

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
OCTOBER 23, 2013
APPROVED MINUTES
Page 1 of 6**

10-1 CALL TO ORDER

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

10-2 ROLL CALL

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

10-3 DETERMINATION OF QUORUM

A quorum was present.

10-4 ADOPTION OF AGENDA

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

10-5 APPROVAL OF MINUTES

A. MINUTES OF THE SEPTEMBER 25, 2013 MEETING

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

10-6 CITIZEN PARTICIPATION

There was no Citizen Participation.

10-7 CORRESPONDENCE/PRESENTATIONS

A. Presentation by Ann Arbor Spark

Luke Bonner, Vice-President of Ann Arbor Spark, said the purpose of the organization is to help grow the economy in the Ann Arbor region. He said Spark provides as much certainty as possible to companies with an interest in developing in the area. He said they work with local governments to make review and approval processes as business friendly as possible and that they are clear, simple, transparent, efficient, smooth and predictable.

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
OCTOBER 23, 2013
APPROVED MINUTES
Page 2 of 6**

Kyle DeBord, also from Spark, said Superior Township asked Spark for recommendations about possible future uses of land around the intersection of Geddes and Leforge. He said development could look like integrated shared-use campus with shared amenities, large buffers, and open space. Bonner noted that Hyundai has said they chose Superior Township because they liked the natural setting.

DeBord presented a map with recommendations for possible land use changes. He concluded with the following recommendations: 1)rezone three parcels to PM; 2)streamline internal review processes; 3) leverage existing networks with Hyundai and St. Joseph Mercy Hospital; 4) continue to partner with Ann Arbor Spark.

Mayernik asked if the recommendation was to rezone the three parcels at this time. Phillips said no, that the reason behind the request of Spark is to have some recommendations that may be included in the Master Plan update.

10-8 PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

A. 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.

1. Public Hearing

A motion was made by Steele and supported by Phillips to open the public hearing.

The motion carried with the following vote:

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

No: None

Absent: Gardner

Abstain: None

Nanney presented the changes related to bio-fuels. He said state law requires local governments to allow the annual production of 100,000 gallons of bio-fuels as a use by right. He said the state law also establishes the procedure and standards that can be used in reviewing the production of bio-fuel operations.

Nanney also presented the changes related to cell tower regulation. He said the changes are primarily about the amount of time a local government can spend

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
OCTOBER 23, 2013
APPROVED MINUTES
Page 3 of 6**

on a review of a cell tower application and the fees charged. He said there is no limit on the number of ground buildings that are permitted.

There was no public comment.

A motion was made by Baker and supported by Anderson to close the public hearing.

The motion carried with the following vote:

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

2. Deliberation

The Planning Commission noted the limits on changes they could make to the ordinance language under the State law.

3. Action

A motion was made by Phillips and supported by Anderson that the Superior Township Planning Commission recommend to the Township Board adoption of STPC#13-07, the proposed revisions to Articles 4.0 (Land Use Table), 5.0 (Use Standards), and 17.0 (Definitions) that insert volatile farm-based biofuel production facility standards into the ordinance; to amend Section 14.02 (Wireless Communication Facilities); and to include the minor language revisions suggested by the Planning Commission at the October 23, 2013 meeting.

The motion carried with the following vote:

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

B. STPC#13-08 Miscellaneous Text Amendments - Clarify standards for vehicle parking, determinations of building lines, calculation of floor area ratio; revise the "recreation facility" definitions and insert a new definition of "health club and fitness center."

1. Public Hearing

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
OCTOBER 23, 2013
APPROVED MINUTES
Page 4 of 6**

A motion was made by Anderson and supported by Phillips to open the Public Hearing. The motion carried with the following vote:

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

Nanney described the amendments as housekeeping changes resulting from use of the ordinance and discussions with the Building and Zoning Official.

There was no public comment.

A motion was made by Anderson and supported by Phillips to close the Public Hearing. The motion carried with the following vote:

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

2. Deliberation

Mayernik described the concern with accessory buildings on corner lots and whether or not they should be permitted within front yard setbacks. Guenther said he would be willing to reconsider accessory structures in the front yard setbacks of certain parcels in the A-1 and A-2 districts.

3. Action

A motion was made Anderson and supported by Phillips to recommend to the Township Board adoption of STPC#13-08, the proposed miscellaneous text amendments to clarify standards for vehicle parking, determinations of building lines, calculation of floor area ratio; and revisions to the definition of "recreation facility" and adding a definition of "health club and fitness center."

The motion carried with the following vote:

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

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
OCTOBER 23, 2013
APPROVED MINUTES
Page 5 of 6**

10-9 REPORTS

A. Ordinance Officer

A motion was made by Anderson and supported by Baker to receive the report for September - October 2013. The motion carried.

B. Building Inspector

A motion was made by Anderson and supported by Baker to receive the report for October 2013. The motion carried.

C. Zoning Administrator

A motion was made by Baker and supported by Anderson to receive the report for October 2013. The motion carried.

10-10 OLD BUSINESS

A. Master Plan Update

Nanney referred to the SPARK presentation and requested a printed copy of their presentation. He noted that creating an integrated network of roads should be considered. He noted that Clark Rd. west of Leforge dead-ends and has a number of challenges. The Planning Commission agreed that an examination of Clark Rd. should be included in the Master Plan.

Guenther asked if the owners of the parcels suggested by SPARK for rezoning to PM have been asked if they are interested in a zoning change. Phillips said the Township should not make zoning changes now; however, changes in the Master Plan based on the Spark recommendations would make future zoning changes possible. Guenther suggested that removing the parcels out of residential zoning districts could preclude proposals for residential developments that are not compatible with the area. Mayernik said putting parcels such as the Cicirelli parcel in the PM district would not stop developers from trying to develop it under the approved residential area plan.

Baker said she was concerned that the other areas of the Township were not being reviewed. Nanney answered that the Master Plan review will include the entire Township. He said he would put a Master Plan review schedule together for the Planning Commission.

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
OCTOBER 23, 2013
APPROVED MINUTES
Page 6 of 6
10-11 NEW BUSINESS**

There was no New Business

10-12 POLICY DISCUSSION

There was no Policy Discussion.

10-13 ADJOURNMENT

A motion was made by Phillips and supported by Steele to adjourn at 10:05 p.m.
The motion carried.

Respectfully submitted,
Porshea Anderson
Planning Commission Secretary

Deborah L. Kuehn
Planning Administrator and Planning Commission Recording Secretary
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