

**SUPERIOR CHARTER TOWNSHIP PLANNING COMMISSION
SUPERIOR TOWNSHIP HALL
3040 N. PROSPECT, YPSILANTI, MI 48198
AGENDA
APRIL 25, 2018
7:30 p.m.**

1. CALL TO ORDER
2. ROLL CALL
3. DETERMINATION OF QUORUM
4. ADOPTION OF AGENDA
5. APPROVAL OF MINUTES
 - A. Approval of the February 25, 2018 regular meeting minutes
 - B. Approval of the March 25, 2018 regular meeting minutes
6. CITIZEN PARTICIPATION
7. CORRESPONDENCE
 - A. Memo from Dixboro Design Review Board regarding 2018 meeting dates
8. PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS
 - A. STPC #18-05 Zoning Ordinance Text Amendments – Fleming Creek
 1. Public Hearing
 2. Deliberation
 3. Action
9. REPORTS
 - A. Ordinance Officer
 - B. Building Inspector
 - C. Zoning Administrator
10. OLD BUSINESS
 - A. STPC #18-06 RFC Holdings, LLC – Final Site Plan
11. NEW BUSINESS
12. POLICY DISCUSSION
13. ADJOURNMENT

Thomas Brennan III, Commission Secretary
3040 N. Prospect, Ypsilanti, MI 48198

Laura Bennett, Planning Clerk
734-482-6099

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2-1 CALL TO ORDER

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

2-2 ROLL CALL

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

2-3 DETERMINATION OF QUORUM

A quorum was present.

2-4 ADOPTION OF AGENDA

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

2-5 APPROVAL OF MINUTES

A. Minutes of the October 25, 2017 Meeting

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

2-6 CITIZEN PARTICIPATION

There was no Citizen Participation.

2-7 CORRESPONDENCE

A. Notice of Intent to Plan from Van Buren Charter Township

A motion was made by Commissioner Steele and supported by Commission McGill to receive the Notice of Intent to Plan from Van Buren Charter Township. The motion carried.

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2-8 PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

A. STPC #18-02 Dixboro House Restaurant Conditional Use Permit

1. Public Hearing

Motion by Commissioner Gardner, supported by Commissioner Brennan to open the public hearing. The motion carried.

Bree Stilwell, Marketing and Business Development Director speaking on behalf of Sava Farah, CEO, stated that there are plans to restore the existing structure and property and preserve some of the elements that are original to the building. Ms. Stilwell also noted that there will be additional dining and outdoor space added to the site.

Jan Van Schoick, 3213 Creston Circle, stated that she owns two lots in the Glenborough subdivision that back up to the restaurant, one of which includes a portion of the path that goes over Fleming Creek. She noted that she has concerns about noise coming from the proposed outdoor eating area.

Ms. Stilwell responded that increasing walkability throughout the Village area is important and look forward to the path along Fleming Creek being utilized. She added that there will be no amplified sound outside of the restaurant if approved for an outdoor dining area.

Paula Weber, 5347 Plymouth-Ann Arbor Road, stated that she lives across from the restaurant. She commented that she is glad the applicant plans on keeping the intent of the restaurant. She spoke about traffic near the site and explained that when the building was the Roger Monks restaurant there was never an issue with traffic nor noise.

Kelly Carter, 7486 Plymouth Road, inquired about the Conditional Use Permit portion of the applicant's site plan.

Rodney Nanney stated that outdoor seating was a legal nonconforming use at the previous restaurants that occupied the site. Now, under the revised Zoning Ordinance, outdoor seating is allowed only with a Conditional Use Permit. He added that the Conditional Use Permit process allows developers to get out from under the restrictions of the Zoning Ordinance.

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Motion by Commissioner Brennan, supported by Commissioner Steele to close the public hearing. The motion carried.

2. Deliberation

Rodney Nanney, Township Planner, reviewed the Planner's report dated February 20, 2018.

Commissioner Guenther added that only the Conditional Use Permit is being considered under the current agenda item. Other standards will be considered for the site's preliminary site plan.

Commissioner McGill inquired about potential wedding parties at the restaurant.

Ms. Stilwell stated that there is space to support small wedding ceremonies and would be open to the restaurant being offered as a reception area.

Commissioner Gardner asked the hours and days of operations.

Ms. Farah stated that proposed hours are 8:00 a.m. to 10:00 p.m. and 8:00 a.m. to midnight on weekends. She added that she would like the restaurant to offer breakfast, lunch and dinner service.

Commissioner Guenther asked about standards in the Zoning Ordinance relating to hours of operations.

Mr. Nanney replied that there is nothing specific.

Commissioner Guenther asked the applicant about amplified music on the inside of the restaurant.

Ms. Farah replied that they have no intention of hosting regular programming. Perhaps they would have the occasional fundraiser, but there is no interior space dedicated for such programming.

Commissioner Guenther inquired about lighting plans for the outdoor area as well as signage at the site.

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It was noted that there would be down-lighting along the sidewalk and parking area. The applicant stated that she would like to maintain the current sign as much as possible but perhaps make it smaller.

3. Action

Motion by Commissioner Brennan, supported by Commissioner Findley, to approve STPC #18-02, Dixboro House Restaurant Conditional Use Permit for **the restaurant facility serving alcoholic beverages**, finding that it complies with the applicable Zoning Ordinance requirements, including Section 11.06 (Conditional Use Standards), subject to the following conditions:

1. The applicant shall incorporate all revisions and corrections noted in the Township Planner's conditional use permit report dated February 20, 2018 into a revised preliminary site plan submittal or Area Plan Amendment application.
2. The hours of operation for the restaurant serving alcoholic beverages shall be limited to: Sunday through Thursday 8:00 a.m. until 10:00 p.m. and Friday and Saturday 8:00 a.m. until 12:00 a.m.
3. Use of the outdoor wedding and small event space shall be limited in character and land use intensity to an accessory use, secondary and subordinate to the principal restaurant facility, with details subject to Planning Commission review and approval as part of a revised preliminary site plan submittal.

Roll Call:

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

No: None.

Absent: None.

Abstain: None.

The motion carried.

Motion by Commissioner Brennan, supported by Commissioner Sanii-Yahyai, to approve STPC #18-02, Dixboro House Restaurant Conditional Use Permit for **the expanded outdoor eating area**,

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finding that it complies with the applicable Zoning Ordinance requirements, including Section 11.06 (Conditional Use Standards), subject to the following conditions:

1. The applicant shall incorporate all revisions and corrections noted in the Township Planner's conditional use permit report dated February 20, 2018 into a revised preliminary site plan submittal or Area Plan Amendment application.
2. The hours of operation for the outdoor eating area shall be limited to: Sunday through Thursday 8:00 a.m. until 10:00 p.m. and Friday and Saturday 8:00 a.m. until 12:00 a.m.

Roll Call:

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

No: None.

Absent: None.

Abstain: None.

The motion carried.

2-9 REPORTS

A. Ordinance Officer

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

B. Building Inspector

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

C. Zoning Administrator

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

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2-10 OLD BUSINESS

A. STPC #18-01 RFC Holdings, LLC - Preliminary Site Plan

Adam Finch updated the Commissioners on the project and stated that comments have been received from the Washtenaw County Water Resources Commission, Washtenaw County Road Commission and the Washtenaw County Health Department.

Mr. Nanney reviewed the Planner's report dated February 09, 2018.

George Tsakoff, Township Engineer, reviewed the Engineer's report dated February 16, 2018.

Motion by Commissioner Findley, supported by Commissioner Steele, to approve STPC #18-01 RFC Holdings, LLC Preliminary Site Plan dated 1/24/2018, finding that it is consistent with the approved RFC Financial Planners Area Plan dated 10/13/2017 and applicable Zoning Ordinance requirements, including Section 10.07 (Required Site Plan Information) and Section 10.10 (Standards for Site Plan Approval), subject to the following conditions:

1. The applicant shall incorporate all revisions and corrections noted in the Township Planner's report dated February 9, 2018 and the Township Engineer's report dated February 16, 2018 into the final site plan submittal for this project.
2. The applicant shall remove the Zoning Ordinance Modification Requests from sheet C.101 of the Preliminary Site Plan.

Roll Call:

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

No: None.

Absent: None.

Abstain: None.

The motion carried.

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02-11 NEW BUSINESS

A. STPC #18-04 Glen Oaks Cooperative Office Addition – Preliminary Site Plan

David Friedrichs stated that the cooperative has been operating for many years out of one of the condos (which takes it off of the market). Building a separate 800 square foot office building would return the current unit being used as an office, to a residence.

Mr. La'al presented a model of the layout of the proposed office building. He also discussed the layout of the existing homes.

Mr. Nanney reviewed the Planner's report dated February 10, 2018.

Mr. Tsakoff reviewed the Engineer's report dated February 18, 2018.

Commissioner Gardner asked if the new office space could handle the occupancy of all 42 residences.

Mr. La'al stated that the new space could comfortably handle 14 occupants, but could hold more with spillover into the office.

Mr. Friedrichs added that the meetings are usually held outdoors and does not expect many indoor meetings.

Commissioner Guenther stated that he would like to see a description of the meeting room as well as a statement that the meeting space is limited to the use of residents and will not be rented out to outside agencies.

Motion by Commissioner Brennan, supported by Commissioner Gardner, to approve STPC #18-04 Glen Oaks Cooperative Office Preliminary Site Plan dated 1/31/2018, 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), subject to the following conditions:

1. The applicant shall incorporate all revisions and corrections noted in the Township Planner's report dated February 10, 2018 and the Township Engineer's report dated February 19, 2018 into the final site plan submittal for this project).

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2. The applicant shall incorporate a description of use of the facility in Final Site Plan, including the capacity of meeting room and the use of the basement.

Roll Call:

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

No: None.

Absent: None.

Abstain: None.

The motion carried.

B. STPC #18-03 Dixboro House Restaurant – Preliminary Site Plan

David Kubiskie, David Arthur Consultants, Inc., discussed parking on the site.

Mr. Nanney reviewed the Planner's report dated February 21, 2018.

Mr. Tsakoff reviewed the Engineer's report dated February 21, 2018.

Discussion followed regarding several existing and proposed site elements that may require regulatory flexibility from the Township Board of Trustees. These limited deviations included: altering the existing ground sign, use of the Plymouth Road Right-of-Way, parking that encroaches into the front yard setback, and tree replacement.

Commissioner Guenther asked if the Preliminary Site Plan could be approved with conditions. He also asked if the applicant could proceed with an Amended Area Plan.

Mr. Nanney replied that the applicant has two options: bring everything into compliance with the current zoning ordinance or submit an Area Plan Amendment. It was noted that if the applicant wishes to deviate from the requirements of the Zoning Ordinance, an Area Plan Amendment application would allow for an opportunity to show that such deviations are warranted.

