

**SUPERIOR CHARTER TOWNSHIP PLANNING COMMISSION
SUPERIOR TOWNSHIP HALL
3040 N. PROSPECT, YPSILANTI, MI 48198
AGENDA
JUNE 28, 2017
7:30 p.m.**

7:30 p.m. Pre-Application Conference – Proposal to convert existing single family dwelling into office space on Plymouth Road in Dixboro Village.

1. CALL TO ORDER
2. ROLL CALL
3. DETERMINATION OF QUORUM
4. ADOPTION OF AGENDA
5. APPROVAL OF MINUTES
 - A. Approval of the May 24, 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
11. NEW BUSINESS
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
MAY 24, 2017
DRAFT MINUTES
Page 1 of 5**

5-1 CALL TO ORDER

Vice-Chairperson Gardner called the regular meeting to order at 7:30 p.m.

5-2 ROLL CALL

The following members were present: Brennan, Findley, Gardner, McGill, Sani-Yahyai, and Steele. Guenther was absent. Also present were Rodney Nanney, Township Planner, Rhett Gronevelt, OHM, and Rick Mayernik, Building/Zoning Administrator.

5-3 DETERMINATION OF QUORUM

A quorum was present.

5-4 ADOPTION OF AGENDA

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

5-5 APPROVAL OF MINUTES

A. Minutes of the April 26, 2017 Meeting

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

5-6 CITIZEN PARTICIPATION

There was no Citizen Participation.

5-7 CORRESPONDENCE

There was no Correspondence.

5-8 PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

None.

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
MAY 24, 2017
DRAFT MINUTES
Page 2 of 5**

5-9 REPORTS

A. Ordinance Officer

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

B. Building Inspector

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

C. Zoning Administrator

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

5-10 OLD BUSINESS

A. STPC #17-01 Prospect Pointe West Final Site Plan

Greg Windingland, Lombardo Homes, explained that the plans have now been split into three sets, rather than one entire plan set. He stated that the location of street trees has been set, and outside agency approvals have been granted.

Rhett Gronevelt presented the Engineer's report dated May 12, 2017.

Rodney Nanney presented the Planner's report dated May 8, 2017.

Motion by Commissioner Brennan supported by Commissioner Steele, to approve the STPC #17-01 Prospect Pointe West Final Site Plan – Phase 1 dated 5/17/2017, finding that it complies with the applicable Zoning Ordinance requirements, including Section 10.07 (Required Site Plan Information) and Section 10.10 (Standards for Site Plan Approval) of Zoning Ordinance No. 174, subject to the following conditions:

1. Based upon the presence of 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, the area labeled as the proposed "lot 151" on the preliminary site plan shall remain as

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
MAY 24, 2017
DRAFT MINUTES
Page 3 of 5**

part of the permanently protected open space for Prospect Pointe West.

2. Within 30 calendar days, the applicant shall submit six (6) paper sets of a revised final site plan to the Township, which shall include all seven corrections noted in the Township Planner's report dated 5/8/2017.
3. The revised final site plan shall be subject to administrative review and acceptance by the Township Planner and Zoning Inspector.
4. All required permits noted in the Township Engineer's report dated 5/12/2017 shall be obtained prior to engineering approval of construction plans.

Yes: Brennan, Findley, Gardner, McGill, Sani-Yahyai, Steele.

No: None.

Absent: Guenther.

Abstain: None.

Motion Carried.

5-11 NEW BUSINESS

- A. STPC #17-03 St. Joseph Mercy Hospital – Cancer Center Addition and Renovation Area Plan Major/Minor Change Determination

Wayne Perry, Desine Inc, explained the scope of the project and the proposed addition. Mr. Perry noted the project is under the floor area ratio to be considered a major site plan determination.

Rodney Nanney presented the Planner's report dated May 18, 2017.

Motion by Commissioner Brennan, supported by Commissioner Findley, to determine that STPC #17-03 St. Joseph Mercy Hospital – Cancer Center Addition and Renovation Area Plan Amendment is a minor change to the approved St. Joseph Mercy Hospital Area Plan, based on the standards outlined in Section 7.106 (Amendment and Revision).

