

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
OCTOBER 25, 2017
APPROVED MINUTES
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10-1 CALL TO ORDER

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

10-2 ROLL CALL

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

10-3 DETERMINATION OF QUORUM

A quorum was present.

10-4 ADOPTION OF AGENDA

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

10-5 APPROVAL OF MINUTES

A. Minutes of the August 23, 2017 Meeting

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

10-6 CITIZEN PARTICIPATION

There was no Citizen Participation.

10-7 CORRESPONDENCE

There was no Correspondence.

10-8 PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

None.

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10-9 REPORTS

A. Building Inspector

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

B. Zoning Administrator

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

10-10 OLD BUSINESS

A. STPC #16-06 Sutton Ridge - Final Site Plan

Kellie McIvor, Redwood, gave a brief overview of the development and noted small changes that have evolved. She added that they have all outside agency approvals or assurance of approval.

Rodney Nanney, Township Planner, reviewed the Planner's report dated October 13, 2017.

George Tsakoff, Township Engineer, reviewed the Engineer's report dated October 17, 2017.

Commissioner Findley noted a typographical error on the approvals from Washtenaw County Road Commission (WCRC).

Ms. McIvor explained that WCRC requested the applicant improve the traffic light at Geddes and Prospect Roads if the development is approved. She added that the improvements to the traffic light would be completed in cooperation with Lombardo Homes.

Commissioner Gardner asked where the applicant was in terms of conversations and negotiations with the neighboring Bromley Park.

It was noted that initially there were many complaints from Bromley Park residents. Additionally, there was an issue with funding the maintenance of roads within the subdivision. It was decided that Redwood would give a lumpsum payment at the start of the project to cover road maintenance

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at the discretion of Bromley Park. It was also noted that the apartment units were moved farther from the single-family homes in Bromley Park.

Motion by Commissioner Findley, supported by Commissioner Brennan, to approve the STPC #16-06 Sutton Ridge Final Site Plan dated 9/19/2017, 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. All required permits and outside agency approvals noted in the Township Engineer's report dated 10/17/2017 shall be obtained prior to engineering approval of construction plans.
2. Sheets L-1A, L-1B, and L-3 of the landscape plans shall be corrected as noted in the Township Planner's report dated 10/13/2017.
3. Within 30 calendar days, the applicant shall submit six (6) paper sets and one (1) digital set in .PDF format of a revised final site plan to the Township with the corrected sheets L-1A, L-1B, and L-3, and with all other sheets remaining unchanged and retaining the 9/19/2017 revision date.
4. The revised final site plan shall be subject to administrative review and acceptance by the Township Planner and Zoning Inspector.

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

The motion carried.

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

Mr. Nanney stated that the Area Plan that was seen by the Planning Commission at the August 23, 2017 meeting, was not ready for the last Board of Trustees meeting. He explained that if the Planning Commissioners are interested, they can make a motion that removes the condition(s) that were placed on the plan at the last Planning Commission meeting. It was noted that the plans now include the deviations and all items have been taken care of by the applicants.

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Mr. Nanney reviewed the Planner's Report dated October 16, 2017.

Mr. Tsakoff reviewed the Engineer's report dated October 17, 2017.

Commissioner Gardner inquired as to why the Planning Commission couldn't simply "do nothing," since all conditions have been met. He asked why not let the previous ruling stand.

Mr. Nanney stated that the plan had been redrafted by a civil engineer giving it different character. He also reiterated that the applicant will be able to submit a clean recommendation to the board.

Commissioner Brennan stated that he felt comfortable reconsidering the motion so that the Board of Trustees reviews a "clean copy" of the plan.

A motion was made by Commissioner Findley and supported by Commissioner Brennan to reconsider our August 23, 2017 motion to recommend that the Township Board of Trustees approve STPC #17-05, RFC Financial Planners Area Plan Amendment subject to two conditions.

Yes: Brennan, Findley, Gardner, Sanii-Yahyai, Steele.

No: None.

Absent: Guenther, McGill.

Abstain: None.

The motion carried.

Motion by Commissioner Brennan and supported by Commissioner Findley to recommend that the Township Board of Trustees approve STPC #17-05 RFC Financial Planners Area Plan Amendment dated 10/13/2017, finding that 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.

Yes: Brennan, Findley, Gardner, Sanii-Yahyai, Steele.

No: None.

Absent: Guenther, McGill.

Abstain: None.

The motion carried.

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Motion by Commissioner Findley and supported by Commissioner Sanii-Yahyai, to recommend that the Township Board of Trustees accept the six (6) proposed ordinance deviations as presented on the cover sheet of the STPC #17-05 RFC Financial Planners Area Plan Amendment dated 10/13/2017, finding that the proposed ordinance deviations:

1. Are limited in scope and comply with the standards found in Section 7.003 (Regulatory Flexibility) of Zoning Ordinance No. 174;
2. Are compatible with the goals and policies outlined in the Dixboro Area Plan Amendment, which is Chapter 9 of the Township Master Plan; and
3. Will result in a higher quality of development than would be possible without the proposed deviations.

Yes: Brennan, Findley, Gardner, Sanii-Yahyai, Steele.

No: None.

Absent: Guenther, McGill.

Abstain: None.

The motion carried.

10-11 NEW BUSINESS

- A. STPC #17-06 Hyundai Parking Lot Improvements - Combined Preliminary and Final Site Plan and Major/Minor Change Consideration

Mark Torigian, Hyundai, stated that the applicant is seeking approval to combine two existing parking lots, add a fence, and add gravel to allow for additional parking on the site, at the Hyundai-Kia America Technical Center.

Mr. Nanney reviewed the Planner's report dated October 16, 2017.

Mr. Tsakoff reviewed the Engineer's report dated October 16, 2017.

A motion was made by Commissioner Brennan and supported by Commissioner Steele to determine that the proposed site alterations to expand the area for secured parking and storage of test vehicles depicted on sheet C-2 of the STPC #17-06 Hyundai America Technical Center – Secured Parking Improvements Combined Preliminary/Final Site Plan dated 10/11/2017 are a minor change to the approved Hyundai America

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Technical Center Area Plan, based on the standards outlined in Section 7.106 (Amendment and Revision).

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

The motion carried.

A motion was made by Commissioner Findley and supported by Commissioner Steele to approve the STPC #17-06 Hyundai America Technical Center – Secured Parking Improvements Combined Preliminary/Final Site Plan dated 10/11/2017, 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. All required permits noted in the Township Engineer's report dated 10/16/2017 shall be obtained prior to the start of construction.

10-12 POLICY DISCUSSION

Mr. Nanney stated that there could be a November Planning Commission meeting to discuss Dixboro Village related items. The local non-profit, Village Green, LLC, would like to construct a pavilion on the village green for general usage. This would also provide a barrier free access to the school house.

10-13 ADJOURNMENT

A motion was made by Commissioner Findley supported by Commissioner Brennan to adjourn at 8:34 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