

**SUPERIOR CHARTER TOWNSHIP PLANNING COMMISSION
SUPERIOR TOWNSHIP HALL
3040 N. PROSPECT, YPSILANTI, MI 48198
AGENDA
APRIL 24, 2019
7:30 p.m.**

1. CALL TO ORDER
2. ROLL CALL
3. DETERMINATION OF QUORUM
4. ADOPTION OF AGENDA
5. APPROVAL OF MINUTES
 - A. Approval of the January 23, 2019 regular meeting minutes
6. CITIZEN PARTICIPATION
7. CORRESPONDENCE
 - A. Northfield Township draft Master Plan available for review.
8. PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS
 - A. STPC 19-03 Champions Sports, LLC Conditional Use Permit
 1. Public Hearing
 2. Deliberation
 3. Action
9. REPORTS
 - A. Ordinance Officer
 - B. Building Inspector
 - C. Zoning Administrator
10. OLD BUSINESS
11. NEW BUSINESS
 - A. STPC 19-04 Champions Sports, LLC Preliminary Site Plan
 - B. STPC 19-02 The Farm at St. Joes – Minor Site Plan
12. POLICY DISCUSSION
13. ADJOURNMENT

Thomas Brennan III, Commission Secretary
3040 N. Prospect, Ypsilanti, MI 48198

Laura Bennett, Planning Clerk
734-482-6099

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DRAFT MINUTES
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1-1 CALL TO ORDER

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

1-2 ROLL CALL

The following members were present: Brennan, Findley, Guenther, McGill and Sanii-Yahyai. Also present were George Tsakoff, Township Engineer; Paul Montagno, Carlisle Wortman; and Rick Mayernik, Building/Zoning Administrator.

1-3 DETERMINATION OF QUORUM

A quorum was present.

1-4 ADOPTION OF AGENDA

A motion was made by Commissioner Brennan and supported by Commissioner Sanii-Yahyai to adopt the agenda as presented. The motion carried.

1-5 APPROVAL OF MINUTES

A. Minutes of the June 27, 2018 Meeting

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

1-6 CITIZEN PARTICIPATION

None.

1-7 CORRESPONDENCE

A motion was made by Commissioner Brennan and supported by Commissioner Findley to receive and file correspondence from Salem Township regarding the draft master plan available for review. The motion carried.

A motion was made by Commissioner Brennan and supported by Commissioner Sanii-Yahyai to receive and file MSU Citizen Planner program information. The motion carried.

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1-8 PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

A. STPC 18-14 Ypsilanti District Library – Rezoning

1. Public Hearing

A motion was made by Commissioner Findley and supported by Commissioner Brennan to open the public hearing.

Roll Call:

Yes: Brennan, Findley, Guenther, McGill, Sanii-Yahyai.
No: None.
Absent: Gardner, Steele.
Abstain: None.

The motion carried.

Donna Wilson, 9209 Abbey Lane, voiced that she is in favor of the rezoning for the proposed library.

A motion was made by Commissioner Brennan and supported by Commissioner Findley to close the public hearing.

Roll Call:

Yes: Brennan, Findley, Guenther, McGill, Sanii-Yahyai.
No: None.
Absent: Gardner, Steele.
Abstain: None.

The motion carried.

2. Deliberation

Paul Montagno, Carlisle Wortman, reviewed the Township Planner Report dated January 17, 2019.

George Tsakoff, OHM, reviewed the Township Engineer report dated January 16, 2019.

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3. Action

Commissioner Brennan asked if the proposed library would be an increased load on the water system.

George replied that it would not be an increased load, and he'd anticipate a watermain loop around the site with a hydrant. That would be typical for a small office building.

Commissioner Guenther asked Commissioner Findley what the Board of Trustees position is regarding the library.

Commissioner Findley replied that the Board is very interested and ready for the library to be built.

Commissioner McGill inquired on the timeframe required to complete the project.

Mr. Mayernik stated that the rezoning tonight is timely, as the library is looking to move forward as quickly as possible. They will likely aim for a fall ground breaking, but we will see how it all develops.

Commissioner Guenther discussed the following finding of facts in section 18.06 of the Zoning Ordinance:

1. Whether or not the requested zoning change is justified by a change in conditions since the original Ordinance was adopted, or by an error in the original Ordinance.

2. The precedents, and the possible effects of such precedents, that might result from approval or denial of the petition.

3. The capacity of Superior Township or other government agencies to provide any services, facilities, and/or programs that might be required if the petition were approved.

4. Effect of approval of the petition on the condition and/or value of property in Superior Township or in adjacent municipalities.

5. Relation of the petition to the Township's adopted Growth Management Plan, and of other government units where applicable.

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Commissioners determined the findings had been met.

Mr. Mayernik informed the Planning Commission that adequate public notice/signage was placed at the site.

A motion was made by Commissioner Brennan and supported by Commissioner McGill to recommend to the Superior Township Board of Trustees, approval of STPC 18-14 Ypsilanti District Library Rezoning, J-10-35-200-001, from A-2 (Agricultural District) to PSP (Public/Semi-Public Services District), in order to construct an Ypsilanti District Library facility, finding that it complies with Section 18.06 of the Township Zoning Ordinance based on the findings of facts discussed by the Planning Commission and set forth by the rezoning analysis by Carlisle Wortman Associates dated January 17, 2019.

Roll Call:

Yes: Brennan, Findley, Guenther, McGill, Sanii-Yahyai.
No: None.
Absent: Gardner, Steele.
Abstain: None.

The motion carried.

1-9 REPORTS

A. Ordinance Officer

A motion was made by Commissioner Sanii-Yahyai and supported by Commissioner Brennan to receive the report. The motion carried.

B. Building Inspector

A motion was made by Commissioner Brennan and supported by Commissioner Sanii-Yahyai to receive the report. The motion carried.

C. Zoning Administrator

A motion was made by Commissioner Sanii-Yahyai and supported by Commissioner Brennan to receive the report. The motion carried.

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1-10 OLD BUSINESS

None.

1-11 NEW BUSINESS

A. Election of Officers for 2019

A motion was made by Commissioner McGill and supported by Commissioner Sanii-Yahyai to elect David Guenther as Chairperson for 2019. There were no other nominations. The motion carried by voice vote.

A motion was made by Commissioner Brennan and supported by Commissioner Sanii-Yahyai to elect Jay Gardner as Vice-Chairperson for 2019. There were no other nominations. The motion carried by voice vote.

A motion was made by Commissioner Sanii-Yahyai and supported by Commissioner McGill to elect Thomas Brennan as Secretary for 2019. There were no other nominations. The motion carried by voice vote.

B. Adoption of 2019 Meeting Schedule

A motion was made by Commissioner Sanii-Yahyai and supported by Commissioner Findley to adopt the 2019 Planning Commission meeting schedule as presented.

The motion carried.

1-12 POLICY DISCUSSION

Commissioner Guenther mentioned having the township Growth Management Plan updated. Out-of-date items may need to be reviewed but will defer to the Board of Trustees.

Mr. Mayernik stated that the site plan process for special districts could be streamlined. Would like to see the PC zoning district kept a special district, but the other zoning districts would stand alone with their own regulations. This would make the site plan process much easier for the applicant to understand and follow.

Mr. Montagno replied that the items can all be looked at.

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1-13 ADJOURNMENT

Motion by Commissioner Findley supported by Commissioner Brennan to adjourn.

