

**SUPERIOR CHARTER TOWNSHIP BOARD  
REGULAR MEETING  
JANUARY 2, 2007  
ADOPTED MINUTES  
PAGE 1**

**1. CALL TO ORDER**

The regular meeting of the Superior Charter Township Board was called to order by the Supervisor at 7:30 p.m. on January 2, 2007, at the Superior Township Hall, 3040 North Prospect, Ypsilanti, Michigan.

**2. PLEDGE OF ALLEGIANCE**

The Supervisor led the assembly in the pledge of allegiance to the flag.

**3. ROLL CALL**

The members present were William McFarlane, Kay Williams, Brenda McKinney, Nancy Caviston, Rodrick Green, Lisa Lewis, and David Phillips.

**4. ADOPTION OF AGENDA**

It was moved by McKinney, supported by Caviston, to adopt the agenda as amended.

The motion carried.

**5. APPROVAL OF MINUTES**

**A. REGULAR MEETING OF DECEMBER 18, 2006**

It was moved by Caviston, supported by McKinney, to approve the minutes of the regular Board meeting of December 18, 2006, as presented.

The motion carried.

**6. CITIZEN PARTICIPATION**

There was none.

**7. REPORTS**

**A. SUPERVISOR**

The Supervisor reported on two items:

1. If any Board member wishes to attend the MTA Conference, tell Treasurer McKinney by January 3.
2. The New Year seems to be going well.

**SUPERIOR CHARTER TOWNSHIP BOARD  
REGULAR MEETING  
JANUARY 2, 2007  
ADOPTED MINUTES  
PAGE 2**

**B. DEPARTMENT REPORTS: FALSE ALARMS, UTILITY  
DEPARTMENT, PLANNING ADMINISTRATOR, PARK  
COMMISSION MINUTES**

It was moved by Williams, supported by Caviston, that the Utility Department Report for November, the Planning Administrator Report dated November 30, and the Park Commission minutes for the October 23, 2006 meeting be received.

The motion carried.

**8. COMMUNICATIONS**

There were none.

**9. UNFINISHED BUSINESS**

**A. ORDINANCE 134-46 – PLYMOUTH NURSERY – C2 & A1 TO  
PC – FINAL READING**

Jeff Jones of Plymouth Nursery was present to answer questions.

It was moved by Williams, supported by Lewis, that the Superior Charter Township Board adopt the following Ordinance for final reading:

**SUPERIOR CHARTER TOWNSHIP  
WASHTENAW COUNTY, MICHIGAN  
ORDINANCE # 134-46**

The Board of Superior Charter Township of Washtenaw County, Michigan, hereby ordains that Ordinance Number 134, being the Superior Charter Township Zoning Ordinance, adopted August 4, 1997, and effective August 21, 1997, as amended, be amended as follows:

**SECTION I**

Superior Charter Township Ordinance Number 134, designated Superior Charter Township Zoning Ordinance, adopted August 4, 1997 and effective August 21, 1997, as amended, and the zoning district map attached thereto and made a part thereof, are hereby amended by rezoning the following described property in Superior Township, Washtenaw County, Michigan, from the present zoning of C-2 (General Commercial) and A-1 (Primary Agriculture) to PC (Planned Community):

Commencing at the Southeast corner of Section 2, T2S, R7E, Superior Township, Washtenaw County, Michigan; thence NORTH 967.94 feet along the East line of said

**SUPERIOR CHARTER TOWNSHIP BOARD  
REGULAR MEETING  
JANUARY 2, 2007  
ADOPTED MINUTES  
PAGE 3**

Section and the centerline of Gotfredson Road to the POINT OF BEGINNING; thence S89°10'18"W 797.19 feet; thence NORTH 440.96 feet; thence N67°13'40"E 266.27 feet; thence N13°01'20"W 550.29 feet; thence N67°13'40"E 732.70 feet along the centerline of Plymouth Road; thence SOUTH 1352.24 feet along the East line of said Section and the centerline of Gotfredson Road to the Point of Beginning. Being a part of the Southeast ¼ of Section 2, T2S, R7E, Superior Township, Washtenaw County, Michigan and containing 19.31 acres of land, more or less. Being subject to the rights of the public over that portion of Plymouth Road and Gotfredson Road, as occupied. Also being subject to easements and restrictions of record, if any.

