

**SUPERIOR CHARTER TOWNSHIP PLANNING COMMISSION  
SUPERIOR TOWNSHIP HALL  
3040 N. PROSPECT, YPSILANTI, MI 48198  
AGENDA  
JUNE 27, 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 June 12, 2018 special meeting minutes
6. CITIZEN PARTICIPATION
7. CORRESPONDENCE
8. PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS
9. REPORTS
  - A. Ordinance Officer
  - B. Building Inspector
  - C. Zoning Administrator
10. OLD BUSINESS
11. NEW BUSINESS
  - A. STPC #18-12 Glen Oaks Cooperative Office Addition – Final Site Plan
12. POLICY DISCUSSION
13. ADJOURNMENT

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

Laura Bennett, Planning Clerk  
734-482-6099

**SUPERIOR CHARTER TOWNSHIP  
PLANNING COMMISSION  
JUNE 12, 2018  
DRAFT MINUTES  
Page 1 of 6**

6-1 CALL TO ORDER

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

6-2 ROLL CALL

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

6-3 DETERMINATION OF QUORUM

A quorum was present.

Commissioner Guenther noted that he would need to recuse himself from item 6-11B.

6-4 ADOPTION OF AGENDA

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

6-5 APPROVAL OF MINUTES

A. Minutes of the May 23, 2018 Meeting

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

6-6 CITIZEN PARTICIPATION

None.

6-7 CORRESPONDENCE

A motion was made by Commissioner Findley and supported by Commissioner Sanii-Yahyai to receive and file a Site Plan Review from the Superior Township Fire Chief and a memo from Rick Mayernik regarding Dixboro House Restaurant.

**SUPERIOR CHARTER TOWNSHIP  
PLANNING COMMISSION  
JUNE 12, 2018  
DRAFT MINUTES  
Page 2 of 6**

6-8 PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

None.

6-9 REPORTS

None.

6-10 OLD BUSINESS

None.

6-11 NEW BUSINESS

A. STPC #18-08 Dixboro House Restaurant – Final Site Plan

Dave Kubiske, engineer for the project, stated that regarding the outside agency approvals, the applicant is in discussion with all of those agencies. Additionally, he explained that a letter was received from the Washtenaw County Road Commission (WCRC) stating approval of the applicant to use the right-of-way (ROW).

Mr. Mayernik reviewed the Planner's Report dated May 25, 2018.

Mr. Mayernik reviewed his memo dated June 11, 2018.

Mr. Tsakoff explained that he had been in touch with WCRC, Washtenaw County Water Resources Commission (WCWRC), and Washtenaw County Health Department and felt that the applicant was moving in the right direction. He did not hear anything that would suggest the applicant would not receive agency approvals.

Mr. Tsakoff reviewed the Engineer's Report dated May 25, 2018.

Commissioner Gardner asked if the applicant could discuss comments in the Planner's report.

Additionally, Commissioner Guenther asked the applicant to discuss the pending outside agency approvals. Guenther felt that many of the comments in the consultants' reports are things that could be resolved in the engineering stage of the site plan process.

**SUPERIOR CHARTER TOWNSHIP  
PLANNING COMMISSION  
JUNE 12, 2018  
DRAFT MINUTES  
Page 3 of 6**

Mr. Kubiske discussed the septic field at the site noting “extreme assurance” that a permit would be granted. He went on to state that WCWRC comments were technical in nature, such as the location of the rain garden. The main focus was on how water was entering and leaving the site.

Commissioner Guenther reminded Commissioners of the letter received from the WCRC noting no objection to items in the right-of-way.

Commissioner Gardner suggested giving final site plan approval contingent upon permits from outside agencies being received.

Mr. Kubiske stated that the applicant is meeting with the WCRC next week and plan to argue the necessity of a left turn lane at the site.

Mr. Mayernik asked if some elements on the site would need to be moved in the event the WCRC would not remove the requirement of a left turn lane. He also inquired how that would affect other elements of the plan, such as the driveway and parking.

Kubiske replied that the grade would likely change since a certain portion is drained into the ROW. He continued to state that the drainage is a minor change and the rain garden on the site is negotiable.

Mr. Mayernik explained that the Township would not want to approve a final site plan that gets drastically altered by an outside organization making the approval unrecognizable. This is the concept behind the Zoning Ordinance requiring permits be in-hand or assured. Mayernik added that it doesn't sound like there would be a significant change to the plan if elements at the site were moved.

Commissioner Guenther explained that after reading Mr. Mayernik's memo, he believes that the site does qualify as a nonconforming site.

The Planning Commission went through each item in section 16.09(3) of the Zoning Ordinance and determined that the property meets the criteria for a nonconforming site.

Mr. Mayernik verified with the applicant that they could complete the necessary changes that were listed within the Planners Report.

**SUPERIOR CHARTER TOWNSHIP  
PLANNING COMMISSION  
JUNE 12, 2018  
DRAFT MINUTES  
Page 4 of 6**

Mr. Mayernik then informed the Commissioners that the next step for the applicant is Detailed Engineering Review where the applicant will modify the drawings to include corrections and modifications. He added that no construction can start and no work can begin until the engineer has issued final approval, and that cannot happen until outside agency permits are in-hand.

