

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
DECEMBER 18, 2013
APPROVED MINUTES
Page 1 of 3**

7:00 P.M. *Pre-application conference for a proposed Office/Warehouse Building on 4.7 acres at 5656 Plymouth Rd. The site is in the VC (Village Center) district and requires a pre-application conference per Section 7.101.*

Steven Shulman, the applicant, described the 2-story, 25,500 s.f. office project proposed for a site located between the Ford Rd. connector and Church St. He said he is the owner of Heart Sync, a company that manufactures disposable electrodes and the proposal is to build offices for the company in Dixboro. He said the manufacturing is done in Des Moines, Iowa and there would be no production or test labs in the building.

Tom Covert, with Metro Consulting Associates, described the design and site placement of the proposed building.

Gardner said it was a great placement along Plymouth Rd. Guenther said it is in keeping with the Dixboro community character. Anderson agreed and said she liked the design concept. Pennington noted that the plan would also be reviewed by the Dixboro Design Review Board.

Baker asked if a wetlands delineation had been done. Pennington said he visited the site but has not conducted a formal delineation. He said in fact, the topography delineates the wetland. Covert said they are aware of the 25-foot minimum buffer around the wetland. He said they may use the wetland for storm water management.

12-1 CALL TO ORDER

At 7:30 p.m., Chairman Guenther stopped the pre-application conference and called the regular meeting to order.

12-2 ROLL CALL

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

12-3 DETERMINATION OF QUORUM

A quorum was present.

Chairman Guenther allowed the pre-application conference to resume.

Phillips said the proposal looked like a good development that would not create a significant impact to the site. He asked when the project would begin and the applicant said they were hoping for a start in early spring.

There were no additional comments.

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
DECEMBER 18, 2013
APPROVED MINUTES
Page 2 of 3**

7:35 p.m. *Pre-application conference for proposed modifications to the Dixboro Village Shoppes Gas Station. The site is in the NSC (Neighborhood Shopping Center) district and requires a pre-application conference per Section 7.101.*

Yogi Anand, with Anand Enterprises, representing the applicant, described the proposal to remove the existing gas pumps and replace them with five 2-sided single bay pumps that include diesel and ethanol. He said the existing, free standing gas station service store building will be vacated and used as another business and the gas pumps would be managed from the other retail space available on the site. He said there are no immediate plans to re-use the gas station service store.

Phillips reminded the Planning Commission about the oil/gas separator and the monitoring reports. Baker asked if parking spaces would be lost and Anand answered that no spaces would be eliminated.

12-4 ADOPTION OF AGENDA

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

12-5 APPROVAL OF MINUTES

A. MINUTES OF THE OCTOBER 23, 2013 MEETING

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

12-6 CITIZEN PARTICIPATION

There was no Citizen Participation.

12-7 CORRESPONDENCE/PRESENTATIONS

There were no Correspondence/Presentations

12-8 PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

There were no Public Hearings

12-9 REPORTS

A. Ordinance Officer

A motion was made by Anderson and supported by Baker to receive the reports for October - November 2013 and November - December 2013. The motion carried.

B. Building Inspector

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
DECEMBER 18, 2013
APPROVED MINUTES
Page 3 of 3**

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

C. Zoning Administrator

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

12-10 OLD BUSINESS

There was no Old Business

12-11 NEW BUSINESS

There was no New Business

12-12 POLICY DISCUSSION

Phillips provided an update on the status of the Rock development proposal.

12-13 ADJOURNMENT

A motion was made by Phillips and supported by Steele to adjourn at 8:45 p.m. The motion carried.

Respectfully submitted,
Porshea Anderson
Planning Commission Secretary

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