

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
AUGUST 26, 2015
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: Brennan, Findley, Garden, Guenther, McGill, Phillips and Steele. Also present were Rodney Nanney, 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 Findley and supported by Steele to adopt the agenda as presented. The motion carried.

8-5 APPROVAL OF MINUTES

A. MINUTES OF THE JULY 22, 2015 REGULAR MEETING

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

8-6 CITIZEN PARTICIPATION

There was no Citizen Participation.

8-7 CORRESPONDENCE

A. Sutton Ridge Area Plan – Request from the applicant to postpone consideration of the plan until further notice. A motion was made by Brennan and supported by Phillips to receive the request and to take action on the request under Old Business. The motion carried.

B. Canton Township – Notice of Intent to consider an amendment to the Comprehensive Plan and request for review and comment. A motion was made by Gardner and supported by Phillips to receive the notice of amendment. The motion carried.

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8-8 PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

There were no Public Hearings.

8-9 REPORTS

A. Ordinance Officer

A motion was made by Findley and supported by Gardner to receive the report. The motion carried. Findley and Guenther commented on the effectiveness of the Ordinance Officer.

B. Building Inspector

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

C. Zoning Administrator

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

8-10 OLD BUSINESS

STPC#15-02 Sutton Ridge Area Plan – Amendment to the Bromley Park Area Plan (Postponed at the July 22, 2015 meeting.)

The Planning Commission discussed the request to postpone action on the request until September 23, 2015. Nanney reminded the Commission that the Zoning Ordinance required action from the Planning Commission within 180 days of the application date. He said that means by November 2015.

A motion was made by Phillips and supported by Findley to postpone STPC#15-02 Sutton Ridge Area Plan – Amendment to the Bromley Park Area Plan until the next regularly scheduled meeting, September 23, 2015, at the applicant's request.

The motion carried with the following vote:

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

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Abstain: None

8-11 NEW BUSINESS

- A. STPC#15-03 Superior Farm and Garden, 2121 Prospect Rd., Preliminary Site Plan.

Uldis Vitins, from Vitins Engineering and representing the applicant, presented an overview of the plan to build a 4,000 square-foot farm and garden store and a 6,000 square-foot warehouse building along Prospect Rd. near Geddes Rd.

Nanney presented the planner's report dated 8-20-15. He described the consent judgment for the property which settled a lawsuit and governs in part the development of the parcel. He noted the role of the Township Board in approving the preliminary and final site plans.

Findley questioned the layout of the parking area and whether delivery trucks would have enough room to turn around. Vitins said he would provide a turning template and revised maneuvering information to confirm that trucks can adequately maneuver through the site.

Guenther asked for an explanation of what was meant on the plan as the sale of "seasonal items" related to equestrian activities. The applicant, Bill Schofield said they would be incidental to the feed store.

The Planning Commission discussed the process for recommending action to the Township Board. Phillips said that the Board would like to see the Planning Commission's recommendation after the final site plan has been reviewed.

A motion was made by Phillips and supported by Brennan that the Superior Township Planning Commission has reviewed *STPC#15-03 Superior Farm and Garden Preliminary Site Plan*, 2121 Prospect Rd., and finds that the preliminary site plan dated 8-3-15 meets the minimum requirements of the Superior Township Zoning Ordinance Section 10.07 (Required Site Plan Information) and the Consent Judgment dated 2-17-10; therefore, the Superior Township Planning Commission **APPROVES** preliminary site plan with the understanding that the preliminary site plan will be incorporated into the final site plan which will be forwarded to the Superior Township Board for review and final approval. This approval is conditioned upon all of the items in the planners' report dated 8-20-15 and the engineer's report dated 8-20-15 being satisfactorily resolved; furthermore, as allowed by Section 8.09(D), the Superior Township Planning Commission approves the modification of the paving

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requirement to allow for limestone or asphalt millings to be used for the driveway and parking lot, except for the barrier free parking and access aisle which shall be required to be paved.

The motion carried with the following vote:

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

B. STPC#15-04 Humane Society Parking Lot Expansion, 3100 Cherry Hill Rd., Preliminary Site Plan.

Don Firth, from PEA, representing the applicant, described the request to add 24 parking spaces and an additional drain field to the Humane Society parking area. He said they were also requesting to begin site work before the final site plan is approved.

Nanney presented the planner's report dated 8-21-15. He said the site plan complies with the ordinance except that an additional barrier-free space is required. He said the Township would also like to see a plan to stop people from parking along the side of Cherry Hill Rd. He advised the Planning Commission that approval for the drain field work can be allowed prior to the final site plan approval. He said it should be specifically referred to in a motion to approve.

Rushlow presented the OHM engineer report dated 8-21-15.

A motion was made by Phillips and supported by Findley to **APPROVE** *STPC# 15-09 Humane Society of Huron Valley Parking Lot Expansion, 3000 Cherry Hill Rd.*, finding that the plan dated 8-5-15 conforms to the requirements of the Superior Township Zoning Ordinance Article 7 (Special District Regulations) and Article 10, Section 10.07 (Required Site Plan Information) and subject to the following conditions: All items addressed in the planner's report dated 8-21-15 and the engineer's report dated 8-19-15 shall be satisfactorily resolved with the submission of the final site plan; furthermore, the Planning Commission authorizes the issuance of permits by the Township for preliminary site work for soils exploration and incidental site cleaning subject to the following conditions: 1) the installation of appropriate soil erosion measures, and 2) the applicants are proceeding at their own risk and the Township shall be held harmless and have no liability if the final site plan is not approved.

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The motion carried with the following vote:

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

8-12 POLICY DISCUSSION

There was no Policy Discussion

8-13 ADJOURNMENT

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

Respectfully submitted,
David Phillips
Planning Commission Secretary

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