

**SUPERIOR CHARTER TOWNSHIP  
PLANNING COMMISSION  
APRIL 25, 2018  
APPROVED MINUTES  
Page 1 of 6**

4-1 CALL TO ORDER

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

4-2 ROLL CALL

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

4-3 DETERMINATION OF QUORUM

A quorum was present.

4-4 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.

4-5 APPROVAL OF MINUTES

A. Minutes of the February 28, 2018 Meeting

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

B. Minutes of the March 28, 2018 Meeting

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

4-6 CITIZEN PARTICIPATION

There was no Citizen Participation.

4-7 CORRESPONDENCE

A. Memo from Dixboro Design Review Board regarding 2018 meeting dates

**SUPERIOR CHARTER TOWNSHIP  
PLANNING COMMISSION  
APRIL 25, 2018  
APPROVED MINUTES  
Page 2 of 6**

A motion was made by Commissioner Findley and supported by Commissioner Steele to receive and file the correspondence.

4-8 PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

- A. STPC #18-05 Zoning Ordinance Text Amendments – Fleming Creek  
1. Public Hearing

The public hearing was opened by voice vote.

Joan Martin, 5530 Warren Road, stated that she is pleased that the amendment is before the Planning Commissioners and encouraged them to approve the text amendments.

Jean Marie Michler, 3690 Vorhies Road, stated that she lives near the Fleming Creek and supports protecting the watershed. She added that water resources are a great draw to the areas.

Patricia Baker, 5073 Red Fox Run, voiced her support for the Zoning Ordinance Text Amendments, adding that the Fleming Creek runs through a portion of her property.

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

2. Deliberation

Mr. Nanney stated that the key changes to the Text Amendments from the last meeting were to define the Fleming Creek Watershed and change the boundary.

Commissioner Guenther inquired about the method for knowing if a potential project impacts the watershed.

Mr. Nanney replied that there are meetings with applicants prior to any submittals and impacts on the watershed would be made known at that point.

Commissioner Guenther asked how someone would know if a project is in the watershed based on the definition that is in the text.

Mr. Nanney stated that the information is available on the Washtenaw County GIS (geographic information system).

**SUPERIOR CHARTER TOWNSHIP  
PLANNING COMMISSION  
APRIL 25, 2018  
APPROVED MINUTES  
Page 3 of 6**

Commissioner Guenther noted that applicants should have the ability to determine whether or not they are in the watershed prior to submittal.

Mr. Nanney stated that if a proposed project is on the line of the boundary, it would ultimately be up to the Zoning Administrator to make the determination.

Commissioner Guenther requested that a standard for determining the watershed boundary be placed into the text, noting that it currently might seem arbitrary and capricious.

Mr. Nanney replied that the boundary is geological.

Commissioner Guenther stated that the text amendment does not give guidance where the watershed starts or stops. He suggested having an external standard to relate to rather than the map attached to the Text Amendment. He inquired how Mr. Mayernik, the Zoning Administrator, would determine where the watershed begins and ends.

Mr. Nanney replied that currently, Mr. Mayernik would look at the Washtenaw County GIS (geographic information system) map, but the map could change from time to time. He added that the Township does not have a fixed watershed map in the way that they have a fix wetland map.

Commissioner McGill suggested referencing GIS that is available at that time.

Commissioner Guenther suggested adding language referencing the most current topographic survey maps available from time to time and deleting the last sentence in section 14.12a that references an attached map that the Commissioners would like removed.

3. Action

Motion by Commissioner Findley supported by Commissioner Sani-Yahyai to recommend that the Township Board of Trustees adopt STPC #18-05, Proposed Zoning Ordinance Amendments, which would establish a process to invite the Fleming Creek Advisory Council to provide advisory recommendations to the Planning Commission regarding new developments within the Fleming Creek Watershed, with the following changes:

**SUPERIOR CHARTER TOWNSHIP  
PLANNING COMMISSION  
APRIL 25, 2018  
APPROVED MINUTES  
Page 4 of 6**

1. Delete the last sentence in section 14.12a that reads, “The defined Fleming Creek Area is depicted on the following map for reference.”
2. Add “as determined by reference to the most current topographic survey maps available from time to time” to Article 17.03 80a.

4-9 REPORTS

A. Ordinance Officer

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

B. Building Inspector

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

C. Zoning Administrator

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

4-10 OLD BUSINESS

A. STPC #18-06 RFC Holdings, LLC – Final Site Plan

Mike Raoutiola, Applicant, stated that they are looking forward to getting feedback on the Final Site Plan.

David Kubiske, Project Engineer, stated that final approval from Washtenaw County Road Commission is outstanding.

It was noted that the applicant must have all outside agency approvals prior to receiving Engineering Approval.

Rodney Nanney, Township Planner, reviewed the Planner’s report dated April 17, 2018.

George Tsakoff, Township Engineer, reviewed the Engineer’s report dated April 18, 2018.

**SUPERIOR CHARTER TOWNSHIP  
PLANNING COMMISSION  
APRIL 25, 2018  
APPROVED MINUTES  
Page 5 of 6**

Mr. Kubiski stated that the picket fence at the front of the property was removed because it was blocking the sign. Small shrubs were added in its place.

Mr. Nanney stated that keeping the area around the sign open was consistent with the decision of the Planning Commission.

Commissioner Guenther asked what kind of shrubs were being used.

It was determined that the shrubs were green spice viburnum.

Mr. Nanney informed the Commissioners that there is currently a tree in the right-of-way that will likely be removed due to blocking access to the site.

Commissioners had no further comments.

Motion by Commissioner Findley, supported by Commissioner Brennan, to approve STPC #18-06 RFC Holdings, LLC Final Site Plan dated 3/27/2018, finding that it complies 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. All items noted in the Township Engineer's report dated 4/18/2018 shall be addressed by the applicant during the detailed engineering review of the construction plans.
2. The applicant shall submit copies of all necessary outside agency permits and approvals to the Township prior to detailed engineering approval of the construction plans.

Roll Call:

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

The motion carried.

**SUPERIOR CHARTER TOWNSHIP  
PLANNING COMMISSION  
APRIL 25, 2018  
APPROVED MINUTES  
Page 6 of 6**

4-11 NEW BUSINESS

None.

4-12 POLICY DISCUSSION

Mr. Mayernik discussed the Zoning Board of Appeals meeting on April 19, 2018. The ZBA took action on the cellular tower proposed by SBA/Jonathan Crane, but preferred not to make the determination on the definition of a tower.

The ZBA asked that the required distance between cellular towers be reviewed by the Planning Commission. The Zoning Ordinance currently enforces a two mile separation between cellular towers, but the ZBA felt that a reduction in distance may be warranted.

Mr. Nanney discussed potential legislation that could authorize mini cellular tower installation on existing utility poles. He added that the Township does not need to react to now, but changes could be coming.

Commissioner Guenther inquired about updates to the Master Plan.

Mr. Nanney replied that there are currently only updates to the Dixboro Area Plan.

4-13 ADJOURNMENT

A motion was made by Commissioner Brennan supported by Commissioner Sani-Yahyai to adjourn at 8:49 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