

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
JUNE 26, 2013
APPROVED MINUTES
Page 1 of 6
6-1 CALL TO ORDER**

Vice-Chairman Gardner called the regular meeting to order at 7:30 p.m.

6-2 ROLL CALL

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

6-3 DETERMINATION OF QUORUM

A quorum was present.

6-4 ADOPTION OF AGENDA

A motion was made by Phillips and supported by Anderson to approve the agenda. The motion carried.

6-5 APPROVAL OF MINUTES

A. MINUTES OF THE APRIL 24, 2013 MEETING

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

6-6 CITIZEN PARTICIPATION

There was no Citizen Participation.

6-7 CORRESPONDENCE

A. Ann Arbor Township – Notice of Intent to Update Master Plan

A motion was made by Baker and supported by Phillips to receive the notice. The motion carried.

B. City of Ypsilanti – Notice of Intent for New Master Plan

A motion was made by Baker and supported by Phillips to receive the notice. The motion carried.

SUPERIOR CHARTER TOWNSHIP

PLANNING COMMISSION

JUNE 26, 2013

APPROVED MINUTES

Page 2 of 6

6-8 PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

There were no Public Hearings.

6-9 REPORTS

A. Ordinance Officer

A motion was made by Baker and supported by Phillips to receive the report. The motion carried.

B. Building Inspector

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

C. Zoning Administrator

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

6-10 OLD BUSINESS

There was no Old Business

6-11 NEW BUSINESS

- A. STPC#13-05 Spiritus Sanctus Academy Addition – Combined Preliminary and Final Site Plan for a 1,394 s.f. addition to the existing school building at 10450 Joy Rd.

Charles Cooper, the architect representing the applicant described the project. He said the project is a new classroom for 15 preschool students. He said the preschool will operate with slightly different hours than the rest of the school. He said the exterior of the building will match the current exterior with a corrugated metal siding.

Paul Dipero, the business manager for the school, said there are currently 180 students enrolled in the school.

Nanney said the addition was slightly larger than the building size threshold in Section 10.02(B)(10)(d) Site Plan Approval Required that would have allowed the addition to be approved administratively. He said it made sense therefore

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
JUNE 26, 2013
APPROVED MINUTES
Page 3 of 6**

to handle the request as a combined preliminary and final site plan. He suggested that some details be added to the plan including exterior lighting and exterior facade notes. He said there was no impact on access or on utilities and no additional landscaping was required. He recommended that the details be added to a revised site plan that could be administratively reviewed.

Phillips reviewed the history of the school project. He said in 2000, a consent judgment established the school as a conditional use and in 2004, a site plan was approved that doubled the size of the school. He said in 2008, the site was rezoned to the PSP (Public – Semi-Public Services) district making it a permitted use.

Phillips suggested that three separate actions were needed by the Planning Commission. The first was to determine if the addition constituted a minor change. The second was to allow the combination of the preliminary and final site plan. The third was to approve the site plan.

A motion was made by Phillips and supported by Baker that the Superior Township Planning Commission made a determination that the addition to the Spiritus Sanctus Academy, as proposed by application STPC#13-05 Spiritus Sanctus Academy Addition, constitutes a minor change as outlined in Section 10.12 of the Superior Township Zoning Ordinance.

The motion carried with the following vote:

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

A motion was made by Phillips and supported by Steele that the Superior Township Planning Commission approves the submittal of a combined Preliminary and Final Site Plan as proposed by the applicant for STPC#13-05 Spiritus Sanctus Academy Addition.

