

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
MAY 25, 2016
APPROVED MINUTES
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5-1 CALL TO ORDER

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

5-2 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, and Rick Mayernik, Building/Zoning Administrator.

5-3 DETERMINATION OF QUORUM

A quorum was present.

5-4 ADOPTION OF AGENDA

A motion was made by Phillips and supported by Findley to adopt the agenda as corrected, adding to Item 7: *Letter from Norman Hyman regarding the Master Plan Study*. The motion carried.

5-5 APPROVAL OF MINUTES

A. MINUTES OF THE MARCH 23, 2016 MEETING

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

5-6 CITIZEN PARTICIPATION

There was no Citizen Participation.

5-7 CORRESPONDENCE

A. Letter from Norman Hyman regarding the *Master Plan Study*.

Phillips said he and Supervisor Schwartz met with the owner of LeForge Clark Associates, LLC, Mr. Hyman's client, to discuss the idea of changing the Township's Master Plan to allow the PM district to expand. He said the letter is in response to that discussion.

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

5-8 PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

There were no Public Hearings.

5-9 REPORTS

A. Ordinance Officer

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

B. Building Inspector

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

C. Zoning Administrator

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

5-10 OLD BUSINESS

A. STPC# 13-09 Master Plan Update

Nanney reminded the Planning Commission that the update was put on hold until action on the Sutton Ridge Area Plan was completed. Guenther asked for an update on the Township Board's review of the Sutton Ridge Area Plan. Phillips said the Township Board asked for an appraisal study to answer the question whether or not apartment units affect the value of adjacent single-family houses. He said the study could not find a correlation between single-family values and apartment construction. Phillips added that the developers have made several changes to the Area Plan in response to the concerns of the Planning Commission and the Township Board. He said the changes include: closing the exit at W. Avondale; putting sidewalks on both sides of the street; adding a non-motorized trail; and reducing the number of units to 125. He said the Area Plan will be on the June 20, 2016 Township Board agenda.

Nanney said that although the Township Board Action on the Sutton Ridge Area Plan is not complete, the Township Board has asked the Planning

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Commission to update the *Dixboro Sub-Area Plan* as part of the Master Plan update and he wanted to present the idea to the Planning Commission. Steele asked if there was an issue on which Dixboro residents wanted to focus. Pennington said many items in the existing plan have been accomplished so the plan needs to be updated to identify the things that still need to be changed. Gardner said significant issues in the plan are the reuse of the Freeman School; how to improve the area walkability; and major changes to traffic control.

The Planning Commission discussed the conflict between achieving walkability in Dixboro and the speed of traffic along Plymouth Rd; whether a roundabout slows down traffic; and how the State of Michigan sets speed limits on Plymouth Rd.

Guenther suggested six changes to the current Dixboro Area Plan: 1) Delete references to traffic lights; 2) Include the Dixboro Farmers Market Mission Statement; 3) Update the map; 4) List the Farmer Market's accomplishments; 5) Note that there are sidewalks along parts of Plymouth Rd. and 6) Note the signs on Plymouth Rd.

Nanney said the bulk of the plan is a street plan. He said with the adoption of "Complete Street" legislation, road agencies are required to consider the plans of the Township. He advised the Planning Commission to be bold in their thinking about Dixboro and to not leave out an idea because it cannot be readily accomplished. He said implementation could take 20 years.

Findley said she would like to hear from the residents and business owners of Dixboro. Nanney said a meeting with residents and business owners could be included as part of the plan. The Planning Commission suggested issues for the meeting could be the use of the Freeman School and the associated 40 acres; traffic patterns; flashing lights; reusing houses as commercial uses. Gardner asked about the number of houses in Dixboro and if there is room for expansion. Guenther said the whole plan depends on Plymouth Rd.

5-11 NEW BUSINESS

There was no New Business.

5 -13 ADJOURNMENT

A motion was made by Brennan and supported by Phillips to adjourn at 8:38 p.m. The motion carried.

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Respectfully submitted,
David Phillips, Planning Commission Secretary

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