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Mr. Kubiske stated that the Area Plan Amendment is appealing. He added that there are some trees that need to be removed and there is no real place to put replacement trees required by the ordinance.

Motion by Commissioner Findley, supported by Commissioner Brennan, to approve STPC #18-03, Dixboro House Restaurant Preliminary Site Plan dated 1/30/2018, 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), subject to the following conditions:

1. The applicant shall incorporate all revisions and corrections noted in the Township Planner's conditional use permit report dated February 20, 2018 to the extent required for preliminary site plan approval, and preliminary site plan report dated February 21, 2018, and the Township Engineer's report dated February 21, 2018, into the final site plan submittal for this project.
2. Nonconforming site elements, including but not limited to parking, access, landscaping, signage, and exterior lighting, shall conform to the applicable requirements of Zoning Ordinance No. 174, with revisions detailed on the final site plan submittal.

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

No: None.

Absent: None.

Abstain: None.

The motion carried.

C. STPC #18-05 Fleming Creek Zoning Ordinance Amendment – Discussion

Mr. Nanney presented the proposed changes to amend Article 10 (Site Plan Review), Article 14 (Special Development Regulations), and Article 17 (Definitions) of the Superior Charter Township Zoning Ordinance No. 174 to reference the existing process for design review of Dixboro area development projects; and to add provisions establishing a process whereby the regional Fleming Creek Advisory Council may evaluate new commercial and residential developments with proximity to Fleming Creek and provide advisory recommendations to the Planning

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Commission about safeguards and best practices to protect the water resources of Fleming Creek.

It was decided that the text would be brought back to the March 28, 2018 Planning Commission meeting for further discussion after additional text amendments had been made.

D. Election of Officers for 2018

A motion was made by Commissioner Brennan and supported by Commissioner Findley to open the nominations for Chairperson. The motion carried by voice vote.

A motion was made by Commissioner Steele and supported by Commissioner Findley to elect David Guenther as Chairperson for 2018. There were no other nominations. The motion to elect David Guenther as Chairperson of the Superior Township Planning Commission for 2018 passed with the following vote:

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

No: None.

Absent: None.

Abstain: Guenther.

The motion carried.

A motion was made by Commissioner Brennan and supported by Commissioner Sanii-Yahyai to close the nominations for Chairperson. The motion carried by voice vote.

A motion was made by Commissioner Brennan and supported by Commissioner Findley to open the nominations for Vice Chairperson. The motion carried by voice vote.

A motion was made by Commissioner McGill and supported by Commissioner Brennan to elect Jay Gardner as Vice Chairperson for 2018. There were no other nominations. The motion to elect Jay Gardner as Vice Chairperson of the Superior Township Planning Commission for 2018 passed with the following vote:

Yes: Brennan, Findley, Guenther, McGill, Sanii-Yahyai and Steele.

No: None.

Absent: None.

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Abstain: Gardner.

The motion carried.

A motion was made by Commissioner Brenner and supported by Commissioner Findley to close the nominations for Vice Chairperson. The motion carried by voice vote.

A motion was made by Commissioner Brennan and supported by Commissioner Sanii-Yahyai to open the nominations for Secretary. The motion carried by voice vote.

A motion was made by Commissioner Steele and supported by Commissioner Findley to elect Thomas Brennan as Secretary for 2018. There were no other nominations. The motion to elect Thomas Brennan as Secretary of the Superior Township Planning Commission for 2018 passed with the following vote:

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

The motion carried.

A motion was made by Commissioner Brennan and supported by Commissioner Findley to close the nominations for Secretary. The motion carried by voice vote.

E. Adoption of 2018 Meeting Schedule

Motion by Commissioner Sanii-Yahyai, supported by Commissioner Gardner to adopt the 2018 Planning Commission Meeting Schedule. The motion carried.

02-12 POLICY DISCUSSION

None.

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02-13 ADJOURNMENT

A motion was made by Commissioner Brennan supported by Commissioner Sani-Yahyai to adjourn at 9:56 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

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3-1 CALL TO ORDER

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

3-2 ROLL CALL

The following members were present: Brennan, Findley, Gardner, Guenther, McGill, Sani-Yahyai, and Steele. Also present were Rodney Nanney, Township Planner, George Tsakoff, 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 Findley and supported by Commissioner Sani-Yahyai to adopt the agenda as presented. The motion carried.

3-5 APPROVAL OF MINUTES

A. Minutes of the February 28, 2018 Meeting

A motion was made by Commissioner Brennan and supported by Commissioner Steele to postpone the approval of the minutes until the April 25, 2018 meeting. The motion carried.

3-6 CITIZEN PARTICIPATION

There was no Citizen Participation.

3-7 CORRESPONDENCE

Motion by Commissioner Brennan, supported by Commissioner Gardner to receive and file correspondence from the Fleming Creek Advisory Council. The motion carried.

3-8 PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

None.

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2-9 REPORTS

A. Ordinance Officer

A motion was made by Commissioner Findley and supported by Commissioner Sani-Yahyai 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.

3-10 OLD BUSINESS

A. STPC #18-05 Fleming Creek Zoning Ordinance Amendment - Discussion

Rodney Nanney explained the changes that were made to the text amendments since the last meeting. It was noted that properties within 500 feet of the Fleming Creek watershed, the same distance in which soil erosion control measures were taken, would be forwarded onto the Fleming Creek Advisory Council (Council) for review. He added that the goal of the language was to minimize the project having to go through a more extensive review when the impact to the watershed was minimal.

Ric Lawson, Huron River Watershed Council, stated that the Council supports a change to ordinance language. However, he explained that he felt that the 500 foot requirement has no basis in ecology and was onerous for the reviews and developers. He suggested that any potential projects located in the Fleming Creek Watershed boundary be forwarded to the Council for review. It was also reiterated that the Council is entirely advisory and does not give requirements, but makes recommendations to the developer.

Commissioner Gardner inquired about Mr. Lawson's objection to the 500 foot boundary and why he would like it expanded to include the entire watershed.

Mr. Lawson stated that projects occurring outside of the 500 foot boundary can heavily affect the watershed. Additionally, addressing potential projects in the entire watershed keeps the review process consistent with other townships and municipalities that also utilize the Council.

Commissioner Gardner stated that he would support including the entire basin for the reasons that were mentioned.

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It was noted that an electronic version of the preliminary site plans could be forwarded to the council for review. Any comments from the council would then be given to the Planning Commission at their next meeting.

Commissioner Guenther proposed a modification to the text amendment language to include the entire Fleming Creek Watershed in the Council's scope of review, and also to remove the language in the text amendment regarding the 65 day deadline to send preliminary site plans to the Council, as he felt there was no need to impose a deadline.

Commissioner Guenther added that utilizing the Council is essentially free advice. It is not binding and there no effect on cost or the timetable of the project.

It was noted that there would be a public hearing in April to approve the text amendments.

3-11 NEW BUSINESS

None.

3-12 POLICY DISCUSSION

Mr. Nanney explained that in regards to the pre-application conference originally scheduled for tonight's meeting, the applicant revised the scope of the site plan. The changes are no longer considered major and will not require a pre-application conference.

3-13 ADJOURNMENT

A motion was made by Commissioner Gardner supported by Commissioner Brennan to adjourn at 8:30 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

CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN

MEMORANDUM

TO: David Guenther, Chair
Superior Charter Township Planning Commission

FROM: Tom Freeman, Chair
Dixboro Design Review Board

DATE: February 9, 2018

RE: 2018 Meeting Dates for Dixboro Design Review Board

As you are aware, the Design Review Board is required by Ordinance to hold meetings during April and October of each year:

“...the Design Review Board shall meet in April and October of each year, and at other times as required by applicants or the Planning Commission...”

In compliance with the above requirement, the Design Review Board has scheduled the following meeting dates during 2018:

April 5, 2018
October 4, 2018

Of course, the Design Review Board will schedule any additional meetings needed to review projects submitted for our consideration.

I hope the above information is of assistance. If you have any questions, please feel free to contact me.

cc: Members, Design Review Board.
Township Clerk

**SUPERIOR CHARTER TOWNSHIP
WASHTENAW COUNTY, MICHIGAN**

ORDINANCE NO. 174-___

[An ordinance to amend Article 10 (Site Plan Review), Article 14 (Special Development Regulations), and Article 17 (Definitions) of the Superior Charter Township Zoning Ordinance No. 174 to reference the existing process for design review of Dixboro area development projects; and to add provisions establishing a process whereby the regional Fleming Creek Advisory Council may evaluate new commercial and residential developments in the Fleming Creek Watershed and provide advisory recommendations to the Planning Commission about safeguards and best practices to protect the water resources of Fleming Creek, by authority of the Public Act 110 of 2006 (being MCL 125.3101 et. seq., as amended).]

[NOTE: Changes highlighted below in ~~striketthrough~~ and underlined text reflect deletions from and additions to the existing language of the Zoning Ordinance.]

SUPERIOR CHARTER TOWNSHIP, WASHTENAW CO., MICHIGAN, HEREBY ORDAINS:

**ARTICLE 10
SITE PLAN REVIEW**

[DELETE AND REPLACE subsection "A" (Application Submittal and Technical Review) of Section 10.04 (Applications for Site Plan Approval) in its entirety to INSERT provisions for additional evaluation of Fleming Creek and Dixboro area projects and DELETE the outdated provisions for county review of site condominium developments, as follows:]

Section 10.04 Applications for Site Plan Approval.

Any person with a legal interest in a lot may apply for site plan approval. If the applicant is not the fee simple owner of the property, the applicant shall submit a statement signed by all of the owners consenting to the application for site plan approval.

A. Application Submittal and Technical Review.

Application shall be made by filing all completed forms and sixteen (16) full-size copies of the site plan drawing(s) with the Township Clerk, and payment of required review fees and escrow deposits to the Township Treasurer.

1. Any application or site plan that does not satisfy the information requirements of this Article shall be considered incomplete, and shall be returned to the applicant.
2. The Township Clerk, upon receipt of all required application materials, shall forward the site plan and application materials to the Planning Commission, with copies to the Township Planner and other designated Township officials and consultants.
 - a. A preliminary site plan for RESIDENTIAL USES or COMMERCIAL USES on a lot within the Fleming Creek Watershed, as defined in Section 17.03 (Definitions), shall be forwarded to the Fleming Creek Advisory Council per Section 14.12 (Fleming Creek Area Developments).

- b. A minor or preliminary site plan for a lot located in the Dixboro community, as defined in the adopted Growth Management Plan, shall be forwarded to the Dixboro Design Review Board per Section 14.04 (Design Review).
- ~~3. In the event a preliminary site plan application for a site condominium development is filed with the Clerk, the Clerk shall also forward a copy of the application materials to Washtenaw County for written comments from the subdivision/site condominium advisory committee. Upon receipt, the Clerk shall forward the advisory committee's comments to the Planning Commission.~~
- 4.3. Each final site plan shall be prepared by an architect, community planner, engineer, landscape architect, or land surveyor registered or licensed in the State of Michigan and shall bear the professional seal of the preparer.