**SECTION II**

The Area Plan of Plymouth Nursery dated September 5, 2006, shall constitute the Approved Area Plan.

**SECTION III**

This Ordinance shall be published by posting in the Office of the Clerk, 3040 N. Prospect, Ypsilanti, 48198, and on the Township website – www.superior-twp.org – pursuant to Section 8 of the Charter Township Act, being MCL 42.8, 3(b) within thirty (30) days following the final adoption thereof. This Ordinance shall become effective on the eighth day following said publication or such later date as is provided by law. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**CERTIFICATION**

I, Kay Williams, Clerk of the Charter Township of Superior, Washtenaw County, Michigan, hereby certify that this is a true copy of an Ordinance adopted by the Superior Charter Township Board for first reading at a regular meeting held on December 18, 2006, and for final reading on January 2, 2007. This Ordinance shall become effective on the eighth day following publication of second and final reading, or such later date as may be provided herein or by law.

William McFarlane, Supervisor

Kay Williams, Clerk

Roll call vote:

Ayes: McFarlane, Williams, McKinney, Caviston, Green, Lewis, Phillips

Nays: None

The motion carried.

**10. NEW BUSINESS**

- A. AMENDMENT TO GROWTH MANAGEMENT PLAN –  
PRIVATE COMMUNITY WASTEWATER SYSTEMS**

**SUPERIOR CHARTER TOWNSHIP BOARD  
REGULAR MEETING  
JANUARY 2, 2007  
ADOPTED MINUTES  
PAGE 4**

The Board adopted Ordinance 166 - Private Community Waste Water Ordinance on April 3, 2006, but the Growth Management Plan prohibited private waste water systems. The Planning Commission has held hearings and has recommended that the GMP be amended to allow the systems under the conditions of Ordinance 166.

Phillips had questions concerning the land designated for a possible private community wastewater system in the Zoning Ordinance as it relates to the Growth Management Plan.

It was moved by Caviston, supported by Green, that the Superior Charter Township Board adopt the following changes to the Growth Management Plan:

**Chapter 3  
Current Conditions**

**Infrastructure**

Public agencies maintain roads, publicly owned and operated sanitary sewerage and water systems, park properties, fire service, and schools in all or parts of Superior Township.

**Public Sewer and Water.**

The Township provides sanitary sewer and water services within designated service areas under a contract with the Ypsilanti Community Utilities Authority and the Township of Ann Arbor. The only areas in the Township served by publicly owned and operated sanitary sewerage and water systems are south of Geddes Road. This area has a greater density of housing that makes such service efficient and necessary. There is a very limited capacity to extend publicly owned sanitary sewer and water lines to any other areas of the Township based on capacity limits under existing service contracts between the Township and adjoining units of government. See Map 3-12.

**Chapter 5  
Vision, Goals, Objectives, and Policies**

**Utilities**

**GOAL**

Utilities that serve the public health, safety, and welfare, and that serve to protect the Township's environment.

**SUPERIOR CHARTER TOWNSHIP BOARD  
REGULAR MEETING  
JANUARY 2, 2007  
ADOPTED MINUTES  
PAGE 5**

**I. OBJECTIVE: PUBLICLY OWNED AND OPERATED SANITARY SEWERAGE SYSTEM**

Management of the publicly owned and operated sanitary sewerage system to direct development to areas designated for agricultural and rural and suburban residential land uses.

**POLICIES**

**G. Private Septic Systems in Urban Areas**

All new development in urban areas shall be required to connect to a publicly owned and operated sanitary sewerage system if available. However, a private, on-site septic system may be permitted as an interim facility for an individual lot where publicly owned sanitary sewer lines will not be available for a significant period of time.

Any lot permitted to develop with a private, on-site septic system in the designated service areas shall be required to connect with the publicly owned sanitary sewer lines when these become available.

Any lot permitted to develop with a private, on-site septic system in the designated service areas shall be required to connect with the publicly owned sanitary sewer lines when these become available.