Motion by Commissioner Gardner, supported by Commissioner Findley, to approve STPC #18-08, Dixboro House Restaurant Final Site Plan dated 4/28/2018, finding that it complies with the applicable Zoning Ordinance requirements, including Section 16.09 (Non-Conforming Sites), Section 10.07 (Required Site Plan Information) and Section 10.10 (Standards for Site Plan Approval), subject to the following conditions:

1. Approval is conditional upon obtaining public agency approvals (Washtenaw County Health Department, Washtenaw County Water Resources Commission, and Washtenaw County Road Commission).
2. All items in the Township Engineer's report dated 5/25/2018 shall be addressed by the applicant during the detailed engineering review of the construction plans.
3. All items in the Township Planner's report dated 5/25/2018 shall be addressed by the applicant during the detailed engineering review of the construction plans.

Roll Call:

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

The motion carried.

**B. STPC #18-09 Dixboro Village Green Pavilion – Minor Site Plan**

Commissioner Guenther recused himself and left the room.

Richard Mitchell, architect, gave an overview of the project. He discussed parking at the site and showed building elevations.

**SUPERIOR CHARTER TOWNSHIP  
PLANNING COMMISSION  
JUNE 12, 2018  
DRAFT MINUTES  
Page 5 of 6**

Mr. Mayernik reviewed the Planner's Report dated May 16, 2018.

Mr. Tsakoff reviewed the Engineer's report dated May 16, 2018.

Commissioner Gardner asked if there was any discussion about why the project is a minor site plan versus a major.

Mr. Mayernik replied that Township staff and consultants concluded that the project was a minor site plan.

Commissioner Gardner asked if the church will remain owner of the pavilion and inquired about the arrangement.

Tom Freeman replied that there is a lease agreement in place allowing the farmers market to be held on the Village Green, which will also cover the pavilion.

Motion by Commissioner Findley, supported by Commissioner Steele to approve STPC #18-09 Dixboro Village Green Pavilion – Minor Site Plan dated 4/20/2018, 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), and Section 16.09 (Nonconforming Sites) subject to the following conditions:

1. All items in the Township Engineer's report dated 5/16/2018 shall be addressed by the applicant during the detailed engineering review of construction plans.

Roll Call:

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

The motion carried.

Commissioner Guenther returned to the room and rejoined the meeting.

**SUPERIOR CHARTER TOWNSHIP  
PLANNING COMMISSION  
JUNE 12, 2018  
DRAFT MINUTES  
Page 6 of 6**

6-12 POLICY DISCUSSION

Commissioner Guenther stated that he received information via mail from Cypress Creek Renewables, a solar energy company.

Mr. Mayernik stated that solar farms for energy production are not allowed by the Zoning Ordinance. Homeowners wishing to use solar panels for their own use is allowed.

6-13 ADJOURNMENT

A motion was made by Commissioner Findley supported by Commissioner Sanii-Yahyai to adjourn at 9:05 p.m. The motion carried.

Respectfully submitted,  
Jay Gardner, Acting Planning Commission Secretary

Laura Bennett, Recording Secretary  
Superior Charter Township  
3040 N. Prospect Rd.  
Ypsilanti, MI 48198 (734) 482-6099

# **Superior Township Monthly Report**

## **May/ June 2018**

### **Resident Debris/ Complaints:**

1690 Stephens - Boat on neighbor's property - **(Office Notified)**  
1630 Wiard Rd. - Debris on Extension - **(Tagged for Removal)**  
1845 Wexford - Debris on Extension - **(Tagged for Removal)**  
1654 Wiard - Refuse on Extension - **(Tagged for Removal)**  
1723 Savannah - T.V. on Extension - **(Tagged for Removal)**  
8728 Barrington - Chairs on Extension - **(Tagged for Removal)**  
1751 Savannah - Recycling Container on Extension - **(Tagged for Removal)**  
1785 Savannah - Carpet Rolls on Extension - **(Tagged for Removal)**  
8607 Somerset - Sofa on Extension - **(Tagged for Removal)**  
5045 Plymouth - Sofa & Container on Extension - **(Tagged)**  
8605 Nottingham - Metal Pieces on Extension - **(Tagged for Removal)**  
4899 Napier Rd. - Sofa on Extension - **(Tagged for Removal)**  
8623 Cedar Ct. - Large logs blocking walkway - **(Owner Notified)**  
1661 Savannah - Carpet Rolls on Extension - **(Tagged for Removal)**  
1702 Savannah - Chair on Extension - **(Tagged for Removal)**  
1769 Savannah - Chair on Extension - **(Tagged for Removal)**  
8282 Warwick Ct. - Chair on Extension - **(Tagged for Removal)**  
1700 Bridgewater - Toilet on Extension - **(Tagged for Removal)**  
8491 Berkshire - 2 Chairs on Extension - **(Tagged for Removal)**  
1167 Stamford Rd. - Table & Misc. on Extension - **(Tagged for Removal)**

### **Yard Waste & Grass:**

9661 Wexford - Grass - **(Tagged To Be Cut)**  
9759 Ravenshire - Grass - **(Tagged To Be Cut)**  
9843 High Meadow - Grass - **(Tagged To Be Cut)**  
9730 Ravenshire - Grass - **(Tagged To Be Cut)**  
1823 Ashley Dr. - Grass - **(Tagged To Be Cut)**  
1811 Ashley Dr. - Grass - **(Tagged To Be Cut)**  
9258 Abbey - Grass - **(Tagged To Be Cut)**  
9201 Arlington - Grass - **(Tagged To Be Cut)**  
8642 Cedar Ct. - Grass - **(Tagged To Be Cut)**  
3688 Heather Ct. - Grass - **(Tagged To Be Cut)**  
1833 Savannah - Grass - **(Tagged To Be Cut)**