ARTICLE 14 SPECIAL DEVELOPMENT REGULATIONS

[INSERT a new Section 14.12 entitled "Fleming Creek Area Developments," as follows:]

Section 14.12 Fleming Creek Area Developments.

The intent of this Section is to provide for additional evaluation of new development projects for RESIDENTIAL USES or COMMERCIAL USES on land within the Fleming Creek Watershed. This Section is not intended to stifle creativity in site design, or to restrict development that conforms to the requirements of this Ordinance.

A. Scope.

The Fleming Creek Advisory Council may evaluate and make advisory recommendations to the Planning Commission regarding development plans for new RESIDENTIAL USES or COMMERCIAL USES on sites within the Fleming Creek Watershed, as defined in Section 17.03 (Definitions).

Development plans subject to this Section shall include applications for preliminary site plan or preliminary condominium site plan approval per Article 10 (Site Plan Review); and applications for tentative approval of a preliminary plat per the requirements of the Township's Subdivision Ordinance (Ord. No. 42). The defined Fleming Creek Area is depicted on the following map for reference:

B. Evaluation of Development Projects.

The Township Clerk shall promptly transmit a copy of the application and plans for any development project subject to this Section to the Fleming Creek Advisory Council, along with an invitation to provide written comments or advisory recommendations to the Planning Commission.

1. Where a Council member is determined to have a conflict of interest associated with the project, a summary of the conflict and any Council actions taken in response should be noted in the communication to the Planning Commission.
2. Any Fleming Creek Advisory Council comments or advisory recommendations received by the Township Clerk in accordance with this Section shall be forwarded to the Planning Commission for consideration as part of the review process for the development project.

3. The Planning Commission may defer consideration of the Council’s comments or advisory recommendations to review of a final site plan, final condominium site plan or final approval of a preliminary subdivision plat for the development project upon determination that the project has limited potential to adversely impact water resources in Fleming Creek.

ARTICLE 17 DEFINITIONS

[REVISE Section 17.03 (Definitions) to ADD new definitions for “Dixboro Design Review Board,” “Fleming Creek Advisory Council,” “Fleming Creek Watershed,” and “Master Plan” as follows:]

Section 17.03 Definitions.

Whenever used in this Ordinance, the following words and phrases shall have the meaning ascribed to them in this Section:

- 56a. **Dixboro Design Review Board.** The advisory committee established by Section 14.04 (Design Review) of this Ordinance to provide advisory recommendations to the Planning Commission regarding the quality of design of Dixboro community buildings and sites subject to redevelopment, expansion or new construction.
- 80a. **Fleming Creek Advisory Council.** A regional committee established by joint action of Ann Arbor, Salem, and Superior townships, with assistance from the Washtenaw County Water Resources Commissioner and Huron River Watershed Council, to advise residents, property owners, and township officials, boards, and commissions about safeguards and best practices to protect the water resources of Fleming Creek.
- 80b. **Fleming Creek Watershed.** The geographic area of land in the Township that serves as a drainage basin or catchment for the Fleming Creek, within which surface waters ultimately drain to any point along the channel of this watercourse.
- 125b. **Master Plan.** See “Growth Management Plan.”

Superior Township Monthly Report

March/ April 2018

Resident Debris/ Complaints:

8599 Canterbury Ct. - Extra Large Pieces of Wood in Container - **(Tagged)**
8884 Nottingham - Box Spring on Extension - **(Tagged for Removal)**
8896 Nottingham - Cabinet on Extension - **(Tagged for Removal)**
8659 Pine Ct. - Furniture on Extension - **(Tagged for Removal)**
8604 Pine Ct. - Carpet on Extension - **(Tagged for Removal)**
1532 Harvest Ln. - Box Spring on Extension - **(Tagged for Removal)**
1580 Wiard Rd - Refuse & Recycle on Extension - **(Tagged for Removal)**
1845 Savannah - Tub on Extension - **(Tagged for Removal)**
1800 Manchester - Toilet on Extension - **(Tagged for Removal)**
8549 Liverpool Ct. - Sofa on Extension - **(Tagged for Removal)**
8608 Barrington - 2 Toilets on Extension - **(Tagged for Removal)**
8568 Barrington - Sofas on Extension - **(Tagged for Removal)**
9658 Wexford - Sofa & Cabinet on Extension - **(Tagged for Removal)**
8652 Pine Ct. - Furniture & Debris on Extension - **(Tagged for Removal)**
8414 Barrington - Headboard on Extension - **(Tagged for Removal)**
8474 Barrington - Carpet on Extension - **(Tagged for Removal)**

Vehicle Complaints:

1751 Devon - Van with Expired Tags & Flat Tires - **(Tagged)**

Illegal Dumpings:

LeForge Rd & Vreeland - Metal Bench & Mattress Dumped - **(Office notified)**
LeForge & Geddes Rd - Brush & Bags Dumped - **(Office notified)**

SUPERIOR TOWNSHIP BUILDING DEPARTMENT
MONTH-END REPORT
3/18

Category	Estimated Cost	Permit Fee	Number of Permits
Com/Multi-Family Other Building	<i>\$61,391.00</i>	<i>\$100.00</i>	<i>1</i>
Com/Multi-Family Renovations	<i>\$1,717,968.00</i>	<i>\$5,900.00</i>	<i>3</i>
Com-Other Non-Building	<i>\$9,658.00</i>	<i>\$300.00</i>	<i>2</i>
Electrical Permits	<i>\$0.00</i>	<i>\$3,467.00</i>	<i>26</i>
Mechanical Permits	<i>\$0.00</i>	<i>\$6,681.00</i>	<i>36</i>
Plumbing	<i>\$0.00</i>	<i>\$1,769.00</i>	<i>15</i>
Res-Manufactured/Modular	<i>\$300,000.00</i>	<i>\$900.00</i>	<i>6</i>
Res-New Building	<i>\$830,634.00</i>	<i>\$2,749.00</i>	<i>2</i>
Res-Other Building	<i>\$66,781.00</i>	<i>\$500.00</i>	<i>5</i>
Res-Other Non-Building	<i>\$88,000.00</i>	<i>\$250.00</i>	<i>2</i>
Res-Renovations	<i>\$19,000.00</i>	<i>\$300.00</i>	<i>2</i>
Totals	<i>\$3,093,432.00</i>	<i>\$22,916.00</i>	<i>100</i>

SUPERIOR TOWNSHIP BUILDING DEPARTMENT
YEAR-TO-DATE REPORT

January 2018 To Date

Category	Estimated Cost	Permit Fee	Number of Permits
Com/Multi-Family Other Building	<i>\$106,391.00</i>	<i>\$495.00</i>	<i>3</i>
Com/Multi-Family Renovations	<i>\$1,956,932.00</i>	<i>\$8,142.00</i>	<i>6</i>
Com-Other Non-Building	<i>\$10,690.00</i>	<i>\$450.00</i>	<i>3</i>
Electrical Permits	<i>\$0.00</i>	<i>\$17,864.00</i>	<i>83</i>
Mechanical Permits	<i>\$0.00</i>	<i>\$23,186.55</i>	<i>134</i>
Plumbing	<i>\$0.00</i>	<i>\$11,101.00</i>	<i>79</i>
Res-Additions (Inc. Garages)	<i>\$103,235.00</i>	<i>\$706.00</i>	<i>3</i>
Res-Manufactured/Modular	<i>\$1,800,000.00</i>	<i>\$5,550.00</i>	<i>37</i>
Res-New Building	<i>\$1,248,010.00</i>	<i>\$5,561.00</i>	<i>4</i>
Res-Other Building	<i>\$154,628.00</i>	<i>\$1,400.00</i>	<i>14</i>
Res-Other Non-Building	<i>\$103,000.00</i>	<i>\$400.00</i>	<i>3</i>
Res-Renovations	<i>\$86,320.00</i>	<i>\$808.00</i>	<i>4</i>
Totals	<i>\$5,569,206.00</i>	<i>\$75,663.55</i>	<i>373</i>

Zoning Report

April 20, 2018

Majestic Oaks- In September of 2016, David Dowling appeared before the Planning Commission for a Pre-Application Conference relating to a proposed mixed-use development on property located east of Prospect Road beginning at Berkshire Drive and extending south to Clark Road. The project was to include some single family detached dwellings, but primarily attached dwellings, some commercial (office/retail) component as well as a cell tower. The proposed project became known as "Majestic Oaks". Mr. Dowling submitted an application for Area Plan review in late 2017 but, due to omissions in the plans, it was never brought before the Planning Commission. Mr. Dowling never re-submitted modified plans and I later understood that the project would be delayed for reasons relating to negotiations between the applicant and ownership. Township staff and consultants have recently been contacted relating to the cell tower aspect of the project. It appears there is interest in moving ahead with the cell tower portion of the project only at this time. The applicant has scheduled a planning meeting with staff and consultants for Wednesday, April 25th in order to discuss the cell tower application process.

Eyde Company- Representatives from the Eyde Company (including Samuel Eyde) met informally with Township Officials, consultants and staff to discuss the Eyde Company property holdings (both north and south of Geddes Road) and other property development in the area. The Eyde group has not been in contact with any representatives from the Township in quite some time. While they had no specific proposals, it was apparent that, in the improving market, they have interest in developing their vacant holdings.

SBA Towers, LLC- In September of 2017, the Zoning Board of Appeals met to consider several variance requests. One of the requests was from SBA Towers, LLC requesting variances relating to a proposed tower location near the M-14 and Plymouth Road area. After the public hearings were held, action on this application was postponed to allow the applicant time to submit additional information discussed by the ZBA. This meeting was reconvened on Thursday, April 19th. The ZBA took action on the request and voted to approve the variance relating to set-back from road rights of way (section 14.02D3c) and to approve the tower location relating to section 14.02D3a3.

Richard Mayernik, Building/Zoning Official



SITE PLAN REVIEW APPLICATION

(This application must be typewritten or printed. All questions must be answered.)

