly called ironwood because of its extremely hard and dense wood.

Genus name comes from the Greek name *ostrys* used for this tree.

Specific epithet means of Virginia.

Problems

No serious insect or disease problems.

Garden Uses

Lawn tree, street tree or woodland garden.

Quercus × *warei* 'Long' REGAL PRINCE



Common Name: oak
Type: Tree
Family: Fagaceae
Zone: 4 to 9
Height: 40.00 to 60.00 feet
Spread: 20.00 to 25.00 feet
Bloom Time: April
Bloom Description: Yellowish green
Sun: Full sun
Water: Medium
Maintenance: Low
Suggested Use: Shade Tree, Street Tree
Flower: Insignificant
Tolerate: Drought

Culture

Easily grown in average, medium moisture, well-drained soils in full sun. Prefers moist, slightly acidic, well-drained loams, but adapts to a wide range of soil conditions including both moist and dry soils.

Noteworthy Characteristics

Quercus × *warei* is the result of a cross between *Quercus rober* 'Fastigiata' and *Quercus bicolor*.

Genus name comes from the classical Latin name for oak trees.

'Long' is a patented, columnar to narrow-oval cultivar that is sold in commerce under the trade name of REGAL PRINCE. The original tree is located on the property of Earl Cully near Jacksonville, Illinois. Two different cultivars have been introduced from this hybrid cross, namely, 'Long' (U.S. Plant Patent PP12,673) and 'Nadler' (U.S. Plant Patent PP17,604). 'Long' typically grows to 40-60' tall over time with a spread to 20-25'. It is noted for its (1) narrow, cylindrical, upright habit with fastigiate branching, (2) glossy, obovate, leathery, dark green foliage, (3) excellent resistance to powdery mildew and (4) excellent winter hardiness with resistance to wind and ice. Dark green leaves (to 7" long) have 6-8 pairs of usually obtuse lobes. Leaves are a soft, light green underneath. Yellow-brown fall color. Insignificant, monoecious, yellowish-green flowers in separate male and female catkins appear in **spring as the leaves emerge. Fruits are oval to elliptic acorns (to 1" long) on 1-3" long stalks.**

Problems

Oaks in general are susceptible to a large number of diseases, including oak wilt, chestnut blight, shoestring root rot, anthracnose, oak leaf blister, cankers, leaf spots and powdery mildew. Potential insect pests include scale, oak skeletonizer, leaf miner, galls, oak lace bugs, borers, caterpillars and nut weevils. REGAL PRINCE is noted for having excellent resistance to powdery mildew and borers.

Garden Uses

A columnar tree that is effective as a specimen or in small groups or as a screen.

Nyssa sylvatica



Common Name: black gum
Type: Tree
Family: Cornaceae
Native Range: Eastern North America
Zone: 3 to 9
Height: 30.00 to 50.00 feet
Spread: 20.00 to 30.00 feet
Bloom Time: May to June
Bloom Description: Greenish white
Sun: Full sun to part shade
Water: Medium to wet
Maintenance: Low
Suggested Use: Shade Tree, Street Tree, Rain Garden
Flower: Insignificant
Leaf: Good Fall
Attracts: Birds
Tolerate: Clay Soil, Wet Soil

Culture

Easily grown in average, medium to wet soils in full sun to part shade. Prefers moist, acidic soils. Tolerates poorly-drained soils and can grow in standing water. On the other end of the spectrum, tolerates some drought and adapts to some dryish soils, at least in the wild. Long taproot precludes moving established trees. Female trees need a male pollinator to set fruit.

Noteworthy Characteristics

Nyssa sylvatica, commonly called sour gum, is a slow-growing, deciduous, Missouri native tree which occurs in a wide range of soils south of the Missouri River in the southeastern quarter of the State. It is primarily a lowland tree found in low wet woods, bottomlands and pond peripheries, but also can be found on dry rocky wooded slopes and ravines. A stately tree with a straight trunk and rounded crown (more pyramidal when young) that typically grows 30-50' tall, but occasionally to 90'. Primarily dioecious (separate male and female trees), but each tree often has some perfect flowers. Small, greenish-white flowers appear in spring on long stalks (female flowers in sparse clusters and male flowers in dense heads). Although flowers are not showy, they are an excellent nectar source for bees. Flowers give way to oval, 1/2" long fruits which are technically edible but quite sour (hence the common name). Fruits mature to a dark blue and are attractive to birds and wildlife. Spectacular scarlet fall color. Obovate to elliptic, entire to slightly toothed leaves (to 5" long) are dark green above and paler below. Sometimes commonly called black tupelo. The closely related water tupelo (*Nyssa aquatica*) is a tree most often seen growing in standing water in swamps and bottomlands in the lower Mississippi valley and southeastern U.S. coastal areas, either in pure stands or in combination with bald cypress, water oaks and swamp cottonwoods.