8831 Somerset - Grass - **(Tagged To Be Cut)**  
1762 Sheffield - Grass - **(Tagged To Be Cut)**  
7949 Hallie - Grass - **(Tagged To Be Cut)**  
1669 Savannah - Grass - **(Tagged To Be Cut)**  
9654 Wexford - Grass - **(Tagged To Be Cut)**  
9655 Wexford - Grass - **(Tagged To Be Cut)**  
9761 Ravenshire - Grass - **(Tagged To Be Cut)**  
1989 Andover - Grass - **(Tagged To Be Cut)**  
1618 Stephens Dr. - Grass - **(Tagged To Be Cut)**  
8768 Nottingham Dr. - Grass - **(Tagged To Be Cut)**  
8760 Nottingham Dr. - Grass - **(Tagged To Be Cut)**  
1619 McArthur Dr. - Grass - **(Tagged To Be Cut)**  
8975 Nottingham Dr. - Grass - **(Tagged To Be Cut)**  
9288 Panama Ave. - Grass - **(Tagged To Be Cut)**  
1661 Harvest Ln. - Grass - **(Tagged To Be Cut)**  
1657 Harvest Ln. - Grass - **(Tagged To Be Cut)**  
1666 Wiard Rd. - Grass - **(Tagged To Be Cut)**  
1654 Wiard Rd. - Grass - **(Tagged To Be Cut)**  
1658 Wiard Rd. - Grass - **(Tagged To Be Cut)**  
955 E. Clark Rd. - Grass - **(Tagged To Be Cut)**  
1099 Stamford Rd. - Grass - **(Tagged To Be Cut)**  
981 Stamford Rd. - Grass - **(Tagged To Be Cut)**  
8736 Nottingham - Grass - **(Tagged To Be Cut)**  
8744 Nottingham - Grass - **(Tagged To Be Cut)**  
8891 Nottingham - Grass - **(Tagged To Be Cut)**  
8964 Nottingham - Grass - **(Tagged To Be Cut)**  
1717 Dover Ct. - Grass - **(Tagged To Be Cut)**  
1709 Dover Ct. - Grass - **(Tagged To Be Cut)**  
9216 Panama Ave. - Grass - **(Tagged To Be Cut)**  
9272 Panama - Grass - **(Tagged To Be Cut)**  
1575 Harvest Ln. - Grass - **(Tagged To Be Cut)**  
1526 Wiard Rd. - Grass - **(Tagged To Be Cut)**  
1530 Wiard Rd. - Grass - **(Tagged To Be Cut)**  
1520 Wiard Rd. - Grass - **(Tagged To Be Cut)**  
158 Wiard Rd. - Grass - **(Tagged To Be Cut)**  
1821 Stephens Dr. - Brush on extension - **(Tagged To Be Removed)**  
8684 Heather Ct. - Grass - **(Tagged To Be Cut)**

### **Vehicle Complaints:**

8568 Barrington - Vehicle blocking walkway - **(Tagged)**

9866 High Meadow - Boat in driveway - **(Tagged)**

8559 Barrington - Vehicle & Trailer blocking walkway - **(Tagged)**

Harris Rd. & Geddes - Abandoned vehicle - **(Sheriff Tagged)**

### **Illegal Dumpings:**

Harris Rd & Geddes - Mattresses Dumped - **(Office Notified)**

Laforge Rd. & Vreeland Rd. - Sofa Dumped - **(Office Notified)**

Barry Rd & Ford Rd. - 4 Mattresses dumped - **(Office Notified)**

### **Dog Complaint:**

1930 Savannah - Dog poop being left on deck, smells - **(Tagged)**

**SUPERIOR TOWNSHIP BUILDING DEPARTMENT**  
**MONTH-END REPORT**  
**May 2018**

Category	Estimated Cost	Permit Fee	Number of Permits
<b>Com-Other Non-Building</b>	<i>\$25,000.00</i>	<i>\$200.00</i>	<i>1</i>
<b>Electrical Permits</b>	<i>\$0.00</i>	<i>\$3,825.00</i>	<i>40</i>
<b>Mechanical Permits</b>	<i>\$0.00</i>	<i>\$3,735.00</i>	<i>26</i>
<b>Plumbing</b>	<i>\$0.00</i>	<i>\$2,434.00</i>	<i>22</i>
<b>Res-Additions (Inc. Garages)</b>	<i>\$128,000.00</i>	<i>\$832.00</i>	<i>2</i>
<b>Res-Manufactured/Modular</b>	<i>\$150,000.00</i>	<i>\$550.00</i>	<i>4</i>
<b>Res-New Building</b>	<i>\$2,483,083.00</i>	<i>\$16,693.00</i>	<i>11</i>
<b>Res-Other Building</b>	<i>\$49,900.00</i>	<i>\$700.00</i>	<i>7</i>
<b>Res-Other Non-Building</b>	<i>\$61,154.00</i>	<i>\$400.00</i>	<i>3</i>
<b>Res-Renovations</b>	<i>\$140,000.00</i>	<i>\$455.00</i>	<i>1</i>
<b>Totals</b>	<b><i>\$3,037,137.00</i></b>	<b><i>\$29,824.00</i></b>	<b><i>117</i></b>