APPLICANT NAME Adam Finch & Mike Rautiola

NAME OF PROPOSED DEVELOPMENT RFC Financial Planners office

APPLYING FOR PRELIMINARY SITE PLAN
 FINAL SITE PLAN
 COMBINED PRELIMINARY AND FINAL SITE PLAN
(Combination is at discretion of Planning Commission)
 MINOR SITE PLAN

WILL PROJECT BE PHASED? YES NO

IF PROJECT IS PHASED COMPLETE THE FOLLOWING:

- Total Number of phases _____
- Phase Number of current application _____
- Name and Date of Preliminary Site Plan Approval _____
- Date of Previous Phase Approvals:

Phase #	_____	Date	_____
Phase #	_____	Date	_____
Phase #	_____	Date	_____
Phase #	_____	Date	_____

SEEKING ADDITIONAL APPROVAL FOR A CONDITIONAL USE YES NO

Laura Bennett
Signature of the Clerk or Designee

3/28/2018
Date of Receipt of Application

\$5,900
Amount of Fee

GENERAL INFORMATION

- Name of Proposed Development RFC Financial Planners office
- Address of Property 5263 Plymouth Road
- Current Zoning District Classification of Property VC - Village Center

Is the zoning classification a Special District as defined by Article 7 ? YES NO

- Has this property been the subject of a rezoning request, Zoning Board of Appeals petition or other Township action with the past five (5) years? YES NO

Please explain _____

- Tax ID Number(s) of property 10-18-155-009
- Site Location - Property is located on (circle one) N S E W side of N Road between Short Street and Church Road Roads.
- Legal Description of Property (please attach a separate sheet)
Where a metes and bounds description is used, lot line angles or bearings shall be indicated on the plan. Lot line dimensions and angles or bearings shall be based upon a boundary survey prepared by a registered surveyor and shall correlate with the legal description.

Site Area (Acreage) and Dimensions

- Are there any existing structures on the property? YES NO
Please explain: Existing residence being converted into professional offices and
a two-car garage to remain

PROPOSED LAND USE

- Residential Office Commercial Other

If other, please specify _____

- Number of units _____
- Total floor area of each unit _____
- Give a complete description of the proposed development.
Conversion of an existing residence into professional offices, including additional
parking spaces and a rain garden for storm water mangement.

ESTIMATED COSTS

- Buildings and other structures \$150,000
- Site improvements \$70,000
- Landscaping \$5,000
- Total \$225,000

ESTIMATED DATES OF CONSTRUCTION

- Initial construction March 2018
- Project completion July 2018
- Initial construction of phases (IF APPLICABLE) _____
- Completion of subsequent phases. (IF APPLICABLE) _____
- Estimated date of first occupancy July 2018

**IDENTIFY EACH DRAWING SUBMITTED BY NAME OF PLAN OR
DRAWING, DATE AND DRAWING NUMBER (ATTACH ADDITIONAL
SHEET IF NECESSARY)**

Construction drawing set containing 10 total sheets: C.101(Cover), C.102 (Site Plan), C.103 (Grading Plan), C.104 (Details), C.105 (Landscape Plan), C.106 (Lighting), C.107 (Soil Erosion Control Plan), C.108 (Drainage) , C.109 & C.110 (Storm Calculations)

APPLICANT INFORMATION

- APPLICANTS NAME Adam Finch & Mike Rautiola
Company RFC Financial Planners,
Address 5263 Plymouth Road
Telephone Number (734) 272-4224 Email adam@rfcfinancialplanners.com
 mike@rfcfinancialplanners.com

- PROPERTY OWNER'S NAME Same as above
Company _____
Address _____
Telephone Number _____ Email _____

- DEVELOPER'S NAME Same as above
Company _____
Address _____
Telephone Number _____ Email _____

- ENGINEER'S NAME David Arthur Consultants, Inc.
Company David Arthur Consultants, Inc.
Address 110 Main Street, Dundee, MI 48131
Telephone Number (734) 823-5080 Email dac@daceng.com

- ARCHITECT/PLANNER'S NAME _____
Company _____
Address _____
Telephone Number _____ Email _____

The applicant indicated on page 4 must sign this application. All correspondence regarding the application and plan will be directed to the applicant. If the applicant is not the property owner, the owner's signed consent must also be provided with this application.

APPLICANT'S DEPOSITION

I hereby depose and certify that all information contained in this application, all accompanying plans and all attachments are complete and accurate to the best of my knowledge.

APPLICANT'S PRINTED NAME: Adam Finch
APPLICANT'S SIGNATURE *Adam Finch* DATE 3-28-2018

PROPERTY OWNER'S PRINTED NAME _____

PROPERTY OWNER'S SIGNATURE _____ DATE _____



110 MAIN STREET, DUNDEE, MI 48131
PHONE: (734) 823-5080

March 27th, 2018

George A. Tsakoff, PE
OHM Advisors
34000 Plymouth Road
Livonia, Michigan 48150

Re: RFC Financial Planners
5263 Plymouth Road
Preliminary Site Plan Comments
OHM Jon No.: 0140-17-1044

Dear Mr. Tsakoff,

Pursuant to your comment letter dated February 16th, 2018, below are responses to the outstanding items.

General Comments

1. Legend has been updated
2. Storm structure numbering has been included on the referenced sheets
3. Line styles have been updated
4. Removed
5. Updated
6. Material has been added

Engineering Comments

7. Grading has been added for ADA path
8. WCWRC design worksheets have been added
9. Based on recent conversations with Ms. Theresa Marsik with WCWRC, the drainage areas have been updated and as well as the storm calculations. The rain garden has been reduced in sized and been removed from any encroachment into their required setbacks.
10. Vehicle turning patterns have been added to sheet C.102.
11. The entrance has been widened to 22' and recently submitted to the Washtenaw County Road Commission for review and comment.
12. As you have recently discussed with Kristen Jobin, PE, of our office, due to the lack of depth of the ultimate storm outlet and shallow depth of the rain gardens, underground piping is impractical for a majority of this site. The trench drains were utilized to convey water in areas where piping was not possible, north of the east parking lot, through the existing asphalt and through the west parking lot. Per that conversation, the trench drains were our only viable options based on the uniqueness of the site, and they were permitted to remain with the slight adjustment at the west end per your request.
13. See the explanation above in regard to our inability to include underground pipes and yard basins for this site.

14. The existing downspout at the back corner of the building is noted to be routed to the proposed trench drain as discussed.
15. Storm water piping was noted for type as appropriate for its application on this site.
16. As the additional asphalt at this site is minor in nature, additional testing, beyond the infiltration testing, did not seem appropriate. Attached is a copy of the infiltration testing for reference.

Agency Permit Requirements

17. A permit table has been added to Sheet C.101
18. Approval from the Washtenaw County Road Commission will be forwarded once received.
19. All approvals will be forwarded once received

Please contact our office if you have any additional questions or concerns.

Sincerely,
DAVID ARTHUR CONSULTANTS, INC.



David A. Kubiske, P.E., P.S., LEED AP
President/CEO

DAK:jrn



110 MAIN STREET, DUNDEE, MI 48131
PHONE: (734) 823-5080

March 27th, 2018

Rodney Nanney, AICP
Donald N. Pennington Land Use Planning and Consulting
5427 Pine View Drive
Ypsilanti, Michigan 48197

Re: RFC Financial Planners
5263 Plymouth Road
Preliminary Site Plan Comments

Dear Mr. Nanney,

Pursuant to the comment letter dated February 9th, 2018, below are responses to the outstanding items.

- 3.02 The deviation list has been removed
- 3.03 all items have been updated. Regarding the updated survey documents, the changes were in fact due to a certified survey that was performed on the parcel, which occurred after the Area Plan was submitted. The changes were updated on the drawing as soon as they discrepancies were discovered.
- 3.04 The ADA access to the main entrance of the building is only a pathway and not a ramp, as it does not exceed the slope requirements for classification as a ramp. The sidewalk grades, as well as a cross section has been included with the revised site plan. Additional details for the walk at the front porch were included on the architectural drawings.
- 3.05 The driveway has recently been submitted to the Washtenaw County Road Commission for review of a new wider entrance.
The snow storage area has been shown with landscaping adjusted to accommodate storage.
- 3.06 Tree information has been updated
- 3.07 The proposed decorative fencing along Plymouth Road West of the entrance has been removed. Only the existing fencing is to remain
Savin Juniper has been removed & note has been removed

Please contact our office if you have any additional questions or concerns.

Sincerely,
DAVID ARTHUR CONSULTANTS, INC.

A handwritten signature in blue ink, appearing to read "David A. Kubiske", with a long horizontal flourish extending to the right.

David A. Kubiske, P.E., P.S., LEED AP
President/CEO

DAK:jrn



November 20, 2017

Mr. Jason Nolff, AIA, LEED AP BD+C
David Arthur Consultants, Inc.
110 Main Street
Dundee, Michigan 48131

Via e-mail: jnolff@daceng.com

Re: Infiltration Device Exploration
RFC Financial Parcel
5263 Plymouth Road
Superior Township, Washtenaw County, Michigan
AGS Project No. 17-1129

Dear Mr. Nolff,

In accordance with your request, Applied Geotechnical Services, Inc. (AGS) has completed an infiltration basin exploration for the referenced site in accordance with Part D, Section V of the Washtenaw County Water Resources Commissioner Rules & Guidelines – Procedures & Design Criteria for Stormwater Management Systems document issued August 6, 2014 and revised on October 17, 2016. This letter report documents the field exploration procedures and presents the results of the test pits and double ring infiltration testing.

PROJECT BACKGROUND

The subject site covers an area of approximately $\frac{3}{4}$ acre and is located at 5263 Plymouth Road, along the north side of Plymouth Road between Short and Church Streets in the Village of Dixboro, Superior Township, Washtenaw County, Michigan. At the time of our site visit, the subject site was occupied by a two-story residential dwelling and associated two car detached garage. The proposed infiltration exploration test pits were situated within lawn areas west and south of the residential dwelling. The ground surface was relatively level with a general gentle downward slope towards the northeast direction. Existing ground surface elevations generally ranged from approximately Elevation 818 feet within the western and central portions of the site to approximately Elevation 814 feet within the northeastern portion of the site.

***Applied Geotechnical Services, Inc. 15798 Riverside, Livonia, MI 48154
Tel: (734) 679-0379***

We understand construction of stormwater infiltration rain gardens and/or infiltration basins are planned for the site per the current Washtenaw County Water Resources Commissioner (WCWRC) requirements. The approved testing plan included five (5) test pit excavations. The test pits were performed at the approximate locations shown on the attached Test Pit Location Plan appended to this letter report.

The infiltration device exploration was performed to provide a basis for assessing the suitability of the subsurface conditions for infiltration basins and for the design of the infiltration basin depth and dimensions.