**III. OBJECTIVE: PUBLIC WATER**

**IV. OBJECTIVE: STORM DRAINAGE**

**II. OBJECTIVE: PRIVATE COMMUNITY WASTEWATER SYSTEMS**

A private community wastewater disposal system (PCWS) is a facility owned by a non-governmental entity and intended to serve more than one structure for the transportation, collection, processing or treatment of sanitary sewage. Those areas outside the public sewer service area are intended by the Township to be served primarily by individual, on-site septic systems. However, a PCWS may be appropriate under limited circumstances to facilitate clustering of development and preservation of significant agricultural areas or open space areas within the Township.

**POLICIES**

**SUPERIOR CHARTER TOWNSHIP BOARD  
REGULAR MEETING  
JANUARY 2, 2007  
ADOPTED MINUTES  
PAGE 6**

**A. Location**

A PCWS should only be allowed in the limited areas of the Township located outside of the Future Public Sewer and Water Service Area (as depicted on Map 6-3), which are planned for future Rural Residential uses (as depicted on Map 6-4). A PCWS should not be used to allow residential development at densities that would otherwise be impermissible under the Zoning Ordinance.

**B. Character of Development**

A PCWS should only be allowed as part of a Planned Community (PC) development that consists of a single land use type, as categorized by the Washtenaw County Environmental Health Division.

**C. Open Space Preservation**

A PCWS may be allowed only where significant preservation of important wetlands, natural features, open spaces or agricultural lands in the Township may be accomplished. "Significant preservation" should include, at a minimum, the permanent conservation of fifty percent (50%) of the land proposed for development.

**D. Operation**

To minimize downstream impacts on the Huron River and Rouge River watersheds, discharge of treated wastewater into the surface waters of the Township should be prohibited. PCWS facilities in the Township should be limited to subsurface discharge at locations where soil and other site conditions are conducive to such discharge without impacting groundwater resources.

**E. Adequate Reserve**

The Township shall require an adequate replacement reserve for the PCWS should the services of a PCWS fail or improperly function, since the extension of public sewer systems may not be possible under contracts with the Township of Ann Arbor and the Ypsilanti Community Utilities Authority (YCUA). This should include a financial contingency sufficient to provide for future operation and maintenance, reservation of additional land area(s) for replacement facilities, and provision of adequate reserve capacity for the PCWS.

**F. Buffering**

The PCWS should be buffered from all abutting properties to minimize noise, light, and odor impacts from the operation of the PCWS. Buffering should include both adequate separation distance and provision of fencing

**SUPERIOR CHARTER TOWNSHIP BOARD  
REGULAR MEETING  
JANUARY 2, 2007  
ADOPTED MINUTES  
PAGE 7**

and extensive landscaping using plant materials with year-round screening characteristics.

The PCWS should be also separated from drinking water wells and groundwater recharge areas by an adequate isolation distance to prevent contamination or degradation of groundwater.

**G. Liability**

The Township should be indemnified from any costs or liability in connection with the design, construction, operation, maintenance, repair and/or replacement of a PCWS.

**H. Removal**

The Township should retain the right to require abandonment and removal of a PCWS upon extension of publicly owned sanitary sewer lines to the development.

**Chapter 7  
Zoning Plan**

**Proposed Changes to the Zoning Ordinance**

**Other New Regulations**

- Modify Section 3.15 (Sewer and Water Facilities), Section 4.22 (Planned Community District), and Section 7.03 (Utilities) to allow limited use of private community wastewater systems (PCWS) as part of a Planned Community (PC) development in areas planned for future Rural Residential uses for the purpose of facilitating open space preservation.

Roll call vote:

Ayes: McFarlane, Williams, McKinney, Caviston, Green, Lewis, Phillips

Nays: None

The motion carried.

**B. CONTRACT RENEWAL FOR DISPATCH SERVICES WITH  
WASHTENAW COUNTY**

**SUPERIOR CHARTER TOWNSHIP BOARD  
REGULAR MEETING  
JANUARY 2, 2007  
ADOPTED MINUTES  
PAGE 8**

It was moved by Williams, supported by Caviston, that the Superior Charter Township Board authorize the Supervisor to sign the agreement between Washtenaw County, on behalf of the Washtenaw County Sheriff's Office, and Superior Charter Township for dispatch services for 2007 in the amount of \$16,559.64.

Roll call vote:

Ayes: McFarlane, Williams, McKinney, Caviston, Green, Lewis, Phillips

Nays: None

The motion carried.