SUPERIOR TOWNSHIP BUILDING DEPARTMENT  
YEAR-TO-DATE REPORT

January 2018 To Date

Category	Estimated Cost	Permit Fee	Number of Permits
<b>Com/Multi-Family Other Building</b>	<i>\$106,391.00</i>	<i>\$495.00</i>	<i>3</i>
<b>Com/Multi-Family Renovations</b>	<i>\$2,076,932.00</i>	<i>\$9,022.00</i>	<i>7</i>
<b>Com-Other Non-Building</b>	<i>\$35,690.00</i>	<i>\$650.00</i>	<i>4</i>
<b>Electrical Permits</b>	<i>\$0.00</i>	<i>\$24,881.00</i>	<i>148</i>
<b>Mechanical Permits</b>	<i>\$0.00</i>	<i>\$29,875.55</i>	<i>184</i>
<b>Plumbing</b>	<i>\$0.00</i>	<i>\$17,343.00</i>	<i>125</i>
<b>Res-Additions (Inc. Garages)</b>	<i>\$426,235.00</i>	<i>\$2,900.00</i>	<i>9</i>
<b>Res-Manufactured/Modular</b>	<i>\$2,480,000.00</i>	<i>\$7,750.00</i>	<i>52</i>
<b>Res-New Building</b>	<i>\$5,477,397.00</i>	<i>\$33,804.00</i>	<i>19</i>
<b>Res-Other Building</b>	<i>\$361,140.00</i>	<i>\$2,950.00</i>	<i>29</i>
<b>Res-Other Non-Building</b>	<i>\$211,271.00</i>	<i>\$1,266.00</i>	<i>10</i>
<b>Res-Renovations</b>	<i>\$328,820.00</i>	<i>\$1,998.00</i>	<i>7</i>
<b>Totals</b>	<b><i>\$11,503,876.00</i></b>	<b><i>\$132,934.55</i></b>	<b><i>597</i></b>

# Zoning Report

June 21, 2018

**Sutton Ridge Apartments**- Mass grading and utility work is underway at the site. I have had a few complaint calls from residents relating to the work on site. Initially, some of the trucks hauling off fill were accessing the site thru the Bromley Park single family subdivision rather than from Wexford drive as they should have. Also reported was work on site commencing prior to the 7:00am start time as indicated in the Development Agreement. The contractor was advised of both issues and has addressed them with the involved sub-contractors. I have had no further complaints since then.

**SJMH Cancer Center**- Work at the site is progressing well. The building addition is now completely closed in and permanent roof skylights are in place. Interior rough trades are progressing well and I would estimate that 75% of the drywall has been hung. The construction area appears to only minimally affect the normal traffic and parking in the vicinity of the work.

**Di Ponio Property**- In 2000, the Township approved a metes and bounds land division creating 17 lots (Zoned A-1) at the S.W. corner of Joy and Curtis Roads. There has been no activity or construction at the site since that time. I have recently been advised that a builder is interested in these parcels and that he will be contacting me to discuss Township requirements and process.

**Justin Pingston**- Mr. Pingston has recently purchased the 25 acres (Zoned R-1) at the corner of Plymouth-Ann Arbor and Napier Roads with the intention of dividing the property for new single family dwellings. Significant wetlands exist on the property which will make the intended development a challenge.

**Prospect Pointe West**- Phase one of the Prospect Pointe West project received Final Site Plan approval May 24, 2017. As of today, a Development agreement has not been executed or recorded and detailed engineering has not been approved. Since this progress required by Section 10.08(C) has not occurred, the Final Site Plan approval has expired. Since Section 10.08(D) permits the applicant to request an extension and, since Section 10.08(D) does not specifically require the extension request to occur prior to plan expiration, I am of the opinion that the applicant could still request such extension for a maximum of 365 days beyond the original May 24, 2017 approval date.

Richard Mayernik, Building/Zoning Official



# SITE PLAN REVIEW APPLICATION

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

APPLICANT NAME Glen Oaks Cooperative

NAME OF PROPOSED DEVELOPMENT Site 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 1
- Phase Number of current application N/A
- Name and Date of Preliminary Site Plan Approval

• Date of Previous Phase Approvals: N/A  
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

5-2-2018  
Date of Receipt of Application

\$5,900  
Amount of Fee

**GENERAL INFORMATION**

- Name of Proposed Development Glen Oaks Cooperative
- Address of Property 1351 Stamford Blvd
- Current Zoning District Classification of Property R7

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 N/A

- Tax ID Number(s) of property 99.118.117.182

- Site Location - Property is located on (circle one) N S E W side of STAMFORD BLVD between MACARTHUR and HARRIS 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: 42 TOWNHOUSES IN 7 BUILDINGS

**PROPOSED LAND USE**

- Residential       Office       Commercial       Other

If other, please specify \_\_\_\_\_

- Number of units 1
- Total floor area of each unit 800 sq ft
- Give a complete description of the proposed development.  
site office (see plans)

**ESTIMATED COSTS**

- Buildings and other structures \$120,000
- Site improvements incl.
- Landscaping incl.
- Total \$120,000

**ESTIMATED DATES OF CONSTRUCTION**

- Initial construction JUNE 2018
- Project completion AUG 2018
- Initial construction of phases (IF APPLICABLE) N/A
- Completion of subsequent phases. (IF APPLICABLE) \_\_\_\_\_
- Estimated date of first occupancy OCT 2018