The motion carried with the following vote:

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

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
JUNE 26, 2013
APPROVED MINUTES
Page 4 of 6**

A motion was made by Phillips and supported by McGill to approve STPC# 13-05 Spiritus Sanctus Academy Addition, as depicted by the plans dated May 8, 2013. This approval is conditioned upon the following:

1. The plan dated May 8, 2013 shall be an amendment to the current final site plan that was first approved as a Consent Judgment dated February 15, 2000 and amended by the Planning Commission on January 28, 2004.
2. As outlined in the Township Planner's report dated June 12, 2013, the applicant shall add all of the required information to the plan dated May 8, 2013.
3. Within 180 days from June 26, 2013, the applicant shall provide the Township with the revised final site plan for the entire site, which incorporates all of the amendments made to the original approved final site plan.
4. All required permits are obtained.
5. All required information indicated in the Township Engineer's report dated June 20, 2013 shall be satisfactorily addressed in the revised final site plan

6-12 POLICY DISCUSSION

A. Leforge Rd. Corridor Land Use Study

Phillips said the Township Board has asked the Planning Commission to undertake a study of the land uses along Leforge Rd. and Clark Rd. corridor area and to consider possible changes to the policies of the Master Plan regarding development in that area. He presented an overview of reasons that support a review of the area land uses including the existence of the Prolime gravel pit, the radio towers and the apparent over-supply of residential projects approved in the area. He said a study could consider whether or not the area should be opened up to uses other than residential.

Township Supervisor William McFarlane addressed the Planning Commission. He reminded Commissioners about the previous concerns with residential projects in area including the possible radio tower interference with homes and the topography challenges of the Leforge Clark Estates project. He said it may be more appropriate to amend the Master Plan and expand the Planned Manufacturing district to create a larger potential area for research and

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
JUNE 26, 2013
APPROVED MINUTES
Page 5 of 6**

development. He said this would help to diversify the tax base. He also noted that while protected lands are wonderful, they do not pay taxes.

Pennington reviewed his memo dated April 22, 2013. He said the Leforge Rd. area under study is within the Urban Service Area. He said the area offers a diversity of land uses and visual character. He said when economic conditions improve, the Township will want to be ready with up-to-date development policies.

Gardner asked if the study was demand driven, for example, by requests from Hyundai suppliers. He asked about the response expected from property owners. McFarlane said the Township has not received any requests but revising the land use policies would give the Township a chance to market itself. Nanney said the closer the land is to being ready for site plan approval, the more attractive it is for development.

Gardner asked if the study would be a part of the required 5-year update of the Master Plan. Baker asked if the study would take into consideration land uses to the south in Ypsilanti and how this could affect threats of annexation.

Supervisor McFarlane introduced Washtenaw County Road Commissioner Ken Schwartz to the Planning Commission. Schwartz suggested that expanding the PM district would allow for greater road connectivity. He said the Road Commission would not allow roads in the PM district to connect with residential roads. He said an expanded PM district would make an appropriate transition from the apartments in Ypsilanti to the rural, residential uses to the north.

McGill asked about the kind of uses allowed in the PM (Planned Manufacturing) zoning district. Nanney said there were some industrial uses but not heavy industrial uses. He said Hyundai is the prototype.

Gardner asked if there were any other areas of the Master Plan that needed to be reviewed. Baker suggested that some strategies related to Dixboro, housing and roads could be reconsidered. McFarlane said it was not necessary to review the entire plan. Anderson said she could support a review of the Leforge Rd. and PM district policies if it could be considered the required five-year Master Plan update.

A motion was made by Phillips and supported by Baker that the Superior Township Planning Commission concurs with the Superior Township Board's request that the Planning Commission complete a study of various lands uses along the Leforge Rd. corridor with a possible amendment of the Township's

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
JUNE 26, 2013
APPROVED MINUTES
Page 6 of 6**

Master Plan and an expansion of the Employment Center Strategy; further, the review may include a limited evaluation and amendment of other elements of the Master Plan as determined necessary by the Planning Commission as part of the five-year Master Plan review.

The motion passed unanimously.

6-13 ADJOURNMENT

It was moved by Anderson and supported by Steele to adjourn at 9:40 p.m.
The motion carried.

Respectfully submitted,
Porshea Anderson
Secretary

Deborah L. Kuehn
Planning Administrator and Planning Commission Recording Secretary
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