Genus name comes from Nysa or Nyssa, one of the water nymphs.

Specific epithet means growing in the woods or forest-loving.

Problems

No serious insect or disease problems. Some susceptibility to leaf spots, canker, rust, leaf miner and scale.

Garden Uses

Excellent ornamental shade tree for lawns or street tree. Also grows well in moist woodland gardens or naturalized areas or in low spots subject to periodic flooding or in boggy areas. Although slow-growing, it still needs to be sited in an area which affords plenty of room for future growth, particularly since it is so difficult to transplant.

Acer × *freemanii* 'Armstrong'

Common Name: Freeman maple

Type: Tree

Family: Sapindaceae

Zone: 3 to 9

Height: 50.00 to 70.00 feet

Spread: 10.00 to 15.00 feet

Bloom Time: April

Bloom Description: Reddish green

Sun: Full sun to part shade

Water: Medium to wet

Maintenance: Low

Suggested Use: Shade Tree, Street Tree, Rain Garden

Flower: Insignificant

Leaf: Good Fall

Tolerate: Wet Soil

Culture

Easily grown in average, medium to wet, well-drained soils in full sun to part shade. Prefers moist, acidic soils with good drainage. Established trees have some tolerance for drought conditions.

Noteworthy Characteristics

Acer × *freemanii*, commonly called Freeman maple, is a hybrid of red maple (*A. rubrum*) and silver maple (*A. saccharinum*). The Freeman maple cultivars commonly sold in commerce today reportedly combine some of the best features of both parents, namely, solid structure, attractive form and showy fall color (from red maple) and adaptability and rapid growth (from silver maple). Oliver M. Freeman of the National Arboretum made the first controlled crosses between red maple and silver maple in 1933. Edward Murray named this hybrid cross in 1969 in honor of Oliver M.

Freeman. Notwithstanding the foregoing, crosses between red and silver maples occur not only by controlled propagation but also naturally in the wild. It is sometimes difficult to identify a Freeman hybrid because of the complexity of crosses and backcrosses that may occur.

Cultivars are sometimes listed for sale by nurseries under *Acer rubrum* instead of *Acer* × *freemanii*.

Genus name is the Latin name for a maple tree.

Specific epithet and common name honors Oliver Freeman who first grew *A. x freemani* at the U. S. National Arboretum in 1933.

'Armstrong' will typically grow 40-60' (sometimes 70') tall with a very narrow, fastigate (branches erect) form. Leaves resemble those of its silver maple parent and are 3-6" across. Bark is distinctively silvery. Fall color can be good in some years under optimum environmental conditions, but more often than not is an inferior yellowish orange.

Problems

No serious insect or disease problems. Young plants susceptible to leafhoppers and scale. Borers.

Garden Uses

Specimen tree for the lawn, street or park.

Celtis occidentalis



Common Name: hackberry
Type: Tree
Family: Cannabaceae
Native Range: Central and northeastern North America
Zone: 2 to 9
Height: 40.00 to 60.00 feet
Spread: 40.00 to 60.00 feet
Bloom Time: April to May
Bloom Description: Green
Sun: Full sun to part shade
Water: Medium to wet
Maintenance: Low
Suggested Use: Shade Tree, Street Tree, Rain Garden
Flower: Insignificant
Attracts: Birds, Butterflies
Fruit: Edible
Tolerate: Drought, Clay Soil, Wet Soil, Air Pollution

Culture

Best grown in moist, organically rich, well-drained soils in full sun. Tolerates part shade. Also tolerates wind, many urban pollutants and a wide range of soil conditions, including both wet, dry and poor soils.