The meeting was adjourned at 9:00p.

Respectfully submitted,
Thomas Brennan III, Planning Commission Secretary

Laura Bennett, Recording Secretary
Superior Charter Township
3040 N. Prospect Rd.
Ypsilanti, MI 48198 (734) 482-6099

DRAFT

NORTHFIELD TOWNSHIP MICHIGAN

March 4, 2019

Superior Charter Township
Planning Commission
3040 North Prospect
Ypsilanti, MI 48198

To Whom It May Concern,

You are receiving this letter to notify you in accordance with the requirements of Michigan Planning Enabling Act (PA 33 of 2008) and related amendments that Northfield Township Planning Commission recommended the draft Master Plan for public comment on February 20, 2019.

The Township Board authorized the plan for a public comment period at their meeting on February 26, 2019. Please visit our website at <http://www.twp.northfield.mi.us> to view our draft Master Plan and to assist with intergovernmental planning efforts along the borders with your agency and Northfield Township. Please send your comments within 63 days to Northfield Township Planning Commission, c/o Mary Bird, Building / Planning / Zoning Coordinator, 8350 Main Street, Whitmore Lake, MI 48189 or email birdm@northfieldmi.gov. If you would like to receive a digital copy of Northfield Township's draft Master Plan, please notify Mary Bird at 734 449-2880 x 17.

Thank you for your cooperation on this matter,

Northfield Township Planning Commission

CONDITIONAL USE PERMIT APPLICATION

(This application must be typewritten or printed. ALL questions must be answered.)

Request is hereby made for permission to obtain a conditional use permit for the property described below, for the following use: Community Recreation Sports Complex Facility

Applicant Name Ihab Ismail

Applicant Address 2350 Green Road, Ste 175C

Telephone 7343688122 Fax _____ Email ihab.ismail@enovio.com

Is the property owned by the applicant? YES NO

If "NO", what is the applicant's interest in the property? To Purchase, Develop

Name, address and telephone number of owner(s): Estate of Kathleen Davids
6249 Deering, Garden City, MI 48135

DESCRIPTION OF THE PREMISES:

1. Location of property 6595 Plymouth - Ann Arbor Road, Ann Arbor Michigan 48105 & adjacent site to the East
2. Zoning classification of property Rural Residential R-1, R-2
3. Adjoining land uses & zoning classifications Rural Residential: R-1, R-2, Other: PC
4. Tax code number J-10-08-400-004 , J-10-08-400-003
5. Size of property or lot 48.49 acres
6. Size of proposed building or addition (if any) Phase 1:108,055 sq.ft, Phase 2: 147,350 sq.ft.
7. Use of existing building (if any) and property vacant residential structure and accessory structures, farm field

If a new building is proposed, has the Building Inspection department examined the plans for the proposed building? YES NO

Has the department refused a permit? YES NO

8. Has there been any previous land use application involving this property?

YES NO If YES, state date of filing, character of appeal and disposition of same:

The following items are attached as part of the Conditional Use Permit Application:

1. A scaled and accurate survey drawing, correlated with the legal description and showing all existing buildings, drives and other improvements.

CHECK IF ATTACHED

2. A letter of authority, or power of attorney, in case the appeal is made by a person other than the actual owner of the property.

CHECK IF ATTACHED

3. Complete legal description of the premises (as stated on your deed or tax bills available in the Treasurer's Office).

CHECK IF ATTACHED

4. A detailed description of the proposed use.

CHECK IF ATTACHED

5. A site plan, either a. or b.

- a. A site plan, meeting all the requirements of a preliminary site plan as set forth in Article 10 of the Superior Charter Township Ordinance.

CHECK IF ATTACHED

OR

- b. A site plan, meeting all the requirements of a minor site plan as set forth in Article 10 of the Superior Charter Township Zoning Ordinance.

CHECK IF ATTACHED

6. A signed copy of the *Applicant's Acknowledgment*. (See attachment)

CHECK IF ATTACHED

NOTICE TO APPLICANT: You are hereby advised to refer to the Superior Charter Township Zoning Ordinance for a description of your property's zoning classification, as well as Article 11 (Conditional Uses) and Article 10 (Site Plan Review); and any other sections of the Zoning Ordinance which may be applicable.

APPLICANT AFFIDAVIT

The applicant(s) represents that he/she/they are the owner(s) of the subject property or are acting on behalf of the above listed owner.

I hereby depose and certify that all information contained in this application, all accompanying plans and all attachments are complete and accurate to the best of my knowledge.

APPLICANT'S PRINTED NAME: Ihab Ismail

APPLICANT'S SIGNATURE Ihab A. Ismail DATE 3/23/2019

PROPERTY OWNER'S PRINTED NAME _____

PROPERTY OWNER'S SIGNATURE _____

To be filled in by Township Clerk (or designated Township Officer/Personnel)

I hereby state that this petition was properly received and filed on _____ (date)

Signature of Clerk (or designee)

Fee paid _____

TOWNSHIP HALL
3040 NORTH PROSPECT STREET
COR. PROSPECT & CHERRY HILL RDS.
YPSILANTI, MICHIGAN 48198
TELEPHONE: (734) 482-6099
FAX: (734) 482-3842

CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN

TO: Superior Township Planning Commission

FROM: Laura Bennett
Planning Department Clerk

RE: Conditional Use Permit Application – Champions Sports, LLC
STPC 19-03

DATE: April 11, 2019

I have inspected the above-referenced parcel and find it does conform with the Superior Township Ordinance for required signage for a public hearing.

Superior Township Monthly Report

March/ April 2019

Resident Debris/ Complaints:

9763 Ravenshire- Dishwasher & Pillows on Extension- **(Tagged)**
9953 Avondale- Table on Extension- **(Tagged for Removal)**
8607 Heather Dr.- Refuse on Extension- **(Tagged for Removal)**
1645 Devon St.- Cabinet on Extension- **(Tagged for Removal)**
1847 Weeping Willow- Toilets & Pails by house- **(Tagged for Removal)**
1674 Savannah- Recycle Container on Extension- **(Tagged for Removal)**
9254 Abbey Ln.- 2 Tables & Stool on Extension- **(Tagged)**
9029 Arlington- Wood boards on Extension- **(Tagged)**
8736 Heather Dr.-Debris on side of house- **(Tagged & Letter Sent)**
1860 Telford Ct.- Debris & Pool on Extension- **(Tagged)**
1147 Stamford Rd.- Sofa on Extension- **(Tagged)**
8761 Barrington- Cabinet on Extension- **(Tagged)**
8414 Berkshire- Cabinet on Extension- **(Tagged)**
8594 Canterbury- Chair & Sink on Extension- **(Tagged for Removal)**
8584 Buckingham- Sofa & Chair on Extension- **(Tagged for Removal)**
1135 Stamford Rd.-Speakers on Extension- **(Tagged for Removal)**
9553 Glenhill- 2 Plastic Pieces on Extension- **(Tagged for Removal)**
1922 Andover- Chair & Stool on Extension- **(Tagged for Removal)**
9254 Abbey Ln.- Sofa, Cabinet, & Refuse on Extension- **(Tagged)**
9130 Arlington- Chair on Extension- **(Tagged for Removal)**
8673 Cedar Ct.- Bags & Recycle Container on Extension- **(Tagged)**
8605 Nottingham- Carpet on Extension- **(Tagged)**
1631 Harvest Ln.- Debris on Extension- **(Tagged & Letter Sent)**
1520 Wiard Rd.- Refuse & Boxes on Extension- **(Tagged)**