SCOPE OF SERVICES

The infiltration basin exploration was observed by Jeff Anagnostou, P.E., C.P.G. and included the following scope of work:

1. Observation of five (5) back-hoe excavated test pits on November 16, 2017. The test pits were designated as Test Pit Nos. TP-1 through TP-5 and were performed at the approximate locations shown on the Test Pit Location Plan. The test pits were excavated by Diggitt Contracting of Dexter, Michigan using a Case 580 Super L® loader/backhoe with a 2-foot bucket and were extended to depths of up to approximately 9 feet below the existing ground surface. The test pit logs are appended to this letter report.
2. Performance of infiltration testing in accordance with the Double-Ring Infiltrometer method. The infiltration testing was performed on November 16, 2017. Infiltration testing was performed at each of the test pit locations. In accordance with the revised WCWRC requirements, two infiltration tests were performed at each of the test pit locations. The WCWRC BMP Double Ring Infiltrometer Test sheets for the infiltration tests are appended to this letter report. The infiltration test performed on the north side of the test pit has been designated as “N” and the infiltration test performed within the southern portion of the test pit has been designated as “S” on the test sheets.

Photographic Documentation of the test pits and infiltration testing is appended to this letter report.

At locations of Test Pit Nos. TP-1 and TP-2, the infiltration testing was performed on silty fine sands. At the locations of Test Pit Nos. TP-3 through TP-5, the infiltration testing was performed on silty fine sands containing trace clay.

The infiltration testing was performed using a 4-inch diameter PVC centered within a 6-inch diameter PVC pipe. The PVC pipes possessed a length of 24 inches and were seated approximately 3 to 6 inches below the bottom of a small pilot hole excavated at the test location using a flat board and small sledge hammer. The soil was “pre-soaked” prior to the start of testing by filling the inner pipe and the annular space between the inner and outer pipes with potable water to the top of the pipes. The drop in water level was recorded after 30 minutes and the pipes immediately refilled to the top of the pipe for a second 30-minute interval. At the locations of Test Pit Nos. 1 through 4, the water level in the inner pipes dropped more than 2 inches during the second 30-minute presoak period. Accordingly, the infiltration testing was performed with 10-minute intervals. At the location of Test Pit No. 5, the water level in the inner pipes dropped by less than 2 inches during the second 30-minute presoak period. Accordingly, the infiltration testing was performed with 30-minute intervals at this location. After each 10-minute (or 30-minute) interval, the drop in the water level was obtained using a tape measure and the inner pipe and annular space between the pipes immediately refilled to the top of the pipe.

As shown on the WCWRC BMP Double Ring Infiltrometer Test sheets, the infiltration tests were generally terminated after a “stabilized rate of drop” was obtained as evidenced by a difference in the water level drop of less than ¼ inch between the highest and lowest readings of a minimum of four consecutive readings.

GEOLOGICAL LITERATURE & USDA SOIL SURVEY MAP REVIEW

Our review of readily accessible geologic literature for the subject site indicates the site is situated within the Fleming Creek Glacial Drainage Channel and is underlain by outwash sand and gravels. This northeast-southwest trending geologic feature was constructed approximately 14,000 years ago as the Erie-Huron Lobe of the Laurentide ice sheet retreated from the location of the present Outer Defiance recessional moraine southeastward to the position of the Inner Defiance Moraine, east of the subject site. The Fleming Creek Glacial Drainage Channel carried meltwaters from the glacial margin southwestward to the ancestral Huron River and eventually to Glacial Lake

Maumee.

AGS reviewed the United States Department of Agriculture (USDA) Soil Conservation Service's Soil Survey map for the subject site from the USDA Web Soil Survey website. Soils within the exploration areas of the site are mapped as Fox Sandy Loam, 0 to 2 percent slopes (FoA), Fox Sandy Loam, 2 to 6 percent slopes (FoB), and Boyer Loamy Sand, 6 to 12 percent slopes (BnC). The parent materials for both the Fox and Boyer soils consist of sands and gravels deposited in a glacio-fluvial environmental (outwash plains, outwash drainage channels, etc.). The Fox Sandy Loam is classified by the National Resources Conservation Service (NRCS) as belonging to hydrologic soil group A – soils having relatively high infiltration rates. The Boyer Loamy Sands are classified by the National Resources Conservation Service (NRCS) as belonging to hydrologic soil group B – soils having moderate infiltration rates.

RESULTS AND EVALUATION

At the location of each of the test pits, the subsurface conditions were judged to be suitable for rain gardens or similar infiltration devices. At these locations, the infiltration soils consisted of silty fine sands and silty fine sands with trace clay. As discussed above, infiltration tests were performed at these locations using the Double-Ring Infiltrometer method. The calculated and design infiltration rates, based on the infiltration testing, are presented in Table 1.

Table 1: Summary of Infiltration Test Results			
Test Pit No.	Ave. Drop Per 10 Minute* Interval (inches)	Ave. Calc. (Unfactored) Infiltration Rate (Inches Per Hour)	Design Infiltration Rates (Inches Per Hour)
1	4¾	28½	14¼*
2	4⅓	26	13*
3	1¼	7½	3¾
4	1½	9	4½
5	¾	1½	¾

- *** WCWRC recommends maximum design infiltration rate of 10 inches per hour.**

The WCWRC requires the soils below an infiltration device possess a minimum infiltration rate of 0.1 inches per hour. Therefore, we believe the infiltration testing performed at the test pit locations presented in Table 1 indicates the subsoils are

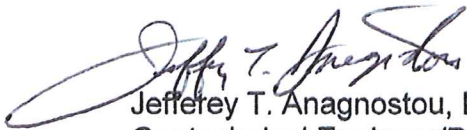
suitable for properly designed infiltration rain gardens or similar infiltration devices. We note the WCWRC currently limits the design infiltration rate to a maximum of 10 inches per hour.

I, Jefferey T. Anagnostou, P.E., C.P.G., a licensed professional engineer, trained in the science of soil mechanics, state that the above infiltration rates are valid and represent the soil and groundwater conditions encountered on the site at the test locations.

Thank you for your use of our services. If there are any questions regarding this letter report, please do not hesitate to contact us at (734) 679-0379.

Respectfully,

APPLIED GEOTECHNICAL SERVICES, INC.



Jefferey T. Anagnostou, P.E., C.P.G.
Geotechnical Engineer/Principal



Encl: Schematic Test Pit Location Plan, Log of Test Pits, WCWRC BMP Double Ring Infiltrometer Test Sheets, Photographic Documentation

1 pc: Mr. Mike Rautiola – RFC Financial (pdf via e-mail)

1 pc: Mr. Adam Finch – RFC Financial (pdf via e-mail)

DAVID ARTHUR CONSULTANTS, INC.
110 MAIN STREET, DUNDEE, MI 48131
PHONE (734) 683-6000

AREA PLAN

RFC FINANCIAL PLANNERS
OFFICE BUILDING
6530 PLYMOUTH ROAD, ANN ARBOR, MI 48106

DEVELOPER / OWNER
RFC HOLDINGS, LLC
ADAM FRUCH & KAREN RAUTIOA (OWNERS)

OFFICE PHONE: (734) 878-4224
FAX: (734) 684-0350
MAIN OFFICE: 6530 PLYMOUTH ROAD, ANN ARBOR, MI 48106

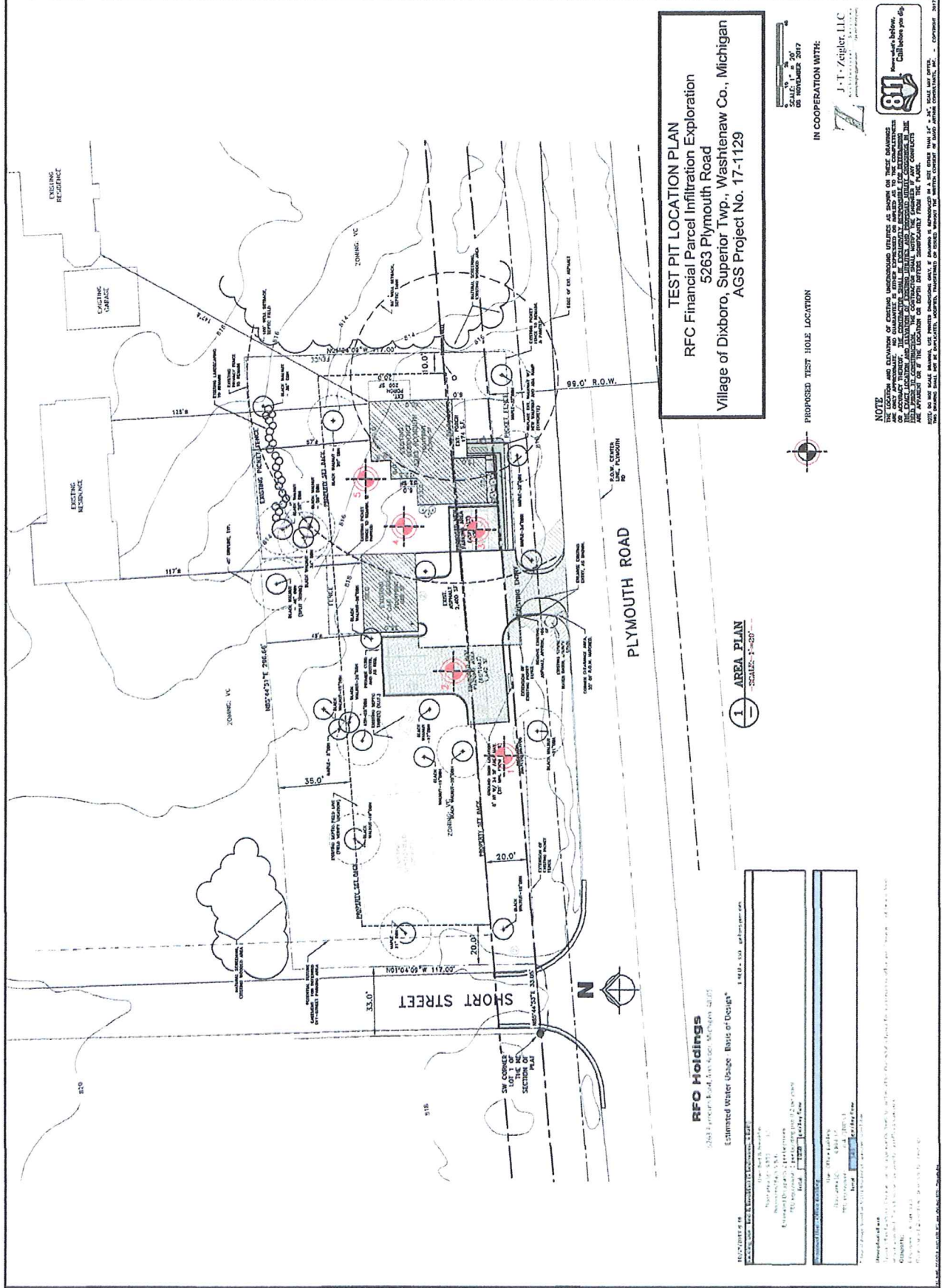
NO.	DATE	DESCRIPTION
1	11/26/17	ISSUED FOR PERMIT

SCALE: 1" = 20'