Noteworthy Characteristics

Celtis occidentalis, commonly called common hackberry, is a medium to large sized deciduous tree that typically grows 40-**60'** (**less frequently to 100'**) tall with **upright**-arching branching and a rounded spreading crown. Trunk diameter ranges from 1-**3'** (**less frequently to 4'**). **This tree is a U.S.** native that is widely distributed throughout the east and midwest. It is common in Missouri where it typically occurs statewide in low woods along streams and in drier upland slopes (Steyemark). Mature gray bark develops corky ridges and warty texture. Insignificant, mostly monoecious, greenish flowers appear in spring (April–May), with male flowers in clusters and female flowers solitary. Female flowers give way to an often abundant fruit crop of round fleshy berry-like drupes maturing to deep purple. Each drupe has one round brown seed within. Fruits are attractive to a variety of wildlife. Birds consume the fruits and disperse the seeds. Fleshy parts of the fruit are edible and somewhat sweet. Ovate to oblong-ovate, rough-textured, glossy to dull green leaves (**2-5" long**) have mostly uneven leaf bases and are coarsely toothed from midleaf to acuminate (sharply pointed) tip. Undistinguished yellow fall color.

Genus name comes from the Greek name for another tree.

Specific epithet means Western.

Problems

Hackberry nipple gall is so common in the St. Louis area that it is often used as an aid in identifying the tree. **Although the galls do not hurt the tree, they often significantly disfigure the leaves.** Witches' broom (dwarfed, dense, contorted twig clusters at the branch ends) is also somewhat common. It also does little harm to the tree, but can be quite unsightly. Powdery mildew, leaf spot and root rot may occur. Watch for lacebugs and scale.

Garden Uses

This is a tough shade tree that grows in a wide range of soils. Cultivars resistant to witches broom are better selections than the species for landscape use. This tree may be used as a lawn tree or street tree.

Quercus rubra



Common Name: red oak
Type: Tree
Family: Fagaceae
Native Range: Eastern North America
Zone: 4 to 8
Height: 50.00 to 75.00 feet
Spread: 50.00 to 75.00 feet
Bloom Time: May
Bloom Description: Yellowish-green
Sun: Full sun
Water: Dry to medium
Maintenance: Low
Suggested Use: Shade Tree, Street Tree
Flower: Insignificant
Leaf: Good Fall
Tolerate: Drought, Dry Soil, Black Walnut, Air Pollution

Culture

Easily grown in average, dry to medium moisture, acidic soil in full sun. Prefers fertile, sandy, finely-textured soils with good drainage.

Noteworthy Characteristics

Quercus rubra, commonly called red oak or northern red oak, is a medium sized, deciduous tree with a rounded to broad-spreading, often irregular crown. Typically grows at a moderate-to-fast rate to a height of 50-75' (often larger in the wild). Dark, lustrous green leaves (grayish-white beneath) with 7-11, toothed lobes which are sharply pointed at the tips. Leaves turn brownish-red in autumn. Insignificant flowers in separate male and female catkins appear in spring. Fruits are acorns (with flat, saucer-shaped cups) which mature in early fall. An abundant crop of acorns may not occur before this tree reaches 40 years old. A Missouri native tree which typically occurs on northern- and eastern-facing wooded slopes throughout the State.

Genus name comes from the classical Latin name for oak trees.

Specific epithet means red.

Problems

Generally a durable and long-lived tree. Susceptible to oak wilt which is a systemic fungal disease that has no cure. Chlorosis (yellowing of the leaves while the veins remain green) often occurs when soils are not sufficiently acidic.

Garden Uses

Specimen, street tree, lawn tree.

Acer saccharum



Common Name: sugar maple
Type: Tree
Family: Sapindaceae
Native Range: Eastern North America
Zone: 3 to 8
Height: 40.00 to 80.00 feet
Spread: 30.00 to 60.00 feet
Bloom Time: April
Bloom Description: Greenish
Sun: Full sun to part shade
Water: Medium
Maintenance: Medium
Suggested Use: Shade Tree
Flower: Insignificant
Leaf: Good Fall
Tolerate: Heavy Shade

Culture

Easily grown in average, medium moisture, well-drained soil in full sun to part shade. Best in fertile, slightly acidic, moist soils in full sun. Grows poorly in compacted, poorly drained soils. Intolerant of road salt. Generally intolerant of urban pollution.