Vehicle Complaints:

10231 Avondale- Vehicle with flat tires- **(Tagged)**
928 Stamford Rd- Vehicle with expired tags & flat tires- **(Tagged)**
9328 Panama Ave- Large Truck- no tags- **(Tagged for Removal)**
1808 Sheffield- Trailer in Driveway- **(Tagged for Removal)**
1835 Manchester- Vehicle not being driven- **(Tagged)**
8695 Nottingham- Vehicle with flat tires- **(Tagged)**

SUPERIOR TOWNSHIP BUILDING DEPARTMENT
MONTH-END REPORT
March, 2019

Category	Estimated Cost	Permit Fee	Number of Permits
Com/Multi-Family Renovations	<i>\$665,000.00</i>	<i>\$3,777.00</i>	<i>3</i>
Electrical	<i>\$0.00</i>	<i>\$5,995.00</i>	<i>28</i>
Mechanical	<i>\$0.00</i>	<i>\$5,611.00</i>	<i>37</i>
Plumbing	<i>\$0.00</i>	<i>\$3,131.00</i>	<i>18</i>
Res-Manufactured/Modular	<i>\$250,000.00</i>	<i>\$750.00</i>	<i>5</i>
Res-New Building	<i>\$516,770.00</i>	<i>\$3,409.00</i>	<i>1</i>
Res-Other Building	<i>\$5,580.00</i>	<i>\$100.00</i>	<i>1</i>
Res-Other Non-Building	<i>\$6,000.00</i>	<i>\$100.00</i>	<i>1</i>
Res-Renovations	<i>\$107,200.00</i>	<i>\$502.00</i>	<i>3</i>
Totals	<i>\$1,550,550.00</i>	<i>\$23,375.00</i>	<i>97</i>

SUPERIOR TOWNSHIP BUILDING DEPARTMENT
YEAR-TO-DATE REPORT

January 2019 To Date

Category	Estimated Cost	Permit Fee	Number of Permits
Com/Multi-Family Renovations	<i>\$1,470,190.00</i>	<i>\$9,110.00</i>	<i>5</i>
Com-Other Non-Building	<i>\$90,000.00</i>	<i>\$400.00</i>	<i>2</i>
Electrical	<i>\$0.00</i>	<i>\$9,198.00</i>	<i>44</i>
Mechanical	<i>\$0.00</i>	<i>\$11,611.50</i>	<i>73</i>
Plumbing	<i>\$0.00</i>	<i>\$11,951.00</i>	<i>47</i>
Res-Additions (Inc. Garages)	<i>\$79,638.00</i>	<i>\$517.00</i>	<i>1</i>
Res-Manufactured/Modular	<i>\$250,000.00</i>	<i>\$900.00</i>	<i>6</i>
Res-New Building	<i>\$3,950,851.00</i>	<i>\$26,128.00</i>	<i>9</i>
Res-Other Building	<i>\$13,580.00</i>	<i>\$300.00</i>	<i>3</i>
Res-Other Non-Building	<i>\$20,661.00</i>	<i>\$350.00</i>	<i>3</i>
Res-Renovations	<i>\$138,200.00</i>	<i>\$702.00</i>	<i>5</i>
Totals	<i>\$6,013,120.00</i>	<i>\$71,167.50</i>	<i>198</i>

Zoning Report

April 16, 2019

Sutton Ridge Apartments- **A structure fire occurred in Building “G” on March 27th.** The fire was thru the roof and significant damage occurred to two units. A malfunctioning electrical heater is suspected as the cause. The roof structure has now been repaired and interior repairs are ongoing.

Redwood has replaced their General Contractor on this site. I believe progress may have been less than expected thru the winter. The new contractor has worked on several Redwood projects and is very experienced with these units. Existing building permits have been cancelled and new permits have been issued in the new contractors name (XL Builders). Progress on the site appears to have accelerated since the changeover.

Glen Oaks- The Final Site Plan for this project was approved at the Planning Commissions June 27, 2018 meeting. Staff scheduled a meeting with the applicant on January 11, 2019 as we were concerned that detailed engineering drawings had not yet been submitted. The approval process was discussed with the applicant as well as the expiration date of the Planning Commission approval. As of today, detailed engineering plans have not been submitted for OHM review. Building permit drawings were reviewed and on February 13, 2019, plan review comments were forwarded to the architect for correction. As of today, revised building permit drawings have not been received.

Champions Sports- An application has been received for an indoor/outdoor sports complex proposed to be located on the north side of Plymouth/Ann Arbor Road just west of the M-153 / M14 connector. The property is zoned R-1 and, as such, a Conditional Use permit approval is required for recreational facilities. The Public Hearing will be held at the Planning Commissions regularly scheduled April 24th meeting. If the Conditional Use is approved, the applicant is prepared for preliminary site plan review at the same meeting.

Richard Mayernik, Building/Zoning Official

SITE PLAN REVIEW APPLICATION

(This application must be typewritten or printed. All questions must be answered.)

APPLICANT NAME Ihab Ismail - Champion Sports LLC

NAME OF PROPOSED DEVELOPMENT Superior Community Sports Complex

- APPLYING FOR**
- PRELIMINARY SITE PLAN
 - FINAL SITE PLAN
 - COMBINED PRELIMINARY AND FINAL SITE PLAN
(Combination is at discretion of Planning Commission)
 - MINOR SITE PLAN

WILL PROJECT BE PHASED? YES NO

IF PROJECT IS PHASED COMPLETE THE FOLLOWING:

- ! Total Number of phases 2
- ! Phase Number of current application 2
- ! Name and Date of Preliminary Site Plan Approval
TBD

! Date of Previous Phase Approvals:

Phase #	<u>n/a</u>	Date	<u>n/a</u>
Phase #	<u>n/a</u>	Date	<u>n/a</u>
Phase #	<u>n/a</u>	Date	<u>n/a</u>
Phase #	<u>n/a</u>	Date	<u>n/a</u>

SEEKING ADDITIONAL APPROVAL FOR A CONDITIONAL USE YES NO

Signature of the Clerk or Designee

Date of Receipt of Application

Amount of Fee

GENERAL INFORMATION

- Name of Proposed Development Superior Community Sports Complex
- Address of Property 6595 Plymouth - Ann Arbor Road, Ann Arbor Michigan 48105 & adjacent site to the East
- Current Zoning District Classification of Property Residential R-1, R-2

Is the zoning classification a Special District as defined by Article 7 ? YES NO

- Has this property been the subject of a rezoning request, Zoning Board of Appeals petition or other Township action with the past five (5) years? YES NO

Please explain _____

- Tax ID Number(s) of property J-10-08-400-004 , J-10-08-400-003

- Site Location - Property is located on (circle one) **N S** E W side of Plymouth Road between Birch Run Drive and M-153 Roads.

- Legal Description of Property (please attach a separate sheet)
Where a metes and bounds description is used, lot line angles or bearings shall be indicated on the plan. Lot line dimensions and angles or bearings shall be based upon a boundary survey prepared by a registered surveyor and shall correlate with the legal description.