Yes: Brennan, Findley, Gardner, McGill, Sani-Yahyai, Steele.

No: None.

Absent: Guenther.

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
MAY 24, 2017
DRAFT MINUTES
Page 4 of 5**

Abstain: None.

Motion Carried.

B. STPC #17-04 St. Joseph Mercy Hospital – Cancer Center Addition and Renovation Combined Preliminary/Final Site Plan

Mr. Perry showed the proposed addition to the building. He noted that the drive will be pushed away from the building which will provide additional green space in front of the building. Overall, total impervious area will be reduced.

Rodney Nanney presented the Planner's report dated May 18, 2017.

Mr. Nanney noted that approximately forty parking spaces would be removed. He also discussed lighting at the site.

Rhett Gronevelt presented the Engineer's report dated May 18, 2017.

Commissioner Steele asked if the building addition would be where the existing pillars for the canopy are located.

It was determined that it would.

Motion by Commissioner Brennan supported by Commissioner Sani-Yahyai, to approve the STPC #17-04 St. Joseph Mercy Hospital – Cancer Center Addition and Renovation Combined Preliminary/Final Site Plan dated 4/25/2017, finding that it complies with the applicable Zoning Ordinance requirements, including Section 10.07 (Required Site Plan Information) and Section 10.10 (Standards for Site Plan Approval) of Zoning Ordinance No. 174, subject to the following conditions:

1. Within 30 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 Township Planner's report dated 5/18/2017.
2. The revised final site plan shall be subject to administrative review and acceptance by the Township Planner and Zoning Inspector.

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
MAY 24, 2017
DRAFT MINUTES
Page 5 of 5**

3. All items noted in the Township Engineer's report dated 5/18/2017 shall be addressed by the applicant during the detailed engineering review of construction plans.

Yes: Brennan, Findley, Gardner, McGill, Sani-Yahyai, Steele.
No: None.
Absent: Guenther.
Abstain: None.

Motion Carried.

5-12 POLICY DISCUSSION

Mr. Gardener inquired about agenda items for the next meeting.

Mr. Nanney stated that there will likely be a preapplication conference for a residence that is being transformed into an office space in Dixboro Village.

5-13 ADJOURNMENT

A motion was made by Commissioner Brennan, supported by Commissioner Sani-Yahyai to adjourn at 8:41 p.m. The motion carried.

Respectfully submitted,
Thomas Brennan III, Planning Commission Secretary

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

Superior Township Monthly Report May/ June 2017

Resident Debris/ Complaints:

- 9673 Wexford- Bed with Heater- **(Tagged for Removal)**
- 1708 Dover Ct.- Furniture on Extension- **(Tagged)**
- 1757 Dover Ct.- Blocking Walkway- **(Tagged for Removal)**
- 10361 Scarlet Oak- Cabinet on Extension- **(Tagged for Removal)**
- 1550 Wiard Rd.- Mattress on Extension- **(Tagged for Removal)**
- 8515 Glendale- Wood & Debris on Extension- **(Tagged for Removal)**
- 9931 Avondale- Microwave & Debris on Extension- **(Tagged for Removal)**
- 1824 Wexford- Refrigerator on Extension- **(Tagged for Removal)**
- 1009 McArthur Dr.- Basketball Hoop in Street- **(Tagged for Removal)**
- 1561 Stratford Ct.- Basketball Hoop in Street- **(Tagged for Removal)**
- 8938 Bristol ct.- Boat in Driveway- **(Removed by Owner)**
- 1808 Sheffield- Fence lying on Walkway- **(Tagged for Removal)**
- 8975 Nottingham- Mattress & T.V. on Extension- **(Tagged for Removal)**
- 8540 Barrington- Debris on Extension- **(Tagged for Removal)**
- 8513 Berkshire- Cabinet on Extension- **(Tagged for Removal)**
- 8380 Glendale- Sofa on Extension- **(Tagged for Removal)**
- 1722 Hamlet- Mattress, Sofa, & Chair on Extension- **(Tagged for Removal)**
- 1816 Hamlet- Sofa on Extension- **(Tagged for Removal)(Serviced)**
- 1179 Stamford- Sink & Misc. on Extension- **(Tagged for Removal)**
- 1940 Andover- Basketball Hoop in Street- **(Tagged for Removal)**
- 8828 Somerset- Cabinet on Extension- **(Tagged for Removal)**