Noteworthy Characteristics

Acer saccharum commonly known as sugar maple is a deciduous, Missouri native tree which will typically grow 40' to 80' tall (sometimes to 100') with a dense, rounded crown. This tree is a main component of the Eastern U.S. hardwood forest and is one of the trees which is most responsible for giving New England its reputation for spectacular fall color. Medium green leaves (3-6" wide with 3-5 lobes) turn yellow-orange in autumn, sometimes with considerable color variations. Fruit is the familiar two-winged samara. Sugar maples are long-lived trees which grow relatively slowly (somewhat faster in the first 35 years). Native Americans taught the early colonists how to tap these trees to make maple syrup which has now become a multi-billion dollar industry in the U.S. and Canada. Excellent shade tree. The sugar maple leaf is the national symbol of Canada.

Genus name is the Latin name for a maple tree.

Specific epithet means sugary in reference to the sweet sap. *Saccharum* is the genus name for sugarcane.

Problems

No serious insect or disease problems. Susceptible to verticillium wilt, anthracnose, cankers, leaf spot and tar spot. Also susceptible to aphids, borers and scale. Leaf scorch may be a problem in

drought conditions. Has been frequently used as a street tree, but is generally intolerant of road salt, soil compaction and pollution.

Garden Uses

Excellent specimen tree for the lawn or parks with beautiful fall color. May be used as a street tree as long as it can be located on a street and in a location where road salt, soil compaction and pollution will not be significant problems.

May 18, 2017

CHARTER TOWNSHIP OF SUPERIOR

3040 N. Prospect Road
Ypsilanti, MI 48198

Attention: **Lynette Findley, Township Clerk**

Regarding: **St. Joseph Mercy Health System (SJMHS)
Cancer Center Addition
Preliminary and Final Site Plan Review
OHM Job #0140-17-1030**

Dear Ms. Findley,

On the Township's behalf, we have reviewed the material prepared and submitted by DeSine, Inc. and Harvey Ellis Devereaux Architects in regard to preliminary and final site plan approval for the above referenced project. The site plan materials, dated April 25, 2017 and received by this office on April 27, 2017, are for the proposed removal of the existing canopy and the expansion of the Cancer Center located at the front or west side of the existing Cancer Center on the SJMHS campus. At this time we recommend **preliminary and final site approval** for the proposed addition. We offer the following site plan review related comments for your consideration, and recommend these comments be addressed during the construction plan review process:

1. A table for permit application status summary shall be added to the cover sheet.
2. The proposed building addition square footage shall be indicated on the site plan sheet.
3. Additional dimensions shall be added to the site plan to indicate front drive aisle width minimums for clarity purposes.
4. Detailed grading for the ADA accessible parking stalls proposed within the existing parking area should be added to the plans.
5. A sanitary sewer basis of design to match the future MDEQ Part 41 permit application shall be added to the plans.
6. An estimate of the sanitary sewer lead depth at the connection point and a note to verify depth prior to construction shall be added to the plans. In addition, the existing lead diameter should be noted.
7. We defer to the Superior Township Fire Department to review and approve the placement of the Fire Department Connection, the placement of the 'No-Parking Fire Lane' signs, and feasibility of internal traffic movements in regards to emergency vehicle access.

Please note that this list is not all inclusive, and additional comments may arise during our engineering review of the construction plans based on the information submitted.

PERMITS AND OTHER AGENCY APPROVALS:

The petitioner must provide all necessary permits prior to the conclusion of the engineering review. At a minimum, the following permits and approvals are anticipated for this project:

- Washtenaw County Water Resources Commissioner (WCWRC) for soil erosion and sedimentation control (SESC)
- Michigan Department of Environmental Quality Act 399 water main permit
- Michigan Department of Environmental Quality Part 41 sanitary sewer permit
- Superior Township Building Department
- Superior Township Fire Department

Conclusion:

We have reviewed the material, dated April 25, 2017, and received by this office on April 27, 2017, for the above referenced project on the Township's behalf. At this time, we **recommend preliminary and final site plan approval** of the presented site plan materials. We recommend the applicant incorporate the above mentioned comments into the construction plan set prior to submittal for detailed engineering review.

Please feel free to contact George Tsakoff at (734) 466-4439 or George.Tsakoff@ohm-advisors.com if you have any questions or concerns regarding this review.