Site Area (Acreage) and Dimensions

- Are there any existing structures on the property? YES NO
Please explain: One existing vacant residential structure and accessory structures are located on the property



PROPOSED LAND USE

- Residential Office Commercial Other

If other, please specify Community Recreation Facility

- Number of units -
- Total floor area of each unit -
- Give a complete description of the proposed development.
Multi-sport facility that provides its users with various opportunities to learn, develop and practice sports at all levels,
All within a family and community oriented facility,

ESTIMATED COSTS

- Buildings and other structures Phase 1, 7.5M. phase 2: 12.5M
- Site improvements Phase 1: 2M, phase 2: 0.6M
- Landscaping Included in Site improvements
- Total Phase 1: 9.5M, Phase 2: 13.1M.

ESTIMATED DATES OF CONSTRUCTION

- Initial construction August 2019
- Project completion December 2022
- Initial construction of phases (IF APPLICABLE)
Phase 1 Start August 2019. - Phase 2 Start January 2021
- Completion of subsequent phases. (IF APPLICABLE)
Phase 1 Completion August 2020 - Phase 2 Completion December 2021
- Estimated date of first occupancy September 2020

IDENTIFY EACH DRAWING SUBMITTED BY NAME OF PLAN OR DRAWING, DATE AND DRAWING NUMBER (ATTACH ADDITIONAL SHEET IF NECESSARY)

See Attached for Drawings Submitted _____

APPLICANT INFORMATION

- APPLICANTS NAME Ihab Ismail
Company Champion Sports LLC
Address 2350 Green Road, Ste 175C, Ann Arbor, MI 48105
Telephone Number 7343688122 Email ihab.ismail@enovio.com
- PROPERTY OWNER'S NAME Estate of Kathleen Davids
Company _____
Address 6249 Deering, Garden City, MI 48135
Telephone Number _____ Email _____
- DEVELOPER'S NAME Ihab Ismail
Company Champion Sports LLC
Address 2350 Green Road, Ste 175c, Ann Arbor, MI 48105
Telephone Number 7343688122 Email ihab.ismail@enovio.com
- ENGINEER'S NAME Sue Dickenson
Company Midwestern Consulting
Address 3815 Plaza Dr, Ann Arbor, MI 48108
Telephone Number 734.904.2665 Email SCD@midwesternconsulting.com
- ARCHITECT/PLANNER'S NAME Lindsay Woods
Company Stantec Architecture Inc.
Address 2338 Coolidge Hwy, Berkley MI 48072
Telephone Number 248-376-7972 Email lindsay.woods@stantec.com

The applicant indicated on page 4 must sign this application. All correspondence regarding the application and plan will be directed to the applicant. If the applicant is not the property owner, the owner's signed consent must also be provided with this application.

APPLICANT'S DEPOSITION

I hereby depose and certify that all information contained in this application, all accompanying plans and all attachments are complete and accurate to the best of my knowledge.

APPLICANT'S PRINTED NAME: Ihab Ismail

APPLICANT'S SIGNATURE Ihab A Ismail DATE 3/23/2019

PROPERTY OWNER'S PRINTED NAME _____

PROPERTY OWNER'S SIGNATURE _____ DATE _____

SHEET INDEX	
1	COVER SHEET
2	EXISTING CONDITIONS
3	TREE SURVEY
4	SITE PLAN
5	UTILITY PLAN
6	GRADING PLAN
7	STORMWATER MANAGEMENT PLAN
8	LANDSCAPE PLAN
9	SITE DETAILS
A101	ARCHITECTURAL SITE PLAN
A111	PHASE 1 FLOOR PLANS
A121	PHASE II COMPLETE CONCEPTUAL FLOOR PLAN
A301	PHASE I EXTERIOR ELEVATIONS
A321	PHASE II COMPLETE CONCEPTUAL EXTERIOR ELEVATIONS



Superior Community Sports Complex

PROGRAM

Space Number	Space Name	Option 1 Quantity	Assignable Unit SF	Total Assignable SF	Total SF	Sizes	Program Comments
1	Phase 1 Indoor				108,055		
					97,608		
	11 v 11 Field	1	89,570	89,570		200'x 380' w/ 10ft+ run off area flanking support space	
	Open Large Storage	2	820	1,640			
	Entry/ Lobby/ Waiting	1	1,170	1,170			2 drinking fountains to be included
	Seating/ Lockers	1	1,195	1,195			
	Control Room/ Office	1	500	500			
	Multipurpose Room	1	600	600			
	Team Offices	3	250	750			
	Unisex Toilet Rooms	7	54	378			8 single use toilet rooms with sinks, calculated based off 320 occupancy
	Storage	1	735	735			
	Storage/ Mechanical	1	365	365			
	Mechanical/ Electrical	1	650	650			
	Janitors Closet	1	55	55			1 service sink to be included
	Level 1 Circulation/ Building Construction				2,847		
	Mezzanine Level	1	7,600	7,600	7,600		
1	Phase 1 Outdoor						
	11 v 11 Field	1	42,050	42,050		145' x 290'	artificial turf, Secondary Use : Football, Possibility to use for Baseball

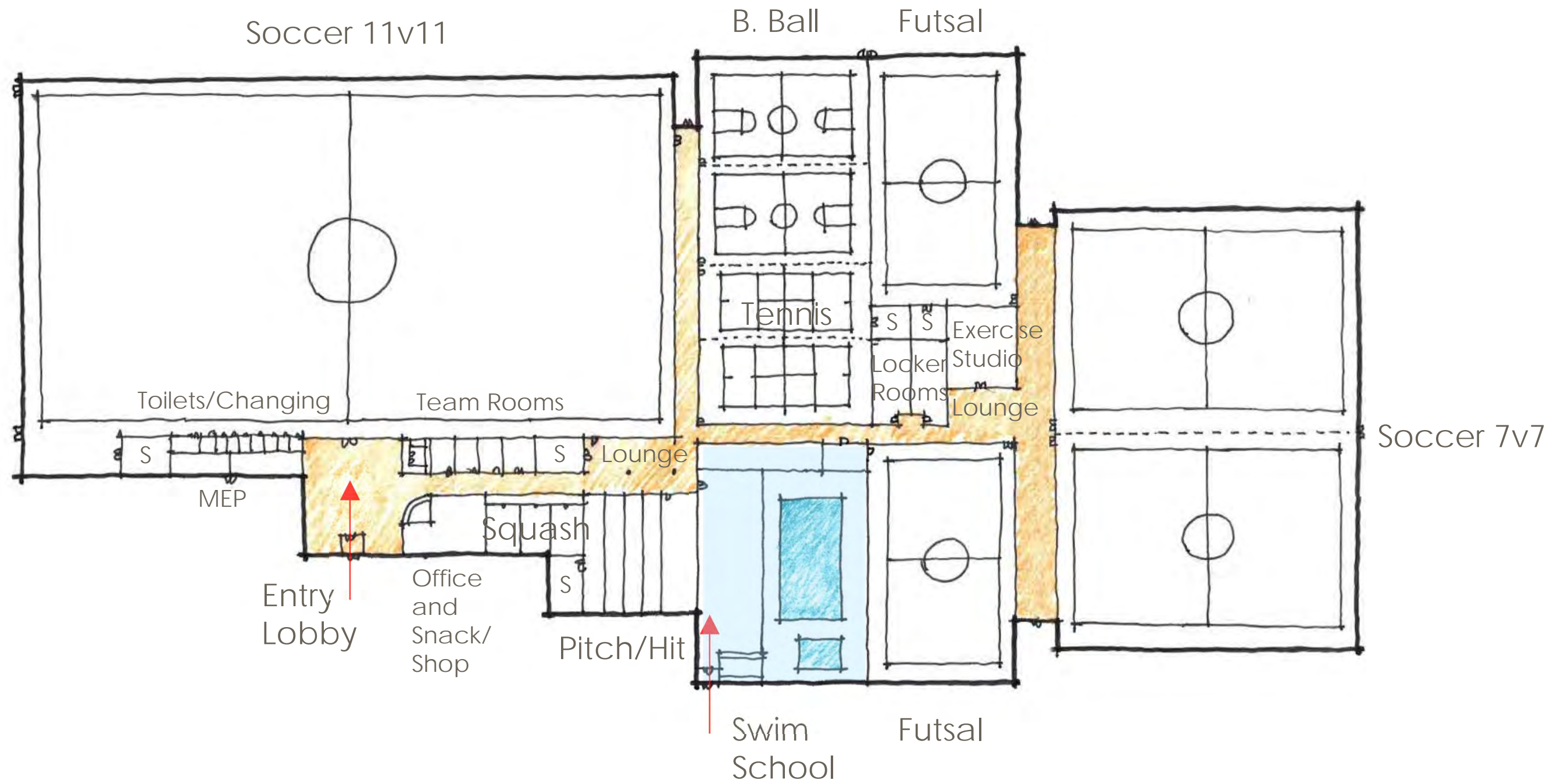
Occupancy Count Used	Phase 1	Required Fixture Count (assume A-3)
	Water Closet	
150.0 kids	Male (1 /125)	2
10.0 coaches + Staff	Female (1/125)	2
160.0 parents		7 total provided
320.0 total assumed interior occupancy	Lavatories	
	Total (1/200)	2 required, 7 provided
320.0 assumed exterior users	Drinking Fountain	
	Total (1/500)	1 required, 2 provided
	Other	
		1 service sink required, 1 provided

