

**SUPERIOR CHARTER TOWNSHIP  
PLANNING COMMISSION  
AUGUST 27, 2014  
APPROVED MINUTES  
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8-1 CALL TO ORDER**

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

**8-2 ROLL CALL**

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

**8-3 DETERMINATION OF QUORUM**

A quorum was present.

**8-4 ADOPTION OF AGENDA**

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

**8-5 APPROVAL OF MINUTES**

**A. MINUTES OF THE JULY 23, 2014 REGULAR MEETING**

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

**8-6 CITIZEN PARTICIPATION**

A. Vivienne Young, 9565 Cherry Hill Rd. asked about the construction going on at Cherry Hill and Prospect. Mayernik described the new county parks trail. Phillips explained the improvements to the intersection at Cherry Hill and Prospect roads, including the addition of a flashing traffic light.

**8-7 CORRESPONDENCE**

A. Memorandum from the Superior Township Building Official regarding Superior Township Utilities Department Storage Building.

Mayernik said no Planning Commission action was required but he wanted to provide the information. He noted that the building was well-screened from the adjacent subdivision. Baker said she was concerned that the plans did not provide the exact location for the building. Mayernik said he was not involved

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in the project so he could not answer her concern. He said it was a project between the Utility Department and the Township Supervisor. Phillips said the Utility Department is working closely with the contractor and that it is a part of a project to beautify the MacArthur neighborhood by removing the old storage building. Guenther asked Phillips to relay Commissioner Baker's concerns to the Township Board.

B. Northfield Township – Master Plan Approved Amendment

A motion was made by Baker and supported by Phillips to receive the notice of amendment. The motion carried.

8-8 PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

A. STPC#14-01 Conditional Use Permit – Panama Hills Farm Haunted Event  
– 3444 Gotfredon Rd.

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

David Zelisse, the applicant, described the request for a conditional use permit to operate "Farm-Based Tourism/Entertainment Activities" on the site known as Panama Hills Farm located at Ford and Gotfredson roads. He said he wants to begin with a haunted trail. He said it would be temporary trail route with temporary structures that will be established within the interior of the site. He said he also hopes to host other eligible activities such as hayrides, corn mazes, car shows and bonfires.

Vivienne Young, 9565 Cherry Hill Rd., spoke in support of the conditional use permit. She said Mr. Zelisse met with her and the other neighbors to explain the activities.

Florence Gasdick, 3305 Gotfredson Rd., spoke in support of the conditional use permit, noting that her property is adjacent to the site. She said it was a good idea.

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There were no additional comments.

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

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

Pennington presented his report dated 8-20-14. He said he found the proposed activities to be consistent with the zoning ordinance definition of farm-based tourism/entertainment activities. He said the layout of the trail also meets the standards for a conditional use.

Phillips asked for a clarification of the proposed car show. Zelisse said it would be part of the Haunted Trail and include hearses and so-called monster-themed” vehicles with Halloween features. McGill asked about the hours of operation. Zelisse said they would be 8:00 p.m. to 10:00 p.m Sunday through Thursday and 8:00 p.m. through 11:30 p.m. on Fridays and Saturdays. He said daytime friendly tours would be provided as requested. Baker asked about signage. Mayernik said he reviewed the standards with the applicant. The Planning Commission discussed the difference between on-site and off-site signs, noting that the on-site, directional and information signs were not regulated. McGill asked about a sound buffer. Zelisse said the trail will be in a valley and the nearest neighboring property is 1000 feet away.

The Planning Commission noted the report from Fire Marshall Wayne Dickinson dated 8-27-14. A motion was made by Phillips and supported by Baker to receive the report. The Planning Commission agreed to Marshall Dickinson’s request that the Haunted Trail be inspected by the Fire Chief before opening to the public.

The Planning Commission discussed the days and hours of operation. Steele said it was a market-driven event and he could see no reason why the Planning Commission would comment on the times. Baker said the Planning Commission’s objective is not to run a business but to control possible effects of the activity.

