

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
JUNE 28, 2017
DRAFT MINUTES
Page 1 of 5**

Adam Finch, RFC Holdings, LLC, explained they are under contract to purchase 5263 Plymouth-Ann Arbor Road. He added that they are going to sell 5400 Plymouth-Ann Arbor Road, the property they had previously acquired for their financial planning business.

Jeremy Ziegler explained that the existing single family home would become a business with six employees. Several plans were put together to figure out what would be the best option for the site, and also how to improve the corner that the property sits on. He added that they are looking to add a second entrance on the site which would help with the parking requirement that was triggered with the change of use from residential to business.

Mr. Ziegler discussed the parking lot configuration and possible second entrance off of Short Street. It was noted by the applicant that the parking requirement per the Zoning Ordinance is 13 spaces, but that they feel that many is not needed. He asked the Planning Commissioners for leniency on the requirement.

He discussed landscaping along the drive and the fence and added that many of trees on the site are landmark trees. It was also noted that the applicants would leave the exterior of the building as-is.

Chairperson Guenther stated that he is in favor of leaving the exterior of the building as is, as well as leaving the landmark trees in place. He asked what the current zoning of the property is.

Mr. Nanney replied that the site is zoned VC (Village Center) and is essentially its own site plan. The Planning Commission would need to decide if it is a major/minor change to the site plan.

It was noted that office space is a permitted use in the district.

Chairperson Guenther stated that the use seems to fit under the “village center” feel and fits in with the rest of the village. He expressed feelings that Short Street is a difficult street to turn on to and therefore may be a difficult place to have a driveway. He asked the applicants to think of traffic in the area.

Mike Rautiola stated that they do not have a lot of traffic to their business at any given time, and may only have one or two customer cars in their parking lot.

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
JUNE 28, 2017
DRAFT MINUTES
Page 2 of 5**

Mr. Finch inquired if the existing four car garage counts towards the 13 parking spaces needed for the site, per the Zoning Ordinance.

Mr. Nanney replied that it is something that could be considered by the Planning Commission. In the parking standards section of the Zoning Ordinance, there is a provision for modifications and there is an alternative parking standard. The applicant could provide evidence on the site plan showing why the alternative is better than the parking requirements.

Commissioner Gardner commented that he liked the idea and stated that it was consistent with the Dixboro Vision. He asked if the applicants have met with the Dixboro Design Review Board.

Mr. Ziegler stated that they plan on meeting with Review Board in the near future.

Tree replacement was discussed. Mr. Nanney stated that tree replacement and mitigation does not need to all occur on the same property. The replacement trees could be placed on other properties around the township. Mr. Nanney also asked the applicants to consider their use of the property, but also consider future uses for the next user if they sell.

Chairperson Guenther asked if the applicant has talked to the Health Department about the well and septic on the site.

Mr. Ziegler stated that it is a new well and septic put in for the bed and breakfast use.

Chairperson Guenther asked if the building was used for commercial uses in the past.

The applicants stated that they did not know.

Rick Mayernik, Building Official stated that the residence received a Conditional Use Permit in the past for the bed and breakfast usage.

Mr. Nanney asked what the plan for the driveway is.

Mr. Rautiola replied that they would like to use Short Street as the main entrance.

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
JUNE 28, 2017
DRAFT MINUTES
Page 3 of 5**

Mr. Finch stated that in the opinion of the Road Commission, an entrance of off Short Street would be optimal.

Mr. Nanney stated that if the Plymouth-Ann Arbor Road entrance is closed, more space is allowed for parking, especially for the handicap spaces, and that could relieve some parking issues. He added that the barrier free space needs to be near the building.

6-1 CALL TO ORDER

Chairperson Guenther called the regular meeting to order at 8:41 p.m.

6-2 ROLL CALL

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

6-3 DETERMINATION OF QUORUM

A quorum was present.

6-4 ADOPTION OF AGENDA

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

6-5 APPROVAL OF MINUTES

A. Minutes of the May 24, 2017 Meeting

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

6-6 CITIZEN PARTICIPATION

There was no Citizen Participation.

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
JUNE 28, 2017
DRAFT MINUTES
Page 4 of 5**

6-7 CORRESPONDENCE

There was no Correspondence.

6-8 PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

None.

6-9 REPORTS

A. Ordinance Officer

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

6-10 OLD BUSINESS

None.

6-11 NEW BUSINESS

None.

6-12 POLICY DISCUSSION

None.

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
JUNE 28, 2017
DRAFT MINUTES
Page 5 of 5**

6-13 ADJOURNMENT

A motion was made by Commissioner Brennan supported by Commissioner Sani-Yahyai to adjourn at 8:53 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

DRAFT