

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
MARCH 25, 2015
APPROVED MINUTES
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7:00 p.m. Pre-Application Conference – Proposal to develop 127 single-story apartments in 22 buildings on the site of the undeveloped portion of the Bromley Park Condominium community. The project is proposed by Redwood Acquisition, Beachwood, Ohio.

Kellie McIvor, representing the applicant, Redwood Acquisition, described the proposal, Sutton Ridge. She said they market to empty-nesters although they are not age-restricted. She said they believe in providing a high service level. She said the buildings are single-story attached units that are compliant with the Americans with Disabilities Act (ADA). She said the number of dwelling units per acre is 4.1, close to the Bromley Park Area Plan units per acre. She said it would be a single-phase project. McIvor made also made the following points: Phase 2 of Bromley Park Condominium project never had site plan approval; Redwood proposes to take care of the retention pond; they plan to continue the bike path; the manager lives on site; the wetlands will be addressed. McIvor said they would meet with the residents of Bromley Park to explain the proposal and hear their concerns.

3-1 CALL TO ORDER

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

3-2 ROLL CALL

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

- A. Chairman Guenther welcomed the two new Planning Commissioners, Thomas Brennan and Lynette Findley.
- B. Election of Planning Commission Secretary for 2015.

A motion was made by Phillips and supported by Findley to open the nominations for Planning Commission Secretary for 2015. The motion carried with the following vote:

Yes:	Brennan, Findley, Guenther, McGill and Phillips.
No:	None
Absent:	Gardner and Steele
Abstain:	None

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Phillips agreed to serve as Secretary. There were no other nominations. A motion was made by Brennan and supported by Findley to close the nominations and elect Phillips as the Secretary for 2015. The motion carried with the following vote:

Yes:	Brennan, Findley, Guenther, McGill and Phillips.
No:	None
Absent:	Gardner and Steele
Abstain:	None

3-3 DETERMINATION OF QUORUM

A quorum was present.

3-4 ADOPTION OF AGENDA

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

3-5 APPROVAL OF MINUTES

A. MINUTES OF THE JANUARY 28, 2015 MEETING

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

3-6 CITIZEN PARTICIPATION

There was no Citizen Participation.

3-7 CORRESPONDENCE

There was no Correspondence.

3-8 PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

There were no Public Hearings.

3-9 REPORTS

A. Ordinance Officer

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

B. Building Inspector

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

C. Zoning Administrator

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

3-10 OLD BUSINESS

A. STPC#13-09 Master Plan Update

Nanney presented the updates to the demographics in Chapter 2 of the plan. Phillips suggested adding comments that the Township lost significant taxable value as a result of the downturn in the economy. Phillips will provide Nanney with the taxable value information. Guenther said the housing analysis created the impression that the reduction in the number of mobile homes in the township was the result of the reduction of space for mobile homes rather than a change in market conditions. He noted the reduction is a reflection of market conditions rather than a change in township policy.

Phillips said the plan does a good job of explaining the rationale for the *Technology Center Area Plan Amendment*. He cautioned about the comment on page 2 that the township had met with some of the large property owners in the amendment area. He it had not happened yet but that the Township will reach out to the property owners.

Nanney said the map updates would be presented at the next meeting.

3-11 NEW BUSINESS

There was no New Business.

3-12 POLICY DISCUSSION

A. Location of Stables as Accessory Structures – Memorandum from Building and Zoning Administrator

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A motion was made by Phillips and supported by Findley to receive the memorandum. The motion carried.

Mayernik reviewed his memorandum dated February 12, 2015. He explained the unintended consequences of two zoning ordinance amendments made in 2012. He said the effect of the amendments is to require stables and horse arenas to be located in the rear yard of a property. He said that in fact, one of the purposes of the amendments was to allow such structures in the front yard given certain conditions. He said in the near future, the staff would prepare amendments for the Planning Commission's review.

3 -13 ADJOURNMENT

A motion was made by Brennan and supported by Phillips to adjourn at 9:10 p.m. The motion carried.

Respectfully submitted,
David Phillips
Planning Commission Secretary

Deborah L. Kuehn
Planning Administrator and Planning Commission Recording Secretary
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