A motion was made by Phillips and supported by Baker to approve STPC #14-01, Conditional Use Permit – Panama Hills Farm Haunted event, 3444 Gotfredson as depicted by the minor site plan dated July 2014. The Superior Township Planning Commission has determined that the application meets the

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requirements of Sections: 5.102 (Farm-Based Tourism/Entertainment Activities; 10.02(B) Minor Site Plan Approval and Article 11 (Conditional Uses). This approval is conditioned upon the applicant complying with the following conditions: 1) The Superior Township Fire Chief shall inspect the premises prior to the opening to the public; 2) Remove "Future Farm Structure" designation from drawing; 3) Dates of operation are limited to August 1 through November 14, annually; 4) Logistics of operation, uses and other requirements are to be implemented as described with the Conditional Use Permit Request – Farm-Based Tourism/Entertainment narrative, submitted by the applicant and dated July 30, 2014; 5) Individuals other than staff workers are required to leave the property by 12:30 a.m.; 6) Events shall not start prior to sunrise.

The motion carried with the following vote:

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

8-9 REPORTS

A. Ordinance Officer

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

B. Building Inspector

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

C. Zoning Administrator

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

8-10 OLD BUSINESS

There was no Old Business.

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8-11 NEW BUSINESS**

- A. STPC#14-02 Determination and Approval of a Minor Change – Autumn Woods Building Completion.

Dave Dowling, the applicant, described his request to make a minor change to the approved site plan and build one building with eight units on an existing slab. He said there will be some minor changes to the exterior, adding some stone, changing the roof lines, and attaching the garages to the building. He said the existing footprint will be used and is unchanged from the original foundation. He said the property to the rear of the building will be used to provide a landscape barrier and to determine the limits of ownership for the new condominium association to be formed.

Pennington presented his report dated 8-20-14. He said the applicant has proposed to make several alterations to the building façade and roofline, along with an offsetting of the garage entrances. He said the total floor area, number of residential units, and the interior layout of individual units are consistent with the approved plans. He said the applicant has also proposed to create a new .91 acre parcel along the Clark Rd. frontage adjacent to the Township's Utility Department offices. He said this was an open space area on the approved Autumn Woods Area plan, and remains undeveloped at this time.

Baker questioned the identification of the .91 acre parcel as “proposed business.” The applicant said some time in the future it could be suitable for business use. He said he wanted to keep it out of the common space. Guenther said the reference to “proposed business” should be removed from the plan.

A motion was made by Phillips and supported by Steele that the Superior Township Planning Commission has reviewed STPC#14-02 Determination and Approval of a Minor Change, Autumn Woods Completion, and has made a determination using the criteria contained in Section 7.106 and 10.12C of the Superior Township Zoning Ordinance, that the changes proposed on the site plan dated 7-10-14 **constitute a minor change** to the approved final site plan for Autumn Woods Condominium.

The motion carried with the following vote:

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

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A motion was made by Phillips and supported by Steele to approve STPC#14-02 Determination and Approval of a Minor Change, Autumn Woods Completion, as depicted by the plans for Autumn Woods II dated 7-10-14, finding that it complies with Article 7 and Article 10 of the Superior Township Zoning Ordinance. This approval is conditioned upon the following: 1) All items contained in the planner's report dated 8-20-14, are satisfactorily completed prior to issuing a building permit. 2) All references to "Proposed Business Zoning" indicated for the .91 acres are removed. 3) An acceptable condominium association shall be incorporated prior to issuance of a building permit, as required by the Superior Township Zoning Ordinance.

The motion carried with the following vote:

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

8-12 POLICY DISCUSSION

There was no Policy Discussion

8-13 ADJOURNMENT

A motion was made by Phillips and supported by Baker to adjourn at 9:50 p.m.  
The motion carried.

Respectfully submitted,  
David Phillips  
Planning Commission Secretary- Acting

Deborah L. Kuehn  
Recording Secretary  
Superior Charter Township  
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