Sincerely,
OHM Advisors



Rhett A. Gronevelt, PE



George A. Tsakoff, PE

RAG/GAT/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)
Rodney Nanney, Township Planner (via e-mail)
Wayne Perry, P.E. DeSine, Inc. (via email)
Thomas A. Platz, R.A. Harley Ellis Devereaux (via email)
David Raymond, Saint Joseph Mercy Hospital (via email)
File



AREA PLAN MAJOR-MINOR CHANGE AND COMBINED PRELIMINARY/FINAL SITE PLAN REPORT

Superior Charter Township Planning Commission

St. Joseph Mercy Hospital – Cancer Center Addition and Renovation

Report Date: May 18, 2017

1. Description

1.01 Actions Requested. Approval of a minor change to the approved St. Joseph Mercy Hospital Area Plan, along with approval of a combined preliminary and final site plan for expansion of the existing Cancer Center facility on the hospital campus in the Medical Services (MS) Special District.

1.02 Applicant and Owner. St. Joseph Mercy Health Systems, 5301 E. Huron River Dr., Ann Arbor, MI 48106.

1.03 Location. Parcel #J -10-31-350-043; 340.8 acres on McAuley Dr. in section 31.

2. Major/Minor Change Consideration

Consistent with past practice and the requirements of Section 7.106 (Amendment and Revision), consideration of this site plan should include Planning Commission determination as to whether the proposed Cancer Center expansion constitutes a major or a minor change to the approved St. Joseph Mercy Hospital Area Plan (see sheet C-1.0). The general categories of major and minor changes are listed below, with our comments at right:

Section 7.106B (Major Changes)		Applicable to this Project?
(1)	<i>Change in concept of the development?</i>	No
(2)	<i>Change in use or character of the development?</i>	No
(3)	<i>Change in type of dwelling unit or other structure as identified on the approved Area Plan?</i>	Not applicable
(4)	<i>Increase in the number of dwelling units or other structures?</i>	Not applicable
(5)	<i>Increase in non-residential floor area of over 5%?</i>	No
(6)	<i>Increase in GFC or FAR of the entire Special District of more than 1%?</i>	No
(7)	<i>Rearrangement of lots, blocks or building tracts?</i>	Not applicable
(8)	<i>Reduction in land area set aside for common area open space or the relocation of such area(s)?</i>	Not applicable
(9)	<i>Increase in building height?</i>	Yes (lobby area only)
(10)	<i>Any change that will have an adverse impact on neighboring properties or uses?</i>	No impacts anticipated

<i>Section 7.106C (Minor Changes)</i>		Applicable to this Project?
(1)	<i>A change in residential floor area?</i>	Not applicable
(2)	<i>An increase in non-residential floor area of five percent (5%) or less?</i>	Yes
(3)	<i>Minor variations in layout that do not constitute major changes?</i>	Yes
(4)	<i>An increase in GFC and FAR of the entire Special District of one percent (1%) or less?</i>	Yes
(5)	<i>A decrease in the number of approved dwelling units?</i>	Not applicable

2.01 Major change determination. A Planning Commission determination that the Cancer Center expansion constitutes a major change to the approved St. Joseph Mercy Hospital Area Plan would then require a Planning Commission public hearing and Township Board approval of the Area Plan amendment in the same manner as for a new special district application.

2.02 Minor change determination. A determination that the Cancer Center expansion constitutes a minor change would then allow the Planning Commission to continue with review and action on the combined preliminary/final site plan for the project in accordance with the procedures and standards of Article 10.0 (Site Plan Review).

We have no objection from a planning perspective to a Planning Commission determination to accept the Cancer Center expansion, as depicted on the amended Area Plan, sheet C-1.0, as a minor change to the approved St. Joseph Mercy Hospital Area Plan.

3. Site Plan Review

We have reviewed the combined preliminary and final site plan dated 4/25/2017. The following review comments are based upon the applicable standards of the Zoning Ordinance, including Section 10.10 (Standards for Site Plan Approval):

3.01 Combined preliminary/final site plan information requirements. The combined final site plan substantially conforms to the requirements of Section 10.07 (Required Site Plan Information), with the exception of a few details as noted in our report.

3.02 Dimensional standards. The proposed building expansion is consistent with the applicable standards of Article 3.0 (Dimensional Standards) and Section 7.302 [Medical Services (MS) Special District].

3.03 Circulation and access. The updated pedestrian drop-off areas and vehicular circulation pattern are consistent with applicable Zoning Ordinance requirements, and are well-integrated into the general circulation pattern for this area. The revised site layout also includes replacement and relocation of the perimeter sidewalks. The new sidewalks include improved barrier-free access meeting current code requirements.

