

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
AUGUST 23, 2017
APPROVED MINUTES
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8-1 CALL TO ORDER

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

8-2 ROLL CALL

The following members were present: Brennan, Findley, Gardner, Guenther, McGill, and Sani-Yahyai. Steele was absent. Also present were Rodney Nanney, Township Planner and George Tsakoff, Township Engineer.

8-3 DETERMINATION OF QUORUM

A quorum was present.

8-4 ADOPTION OF AGENDA

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

8-5 APPROVAL OF MINUTES

A. Minutes of the June 28, 2017 Meeting

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

8-6 CITIZEN PARTICIPATION

There was no Citizen Participation.

8-7 CORRESPONDENCE

There was no Correspondence.

8-8 PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

A. STPC #17-05 RFC Holdings, LLC Area Plan Amendment

1. Public Hearing

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Susan Watts, 5260 Church Street, lives directly behind 5263 Plymouth-Ann Arbor Road. Ms. Watts speculates that RFC Holdings, LLC is drawn to the property because of the historic landscape. She expressed concern about the proposed location of the parking with the entrance at Short Street and offered alternative suggestions for parking.

Wendy Fry, 5266 Church Street, echoed concerns presented by Ms. Watts and also about losing trees at the site. Ms. Fry noted that she serves on the Dixboro Design Review Board and stated that this is a great opportunity for “out of the box” thinking and not duplicate parking. She suggested talking to the church about using their parking. She also noted that she was against having an entrance/exit on Short Street.

Mr. Lekas, 5266 Church Street, asked about creative solutions to not paving a parking lot for the site.

Robert Watts, 5260 Church Street, stated that RFC Holdings, LLC is good for the Dixboro area. He is also glad the building is not dramatically changing. He expressed concerns about a paved parking lot. He noted the new parking lot on the west side of Short Street and stated that there is plenty of parking there already.

Motion by Commissioner Gardner, supported by Commissioner Findley to close the public hearing.

Motion Carried.

2. Deliberation

Rodney Nanney, Township Planner, noted that the property was originally setup as a Bed and Breakfast, but it was found that a new use as office space is compatible under the Zoning Ordinance. He stated that the Ordinance is flexible on shared parking, but a public pathway would need to be put in.

Mr. Nanney discussed the deviations noted in the Planner’s Deviation Report dated August 10, 2017.

George Tsakoff, Township Engineer, discussed the report dated August 16, 2017.

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Chairman Guenther read a memorandum dated July 27, 2017 from Tom Freeman, Chair of the Dixboro Design Review Board.

Commissioner Gardner stated that he is supportive of the proposal and also sympathetic of comments made by residents. He noted that he would like to see solutions to reduce parking requirements.

He asked the applicants if any trees were being removed. It was determined there were not.

Mr. Kubiske explained plans for a permeable surface on parking.

Commissioner McGill asked how the Board can safeguard having to increase parking 20 years down the line if area businesses take over.

Mr. Nanney stated that as long as the site remains "office use," it would not need to come back in front of the Planning Commission. Only if the use changes.

Chairman Guenther clarified that only if businesses need to increase the number of spaces, would they need to come back. He added that he hears that neighbors want to minimize paving and would like to find a way to use existing parking spaces on Short Street.

Mr. Nanney stated that the spaces on Short Street are public spaces for use by anyone.

Mr. Kubiske suggested adding a sidewalk to the property from Short Street.

Mr. Nanney stated that adding a sidewalk cannot be required of the applicant, but it could be placed voluntarily.

Chairman Guenther asked about using public parking on the west side of Short Street.

Mr. Nanney stated that the Ordinance requires a pedestrian pathway from the shared parking to the entrance.

Mr. Lekas commented that people do not follow sidewalks these days.

Mr. Nanney replied that sidewalks are required by the Ordinance.

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Commissioner Gardner added that details with parking could be raised with the Road Commission.

Chairman Guenther suggested deferring deviations to explore the proposed parking options, as well as the applicant revising the plan and postponing.

Mr. Kubiske replied that he'd like to move forward.

Motion by Brennan, supported by Gardner, to recommend that the Township Board of Trustees approve STPC #17-05, RFC Financial Planners Area Plan Amendment dated 7/28/2017, finding it complies with the applicable Zoning Ordinance requirements, including Section 7.200 (General Standards) and Section 7.304 [Village Center (VC) Special District] of Zoning Ordinance No. 174, subject to the following conditions:

(1) The list of proposed ordinance deviations on the Area Plan Amendment shall be updated to match the wording and conditions listed in the Township Planner's Ordinance Deviations Report dated 8/10/2017, with the following additional changes:

Re-state deviation #1 to read as follows: "Sections 8.05 (Schedule Of Off-Street Parking Requirements) - Deviation to reduce the minimum required parking from 13 to 9 spaces, with the condition that the five (5) additional deferred parking spaces be removed from the plan."

(2) A revised Area Plan, including all revisions and corrections noted in the Township Planner and Township Engineer's reports, shall be submitted for review by the Twp. Planner and Twp. Engineer, prior to placing this item on the Township Board's agenda for consideration and action.

8-9 REPORTS

A. Building Inspector

A motion was made by Commissioner Sani-Yahyai and supported by Commissioner Findley to receive the report.

The motion carried.

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8-10 OLD BUSINESS

None.

8-11 NEW BUSINESS

None.

8-12 POLICY DISCUSSION

Mr. Nanney mentioned the repeat issue of Medical Marijuana. He discussed the options that the Township has.

8-13 ADJOURNMENT

A motion was made by Commissioner Sanii-Yahyai supported by Commissioner Gardner to adjourn at 9:20 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