

**SUPERIOR CHARTER TOWNSHIP PLANNING COMMISSION
SUPERIOR TOWNSHIP HALL
3040 N. PROSPECT, YPSILANTI, MI 48198**

**AGENDA
APRIL 26, 2017
7:30 p.m.**

7:30 p.m. Pre-Application Conference – Proposal to renovate and expand the existing St. Joseph Mercy Cancer Center Facility.

1. CALL TO ORDER
2. ROLL CALL
3. DETERMINATION OF QUORUM
4. ADOPTION OF AGENDA
5. APPROVAL OF MINUTES
 - A. Approval of the March 22, 2017 regular meeting minutes.
6. CITIZEN PARTICIPATION
7. CORRESPONDENCE
8. PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS
9. REPORTS
 - A. Ordinance Officer
 - B. Building Inspector
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

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DRAFT MINUTES
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3-1 CALL TO ORDER

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

3-2 ROLL CALL

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

3-3 DETERMINATION OF QUORUM

A quorum was present.

3-4 ADOPTION OF AGENDA

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

3-5 APPROVAL OF MINUTES

A. Minutes of the January 25, 2016 Meeting

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

A motion was made by Commissioner Findley and supported by Commissioner McGill to approve the adopted/amended minutes. The motion carried.

3-6 CITIZEN PARTICIPATION

There was no Citizen Participation.

3-7 CORRESPONDENCE

A. Notice of Intent to Amend the 2015 Master Plan – Charter Township of Plymouth.

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

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3-8 PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

3-9 REPORTS

A. Ordinance Officer

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

B. Building Inspector

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

C. Zoning Administrator

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

3-10 OLD BUSINESS

There was no Old Business.

3-11 NEW BUSINESS

A. STPC #17-01 Prospect Pointe West Final Site Plan – Phase 1

Anthony Lombardo, CEO of Lombardo Homes noted that approval from the Washtenaw County Water Resources Commissioner's Office (WCWRC) had not yet been granted. He asked that the Planning Commission grant the Final Site Plan approval pending the approval from WCWRC.

Kate Bond, Atwell, stated that she tried diligently to receive WCWRC approval for tonight's meeting, to no avail. She stated that the holdup with the WCWRC is related to BMPs as well as soils in Phase One.

Rodney Nanney presented the Planner's report dated March 15, 2017.

Jacob Rushlow presented the Engineer's report dated March 14, 2017.

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Mr. Lombardo stated that by getting Planning Commission approval tonight, he could go forward with the engineering approval portion of the plan. He added that he may not make the construction season if denied.

Kate Bond, Atwell, spoke in regards to street trees. She noted that there is a section of road that has a double sewer and trees cannot be placed in that area.

Mr. Rushlow stated that the Township prefers that tree plantings stay out of the water/sewer easement in case repairs are needed in the easement. He continued to speak to the proximity issue that exists between the street tree requirement and utility maintenance.

Mr. Nanney stated that the Planning Consultants are comfortable with relocating the trees that are in the double sewer area. He added that this is an issue with many developments.

Discussion followed about putting a smaller tree in the street margin to help prevent issues with the water/sewer.

It was noted that Mr. Lombardo as well as OHM had no objection to putting a smaller variety of tree in the street margin.

Chairperson Guenther stated that if the trees need to come out of the lots and into the street margin that is a substantial change to the site plan. Additionally, if these items are not final in the plan, the Planning Commission doesn't have a final site plan. He also questioned that if the Planning Commission is just looking at the Final Site Plan for Phase One, why do they have a 50 sheet plan that includes phases one through four.

Mr. Nanney replied that Atwell wanted to keep the submittal whole.

Chairperson Guenther stated that any action that is taken by the Planning Commission will only apply to Phase One. He added that most of the pages refer to subsequent phases and that could imply that what is being approved is more than just Phase One.

Mr. Nanney stated that on any of the sheets it could be noted that phases two, three, and four are subject to Planning Commission approval.

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Mr. Lombardo asked that the Planning Commission approve the Final Site Plan with conditions in accordance with the standards. He added that he has developed several subdivisions in Superior Township and fulfilled obligations. He stated that he was asking the Planning Commission for leeway.