Yard Waste Complaints:

- 8875 Nottingham- Yard Waste on Extension- **(Too Soon)(Tagged)**
- 8936 Nottingham- Yard Waste on Extension- **(Too Soon)(Tagged)**
- 1540 Devon- Yard Waste on Extension- **(Too Soon)(Tagged)**
- 1520 Devon- Yard Waste on Extension- **(Too Soon)(Tagged)**
- 9189 Panama Ct.- Yard Waste on Extension- **(Too Soon)(Tagged)**
- 1606 Wiard Rd.-Yard Waste on Extension- **(Tagged)**
- 1663 Savannah- Yard Waste on Extension- **(Tagged)**
- 1659 Savannah- Yard Waste on Extension- **(Tagged)**
- 8606 Barrington- Yard Waste on Extension- **(Tagged)**
- 1699 Savannah- Yard Waste on Extension- **(Tagged)**
- 1707 Savannah- Yard Waste on Extension- **(Tagged)**
- 1743 Savannah- Yard Waste on Extension- **(Tagged)**

8306 Warwick Ct.- Yard Waste on Extension- **(Tagged)**
8310 Warwick Ct.- Yard Waste on Extension- **(Tagged)**
8830 Somerset- Yard Waste on Extension- **(Tagged)**
8968 Somerset- Yard Waste on Extension- **(Tagged)**
8515 Glendale- Yard Waste on Extension- **(Tagged)**
1718 Hamlet- Yard Waste on Extension- **(Tagged)**
1765 Hamlet- Yard Waste on Extension- **(Tagged)**
1783 Hamlet- Yard Waste on Extension- **(Tagged)**
1174 Stamford- Yard Waste on Extension- **(Tagged)**
981 Stamford- Yard Waste on Extension- **(Tagged)**
8599 Canterbury Ct.- Yard Waste on Extension- **(Tagged)**
8586 Canterbury Ct.- Yard Waste on Extension- **(Tagged)**
1183 Stamford- Yard Waste on Extension- **(Tagged)**
8426 Barrington- Yard Waste on Extension- **(Tagged)**
8430 Barrington- Yard Waste on Extension- **(Tagged)**
8464 Barrington- Yard Waste on Extension- **(Tagged)**
8482 Barrington- Yard Waste on Extension- **(Tagged)**
8496 Barrington- Yard Waste on Extension- **(Tagged)**
1758 Sheffield- Yard Waste on Extension- **(Tagged)**
8486 Barrington- Yard Waste on Extension- **(Tagged)**
8405 Barrington- Yard Waste on Extension- **(Tagged)**
8306 Warwick Ct.- Yard Waste on Extension- **(Tagged)**
8312 Warwick Ct.-Yard Waste on Extension- **(Tagged)**
8286 Warwick Ct.- Yard Waste on Extension- **(Tagged)**
1750 Bridgewater- Yard Waste on Extension- **(Tagged)**
8525 Berkshire- Yard Waste on Extension- **(Tagged)**
8501 Glendale- Yard Waste on Extension- **(Tagged)**

Grass Complaints:

8611 Heather Ct.- Grass Needs Cutting- **(Letter Sent & Tagged)**
8634 Heather Ct.- Grass Needs Cutting- **(Letter Sent & Tagged)**
9669 Avondale- Grass Needs Cutting- **(Letter Sent & Tagged)**
8638 Heather Ct.- Grass Needs Cutting- **(Letter Sent & Tagged)**
8654 Heather Ct.- Grass Needs Cutting- **(Letter Sent & Tagged)**
8611 Nottingham- Grass Needs Cutting- **(Letter Sent & Tagged)**
8883 Nottingham- Grass Needs Cutting- **(Letter Sent & Tagged)**
8884 Nottingham- Grass Needs Cutting- **(Letter Sent & Tagged)**
8940 Nottingham- Grass Needs Cutting- **(Letter Sent & Tagged)**
9141 Panama- Grass Needs Cutting- **(Letter Sent & Tagged)**