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

S1, S2, S3      4-30-2018  
elevations & floor plans



**APPLICANT INFORMATION**

- APPLICANTS NAME David R. Friedrichs, Agent  
Company Glen Oaks Cooperative, Inc  
Address c/o Meadow Management, Inc 27780 Novi Rd, #110  
NOVI, MI 48377  
Telephone Number 248-348-5400 Email dave@meadowmgt.com  
or mmi@meadowmgt.com
- PROPERTY OWNER'S NAME Glen Oaks Cooperative, Inc  
Company (same)  
Address (see Applicant info)  
Telephone Number \_\_\_\_\_ Email \_\_\_\_\_
- DEVELOPER'S NAME David R. Friedrichs, Bldr  
Company Homeland Builders of Michigan LLC  
Address 4975 Miller, Ann Arbor, MI 48103  
Telephone Number 313-600-1066 Email dave@homelandsolar.com
- ENGINEER'S NAME D. Mark Doman, P.E.  
Company Doman Engineering  
Address 4091 Thornoaks Dr., Ann Arbor 48105  
Telephone Number 734-834-1554 Email dmarkdomanpe@gmail.com
- ARCHITECT/PLANNER'S NAME Sahba La'ial  
Company Sahba La'ial Architect  
Address 1450 Jones Dr., Ann Arbor 48105  
Telephone Number 734 761 2344 Email sahla@umich.edu

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: David R. Friedrichs, Agent *Glen Oaks Cooperative, Inc*

APPLICANT'S SIGNATURE *David R. Friedrichs* DATE 5-2-2018

PROPERTY OWNER'S PRINTED NAME David R. Friedrichs, Agent *GLO*

PROPERTY OWNER'S SIGNATURE *David R. Friedrichs* DATE 5-2-2018

■ May 29th, 2018.

**Sahba La'al, Architect**

To: Lynette Findley, Township Clerk  
Charter Township of Superior  
3040 North Prospect Road  
3041 Ypsilanti, Michigan 48198

Tel  
734-761-2344  
fax  
734-761-3245

1450 Jones Drive  
Ann Arbor  
Michigan  
48105  
sahla@umich.edu  
www.sahbalaal.com

Re: Glen Oaks Cooperative Office Building  
1351 Stamford Road, Ypsilanti, Michigan 48198  
Project # 21802  
OHM Job # 0140-18-1021

Ladies and Gentlemen,

This is a point by point response to review comments for Glen Oaks Office Building Preliminary Site Plan from Rodney C. Nanney, of Land Use Planning and Consulting and George A. Tsakoff, of OHM.

Letter dated 5/21/2018 from Mr. Nanney:

1.01, 1.02 & 1.03 in addition to 2.01, 2.02 & 2.03 are O.K..

2.04 The interlocking pavers ("Unilock," "Monoslab" or equal) once filled with crushed limestone will have a surface similar to concrete slabs yet skid resistant, without cracks, or settlements and indeed Barrier Free compliant. Having said that I have revised the plans to show 5 feet wide sidewalks to the building from existing sidewalks as you requested. Any transition from sidewalk to pavers will be saw cut and dealt with at construction phase.

2.05. O.K.

2.06 As noted on sheet A there are no vinyl or metal siding is shown or intended for this building. Dimensioned are noted.

1/2

2.07. O.K.

2.08 As noted. The fixture is 30W, LED, wall mount with 360 degrees rotational flexibility. I have also added specifications for Solar panels.

Letter dated 5/21/2018 by Mr. George Tsakoff.

1, 2, 3 & 4: As Noted.

5. Methods of Installation are in General Landscaping Notes and the Planting Details.

6 & 7: Were clarified at the last meeting and will be taken care of by the contractors and the owners.

8. No revision needed.

9. Notes added to the existing cross section.

10. Clarified at the meeting.

11. 11. As Noted.

12. As Noted and details revised.

13. Detention calculations revised for additional concrete sidewalk.


14. As Noted.

15. As Noted.

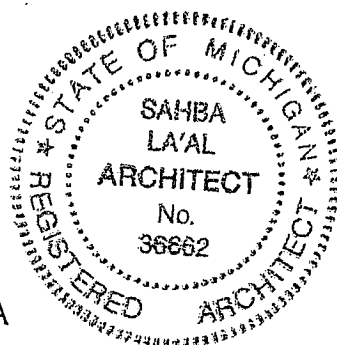
16. As Noted.

17. This area is the Exit of the building.

Sincerely Yours,



Sahba La'al, Architect, P.E., RA





## **FINAL SITE PLAN REPORT**

### **Superior Charter Township Planning Commission**

#### **Glen Oaks Cooperative – New Office Building, 1351 Stamford Road**

Original Report Date: May 21, 2018

Current Report: June 8, 2018

#### **1. Description**

**1.01 Action Requested.** Approval of a final site plan for the construction of an 800 square-foot office building for the existing cooperative residential development, and associated restoration of an existing unit to residential use.

**1.02 Applicant and Owner.** Glen Oaks Consumer Housing Cooperative, 1351 Stamford Road, Ypsilanti, MI 48198.

**1.03 Location.** Parcel # J -10-34-400-005; 4.14 acres on the north side of Stamford Road between McArthur Blvd. and Dawn Ave. in the R-7 (Multiple-Family Residential) District.

#### **2. Site Plan Review**

We have reviewed the revised final site plan dated 5/29/2018, based upon the applicable Zoning Ordinance standards, including Section 10.10 (Standards for Site Plan Approval):

**2.01 Final site plan information requirements.** The revised final site plan conforms to the minimum requirements of Section 10.07 (Required Site Plan Information).

**2.02 Use statement.** The use statement on the cover sheet has been clarified to include references to anticipated building occupancy and use of the basement for storage.

**2.03 Dimensional standards.** The proposed building conforms to the yard setbacks and other applicable dimensional standards of the R-7 zoning district.

**2.04 Pedestrian access.** The plans include provisions for a circular apron around the building constructed of porous pavers, with new concrete sidewalk connections from the building entrance to the existing internal sidewalks. Pedestrian access improvements on the revised plan are consistent with Ordinance requirements.