Program – Phase 1

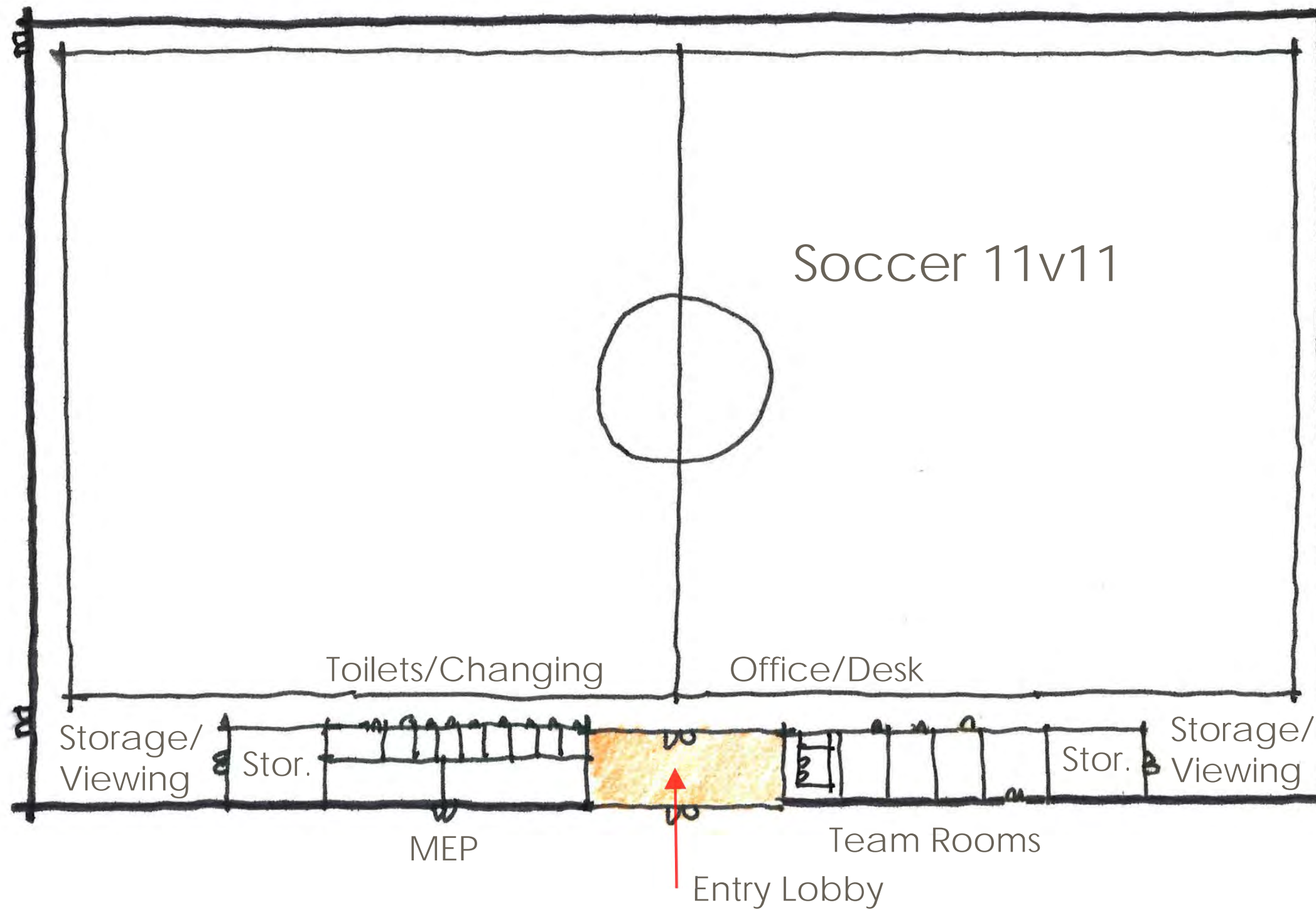
Space Number	Space Name	Option 1 Quantity	Assignable Unit SF	Total Assignable SF	Total SF	Sizes	Program Comments	Estimated Occupancy (Players/Kids)	Estimated Occupancy (Parents/Guest)	Estimated Occupancy (Coaches/Staff)
3 Phase 2 Indoor					147,350					
					123,945					
	7v7 Field	2	23,125	46,250		165x105 w/ 10ft run off area		100	40	8
	Futsal Court	2	12,126	24,252		125 x 70ft w/ 8ft run off area		80	30	8
	Swimming School	1	15,225	15,225		105 ft x 145 ft full operation		80	160	20
	Basketball/ Volleyball	2	6,000	12,000		50 ft x 80ft w/ run off area	Basketball & Volleyball	80	30	8
	Tennis Courts	2	5,000	10,000		78 ft x 36 ft w/ run off area	4 pickleball per tennis court	40	20	8
	Batting Cages / Pitching Lanes	5	980	4,900		14 ft x 70 ft		5	5	10
	Squash Courts	4	592	2,368		18.5 ft x 32 ft		4	1	1
	Front Office /Snack Shop	1	1,750	1,750		35 ft x 50 ft		0	0	15
	Storage Rooms	2	400	800		20 ft x 20 ft		0	0	0
	Locker Rooms	2	1,000	2,000		50 ft x 20 ft each		25	0	0
	Exercise Studio	1	2,000	2,000		40 ft x 50 ft		30	5	2
	New Lobby	1	2,400	2,400		60 ft x 40 ft		10	30	5
	Circulation (16%)				23,405					
4 Phase 2 Outdoor										
	11 v 11 Field	1	42,050	42,050		145ft x 290ft	artificial turf, Secondary Use : Football, Possibility to use for Baseball	60	90	5
	7 v 7 Field	2	19,040	38,080		112ft x 170 ft		100	40	8