Chairperson Guenther replied that the Planning Commission does not have leeway to enforce the Zoning Ordinance or not enforce it. He added that the Planning Commission has no desire to impede the building process, but if pieces of the Final Site Plan are not final, it cannot be approved.

Commissioner Findley stated that she is inclined to listen to the Township Engineer and the Township Planner, as they are our consultants.

Mr. Nanney stated that the Planning Consultants recommended that the applicant revise and resubmit; however, Atwell specifically asked to be on the agenda to discuss this.

Ms. Bond explained that there are some issues that are considered substantial changes to the site plan, and some changes that are not. She noted that she is hearing for the first time that the submitted plans are not suitable for the Planning Commission to make a decision.

Chairperson Guenther asked that a statement be placed on the sheets of the Final Site Plan noting that phases two, three and four are illustrative and not for approval purposes.

It was noted that the Planning Commission and the Township will allow the applicant to acquire water and sewer permits prior to obtaining Final Site Plan approval.

It was also noted by Mr. Nanney that street trees will need to be in the street margins with the exception of the area with the double sewer.

Mr. Mayernik added that the Township would like to have something in writing stating that the applicant is obtaining utilities without Final Site Plan approval at their own risk.

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Motion by Commissioner Brennan, supported by Commissioner Findley to postpone STPC #17-01, Prospect Pointe West Final Site Plan as depicted on plans for Phase One dated February 1, 2017 at the request of the applicant to satisfy the planning and engineering consultants concerns, to the May 24, 2017 meeting.

Motion was made by voice vote. Motion carried.

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

B. STPC #17-02 Bromley Park Condominium Fence – Minor Site Plan

Kenneth Graham, President of the Bromley Park Condominium Association stated that they would like to install a six foot tall vinyl fence on their property line, with approximately two inches of clearance on the bottom. He noted that the neighboring community has stated that they welcome the fence as long as it is maintained by Bromley Park Condominiums.

Rodney Nanney presented the Planner's report dated March 14, 2017.

Jacob Rushlow presented the Engineer's report dated March 17, 2017.

Chairperson Guenther stated that he understands the desire to have a fence there. He also noted that it could be approved conditionally upon satisfaction of the engineering comments.

Mr. Mayernik suggested that the Planning Commission motion clarifies that any of the three colors provided by the applicant (white, almond, or natural clay) would be suitable.

Motion by Commissioner Brennan, supported by Commissioner Findley to approve STPC #17-02 Bromley Park Condominium Fence, finding that it meets the requirements in Section 6.01 and Section 10.10, accepting the proposed fence installation as a minor change to the approved Bromley Park Condominium Area Plan and Final Site Plan, and to approve the Bromley Park Condo Association Minor Site Plan titled "fence proposal" consisting of an aerial photo/plan view and a fence detail sheet, subject to the following conditions:

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1. Revise the six (6) foot tall privacy fence installation to ensure that it is set back at least 75 feet from the Geddes Road right-of-way as required by Section 6.01B.2 (Residential Fences) of the Zoning Ordinance.
2. The color shall be white, almond or natural clay.
3. Satisfaction of the conditions in the Engineering Report dated March 17, 2017.

Yes: Brennan, Findley, Guenther, McGill, Sani-Yahyai.

No: None.

Absent: Gardner, Steele.

Abstain: None.

3-12 POLICY DISCUSSION

Chairperson Guenther inquired about the update of the Master Plan. Mr. Nanney stated that Board of Trustees is looking at making changes to the Dixboro Area Plan.

3-13 ADJOURNMENT

A motion was made by Commissioner Findley, supported by Commissioner Brennan to adjourn at 9:26 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

March/ April 2017

Resident Debris/ Complaints:

- 9288 Panama- Refuse and Boxes on Extension- (Tagged)
- 1580 Wlard Rd.- Refuse cans on Extension- (Tagged)
- 1824 Savannah- Dog house still on Extension- (Letter Sent)
- 9270 Abbey Ln.- Sofa on Extension- (Tagged for Removal)
- 8650 Cedar Ct.- Furniture and Debris on Extension- (Tagged for Removal)(Letter Sent)
- 8925 Bristol Ct.- Refrigerator on Extension- (Tagged for Removal)
- 1586 Harvest Ln.- Dishwasher on Extension- (Tagged for Removal)
- 8293 Warwick Ct.- Large Chair on Extension- (Tagged for Removal)
- 1803 Hamlet- Cans and chair on Extension- (Tagged for Removal)
- 9653 Wexford Rd.- Cabinet on Extension- (Tagged for Removal)
- 9894 High Meadow- Debris on Extension- (Tagged for Removal)
- 9180 Ascot Dr.- Chair on Extension- (Tagged for Removal)
- 9135 Ascot Dr.- Sofa on Extension- (Tagged for Removal)
- 8645 Cedar Ct.- Refuse on Extension- (Tagged for Removal)
- 8975 Nottingham- 3 cans & wagon on Extension- (Tagged for Removal)
- 8308 Warwick Ct.- Grill on Extension- (Tagged for Removal)
- 1863 Telford Ct.- Cabinet on Extension- (Tagged for Removal)
- 9234 Panama- Bed Frame on Extension- (Tagged for Removal)
- 1532 Harvest Ln.- Sofas & Mattress on Extension- (Tagged for Removal)
- 5310 Joy Rd.- Sofa on Extension- (Letter Sent to Owner)
- 1705 Savannah Ln.- Wood pieces on Extension- (Tagged for Removal)
- 976 Stamford- Mattress on Extension- (Tagged for Removal)
- 1585 Courtney Ct.- Wood pieces on Extension- (Tagged for Removal)

Yard Waste & Grass Complaints:

- 1771 Sheffield- Yard Waste out too soon- (Tagged)
- 1710 Hamlet- Yard Waste out too soon- (Tagged)
- 1765 Hamlet- Yard Waste out too soon- (Tagged)
- 1847 Manchester- Yard Waste out too soon- (Tagged)
- 8563 Canterbury Ct.- Yard Waste out too soon- (Tagged)

Vehicle Complaints:

- 8761 Barrington Dr.- Vehicle has no tags- (Letter Sent)
- 1802 Hamlet- Vehicle blocking mailbox- (Moved from box)
- 8529 Berkshire- Trailer on Driveway-(Spoke with owner)
- 1514 Harvest Ln.- Vehicle Parked on Lawn- (Tagged for Removal)

Dog Complaint:

- 1866 Ashley Dr.- Dogs Running Loose- (Letter Sent to Owner)

SUPERIOR TOWNSHIP BUILDING DEPARTMENT
MONTH-END REPORT
March 2017

Category	Estimated Cost	Permit Fee	Number of Permits
Com/Multi-Family Renovations	<i>\$0.00</i>	<i>\$1,771.00</i>	<i>1</i>
Com-Other Non-Building	<i>\$10,000.00</i>	<i>\$200.00</i>	<i>1</i>
Electrical Permits	<i>\$0.00</i>	<i>\$3,428.00</i>	<i>15</i>
Mechanical Permits	<i>\$0.00</i>	<i>\$5,015.00</i>	<i>34</i>
Plumbing	<i>\$0.00</i>	<i>\$3,618.00</i>	<i>20</i>
Res-Manufactured/Modular	<i>\$0.00</i>	<i>\$300.00</i>	<i>2</i>
Res-New Building	<i>\$2,883,015.00</i>	<i>\$19,235.00</i>	<i>10</i>
Res-Other Building	<i>\$41,400.00</i>	<i>\$610.00</i>	<i>5</i>
Res-Renovations	<i>\$0.00</i>	<i>\$300.00</i>	<i>3</i>
Totals	<i>\$2,934,415.00</i>	<i>\$34,477.00</i>	<i>91</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>\$0.00</i>	<i>\$2,204.00</i>	<i>2</i>
Com-Other Non-Building	<i>\$510,000.00</i>	<i>\$4,200.00</i>	<i>6</i>
Electrical Permits	<i>\$0.00</i>	<i>\$14,555.00</i>	<i>64</i>
Manufactured/Modular	<i>\$0.00</i>	<i>\$600.00</i>	<i>4</i>
Mechanical Permits	<i>\$0.00</i>	<i>\$18,088.00</i>	<i>121</i>
Plumbing	<i>\$0.00</i>	<i>\$13,402.00</i>	<i>78</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>\$300.00</i>	<i>2</i>
Res-New Building	<i>\$7,200,952.00</i>	<i>\$45,981.00</i>	<i>22</i>
Res-Other Building	<i>\$181,326.00</i>	<i>\$2,574.00</i>	<i>16</i>
Res-Other Non-Building	<i>\$25,600.00</i>	<i>\$166.00</i>	<i>1</i>
Res-Renovations	<i>\$0.00</i>	<i>\$631.00</i>	<i>5</i>
Totals	<i>\$8,148,359.00</i>	<i>\$104,360.00</i>	<i>324</i>