**2.05 Vehicle circulation and parking.** Parking improvements for the new office are consistent with Zoning Ordinance standards for a multiple-family development, and include the reconfiguration of an existing parking row to add two (2) new spaces and create two (2) barrier-free parking spaces adjacent to the proposed building. The number of available spaces exceeds the minimum requirements that apply to the residential and office land uses on the site.

**2.06 Building layout and design.** The proposed building design, as depicted on sheet "A," includes the use of "solar shingles" on the roof, a brick base, and a mixture of vertically and horizontally oriented "Hardie-plank" cement composite board

siding on the exterior walls. The proposed exterior materials are consistent with the requirements of Section 14.09B (Residential Building Exteriors).

- 2.07 Landscaping details.** The revised landscape plan for new tree, shrub, and other plantings around the proposed office building is depicted on sheet S-3. The applicant has revised the plant mix and locations consistent with our preliminary site plan recommendations. We would have no objection to Planning Commission acceptance of the revised mix of plantings as presented.
- 2.08 Exterior lighting.** Three (3), 30-watt LED exterior floodlight fixtures, with a light intensity rating at the source of 2,700 lumens, are proposed to be installed on the new building (see detail on sheet S2). There is no mechanism to permanently set this fully adjustable fixture in a straight downward position. In addition, if mounted under the eaves at a height of less than 10.0-feet, the fixtures may conform to the maximum light intensity requirements of the Zoning Ordinance, but a photometric grid of the site in footcandles would be needed for verification. At a minimum, the following exterior lighting detail needs to be addressed by the applicant to confirm compliance with Section 14.11 (Exterior Lighting) standards:
- We recommend that the proposed “Global #8482” fixtures be replaced with an alternative floodlight design of equivalent or lower light intensity, which can be permanently aimed straight downward, or be replaced with a decorative fixture design meeting Section 14.11 standards.

### **3. Conclusion**

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 revised final site plan dated 5/29/2018, 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. Provided that the applicant can resolve the exterior lighting details to the Planning Commission’s satisfaction, the final site plan is ready for review and action.
- 3.02** 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.
- 3.03** We have no objection from a planning perspective to Planning Commission approval of the final site plan, subject to a condition that any requested exterior lighting changes be subject to administrative review and acceptance.

Respectfully submitted,

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

June 20, 2018

**CHARTER TOWNSHIP OF SUPERIOR**

3040 N. Prospect Road  
Ypsilanti, MI 48198

Attention: **Lynette Findley, Township Clerk**

Regarding: **Glen Oaks Cooperative Office Building**  
**Final Site Plan Review No. 2**  
**OHM Job No. 0140-18-1022**

Dear Ms. Findley,

On the Township's behalf, OHM Advisors has completed a second review of the Final Site Plan material submitted by Sahba La'al, the architect for Glen Oaks Cooperative (Applicant), dated May 29, 2018 for the above-referenced project. The plans for the proposed 800 square foot leasing office building on the south side of the Glen Oaks Cooperative property have been updated per previous review by Township Consultants. Our comments on the current final site plan submittal are outlined below.

Final Site Plan and Engineering Comments

1. For clarification purposes, the Applicant's Engineer should eliminate contours from the Partial Site Plan Enlargement on Sheet 1 to avoid inconsistency with the grading plan. The site plan view does not require proposed grading to be shown.
2. Pedestrian walkways shall be compliant with American with Disabilities Act (ADA) requirements for longitudinal grade and cross slope. Additional proposed grades should be provided on the final engineering plans to confirm this requirement has been satisfied.
3. The portion of the existing private walk adjacent to the rain garden and southeast of the proposed patio is recommended to be removed to avoid proposed slope issues with the south portion of the permeable brick paver patio/slope. Furthermore, that portion of the private walk does not appear to be necessary to ensure pedestrian movement between the proposed office and existing residential units to the west and north. That pedestrian movement has been provided via other proposed walks west and north of the proposed office building entrance.
4. Proposed spot elevations should be provided on the south side of the building at the extents of the "seat area" under the roof overhang. This is necessary because this area is assumed to have pedestrian movement, and proposed grading should be shown to verify it is compliant for that purpose. Outside of that "seat area", the slope of the permeable brick paver area can increase in grade.
5. Any necessary modification to stormwater calculations will be forwarded to the Applicant's Engineer under separate cover, and can be addressed at the final engineering approval stage, if necessary.



Recommendation

Based on our review comments outlined above, the Final Site Plan is ready for action by the Planning Commission at their June meeting. We look forward to presenting our comments to the Planning Commission at this meeting for consideration and further discussion.

Thank you for the opportunity to be of assistance on this project. Please do not hesitate to contact me at (734) 466-4439 if you have any questions regarding our review.

Sincerely,  
**OHM Advisors**

A handwritten signature in black ink that reads "George A. Tsakoff".

---

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)  
David Friedrichs, Glen Oaks Cooperative (via-email)  
Sahba La'al, Architect (via e-mail)  
Rhett Gronewelt, PE, OHM Advisors (via e-mail)  
file

P:\0126\_0165\SITE\_SuperiorTwp\2018\0140181020\_Glen Oaks Office Bldg\1022\_FSP\let\_Glen Oaks Office Bldg\_FSP2\_20180620\_final.docx



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

.....  
Building Plan Review Report  
.....