Occupancy Count Used	Phase 2	Required Fixture Count (assume A-3)
454.0 kids	Water Closet	
85.0 coaches + Staff	Male (1 /125)	4
321.0 parents	Female (1/125)	4
860.0 total assumed interior occupancy	Lavatories	
	Total (1/200)	6 (3 each)
303.0 assumed exterior users	Drinking Fountain	
	Total (1/500)	2
	Other	
	1 service sink	
	Kitchen sink	

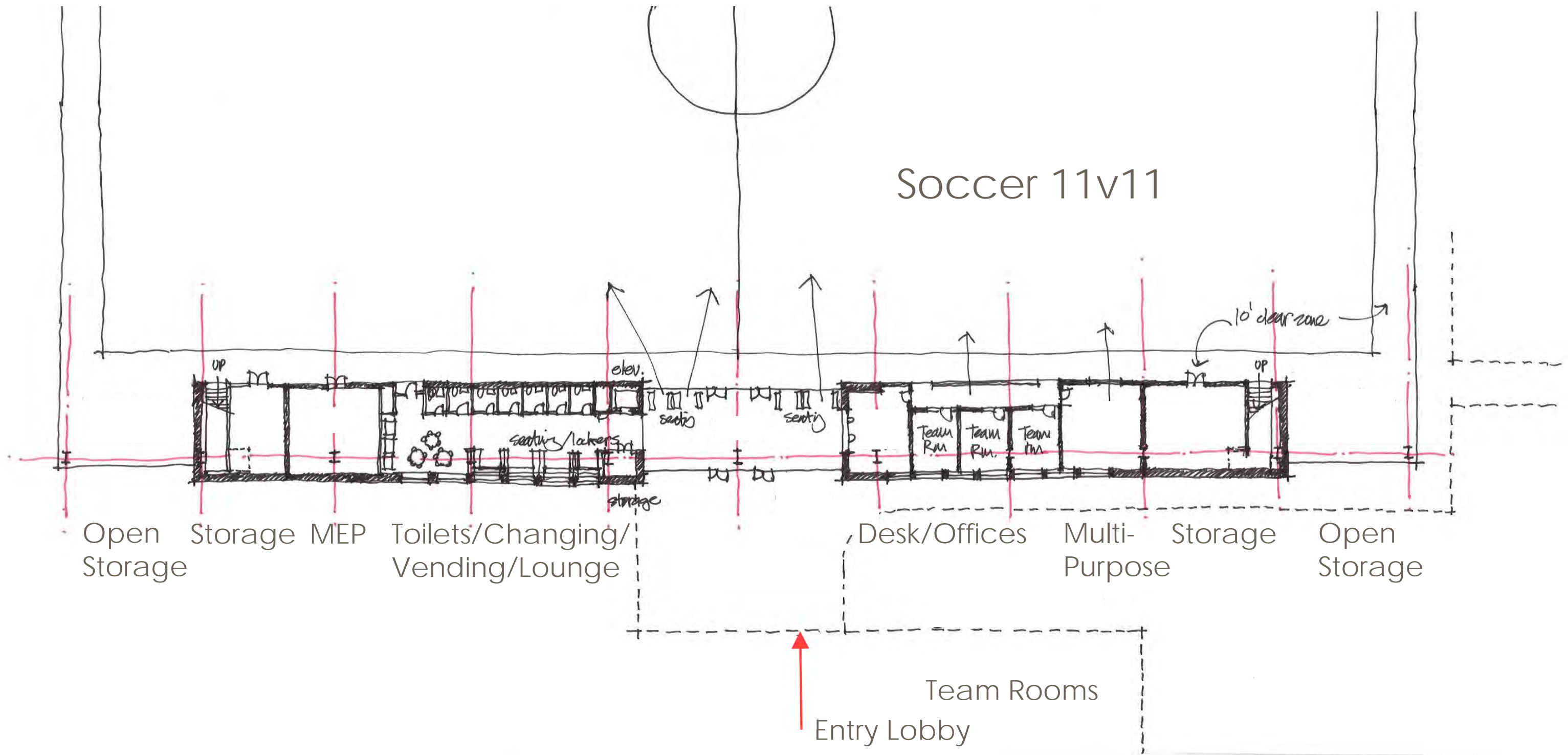
