

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
MARCH 23, 2016
APPROVED MINUTES
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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 was absent. Steele arrived at 7:45 p.m. Also present were Don Pennington and Rodney Nanney, Township Planners, Jacob Rushlow, Township Engineer and Rick Mayernik, Building/Zoning Administrator.

3-3 DETERMINATION OF QUORUM

A quorum was present.

3-4 ADOPTION OF AGENDA

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

3-5 APPROVAL OF MINUTES

A. MINUTES OF THE OCTOBER 28, 2015 MEETING

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

C. Zoning Administrator

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

3-10 OLD BUSINESS

There was no Old Business.

3-11 NEW BUSINESS

A. STPC#16-01 Humane Society of Huron Valley Parking Lot Expansion.

Jon Curry, from PEA representing the applicant, presented the final site plan. He said the plan provides additional parking on the site, a new drain field and plans to put "No Parking" signs along Cherry Hill Rd. to keep visitors from parking on the side of the road. He said all of the previous planning and engineering comments have been addressed.

Nanney presented his report dated March 17, 2016. He said the revised plans, dated March 10, 2016 are in good order.

Rushlow presented his report dated March 18, 2016. He agreed that the plans were in good condition and any remaining issues can be addressed during the engineering review of construction drawings.

McGill asked if the taper lane would encourage people to continue parking along the road. Mayernik asked if the Humane Society had any formal plan to prevent parking on the side of the road. Curry said there is no formal plan however once the new lot is open, the staff will park there with more spaces available in front of the building. He said "No Parking" signs will be posted along the roadway. Phillips asked about the landscaping plan and referred to previous concerns from property owners on the south side of Cherry Hill.

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Steele asked if there was a revised lease agreement with the University of Michigan.

A motion was made by Phillips and supported by Steele to **APPROVE** STPC#16-01 Humane Society of Huron Valley Parking Lot Expansion – Final Site Plan dated 3-10-16 which amends the current approved final site plan dated 9-22-08. The Superior Township Planning Commission found that the plan as submitted conforms to but is not limited to the following sections of the Superior Township Zoning Ordinance: Section 2.115 (Zoning Districts); Section 10.07 (Required Site Plan Information) and Section 10.10 (Standards for Site Plan Approval). This approval is contingent upon: 1) The applicant satisfactorily addressing all comments in the engineer's report dated March 18, 2016; 2) All outside agency permits and approvals are obtained and recorded with the Township prior to completion of final engineering review and approval.

The motion carried with the following vote:

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

B. Election of Officers for 2016

A motion was made by Brennan and supported by Steele to open the nominations for Chairman. The motion carried unanimously.

A motion was made by Findley and supported by Brennan to elect David Guenther as Chairman for 2016. There were no other nominations. The motion to elect David Guenther as Chairman of the Superior Township Planning Commission for 2015 passed with the following vote:

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

A motion was made by Brennan and supported by Findley to open the nominations for Vice-Chairman. The motion carried unanimously.

A motion was made by Steele and supported by Brennan to elect Jay Gardner as Vice Chairman for 2016. The motion passed. There were no other nominations. The motion to elect Jay Gardner as Vice Chairman of the

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Superior Township Planning Commission for 2016 carried with the following vote:

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

A motion was made by Findley and supported by Brennan to open the nominations for Secretary. The motion carried unanimously.

A motion was made by McGill to elect Lynette Findley as Secretary for 2016. Dr. Findley respectfully declined the nomination. A motion was made by Findley and supported by Brennan to elect Dave Phillips as Secretary for 2016. The motion passed. There were no other nominations. The motion to elect Dave Phillips as Secretary of the Superior Township Planning Commission for 2016 carried with the following vote:

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

3 -13 ADJOURNMENT

A motion was made by Brennan and supported by Phillips to adjourn at 8:38 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