Date: 5-21-2018  
Business Name: Glen Oaks Office Building  
Business Address: 1351 Stamford Road, Ypsilanti MI 48198  
Contractor: Sahba La'al Achitects, 1450 Jones Dr. Ann Arbor, MI 48105 Tel: 734-761-2344  
Applicable Codes: IFC 2015, NFPA 10  
Reviewed By: Victor G. Chevrette, Fire Chief  
Plans Dated: 4/30/2018  
Job No: 21802

.....  
Review Comments and Requirements  
.....

1. Chapter 5, Section 506.1 Key Box (Knox Box) required for Building.
2. Chapter 9, Section 906, Fire Extinguishers Required per NFPA 10.
3. Chapter 10, Section 1008, Means of Egress Illumination Required.

.....  
Status of Plans:  
.....

- (x) 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.



The soil consists of three basic layers:

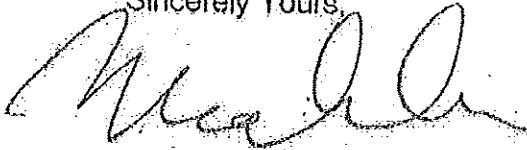
Layer	Bottom Depth (in)	Test Depth (in)	Soil Type	Bearing Capacity per pocket penetrometer (psf)	Bearing Capacity per IRC 1804.2 (psf)	Lateral Berring per IRC 1804.2 (psf)
1	16	-	Topsoil	-	-	-
2	36	27	Sandy Loam	1800	2000	150
3	96+	50	Loamy Sand	4600	2000	150

There is enough clay in the soil that foundation drainage will be important.

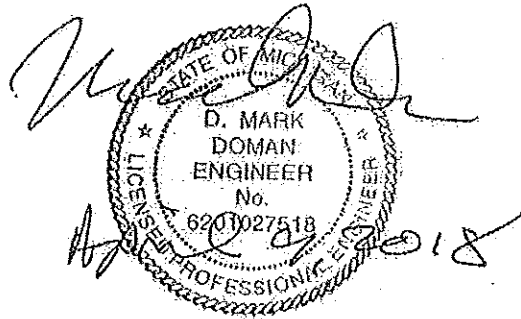
The Soil Service categorizes the soil in this area as Nappanee silty clay loam (NaB), but I found the soil to be grittier than this with more sand content, especially at deeper depths. No ribbon could be formed in manual evaluations below the second layer.

Please let me know if you have questions.