9272 Panama- Grass Needs Cutting- **(Letter Sent & Tagged)**
1556 Wiard Rd.- Grass Needs Cutting- **(Letter Sent & Tagged)**
1322 Stamford- Grass Needs Cutting- **(Letter Sent & Tagged)**
1304 Stamford- Grass Needs Cutting- **(Letter Sent & Tagged)**
1953 Andover- Grass Needs Cutting- **(Letter Sent & Tagged)**
8633 Cedar Ct.- Grass Needs Cutting- **(Letter Sent & Tagged)**
8603 Heather- Grass Needs Cutting- **(Letter Sent & Tagged)**
8635 Nottingham- Grass Needs Cutting- **(Letter Sent & Tagged)**
1652 Harvest Ln.- Grass Needs Cutting- **(Letter Sent & Tagged)**
1280 Stamford- Grass Needs Cutting- **(Letter Sent & Tagged)**
1808 Sheffield- Grass Needs Cutting- **(Letter Sent & Tagged)**
1796 Norfolk- Grass Needs Cutting- **(Letter Sent & Tagged)**
9258 Abbey Ln.- Grass Needs Cutting- **(Letter Sent & Tagged)**
1525 Devon- Grass Needs Cutting- **(Letter Sent & Tagged)**
9256 Panama- Grass Needs Cutting- **(Letter Sent & Tagged)**
9296 Panama- Grass Needs Cutting- **(Letter Sent & Tagged)**
1585 Harvest Ln.- Grass Needs Cutting- **(Letter Sent & Tagged)**
1575 Harvest Ln.- Grass Needs Cutting- **(Letter Sent & Tagged)**
1662 Wiard Rd.- Grass Needs Cutting- **(Letter Sent & Tagged)**
8522 Buckingham- Grass Needs Cutting- **(Letter Sent & Tagged)**
8318 Barrington- Grass Needs Cutting- **(Letter Sent & Tagged)**
8730 Barrington- Grass Needs Cutting- **(Letter Sent & Tagged)**
1742 Hamlet- Grass Needs Cutting- **(Letter Sent & Tagged)**
1779 Manchester-Grass in Backyard Needs Cutting- **(Letter Sent & Tagged)**
1803 Norfolk- Grass Needs Cutting- **(Letter Sent & Tagged)**
981 Stamford- Grass Needs Cutting- **(Letter Sent & Tagged)**
1006 Stamford- Grass Needs Cutting- **(Letter Sent & Tagged)**
1723 Savannah- Grass Needs Cutting- **(Letter Sent & Tagged)**
1705 Savannah- Grass Needs Cutting- **(Letter Sent & Tagged)**
9075 Ascot- Grass Needs Cutting- **(Letter Sent & Tagged)**
8609 Deering- Grass Needs Cutting- **(Letter Sent & Tagged)**
173 Stephens- Grass Needs Cutting- **(Letter Sent & Tagged)**
1147 Stamford- Grass Needs Cutting- **(Letter Sent & Tagged)**
1027 McArthur- Grass Needs Cutting- **(Letter Sent & Tagged)**
1288 Stamford- Grass Needs Cutting- **(Letter Sent & Tagged)**
10271 Avondale- Grass Needs Cutting- **(Letter Sent & Tagged)**
8492 Berkshire- Grass Needs Cutting- **(Letter Sent & Tagged)**

Vehicle Complaints:

1019 McArthur- Vehicle with expired tags & flat tires- **(Tagged)**

Hemlock Ct.- Vehicle Parked blocking driveway- **(Tagged)(Was Removed)**

8606 Heather- Vehicle with flat tires- **(Tagged)**

Vehicle Parked on Grass- **(Tagged for Removal)**

Vehicle Parked Never Moved- **(Tagged for Removal)**

8747 Barrington- Vehicle w/ expired tags & damage- **(Tagged)**

8568 Barrington- Trailer blocking walkway- **(Tagged for Removal)**

Dog Complaint:

8316 Warwick Ct.- Dog Running Loose- **(Tagged)**

Illegal Dumping:

Geddes & LaForge- Broken down Hot Tub Dumped- **(Office Notified)**

SUPERIOR TOWNSHIP BUILDING DEPARTMENT
MONTH-END REPORT
May 2017

Category	Estimated Cost	Permit Fee	Number of Permits
Com/Multi-Family Renovations	<i>\$74,992.00</i>	<i>\$587.00</i>	<i>1</i>
Com-Other Non-Building	<i>\$0.00</i>	<i>\$400.00</i>	<i>2</i>
Electrical Permits	<i>\$0.00</i>	<i>\$4,985.00</i>	<i>26</i>
Mechanical Permits	<i>\$0.00</i>	<i>\$6,352.00</i>	<i>50</i>
Plumbing	<i>\$0.00</i>	<i>\$6,934.00</i>	<i>33</i>
PRIVATE ROAD	<i>\$0.00</i>	<i>\$100.00</i>	<i>1</i>
Res-Manufactured/Modular	<i>\$0.00</i>	<i>\$300.00</i>	<i>2</i>
Res-New Building	<i>\$1,669,504.00</i>	<i>\$18,260.00</i>	<i>12</i>
Res-Other Building	<i>\$0.00</i>	<i>\$1,500.00</i>	<i>13</i>
Res-Other Non-Building	<i>\$0.00</i>	<i>\$150.00</i>	<i>1</i>
Res-Renovations	<i>\$0.00</i>	<i>\$812.00</i>	<i>2</i>
Totals	<i>\$1,744,496.00</i>	<i>\$40,380.00</i>	<i>143</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>\$4,800.00</i>	<i>9</i>
Electrical Permits	<i>\$0.00</i>	<i>\$23,238.00</i>	<i>112</i>
Manufactured/Modular	<i>\$0.00</i>	<i>\$900.00</i>	<i>6</i>
Mechanical Permits	<i>\$0.00</i>	<i>\$32,244.00</i>	<i>220</i>
Plumbing	<i>\$0.00</i>	<i>\$23,797.00</i>	<i>137</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>\$1,050.00</i>	<i>7</i>
Res-New Building	<i>\$9,646,564.00</i>	<i>\$69,385.00</i>	<i>36</i>
Res-Other Building	<i>\$181,326.00</i>	<i>\$5,493.00</i>	<i>42</i>
Res-Other Non-Building	<i>\$59,800.00</i>	<i>\$638.00</i>	<i>4</i>
Res-Renovations	<i>\$0.00</i>	<i>\$1,740.00</i>	<i>9</i>
Totals	<i>\$10,703,163.00</i>	<i>\$167,835.00</i>	<i>589</i>

Zoning Report

June 22, 2017

Zoning Board of Appeals- At the June 12, 2017 Zoning Board of Appeals meeting, two applications were considered. Both applications were requesting variances from the front yard setback requirements of Section 3.101. The owners of 5460 Geddes road were requesting a variance for a mudroom and garage addition at the 8.2 acre R-1 zoned property. Additionally, the owners of 6166 First Street requested a variance to allow construction of a covered porch and minor additions for the 1.09 acre R-4 zoned property. The ZBA found that both applications met the zoning ordinance Standards for Review and both variances were approved.

7613 Warren Road- The owner of the vacant property has requested approval for the construction of an agricultural building at this parcel. The building will be used for an indoor shrimp farm with several 3 foot deep pools. The owner has indicated that the proposed biofloc farming methodology will eliminate the need for hormones, antibiotics, pesticides or chemicals and that the salt water used is recirculated and will not generate waste water. I believe the shrimp would be considered organic. I have approved the Certificate of Zoning Compliance for the phase one 8869 sq. ft. building. Additional phases are contemplated that would include additional buildings and a residential building for an on-site manager. Tours and retail sale are also contemplated. Planning Commission review and approval will be required for some of the proposed future uses. At this time, the owners have limited the proposed uses to strictly farming activities. The shrimp raised at this location are proposed to be delivered live to a regional grocery store.

Richard Mayernik, Building/Zoning Official