DATE: 11/26/17

SHEET NO.: 17-0-170

A0.1



RFC Holdings
5263 Plymouth Road, Village of Dixboro, Michigan 48106
Estimated Water Usage: 1000 gal per day

DATE: 11/26/17
SCALE: 1"=20'

PROJECT NO.: 17-1129

PROJECT NAME: RFC Financial Parcel Infiltration Exploration

PROJECT LOCATION: 5263 Plymouth Road, Village of Dixboro, Michigan 48106

PROJECT OWNER: RFC HOLDINGS, LLC
ADAM FRUCH & KAREN RAUTIOA (OWNERS)

PROJECT ENGINEER: DAVID ARTHUR CONSULTANTS, INC.
110 MAIN STREET, DUNDEE, MI 48131
PHONE: (734) 683-6000

LOG OF TEST PITS (PAGE 1)
PROPOSED RFC FINANCIAL PARCEL INFILTRATION EXPLORATION
SUPERIOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

TEST PIT TP-1:	Date: 11-16-17
Ground Surface Elevation: ±818'	
Depth Interval (feet):	Encountered Soil Conditions:
0 – 16"	TOPSOIL – (OL)
16" – 4'	CLAYEY FINE TO MEDIUM SAND - trace gravel – moist - dark brown (SC)
4' – 9'+	SILTY FINE SAND — moist -- light brown (SM)
Groundwater:	Dry
Remarks:	Infiltration Testing Performed @ 3.5' bgs*
TEST PIT TP-2:	Date: 11-16-17
Ground Surface Elevation: ±818'	
Depth Interval (feet):	Encountered Soil Conditions:
0 – 12"	TOPSOIL – (OL)
12" – 4'	VERY SANDY LEAN CLAY – occasional clayey sand seams – moist - dark brown (CL-ML)
4' – 8'+	SILTY FINE SAND – moist – light brown (SM)
Groundwater:	Dry
Remarks:	Infiltration Testing Performed @ 4.25' bgs*
TEST PIT TP-3:	Date: 11-16-17
Ground Surface Elevation: ±818'	
Depth Interval (feet):	Encountered Soil Conditions:
0 – 12"	TOPSOIL – (OL)
12" – 4'	CLAYEY FINE TO MEDIUM SAND – occasional gravel seams - moist - dark brown (SC)
4' – 7½'+	SILTY FINE SAND – trace clay - moist – light brown (SM)
Groundwater:	Dry
Remarks:	Infiltration Testing Performed @ 5.5' bgs*

LOG OF TEST PITS (PAGE 2)
PROPOSED RFC FINANCIAL PARCEL INFILTRATION EXPLORATION
SUPERIOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

TEST PIT TP-4:	Date: 11-16-17
Ground Surface Elevation: ±818'	
Depth Interval (feet):	Encountered Soil Conditions:
0 – 30"	TOPSOIL
30" – 7.5'	SILTY FINE SAND – trace clay – occasional sandy lean clay seams - light brown (SM)
Groundwater:	Dry
Remarks:	Infiltration Testing Performed @ 5' bgs*
TEST PIT TP-5:	Date: 11-16-17
Ground Surface Elevation: ±816'	
Depth Interval (feet):	Encountered Soil Conditions:
0 – 4'	MIXED TOPSOIL & VERY SANDY LEAN CLAY FILL (Mixed OL & CL-ML Fill)
4' – 8'	SILTY FINE SAND - trace clay – occasional gravel seams – moist – brown (SM)
Groundwater:	Dry
Remarks:	Infiltration Testing Performed @ 4.0' bgs*. Test Pit offset approx. 25' NE of staked location due to the present of underground utilities.

- - bgs indicates "below ground surface"

WCWRC Double Ring Infiltrometer Test

Project #: 17-1129	Project: RFC Financial Parcel Infiltration Exploration
Location: Superior Twp.	Date: 11-16-2017
Test No. TP-1	Test Run: 3.5' Below Existing Grade - Silty Fine Sand (SM)

Outer Rings Diam:	6"	Test Depth Below Surrounding Grade:	3.5'
Seated Depth:	N=4"/S=4"	Inner Rings Diam:	4"
Pre-Soak 30. Min Water Level: 20"/20"	Hgt of Rim Above Ground: N=20"/S=20"		
Pre-Soak 60. Min Water Level: 20"/20"	Pre-soak 30-Min W.L. Drop: N=11"/S=12"		
	Pre-soak 60-Min W.L. Drop: N=12"/S=12"		

10 Min. W.L. Drop (Refill Water to Rim After Every Reading):	N=5¾"/S=4"
20 Min. W.L. Drop (Refill Water to Rim After Every Reading):	N=5½"/S=4¼"
30 Min. W.L. Drop (Refill Water to Rim After Every Reading):	N=5½"/S=4"
40 Min. W.L. Drop (Refill Water to Rim After Every Reading):	N=5¼"/S=4"
50 Min. W.L. Drop (Refill Water to Rim After Every Reading):	N=5¼"/S=4¼"
60 Min. W.L. Drop (Refill Water to Rim After Every Reading):	
70 Min. W.L. Drop (Refill Water to Rim After Every Reading):	
	Ave = 4¾"/10 Min

Run test for 8 Readings or until drop in water level stabilizes (i.e. 1/4" or less drop between highest and lowest readings of four consecutive readings).

N = North Infiltrometer, S= South Infiltrometer

Applied Geotechnical Services, Inc.

15798 Riverside

Livonia, Michigan 48154

WCWRC Double Ring Infiltrometer Test

Project #:	17-1129	Project:	RFC Financial Parcel Infiltration Exploration
Location:	Superior Twp.	Date:	11-16-2017
Test No.	TP-2	Test Run:	4.25' Below Existing Grade - Silty Fine Sand (SM)

Outer Rings Diam:	6"	Inner Rings Diam:	4"	4.25'
Seated Depth:	N=6"/S=5"	Hgt of Rim Above Ground:	N=18"/S=19"	
Pre-Soak 30. Min Water Level:	18"/19"	Pre-soak 30-Min W.L. Drop:	N=9"/S=15"	
Pre-Soak 60. Min Water Level:	18"/19"	Pre-soak 60-Min W.L. Drop:	N=8"/S=15"	
10 Min. W.L. Drop (Refill Water to Rim After Every Reading):	N=2 ³ / ₄ " / S=6"			
20 Min. W.L. Drop (Refill Water to Rim After Every Reading):	N=2 ³ / ₄ " / S=6"			
30 Min. W.L. Drop (Refill Water to Rim After Every Reading):	N=2 ³ / ₄ " / S=5 ⁷ / ₈ "			
40 Min. W.L. Drop (Refill Water to Rim After Every Reading):	N=2 ³ / ₄ " / S=6"			
50 Min. W.L. Drop (Refill Water to Rim After Every Reading):				
60 Min. W.L. Drop (Refill Water to Rim After Every Reading):				
70 Min. W.L. Drop (Refill Water to Rim After Every Reading):				
	Ave = 4 ¹ / ₂ " / 10 Min			

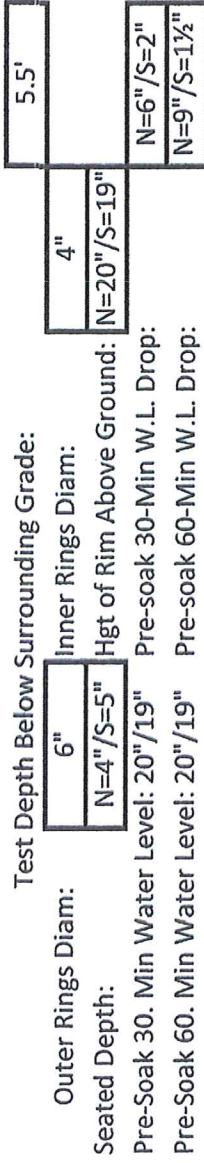
Run test for 8 Readings or until drop in water level stabilizes (i.e. 1/4" or less drop between highest and lowest readings of four consecutive readings).

N = North Infiltrometer, S= South Infiltrometer

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 Livonia, Michigan 48154

WCWRC Double Ring Infiltrometer Test

Project #:	17-1129	Project:	RFC Financial Parcel Infiltration Exploration
Location:	Superior Twp.	Date:	11-16-2017
Test No.	TP-3	Test Run:	5.5' Below Existing Grade - Silty Fine Sand - trace clay (SM)



- 10 Min. W.L. Drop (Refill Water to Rim After Every Reading): N=2"/S=½"
 - 20 Min. W.L. Drop (Refill Water to Rim After Every Reading): N=2"/S=½"
 - 30 Min. W.L. Drop (Refill Water to Rim After Every Reading): N=2"/S=½"
 - 40 Min. W.L. Drop (Refill Water to Rim After Every Reading): N=1⅞"/S=¼"
 - 50 Min. W.L. Drop (Refill Water to Rim After Every Reading):
 - 60 Min. W.L. Drop (Refill Water to Rim After Every Reading):
 - 70 Min. W.L. Drop (Refill Water to Rim After Every Reading):
- Ave = 1 ¼" / 10 Min**

Run test for 8 Readings or until drop in water level stabilizes (i.e. 1/4" or less drop between highest and lowest readings of four consecutive readings).

N = North Infiltrometer, S= South Infiltrometer

WCWRC Double Ring Infiltrometer Test

Project #:	17-1129	Project:	RFC Financial Parcel Infiltration Exploration
Location:	Superior Twp.	Date:	11-16-2017
Test No.	TP-4	Test Run:	5.0' Below Existing Grade - Silty Fine Sand - trace clay (SM)

Test Depth Below Surrounding Grade: 5.0'

Outer Rings Diam: 6" Inner Rings Diam: 4"

Seated Depth: N=3"/S=3" Hgt of Rim Above Ground: N=21"/S=21"

Pre-Soak 30. Min Water Level: 21"/21" Pre-soak 30-Min W.L. Drop: N=2¾"/S=4½"

Pre-Soak 60. Min Water Level: 21"/21" Pre-soak 60-Min W.L. Drop: N=2¾"/S=5"

- 10 Min. W.L. Drop (Refill Water to Rim After Every Reading): N=1"/S=2"
- 20 Min. W.L. Drop (Refill Water to Rim After Every Reading): N=1"/S=2"
- 30 Min. W.L. Drop (Refill Water to Rim After Every Reading): N=7/8"/S=2"
- 40 Min. W.L. Drop (Refill Water to Rim After Every Reading): N=7/8"/S=1¾"
- 50 Min. W.L. Drop (Refill Water to Rim After Every Reading):
- 60 Min. W.L. Drop (Refill Water to Rim After Every Reading):
- 70 Min. W.L. Drop (Refill Water to Rim After Every Reading): Ave = 1 ½" / 10 Min

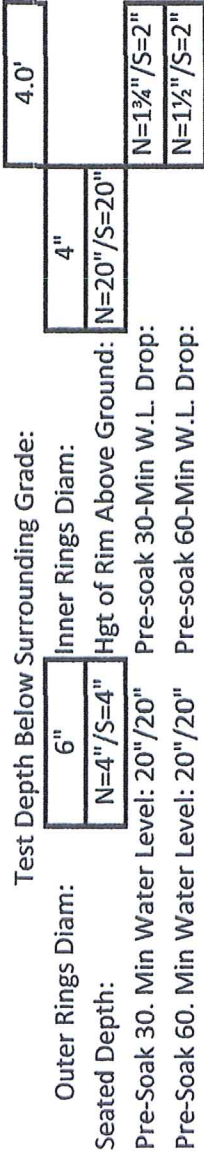
Run test for 8 Readings or until drop in water level stabilizes (i.e. 1/4" or less drop between highest and lowest readings of four consecutive readings).

