

**SUPERIOR CHARTER TOWNSHIP  
PLANNING COMMISSION  
JULY 23, 2014  
APPROVED MINUTES  
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7-1 CALL TO ORDER**

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

7-2 ROLL CALL

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

7-3 DETERMINATION OF QUORUM

A quorum was present.

7-4 ADOPTION OF AGENDA

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

7-5 APPROVAL OF MINUTES

A. MINUTES OF THE MAY 28, 2014 REGULAR MEETING

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

7-6 CITIZEN PARTICIPATION

There was no Citizen Participation.

7-7 CORRESPONDENCE

A. Plymouth Township – Notice of Intent to Review a Master Plan

A motion was made by Anderson and supported by Gardner to receive the Notice of Intent. The motion carried.

7-8 PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

There were no Public Hearings.

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7-9 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.

The Planning Commission discussed the screening of the Hyundai substation. Gardner said it did not meet the intent of the Planning Commission's requirements. Mayernik said he would perform a final inspection of the landscaping and report his findings to the Planning Commission. Gardner said in the future, the Planning Commission should require elevations to show how proposed landscaping will screen.

7-10 OLD BUSINESS

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

Nanney presented the changes to the draft plan update. He said the big change was re-organizing information. He said he clarified master plan and area plan terminology and changed the reference from “industrial” to RTLM (research, technology, engineering and light manufacturing). He said he also provided a timeline for the process of adopting the plan.

The Planning Commission reviewed the plan page by page. The following suggestions were made:

- Add street names to maps.
- Add a reference to “labor pool.”
- Add references to proximity to I-94.
- Add a reference to MEDC.

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Baker said she was still opposed to the statement in the plan that the Township discouraged conservation easements in the utility district. She said the residential development in the utility district is dense and therefore, preserving open space is critical. Nanney said elsewhere in the plan, there is a discussion of the need to provide open space in residential areas. He said he would add a reference to the open space preservation policies found elsewhere in the plan.

A motion was made by Phillips and supported by Baker to recommend to the Township Board approval of STPC#13-09 Master Plan Update – Technology Center Area Plan including the changes agreed to at the July 23, 2014 Planning Commission meeting.

The motion carried with the following vote:

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

7-11 NEW BUSINESS

There was no New Business.

7-12 POLICY DISCUSSION

The Planning Commission requested language for the zoning issues identified on page 19 of the Master Plan.

7-13 ADJOURNMENT

A motion was made by Phillips and supported by Anderson to adjourn at 9:35 p.m. The motion carried.

Respectfully submitted,  
Porshea Anderson  
Planning Commission Secretary

Deborah L. Kuehn  
Recording Secretary  
Superior Charter Township  
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