

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
SEPTEMBER 25, 2013
APPROVED MINUTES
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9-1 CALL TO ORDER**

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

9-2 ROLL CALL

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

9-3 DETERMINATION OF QUORUM

A quorum was present.

9-4 ADOPTION OF AGENDA

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

9-5 APPROVAL OF MINUTES

A. MINUTES OF THE JUNE 26, 2013 REGULAR MEETING

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

9-6 CITIZEN PARTICIPATION

There was no Citizen Participation.

9-7 CORRESPONDENCE/PRESENTATIONS

Kyle Debord, Business Development Manager for Ann Arbor Spark, addressed the Commission. He said Ann Arbor Spark has been asked by the Township Board to evaluate the potential for non-residential development in the Geddes/Leforge area. He said he would prepare some recommendations for the October Planning Commission meeting.

9-8 PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

There were no Public Hearings.

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9-9 REPORTS

A. Ordinance Officer

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

B. Building Inspector

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

C. Zoning Administrator

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

9-10 OLD BUSINESS

There was no Old Business.

9-11 NEW BUSINESS

A. STPC#13-06 Text Amendments to Section 14.05.F. (Natural Features Protection – Woodlands and Tree Preservation)

Nanney said the proposed amendments reorganize the Section 14.05.F. Gardner said the reorganization was an improvement. He asked how the new standards compare to the standards applied to the Woodlands at Geddes Glen project. Nanney said the standards were modified based on that experience. Guenther raised the question of when a tree inventory should be required and if it should continue to be required at final site plan. Steele questioned the requirement to include in an inventory a 6-inch DBH tree. The Planning Commission agreed that a definition of “regulated tree” should be added to the ordinance.

McGill asked if the ordinance prevents an individual homeowner from cutting down trees that were required by the ordinance to be preserved. Steele questioned the benefit to other Township residents of preserving trees that cannot be seen from the road. Gardner suggested that only preserving trees is consistent with the Master Plans vision for improving air and water quality and controlling noise. Phillips said ordinances in other communities start preserving trees at 6-inches DBH. The Planning Commission discussed increasing the size standard increasing the

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replacement ratio. Nanney agreed to revise the language based on the Planning Commission comments.

- B. STPC#13-07 Volatile Farm-Based Bio-Fuel Production and Wireless Communication Facilities – Amendments to the Zoning Ordinance to update standards to comply with State Law.

Nanney said recent changes to the Michigan Zoning Enabling Act require the Township to make changes to the Zoning Ordinance. He said Public Act 143 of 2013 impacts Township regulation of existing cell towers and collocation of additional antennae and Public Act 97 of 2011 requires that the Township allow “farm-based bio-fuel production” up to 100,000 gallons per year as a permitted land use in agricultural zoning districts, subject to specific standards spelled out in the law.

Gardner asked if there were odors and noises resulting from the production of bio-fuels. Nanney noted that 100,000 gallons per year must be allowed by right. He said over 100,000 gallons can be regulated by the Township as a conditional use.

Nanney said the current language regulating Wireless Communication Facilities allows existing towers to be used without any Planning Commission review but an administrative review is required. He said the wireless communication industry persuaded the state to place a restriction on the fees and time the Township has to review an application.

- C. STPC#13-08 Miscellaneous Text Amendments regarding vehicle parking, building lines, floor area ratio, recreation facility and health club and fitness center.

Nanney said the amendments are needed to clean up some minor issues that have become apparent after using the revised ordinance for several years.

A motion was made by Phillips and supported by Gardner to set October 23, 2013 as a public hearing for STPC#13-07 Volatile Farm-Based Bio-Fuel production and Wireless Communication Facilities and STPC#-08 Miscellaneous Text Amendments regarding vehicle parking, building lines, floor area ratio, recreation facility and health club and fitness center.

The motion passed with the following vote:

YES: Anderson, Baker, Gardner, Guenther, McGill, Phillips and Steele
NO: None

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ABSENT: None

ABSTAIN: None

D. SPTC#13-09 Master Plan Update

There was no discussion on the Master Plan Update.

9-12 POLICY DISCUSSION

There was no Policy Discussion.

9-13 ADJOURNMENT

It was moved by Anderson and supported by Gardner to adjourn at 10:25 p.m. The motion carried.

Respectfully submitted,
Porshea Anderson, Planning Commission Secretary

Deborah L. Kuehn, Planning Administrator/Recording Secretary
Superior Charter Township, 3040 N. Prospect, Ypsilanti MI 48198 (734) 482-6099