N = North Infiltrometer, S= South Infiltrometer

Applied Geotechnical Services, Inc.
 15798 Riverside
 Livonia, Michigan 48154

WCWRC Double Ring Infiltrometer Test

Project #: 17-1129	Project: RFC Financial Parcel Infiltration Exploration
Location: Superior Twp.	Date: 11-16-2017
Test No. TP-5	Test Run: 4.0' Below Existing Grade - Silty Fine Sand - trace clay (SM)



- 30 Min. W.L. Drop (Refill Water to Rim After Every Reading): N= $\frac{3}{4}$ " / S= $\frac{3}{4}$ "
- 60 Min. W.L. Drop (Refill Water to Rim After Every Reading): N= $\frac{3}{4}$ " / S= $\frac{3}{4}$ "
- 90 Min. W.L. Drop (Refill Water to Rim After Every Reading): N= $\frac{3}{4}$ " / S= $\frac{3}{4}$ "
- 120 Min. W.L. Drop (Refill Water to Rim After Every Reading):
- 150 Min. W.L. Drop (Refill Water to Rim After Every Reading):
- 180 Min. W.L. Drop (Refill Water to Rim After Every Reading):
- 210 Min. W.L. Drop (Refill Water to Rim After Every Reading):
- Ave = $\frac{3}{4}$ " / 10 Min**

Run test for 8 Readings or until drop in water level stabilizes (i.e. 1/4" or less drop between highest and lowest readings of four consecutive readings).

N = North Infiltrometer, S= South Infiltrometer

Applied Geotechnical Services, Inc.
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 Livonia, Michigan 48154



APPLIED GEOTECHNICAL SERVICES, INC.

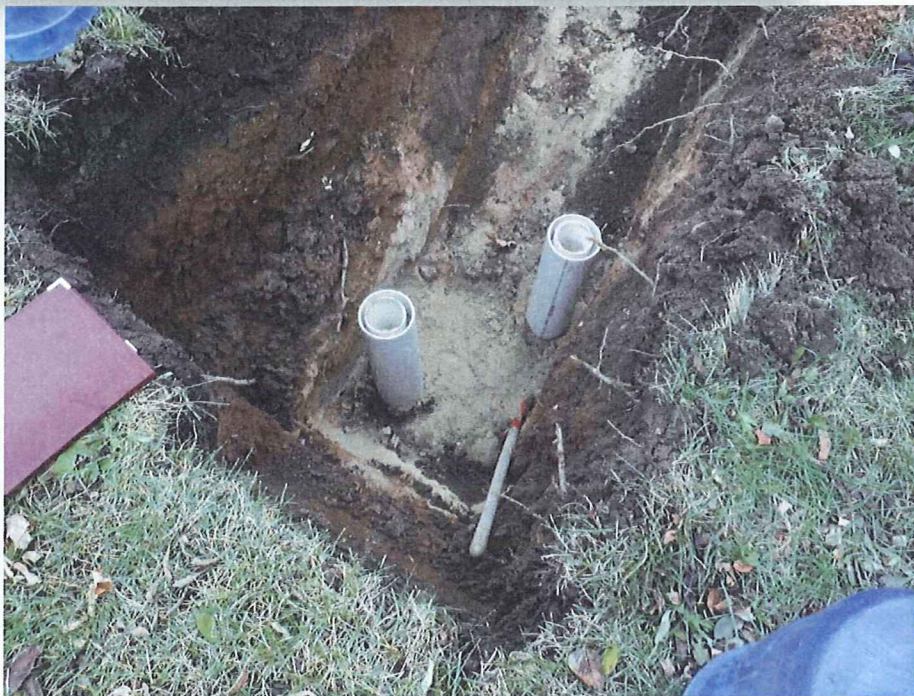
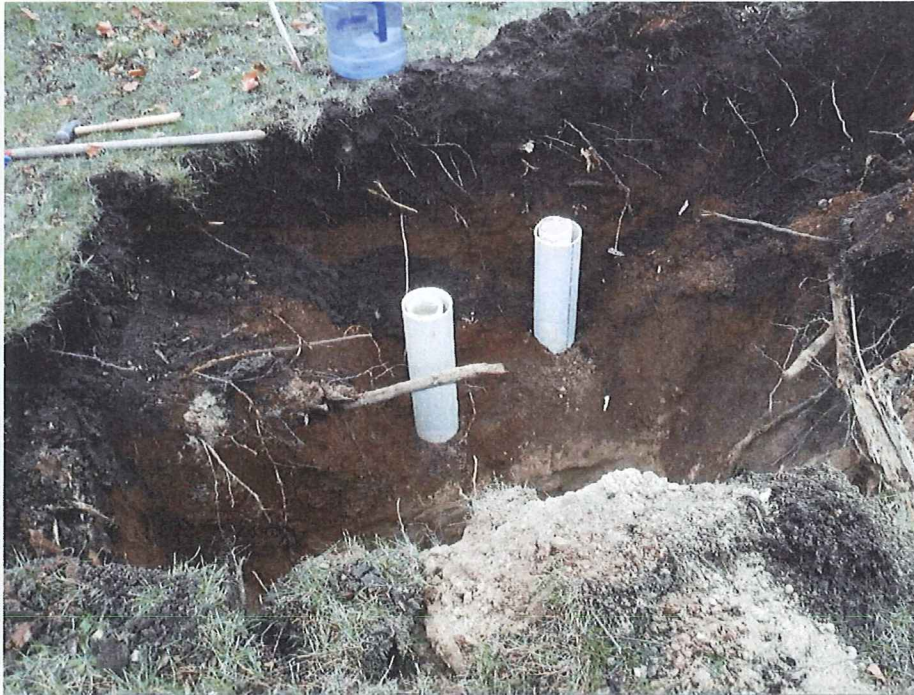
GEOTECHNICAL ♦ ENVIRONMENTAL ♦ MATERIALS

15798 RIVERSIDE DRIVE, LIVONIA, MI 48154

PHONE: (734)679-0379 ♦ EMAIL: jeff@agseng.com

Project Name: RFC Financial Parcel Infiltration Exploration

Project No.: AGS 17-1129



Photographs of Test Pit No. TP-1 (Top) and Test Pit No. TP-2 (Bottom)
11-16-2017



APPLIED GEOTECHNICAL SERVICES, INC.

GEOTECHNICAL ♦ ENVIRONMENTAL ♦ MATERIALS

15798 RIVERSIDE DRIVE, LIVONIA, MI 48154

PHONE: (734)679-0379 ♦ EMAIL: jeff@agseng.com

Project Name: RFC Financial Parcel Infiltration Exploration

Project No.: AGS 17-1129



Photographs of Test Pit No. TP-3 (Top) and Test Pit No. TP-4 (Bottom)
11-16-2017



APPLIED GEOTECHNICAL SERVICES, INC.

GEOTECHNICAL ♦ ENVIRONMENTAL ♦ MATERIALS
15798 RIVERSIDE DRIVE, LIVONIA, MI 48154
PHONE: (734)679-0379 ♦ EMAIL: jeff@agseng.com

Project Name: RFC Financial Parcel Infiltration Exploration
Project No.: AGS 17-1129



Photographs of Test Pit No. TP-5
11-16-2017



FINAL SITE PLAN REPORT
Superior Charter Township Planning Commission
RFC Financial Planners, 5263 Plymouth Road

Report Date: April 17, 2018

1. Description

- 1.01 Action Requested.** Approval of a final site plan for the conversion of an existing, historic residence in Dixboro to a financial planning office in accordance with the approved RFC Holdings LLC Area Plan dated 10/13/2017.
- 1.02 Applicants and Owners.** Adam Finch and Mike Radiola, RFC Financial Planners, 5263 Plymouth Road, Ann Arbor, MI 48105.
- 1.03 Location.** Parcel # J-10-18-155-009; 0.79 acres in Dixboro at the NE corner of Plymouth Road and Short Street in the VC (Village Center) Special District.

2. Site Plan Review

We have reviewed the final site plan dated 3/27/2018, based upon the applicable Zoning Ordinance standards, including Section 10.10 (Standards for Site Plan Approval):

- 2.01 Final site plan information requirements.** The site plan fully conforms to the requirements of Section 10.07 (Required Site Plan Information).
- 2.02 Dimensional standards and approved ordinance deviations.** The site layout and improvements depicted on the final site plan conform to all applicable dimensional standards of the Zoning Ordinance, and are consistent with the six (6) ordinance deviations authorized by the approved Area Plan.
- 2.03 Building layout and pedestrian access.** The re-use of the existing, historic building is consistent with Section 7.304F (Design Standards), and the applicant has provided updated pedestrian access details on sheet C.103 consistent with the conditions of preliminary site plan approval.
- 2.04 Vehicle circulation and parking.** The expanded parking area is consistent with Zoning Ordinance standards and the ordinance deviations authorized by the approved Area Plan, and has sufficient paved area to allow for maneuvering of vehicles. The driveway access has been widened and conforms to Section 8.06 (Design Requirements...). A snow storage area has also been added consistent with the requirements of Section 14.10E (Parking Lot Landscaping...).
- 2.05 Preservation of natural features.** The proposed parking layout minimizes the need to remove existing mature trees on the site. Tree species and size information has been added for all existing trees, along with tree removal and protection notes consistent with Section 14.05F.6. (Installation and Maintenance).