**C. RESOLUTION SUPPORTING ZELISSE PURCHASE OF AGRICULTURAL CONSERVATION EASEMENT**

It was moved by McKinney, supported by Caviston, that the Superior Charter Township Board adopt the following Resolution:

**A RESOLUTION SUPPORTING THE PURCHASE OF AN AGRICULTURAL CONSERVATION EASEMENT FROM DOROTHY ZELISSE ON 43.68 ACRES IN SECTION 13 OF SUPERIOR TOWNSHIP**

WHEREAS the residents of Superior Charter Township desire to keep agricultural land in active farming and open space land undeveloped; and

WHEREAS the Purchase of Development Rights is a technique that allows the Township to permanently acquire Agricultural Conservation Easements of voluntarily offered interests in farmland and open space lands within the Township that will permit these lands to remain in farmland and open space and provide long-term protection for the public interests which are served by farmland and open space lands in the Township; and

WHEREAS Superior Township adopted a Purchase of Development Rights Ordinance that gives the Township the authority to accept and hold Agricultural Conservation Easements; and

WHEREAS Michigan Public Act 262 of 2000 created an Agricultural Preservation Fund within the State Treasury that provides grants to local units of government to assist in the acquisition of Agricultural Conservation Easements



**SUPERIOR CHARTER TOWNSHIP BOARD  
REGULAR MEETING  
JANUARY 2, 2007  
ADOPTED MINUTES  
PAGE 9**

WHEREAS Dorothy Zelisse has offered to Superior Township the development rights on 43.68 acres in Section 13 that is currently being farmed thereby protecting it from future development; and

WHEREAS Superior Township has prepared an application to the *Michigan Agricultural Preservation Fund Local Purchase of Development Rights Grant Program* for \$218,400.00 to be used in the purchase an Agricultural Conservation Easement from Dorothy Zelisse on 43.68 acres in Section 13 of Superior Township; and

WHEREAS in order to proceed with the application, the Township must authorize an Option to Purchase the Agricultural Conservation Easement from Mrs. Zelisse; and,

WHEREAS the Option to Purchase is required only for the purpose of providing Superior Township as the holder of the Agricultural Conservation Easement and does not obligate the Township to contribute any funds for the purchase of the Easement, or for any of the costs associated with the process.

NOW, THEREFORE, BE IT RESOLVED that the Superior Charter Township Board hereby supports the application to the Michigan Agricultural Preservation Fund Local Purchase of Development Rights Grant Program for funds to purchase an Agricultural Conservation Easement from Dorothy Zelisse on 43.68 acres in Section 13 in Superior Township and authorizes Supervisor McFarlane to sign the Option to Purchase on behalf of the Township with the understanding that the Township is not obligated to contribute any funds for the purchase of the Easement or for any of the costs associated with the purchase.

Roll call vote:

Ayes: McFarlane, Williams, McKinney, Caviston, Green, Lewis, Phillips

Nays: None

The motion carried.

**D. PURCHASE OF COPIER/PRINTER/SCANNER**

The 10-year-old copier is not repairable if it breaks as parts are no longer available. The assessing department needs a new printer and the new copiers are also printers and scanners. The Accountant, Susan Mumm, has researched the options and recommends the lease of a new machine.

It was moved by McKinney, supported by Green, that the Superior Charter Township Board authorize the Supervisor to sign the 48-Month lease for a

**SUPERIOR CHARTER TOWNSHIP BOARD  
REGULAR MEETING  
JANUARY 2, 2007  
ADOPTED MINUTES  
PAGE 10**

Im4511 Black and White copier, printer, sorter, scanner from Océ for \$228.32 per month.

Roll call vote:

Ayes: McFarlane, Williams, McKinney, Caviston, Green, Lewis, Phillips

Nays: None

The motion carried.

**11. PAYMENT OF BILLS**

It was moved by McKinney, supported by Caviston, that the bills be paid in the as presented in the following amounts: General Fund - \$1,350.00, Law Fund - \$1,435.00, and Utility Fund - \$1,161.00 for a total of \$3,946.00.

The motion carried.

**12. PLEAS AND PETITIONS**

There were none.

**13. ADJOURNMENT**

It was moved by Williams, supported by McKinney, that the meeting adjourn.

The motion carried and the meeting adjourned at 7:55 p.m.

Respectfully submitted,

Kay Williams, Clerk