

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
SEPTEMBER 23, 2015
APPROVED MINUTES
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9-1 CALL TO ORDER**

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

9-2 ROLL CALL

The following members were present: Brennan, Findley, 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.

9-3 DETERMINATION OF QUORUM

A quorum was present.

9-4 ADOPTION OF AGENDA

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

9-5 APPROVAL OF MINUTES

A. MINUTES OF THE AUGUST 26, 2015 REGULAR MEETING

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

Guenther said that during the August meeting, mention was made about requiring a plan to address the problem of parking along side of the road of the Humane Society. He suggested the Planning Commission discuss the situation under Policy Discussion.

9-6 CITIZEN PARTICIPATION

There was no Citizen Participation.

9-7 CORRESPONDENCE

A. Sutton Ridge Area Plan – Request from the applicant to postpone action on the area plan until October 28, 2015.

A motion was made by Gardner and supported by Steele to receive the request and to take action on the request under Old Business. The motion carried.

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9-8 PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

There were no Public Hearings.

9-9 REPORTS

A. Ordinance Officer

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

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 Brennan and supported by Phillips to receive an oral report presented by Richard Mayernik. The motion carried.

9-10 OLD BUSINESS

A. STPC#15-02 – Sutton Ridge Area Plan – Amendment to the Bromley Park Area Plan (Postponed at the August 26, 2015 meeting.)

Kelli McIvor, from the applicant Redwood Acquisitions, addressed the Commission. She asked for a postponement until the October 28, 2105 Planning Commission meeting. She said Redwood is continuing to work on understanding the Development Agreement and meeting with the Bromley Park Condominium Association. Findley asked when they would meet with the Bromley Park Homeowners' Association. McIvor said Redwood is meeting with the Condominium Association because of the Association's ownership of the private road and because they are partners in the Development Agreement.

It was moved by Brennan and supported by Gardner to postpone action on STPC#15-02 Sutton Ridge Area Plan-Amendment to the Bromley Park Area Plan until the next regular meeting of October 28, 2015, at the applicant's request.

The motion carried with the following vote:

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

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

Nanney presented the planner's report dated 9-17-15. He presented reasons for and against including various parcels into the new Technology Center district. He described possible recommendations the Planning Commission could make to the Township Board to establish the Technology Center district in the Master Plan.

Phillips reminded the Planning Commission that the reason for considering a Technology Center district was to see if the Township could attract more uses such as the Hyundai Center by establishing areas that were "shovel ready" for such developments. He said after the first draft of the plan was put together it was not clear which areas should be rezoned. He said additionally, it was agreed that more of the Master Plan should be updated to meet the requirements of a 5-year review. He said the Township Board agreed to approve more funds to update the entire plan but that there was a limited amount of funds remaining for the project.

Gardner said Hyundai's decision to locate at Geddes and LeForge was unique and not an indicator that other similar companies would locate there. He said he thought it was an aspiration and that there is only a remote chance that it would work. Steele said there have always been transportation issues in the area that cannot be solved by the Township.

Phillips said that he and Township Supervisor Schwartz met with some of the property owners in the proposed Technology Center district. He said there was not much support from the property owners for creating the district. He suggested that a paragraph could be added to Chapter 6 (Growth Management Strategy) of the Master Plan acknowledging the Planning Commission's study of the proposed Technology Center district as a part of the 5-year review but that it was ultimately decided not to adopt the amendment.

Guenther discussed the purpose of the Master Plan. He said the Planning Commission should think through the proposed Technology Center district and not abandon any action just because the property owners do not support it. He also said the Planning Commission is not in a position to make assessments of market demands.

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The Planning Commission discussed the use potential of some of the land proposed for the Technology district. Guenther asked if the PM zoning district east of LeForge Rd. should be maintained in an area that would be difficult to develop. Nanney suggested the Commission look at the former gravel pit site. Mayernik said it would be difficult to put in foundations over the fill on that site. McGill questioned if the recent improvements to Huron River Dr. would affect the potential for development in this area. Phillips said if there are no changes to any of the PC or PM zoning districts, they could remain as such until a developer proposes a change. He said there was no need to rezone the parcels to another district.

Guenther suggested that the planners put together two or three alternatives to send to the Township Board. Phillips agreed that it was time to get some feedback from the Board of Trustees. Findley asked when the public would be brought into the process. Nanney explained the required public hearings process. He said the planners will prepare specific alternatives for the Planning Commission to consider and refer to the Board of Trustees.

9-11 NEW BUSINESS

There was no New Business.

9-12 POLICY DISCUSSION

There was no Policy Discussion.

9 -13 ADJOURNMENT

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

Respectfully submitted,
David Phillips
Planning Commission Secretary

Deborah L. Kuehn
Recording Secretary
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