

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
JANUARY 23, 2013
APPROVED MINUTES
Page 1 of 4
1-1 CALL TO ORDER**

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

1-2 ROLL CALL

The following members were present: Anderson, Baker, Copley, Gardner, Guenther, McGill and Phillips. Also present were Don Pennington and Rodney Nanney, Township Planners, Jacob Rushlow, Township Engineer and Rick Mayernik, Building/Zoning Administrator.

1-3 DETERMINATION OF QUORUM

A quorum was present.

1-4 ADOPTION OF AGENDA

A motion was made by Gardner and supported by Anderson to adopt the agenda as corrected. The motion carried.

1-5 APPROVAL OF MINUTES

A. MINUTES OF THE NOVEMBER 28, 2013 MEETING

A motion was made by Copley and supported by Anderson to approve the minutes as corrected. The motion carried.

1-6 CITIZEN PARTICIPATION

There was no Citizen Participation

1-7 CORRESPONDENCE

A. Staebler Farm – Presentation by Washtenaw County Parks Department

Coy Vaughn, Deputy Director of the Washtenaw County Parks Department presented ideas for the development of the Staebler Farm Park. He said the Parks Department is working on a 25-year vision for the use of the farm and emphasized that the farm would remain a working farm and would not be used as a petting zoo or theme park attraction.

The Planning Commission asked about zoning and whether or not the County was subject to the Township's jurisdiction. Pennington said the County is

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
JANUARY 23, 2013
APPROVED MINUTES
Page 2 of 4**

working with the Township on a voluntary basis. Vaughn said the County is interested in resident input into the project and will participate in the Township's planning commission process.

1-8 PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

There were no Public Hearings.

A. Ordinance Officer

A motion was made by Copley and supported by Anderson to receive the reports. The motion carried.

B. Building Inspector

A motion was made by Copley and supported by Anderson to receive the reports. The motion carried.

C. Zoning Administrator

A motion was made by Copley and supported by Anderson to receive the report. The motion carried.

1-10 OLD BUSINESS

There was no Old Business.

1-11 NEW BUSINESS

- A. STPC#13-01 The Woodlands of Geddes Glen Final Site Plan – A proposal to develop 32 single-family detached houses on 30 acres located on the north side of Geddes Rd., west of Gale Rd.

Bill Anderson, representing the applicant Toll Brothers, said they are requesting a postponement until the next regular Planning Commission meeting in February. He said he wanted to bring the Planning Commission up to date on the project since receiving preliminary site plan approval in November. He said the area plan amendment process is complete with the Township Board's second reading on December 17, 2012. He said the master deed and the bylaws have been completed and submitted to the Township. He also reported that the wall proposed for the entryway has been shortened from 6 to 4 feet and changed from brick to natural stone.

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
JANUARY 23, 2013
APPROVED MINUTES
Page 3 of 4**

Bill Anderson described the University of Michigan's concerns about the project including: the potential for accessibility to the golf course by the Woodlands of Geddes Glen residents; potential complaints from the residents about the noise generated by the golf course maintenance crew; and, concern with the loss of the existing green area. He said the University representatives indicated that the University supported the idea of putting the water main on their property.

Gardner noted that progress had been made with the University of Michigan regarding the location of the water main. He asked if the applicant was prepared to use well and septic if they are unable to secure water main access on the University's property. Phillips said the Planning Commission does not have the authority to decide on the location of the utilities in Ann Arbor Township.

Copley said the original plan sheet is incorrect. He said many of the trees listed are not landmark trees. He said additionally, there is no plan for the eradication of invasive species.

There was a discussion of fencing on the property. Guenther suggested farm fencing. Michael Noles, representing Toll Brothers, talked about decorative and screening fencing.

The Planning Commission discussed the implications of postponing action on the plan.

Motion was made by Phillips and supported by McGill to postpone action on STPC#13-01 The Woodlands at Geddes Glen Final Site Plan until the February 27, 2013 regular meeting of the Planning Commission at the request of the applicant. The motion carried with the following vote;

Yes: Anderson, Copley, Baker, Gardner, Guenther, McGill and Phillips.
No: None
Abstain: None
Absent: None

B. Election of Officers for 2013

A motion was made by Guenther and supported by McGill to elect John Copley as Secretary for 2013. The motion passed. There were no other nominations. The motion to elect John Copley as Secretary of the Superior Township Planning Commission for 2013 passed with the following vote:

Yes: Anderson, Baker, Gardner, Guenther, McGill and Phillips

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
JANUARY 23, 2013
APPROVED MINUTES
Page 4 of 4**

No: None
Absent: None
Abstain: Copley

A motion was made by Copley and supported by Phillips to elect Jay Gardner as Vice Chairman for 2013. The motion passed. There were no other nominations. The motion to elect Jay Gardner as Vice Chairman of the Superior Township Planning Commission for 2013 passed with the following vote:

Yes: Anderson, Baker, Copley, Guenther, McGill and Phillips
No: None
Absent: None
Abstain: Gardner

A motion was made by Gardner and supported by Copley to elect David Guenther as Chairman for 2013. There were no other nominations. The motion to elect David Guenther as Chairman of the Superior Township Planning Commission for 2013 passed with the following vote:

Yes: Anderson, Baker, Copley, Gardner, McGill and Phillips
No: None
Absent: None
Abstain: Guenther

1-12 POLICY DISCUSSION

There was no Policy Discussion.

1 -13 ADJOURNMENT

A motion was made by Gardner and supported by Anderson to adjourn at 9:15 p.m. The motion carried.

Respectfully submitted,
John Copley
Planning Commission Secretary

Deborah L. Kuehn
Planning Commission Recording Secretary
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