

**SUPERIOR CHARTER TOWNSHIP  
PLANNING COMMISSION  
APRIL 23, 2014  
APPROVED MINUTES  
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4-1 CALL TO ORDER**

Chairman Guenther called the regular meeting to order at 7:35 p.m.

**4-2 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.

**4-3 DETERMINATION OF QUORUM**

A quorum was present.

**4-4 ADOPTION OF AGENDA**

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

**4-5 APPROVAL OF MINUTES**

**A. MINUTES OF THE MARCH 26, 2014 REGULAR MEETING**

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

**4-6 CITIZEN PARTICIPATION**

There was no Citizen Participation.

**4-7 CORRESPONDENCE**

There was no Correspondence

**4-8 PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS**

There were no Public Hearings

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4-9 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 Anderson and supported by Gardner to receive the report. The motion carried.

C. Zoning Administrator

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

4-10 OLD BUSINESS

A. STPC#13-09 Master Plan Update – Technology Center Area Plan

Nanney presented the draft amendments to the Master Plan. He said the draft was intended to be a complete set of amendments based on the discussions with the Planning Commission.

Gardner said he disagreed with the statement on page 9-9 (*Strengths of the Technology Center area and concept?*) that being 2 miles from U.S. 23 was a considered a “strength.” He said he considered it a “constraint.” He said it was not the distance from U.S. 23 that was the issue but rather the fact that access to U.S. 23 is via Geddes Rd., a two-lane road. Baker agreed and suggested that maybe it was both a “strength” and a “constraint” depending on the preferences of the industry. Pennington asked if the access situation was a severe enough constraint that the Township would be unable to attract even secondary industries. Gardner asked if Hyundai could attract some of their suppliers to the area. Phillips said that previously, the Township has talked to Hyundai about bringing their suppliers to the area. He said that because the facility is for engineering use, there are no suppliers.

Phillips said the Township is looking at Geddes/Leforge area (Sections 32 and 33) for possible changes to the Master Plan because it is currently planned for residential use. He said it may no longer be appropriate for residential use because of the surrounding uses, including the radio towers.

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McGill said he was concerned about item #5 on page 9-3 (*Area Plan Development Principles*) that states: *Integrate businesses with residential area through a network of internal roads and sidewalks.* He said he was concerned about the added traffic on nearby residential streets if five or six businesses are located around Geddes. Nanney suggested that the road network provided many options. Guenther asked if there were uses that do not require heavy truck traffic. The Planning Commission discussed possible uses that do not generate truck traffic such as data centers. Nanney said data centers require access to power but not necessarily access to highways.

Guenther said that if attracting Planned Manufacturing to the area is unlikely, other uses that are less manufacturing-related and more non-profit/consulting-related might be considered. The Planning Commission talked about office parks. Steele said he saw the area's bucolic surroundings as a selling point.

Mayernik said that the Planning Commission may want to recommend rezoning based on the plan amendments. Guenther said it would make sense to do so but he questioned if it was politically saleable and if it would result in any "takings" issues.

Nanney agreed to make changes to the draft plan amendments based on the comments from the Planning Commission. He said a revised draft will be prepared for the May 28 meeting. He said the Planning Commission will make a recommendation to the Township Board on the amendments. He said the Township Board will decide if the amendments are ready to be released to surrounding communities for review.

4-11 NEW BUSINESS

There was no New Business.

4-12 POLICY DISCUSSION

Gardner asked about the screening of the Hyundai substation. He asked about the berm that was required to help screen the site. Mayernik, Pennington and Rushlow said they would review the plans and report back to the Planning Commission.

Phillips referred to the handout from the Washtenaw County Road Commission. He noted that the Road Commission will no longer allow cul-de-sacs and that there are changes to the stormwater management policy.

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4 -13 ADJOURNMENT

A motion was made by Anderson and supported by Gardner to adjourn at 9:20 p.m. The motion carried.

Respectfully submitted,  
Porshea Anderson  
Planning Commission Secretary

Deborah L. Kuehn  
Recording Secretary  
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