3.04 Parking requirements. The project includes removal of 40 existing parking spaces, and relocation of the existing barrier-free parking spaces. The relocated spaces conform to Section 8.06 (Design Requirements for Parking Areas). We have no

objection from a planning perspective to Planning Commission acceptance of the 40-space reduction, since the remaining parking in this area exceeds minimum Zoning Ordinance requirements and is more than adequate to serve the expanded facilities.

3.05 Exterior lighting. The project includes removal of seven (7) existing pole-mounted light fixtures and installation of five (5) new fixtures of similar design with LED light sources. The proposed fixture details and photometric grid shown on sheet E-1.0 fully conform to the maximum illumination and shielding standards of Section 14.11 (Exterior Lighting). We would note that, while the model numbers are listed in the *Light Fixture Schedule* on sheet E-1.0, the fixture itself is not depicted on the plan. For the Commission’s reference, we have included a picture of it here, which was taken from the manufacturer’s specification information on their website.



3.06 Building composition. The exterior façade of the Cancer Center addition, as depicted on sheet A-103, includes variations in window patterns, building height, and design variation. All new rooftop mechanical equipment is proposed to be screened from view. We would have no objection from a planning perspective to a Planning Commission determination that the proposed building addition is consistent with the minimum requirements of Section 14.09C (Non-Residential Building Exteriors).

3.07 Landscaping improvements. Landscaping improvements, as depicted on sheet L-101, are proposed to include twelve (12) new Red Oak trees within the relocated parking lot islands. With the exception of removal of one (1) existing Pin Oak tree for the addition, existing landscaping will remain in place, with tree protection details shown on sheet C-5.1 in compliance with Ordinance requirements.

While the proposed landscape plan is sufficient for preliminary site plan approval, it does not fully conform to the applicable requirements of Section 14.10 (Screening and Land Use Buffers). The following landscaping-related details need to be addressed by the applicant on a revised final site plan:

- Revise the minimum size of the Red Oak trees at planting to a minimum of 2.5 to 3.0 caliper-inches D.B.H. per the requirements of Section 14.10C (Standards for Size and Variety of Plant Materials).
- Add a tree installation detail sketch and notes regarding landscape maintenance procedures to sheet L-101 per the requirements of Section 14.10I (Plant Material Installation and Maintenance), along with a note to confirm that dead or diseased plant materials will be promptly removed and replaced.
- Add the installation and seed mix details for the “proposed lawn” to the plan.

3.08 Outside agency permits and approvals. Outside agency permits are required for soil erosion control and the proposed relocation of water and sewer utility lines, but no site plan alterations will be needed for these permits. We would have no objection to a Planning Commission determination that necessary outside agency approvals are assured, consistent with the standards for site plan approval.

4. Conclusion

Subject to correction of the landscaping details by the applicant, the combined preliminary and final site plan is complete and ready for Planning Commission review and action.

4.01 Major-minor change determination.

Any Planning Commission action on the major-minor change determination should be in the form of a *motion to determine that the proposed Cancer Center expansion constitutes a [MAJOR] [MINOR] change to the approved St. Joseph Mercy Hospital Area Plan, based on the standards outlined in Section 7.106 (Amendment and Revision).*

4.02 Site plan action.

Any Planning Commission action on the site plan should be in the form of a *motion to [APPROVE] [DENY] [APPROVE WITH CONDITIONS] the combined preliminary and final site plan dated 4/25/2017 for expansion of the existing St. Joseph Mercy Health Systems Cancer Center facility, finding that it [COMPLIES] [DOES NOT COMPLY] with the applicable Zoning Ordinance requirements, including Section 10.07 (Required Site Plan Information) and Section 10.10 (Standards for Site Plan Approval).*

4.03 Conditions of approval.

Per Section 10.05 (Planning Commission Action), any conditions imposed 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.*”

At a minimum, we recommend that any Planning Commission action to approve the combined preliminary and final site plan be subject to the following conditions:

- (1) *Within 60 calendar days, the applicant shall submit six (6) paper sets of a revised final site plan to the Township, which shall include all landscape plan corrections noted in the Twp. Planner’s report dated 5/18/2017.*
- (2) *The revised final site plan shall be subject to administrative review and acceptance by the Twp. Planner and Zoning Inspector.*

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.