

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
MARCH 28, 2018
APPROVED MINUTES
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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.

Mr. Nanney agreed to prepare a revised text of the text amendments.

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
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