WWW.HED.DESIGN

April 11, 2016

Mr. Rodney C. Nanny
Township Planner
Charter Township of Superior
3040 Prospect
Ypsilanti, MI 48198

Subject: Submittal: Pre-Application Conference Materials
Cancer Center Addition and Renovations
St. Joseph Mercy – Ann Arbor
Project No. 2016-01122-000

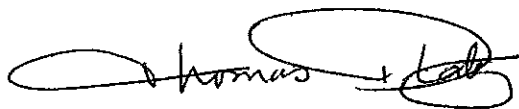
Dear Mr. Nanny,

HED is please to present the attached pre-application conference material submittal in advance of the Charter Township of Superior Planning Commission meeting of April 26, 2017. The submittal information contains (16) sixteen copies of the following information:

- Project Narrative
- Schematic Floor Plans & Exterior Image
- Amended Area Plan
- Site Overlay Plan (new over existing)
- Utility Plan and Site Details

We look forward to presenting and discussing this information with the Planning Commission at the 7:00pm timeslot on April 26, 2016. If you should have any questions regarding the enclosed, please contact me at your earliest convenience.

Sincerely,



Thomas A. Platz, RA
Associate, Project Management

• 248-262-1627
26913 Northwestern Hwy.
Suite 200
Southfield MI 48033



PROJECT NARRATIVE

St. Joseph Mercy-Ann Arbor is planning a complete renovation and expansion of the existing 22-year old Cancer Center Facility. The project will provide a new and efficient environment of care, prevention and treatment that meets modern standards while providing the necessary space for the continuing growth of the Oncology Services program located at St. Joseph Mercy Health System's west regional hub in Ann Arbor.

General Description:

With the planned expansion at the front, or west side of the existing building, the current stand-alone canopy will be demolished. The Main Lobby, with integral patient drop-off zone and canopy, will be constructed in that location. The extended two story Lobby will provide a new stairway and elevator to provide improved wayfinding and access to the (2) two expanded floors and the built-out Lower Level.

Proposed alternations to the site includes a separate patient drop-off zone for the Imaging and Birth Center - effectively providing autonomy from the Cancer Center Facility while separated by green space viewable from the Cancer Center Lobby. The building addition creates an expanded 'front lawn' for the Cancer Center through the relocation of the existing drop-off road and parking islands further west. The expanded green space will provide distraction and calming opportunities for infusion patients located on the first floor.

The expansion exterior materials consist of brick masonry, clear glass curtain wall and metal panel/natural stone accents. Roof top mechanical equipment will be screened from view.

The existing facility will remain as a business occupancy from a life-safety code perspective. The building infrastructure will be upgraded with new air-handling units and upgraded power and low voltage systems. A new roof will be installed. The existing façade will receive new windows. For improvements in patient safety and barrier-free access, the interior suite patient care hallway width will widened, exam rooms will be re-sized to modern standards and the toilet rooms will meet current barrier-free regulations.



Program Highlights of the expanded facility:

First Floor: Expansion of 7,355sf; Renovation of ~18,000 sf

- New Main Lobby w/ reception+
- Minor Renovation to Oncology
- Infusion Center
- Lab and Oncology Pharmacy
- Support Offices and Patient Support Care Suites

Second Floor: Expansion of 7,620sf; Renovation of ~13,740 sf

- IHA Hematology/Oncology Clinic
- Multi-Disciplinary Clinic

Lower level: Expansion of 465sf; Renovation of ~9,300sf

- Conference/ Education Center
- Regional Oncology Services Administration/ Call Center Office Suite

Overall: Expansion of 15,440sf; Renovation of ~41,040sf

Partial occupancy during construction will include clinical services and some administration support spaces, while Infusion services will be relocated temporarily on campus. Construction start is scheduled for early Fall, 2017, with completion anticipated in 15-17 months.