- 2.06 Landscaping and screening.** Landscaping improvements are shown on sheet C.105. The applicant has proposed to retain the majority of the existing mature trees and vegetation on the site. The shrub species and landscape schedule notes have been updated per the conditions of preliminary site plan approval. The following screening-related change will need to be considered by the Planning Commission as part of the final landscape plan review:
- The applicant has deleted the section of new decorative fencing previously included as low level screening between the expanded parking area and the Plymouth Road right-of-way.
 - If the Planning Commission finds this change to be acceptable, we have no objection to a Planning Commission determination that the proposed landscape improvements and ground sign location satisfy the requirements of Section 14.10E (Parking Lot Landscaping...).
- 2.07 Exterior lighting.** Two (2) new 16-foot high pole-mounted light fixtures are proposed to light the expanded parking area. Exterior lighting information and fixture details are shown on sheet C.106, along with a photometric grid of the site. The light fixtures are fully shielded and conform to Section 14.11 (Exterior Lighting) requirements, which would allow pole-mounted fixtures up to 20 feet in height at the proposed locations.
- 2.08 Outside agency permits and approvals.** The applicant has not yet provided documentation of the required county Road Commission permit approval for the updated driveway access. Section 10.10 (Standards for Site Plan Approval) requires documentation that “*necessary outside agency approvals have been obtained or are assured.*”

3. Standards for Final Site Plan Approval

The minimum site plan information requirements are found in Section 10.07 of the Zoning Ordinance, and the standards for final site plan approval are listed in Section 10.10 of the Ordinance. Based upon our review of the final site plan dated 3/27/2018, we would offer the following findings and conclusions for the Commission’s consideration:

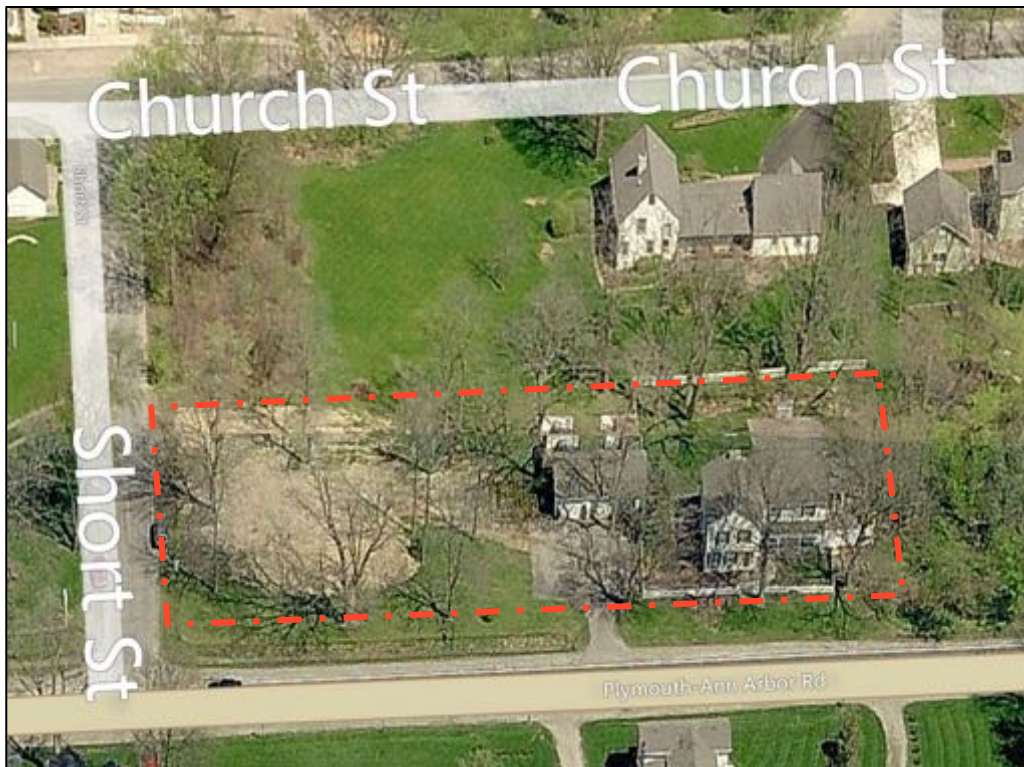
- 3.01** The minimum required information for a final site plan has been provided.
- 3.02** Subject to Planning Commission acceptance of the revised parking area screening, and written confirmation or assurance of all outside agency permits or approvals, the final site plan is ready for Commission review and action.
- 3.03** Any Planning Commission action should be in the form of a motion to approve, deny or approve with conditions, per Section 10.05 (Planning Commission Action). As part of your review and deliberation, the Commission should identify findings of fact regarding consistency with applicable Zoning Ordinance standards as noted in our report and the Twp. Engineer’s report, which should be incorporated into any motion.
- 3.04** Per Section 10.05, any conditions imposed by the Commission on an approval shall be limited to those determined to be necessary to “*address necessary*”

modifications; ensure that public services and facilities can accommodate the proposed use; protect significant natural resources or site features; ensure compatibility with adjacent land uses; or otherwise meet the intent and purposes of this Ordinance.”

- 3.05** We have no objection from a planning perspective to Planning Commission approval of the final site plan, subject to a condition that documentation of all required outside agency permits and approvals be provided to the Township prior to the start of site construction activity.

Respectfully submitted,

Donald N. Pennington
Rodney C. Nanney, AICP
Land Use Planning Consultants



This report is made to the Planning Commission, and is the property of Superior Charter Township. The report addresses the completeness of the application and issues of concern. While reports may be provided to applicants and may be helpful to them, the report is not generated for the applicant and does not necessarily address all items that may be raised by the Commission or required by the Zoning Ordinance. The report is not binding upon the Township, and final authority to determine all matters, including completeness of application, remains with the Planning Commission. In all cases, it is the responsibility of the applicant to carefully review the Zoning Ordinance and Master Plan, and to ensure that all requirements have been met.

April 18, 2018

CHARTER TOWNSHIP OF SUPERIOR

3040 N. Prospect Road
Ypsilanti, MI 48198

Attention: **Lynette Findley, Township Clerk**

Regarding: **RFC Financial Planners Office Building**
Final Site Plan Review No. 1
OHM Job No. 0140-17-1042

Dear Ms. Findley,

On the Township's behalf, we have reviewed the Final Site Plan material prepared by David Arthur Consultants, Inc., dated March 27, 2018 for the above referenced project. The Applicant on the project is RFC Financial Planners. The final site plan materials are for a proposed renovation of an existing residential building to serve as a professional office building for RFC Financial Planners. The site is located in the Dixboro Village Center District, which is in the northwest quarter of Section 18, located at the northeast corner of Plymouth Road and Short Street. Based on the information presented, we offer the following comments for your consideration:

Final Site Plan Comments

1. The existing and proposed storm structure numbering should be applied consistently and completely to all storm structures on Sheet C.101, and on the parking lot grading detail on Sheet C.103.
2. On Sheets C.102 and C.103, the legend should be formatted such that the text lines up with the correct symbol, horizontally across the sheet.
3. On all sheets, the scales indicated under each plan view and detail should be corrected to reflect an engineer's scale that relates inches to feet.
4. On Sheet C.102, the scale stated underneath the vehicle turning pattern detail is incorrect and should be corrected to reflect a 30 scale.
5. North arrows and bar scales should be added to Details 2 and 3 on Sheet C.103.
6. On the sidewalk grading detail on Sheet C.103, it appears that the existing grade where the proposed sidewalk meets the existing porch is incorrect. This should be reviewed and revised accordingly.
7. A dimensional unit should be added to the guy wire label on Landscape Detail 3 on Sheet C.105, in regard to the guy wire spacing.
8. On sheets where existing grades are shown, overlapping spot grade text should be adjusted for improved legibility.
9. On the parking lot grading detail on Sheet C.103, the pipe size should be indicated for all segments of proposed PVC stormwater pipe.
10. A maintenance schedule should be added to the landscape plan on Sheet C.105.
11. On Sheet C.104, the following adjustments should be made:
 - a. In Detail 1, the "backfill under road/street" drawing should be removed since it is irrelevant to the proposed work.
 - b. In Detail 1 for Standard Bedding and Backfill, all labels for "25A stone backfill" should be revised to be 6A stone bedding per MDOT Specifications.



- c. In Details 1 and 2, any instances where “21-AA stone” is labeled should be revised to note 21-AA limestone per MDOT Specifications.
 - d. In Details 5 and 8, the PVC pipe material should be revised to be Schedule 40, and Note 5 should be eliminated from both details.
 - e. In Details 5 and 8, a vertical dimension line should be added to the drawing to indicate a minimum bedding depth of 6” under the drainage basin structure.
 - f. On the bottom of Sheet C.104, a note should be added to indicate “Shop drawing submittals are required to be approved by design engineer and Township Engineer prior to construction.”
12. Proposed PVC pipe utilized on the site for stormwater drainage purposes should be Schedule 40 or SDR 23.5 PVC. In our opinion, a thicker wall PVC pipe is necessary since the PVC pipe is running underneath a pavement surface with shallow cover.
13. The proposed 90 degree bends in the PVC storm pipe are not recommended, as they increase the likelihood of debris blockage. The Applicant should consider installing two 45 degree bends in the pipe in lieu of a 90 degree bend.

Recommendation

Based on our review of the final site plan submittal, we take no exception to the final site plan being considered by the Planning Commission at their April meeting for further action, assuming the Applicant will address the above comments during the Engineering Plan review stage. In addition, the Applicant should be aware that additional detailed engineering related comments may apply at the Engineering Plan review stage, once final site plan approval is granted by the Planning Commission.

Please do not hesitate to contact me at (734) 466-4439 if you have any questions regarding our review.

Sincerely,

OHM Advisors

George A. Tsakoff, PE

cc: Ken Schwartz, Township Supervisor (via e-mail)
Richard J. Mayernik, CBO, Building Department (via e-mail)
Laura Bennett, Planning Coordinator (via e-mail)
Don Pennington, Township Planner (via e-mail)
Adam Finch, RFC Financial Planners (via e-mail)
David Kubiske, David Arthur Consultants, Inc. (via e-mail)
Theresa Marsik, PE, WCWRC (via e-mail)
Katie Lee, WCWRC (via e-mail)
Rhett Gronevelt, PE, OHM Advisors (via e-mail)
File

Superior Township Fire Department
Bureau of Fire Prevention
7999 Ford Road
Ypsilanti, MI 48198

Site Plan Review Report

Date: 4 April 2018
Business Name: RFC Financial Planning Office Building
Business Address: 5263 Plymouth Road, Ann Arbor, MI 48105
Contractor: David Arthur Consultants Inc., 110 Main St. Dundee, MI 48131, Tel: 734-823-5051
Applicable Codes: IFC 2015

Reviewed By: Victor G. Chevrette, Fire Chief
Plans Dated: 3-27-2018
Job No: 17-D-4170

Review Comments and Requirements

- 1.
- 2.
- 3.
- 4.

Status of Plans:

- Approved as submitted – pending field inspection and final testing
- Approved conditionally – see remarks
- Denied – see remarks

Remarks:

Respectfully Submitted,



Victor G. Chevrette, Fire Chief
Superior Township Fire Department

One (1) set of these plans will be retained by the Fire Department, one (1) set forwarded to the mechanical inspector, three (3) sets are available for pickup with the permit.