Sincerely Yours,



D. Mark Doman, P.E.

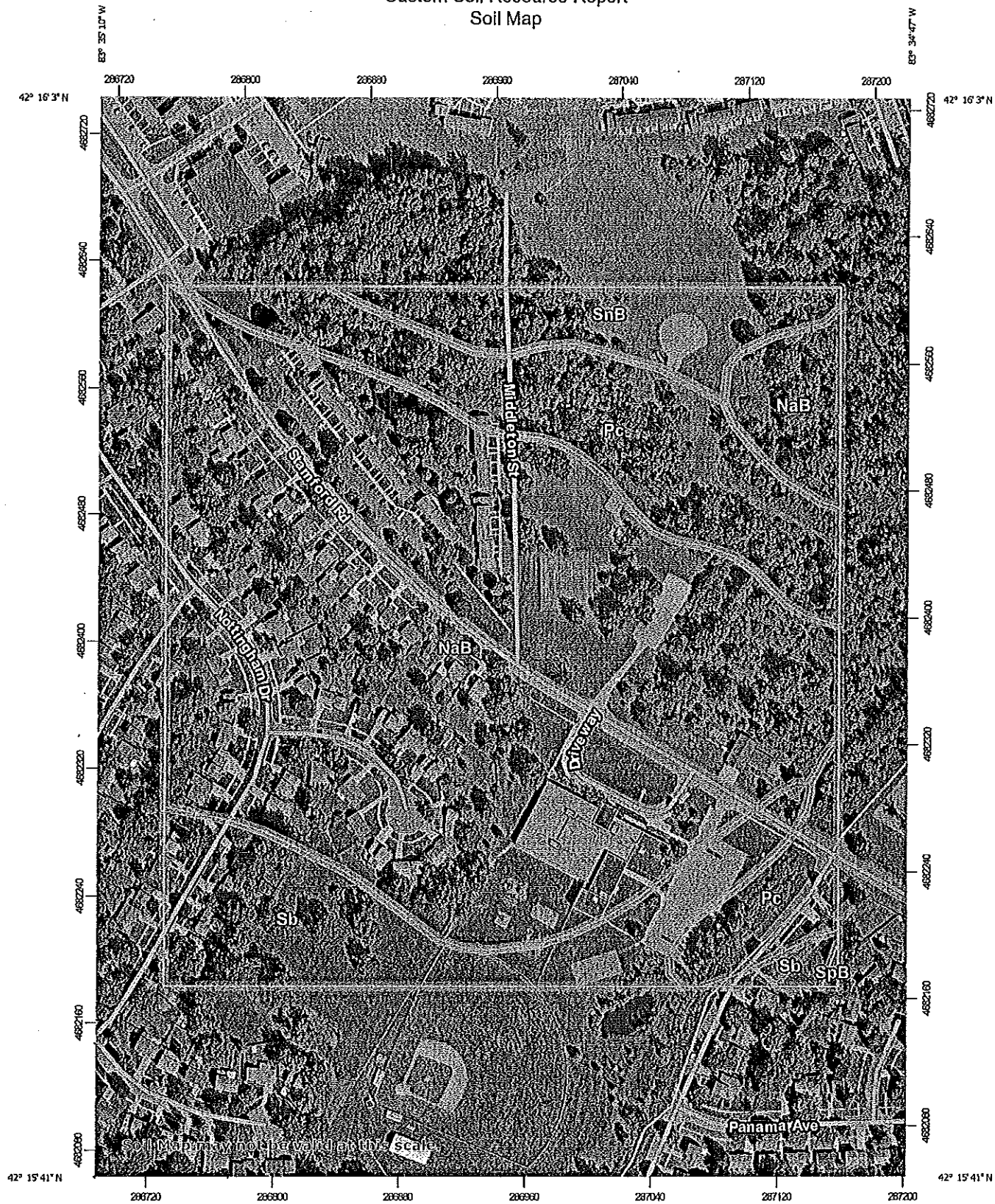


Location: *Glenn Oaks Off 1357 Stearns (R) US* Test Date: *April 9, 2018*

**FIELD NOTES**

Layer	Bottom Depth (ft)	Makes Ball?	Makes Ribbon?	Weak Ribbon? (<1")	Medium Ribbon? (1<>2")	Strong Ribbon? (>2")	Very Gritty?	Very Smooth?	Neither Gritty nor Smooth?	Notes	Conclusion(s)
1	<i>16</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>						<i>original</i>	<i>Sealed / Kelly</i>
2	<i>36</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							<i>Loamy Sand</i>
3	<i>152</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>								
4	<i>91.5</i>										
5											
6											
7											
8	<i>50</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							<i>4.5-4.5</i>	
9	<i>27</i>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>						<i>1.7-1.32.3</i>	

Custom Soil Resource Report  
Soil Map

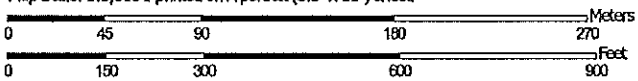


42° 15' 41" N

83° 35' 10" W



Map Scale: 1:3,310 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge ticks: UTM Zone 17N WGS84

4/7

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
NaB	Nappanee silty clay loam, 2 to 6 percent slopes	30.1	64.3%
Pc	Pella silt loam	7.7	16.5%
Sb	Sebewa loam, disintegration moraine, 0 to 2 percent slopes	6.0	12.9%
SnB	Sisson fine sandy loam, 2 to 6 percent slopes	2.9	6.2%
SpB	Spinks loamy sand, 0 to 6 percent slopes	0.0	0.1%
<b>Totals for Area of Interest</b>		<b>46.8</b>	<b>100.0%</b>

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

## Washtenaw County, Michigan

### NaB—Nappanee silty clay loam, 2 to 6 percent slopes

#### Map Unit Setting

*National map unit symbol:* 6ffg  
*Elevation:* 570 to 980 feet  
*Mean annual precipitation:* 33 to 40 inches  
*Mean annual air temperature:* 48 to 55 degrees F  
*Frost-free period:* 140 to 180 days  
*Farmland classification:* Prime farmland if drained

#### Map Unit Composition

*Nappanee and similar soils:* 90 percent  
*Minor components:* 10 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Nappanee

##### Setting

*Landform:* Drainageways on till plains, drainageways on moraines, drainageways on lake plains  
*Landform position (three-dimensional):* Rise  
*Down-slope shape:* Linear  
*Across-slope shape:* Convex

##### Typical profile

*H1 - 0 to 8 inches:* silty clay loam  
*H2 - 8 to 20 inches:* clay  
*H3 - 20 to 60 inches:* silty clay

##### Properties and qualities

*Slope:* 2 to 6 percent  
*Depth to restrictive feature:* More than 80 inches  
*Natural drainage class:* Somewhat poorly drained  
*Runoff class:* Low  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.20 in/hr)  
*Depth to water table:* About 12 to 24 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Calcium carbonate, maximum in profile:* 20 percent  
*Available water storage in profile:* Moderate (about 6.5 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 3e  
*Hydrologic Soil Group:* C/D  
*Hydric soil rating:* No

#### Minor Components

##### Hoytville

*Percent of map unit:* 4 percent  
*Landform:* Depressions on lake plains, depressions on moraines  
*Landform position (three-dimensional):* Talf

## Custom Soil Resource Report

*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Hydric soil rating:* Yes

### **St. clair**

*Percent of map unit:* 3 percent  
*Landform:* Knolls on moraines, knolls on till plains  
*Landform position (three-dimensional):* Rise  
*Down-slope shape:* Linear  
*Across-slope shape:* Convex  
*Hydric soil rating:* No

### **Ypsi**

*Percent of map unit:* 3 percent  
*Landform:* Drainageways on lake plains, drainageways on ground moraines  
*Landform position (three-dimensional):* Rise  
*Down-slope shape:* Linear  
*Across-slope shape:* Convex  
*Hydric soil rating:* No

## **Pc—Pella silt loam**

### **Map Unit Setting**

*National map unit symbol:* 6ffq  
*Elevation:* 570 to 980 feet  
*Mean annual precipitation:* 33 to 40 inches  
*Mean annual air temperature:* 48 to 55 degrees F  
*Frost-free period:* 140 to 180 days  
*Farmland classification:* Prime farmland if drained

### **Map Unit Composition**

*Pella and similar soils:* 90 percent  
*Minor components:* 10 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### **Description of Pella**

#### **Setting**

*Landform:* Depressions on outwash plains, depressions on till-floored lake plains  
*Landform position (three-dimensional):* Talf  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear

#### **Typical profile**

*H1 - 0 to 12 inches:* silt loam  
*H2 - 12 to 25 inches:* silt loam  
*H3 - 25 to 45 inches:* silt loam  
*H4 - 45 to 60 inches:* silt loam

#### **Properties and qualities**

*Slope:* 0 to 2 percent