

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
MAY 24, 2017
APPROVED 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, Sanii-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 Sanii-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
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Ypsilanti, MI 48198 (734) 482-6099