Program – Phase 2



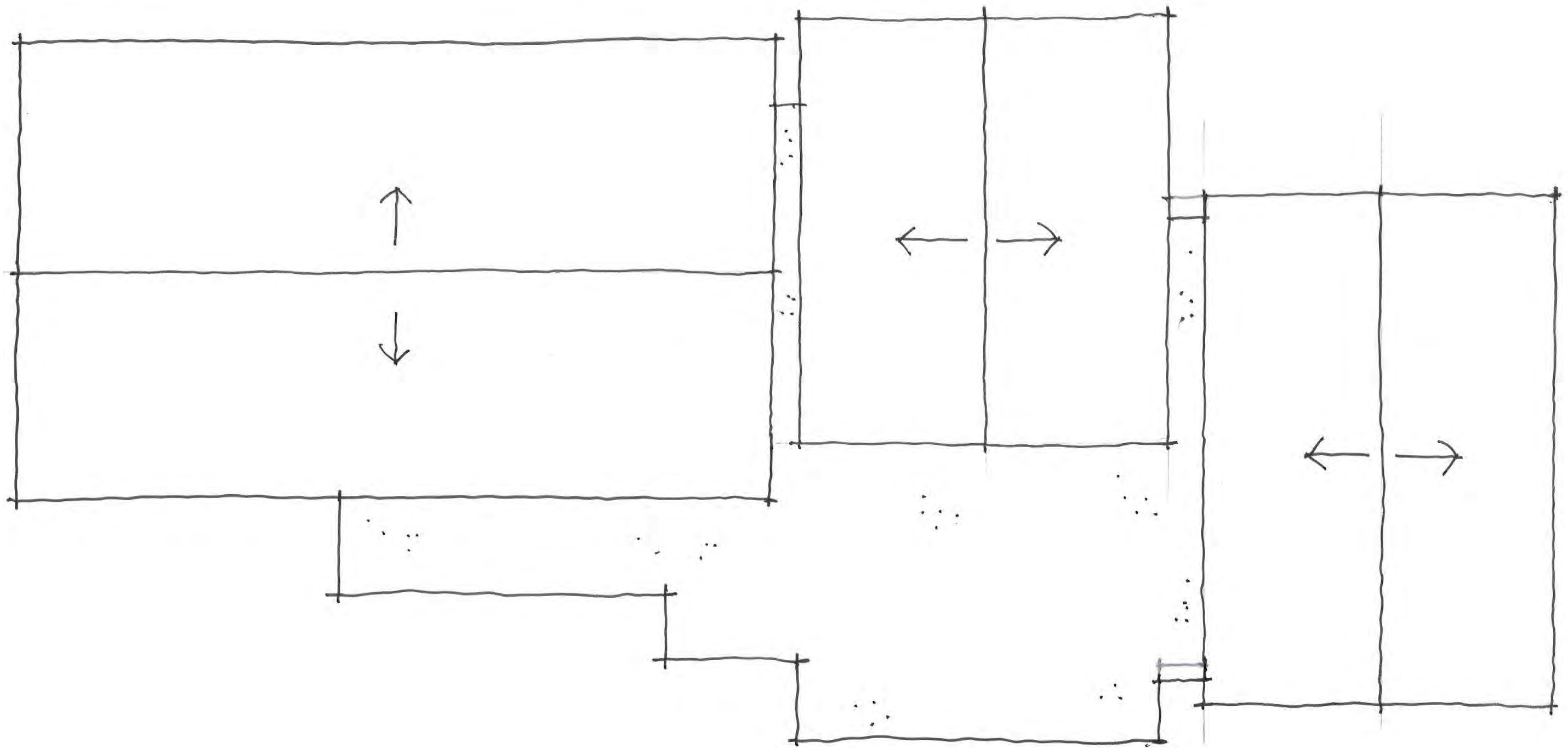
First Floor Plan - Phase 2



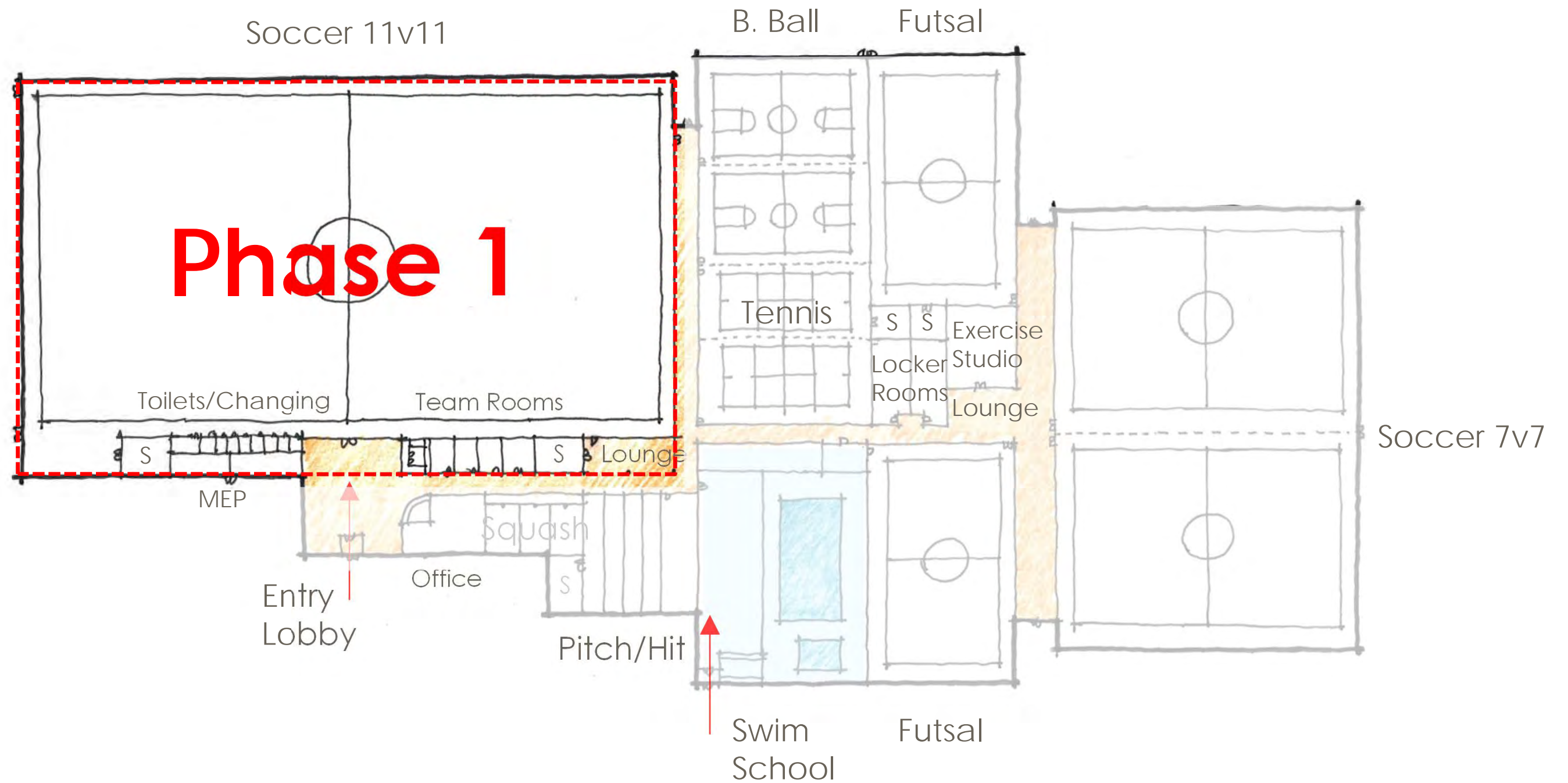
First Floor Plan - Phase 1



First Floor Plan - Phase 1



Roof Plan

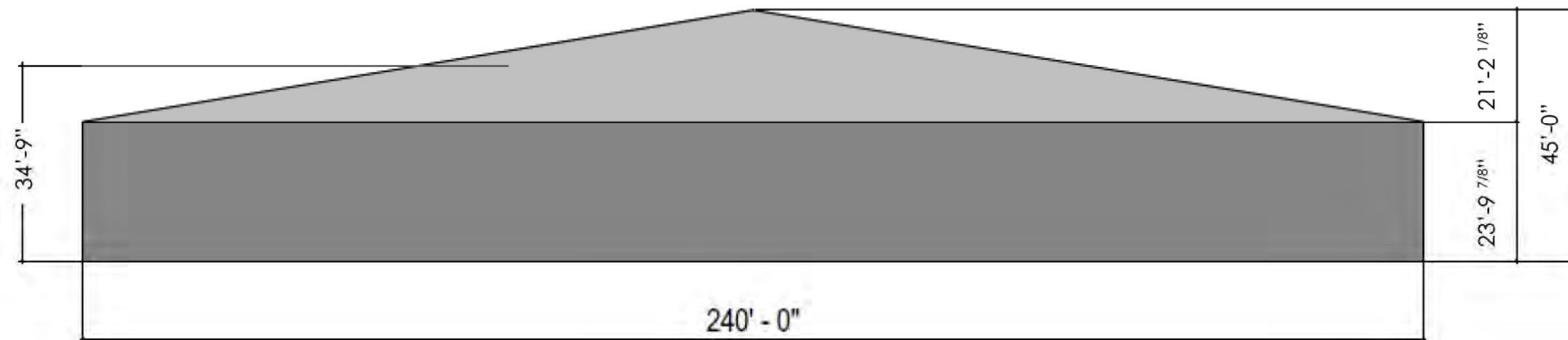


First Floor Plan - Phase 1

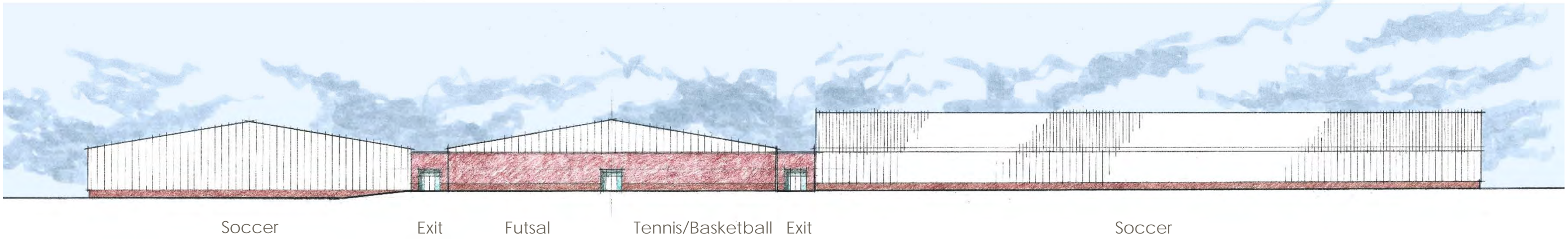
Building Height Study (2019.03.21)

Roof Slope: 2" (height) / 12" (length)
= 21'- 2 1/8" total Roof height
Assumed 23'- 9 7/8" side wall

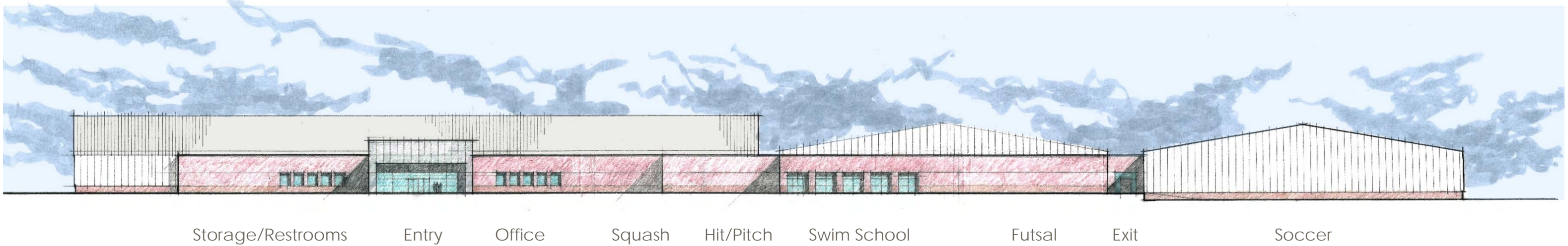
TOTAL MEASURED BUILDING HEIGHT: 34'-9"
BUILDING HEIGHT TO TOP OF PITCH: 45'



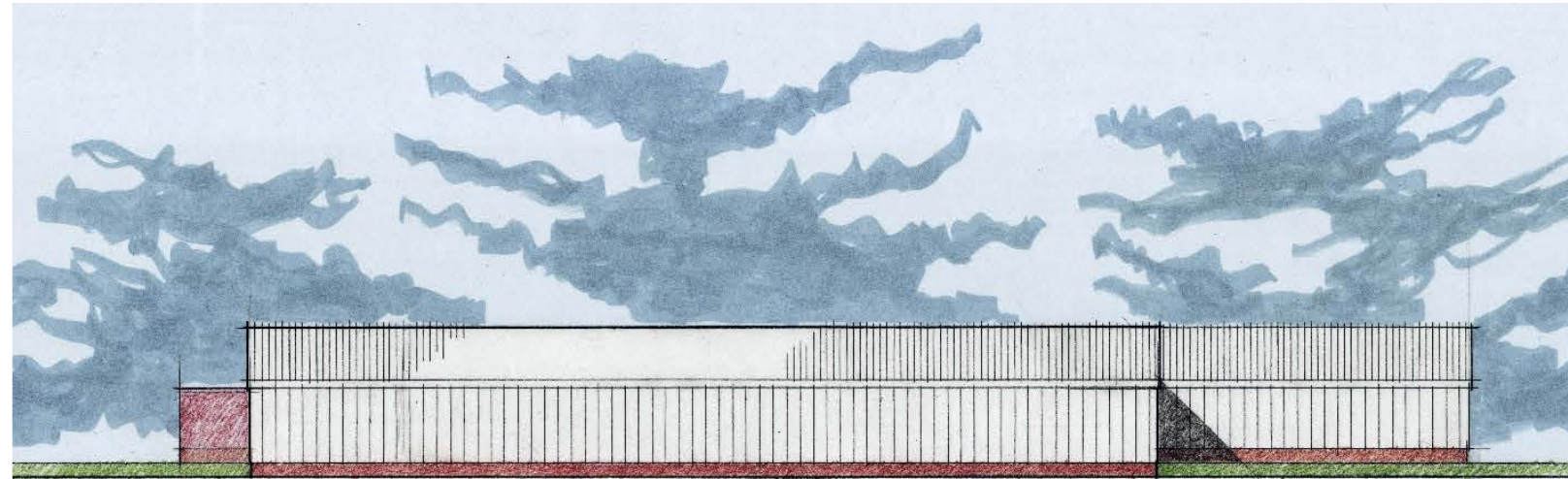
Building Height



North Elevation - Phase 1 & 2



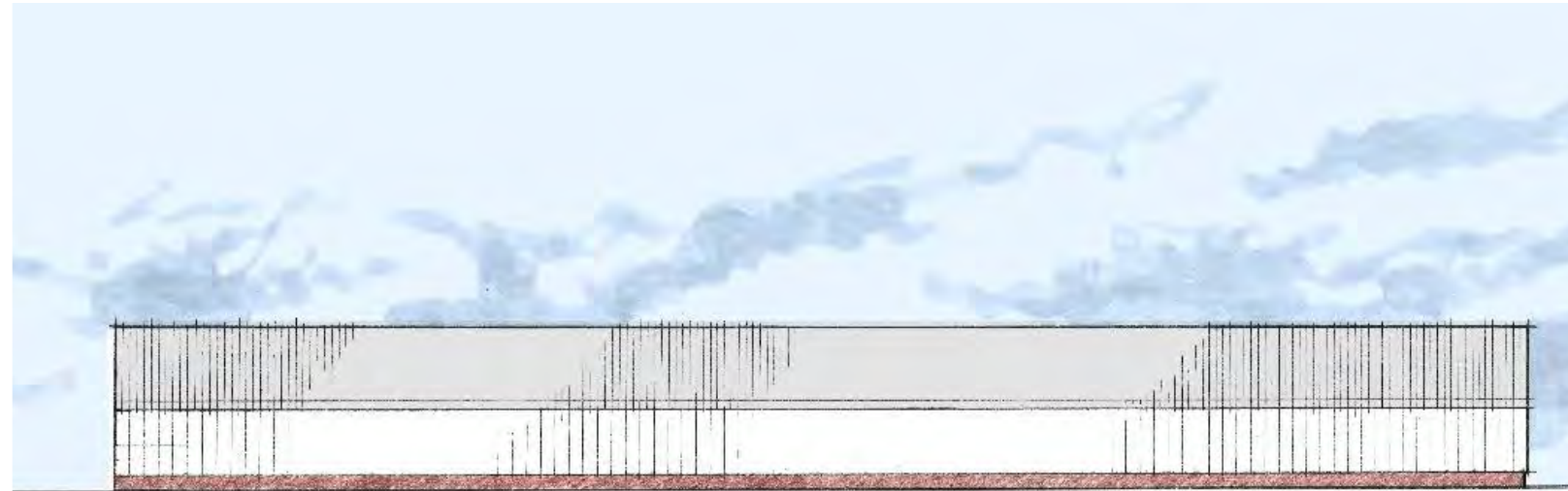
South Elevation - Phase 1 & 2



East Elevation Phase 1 & 2



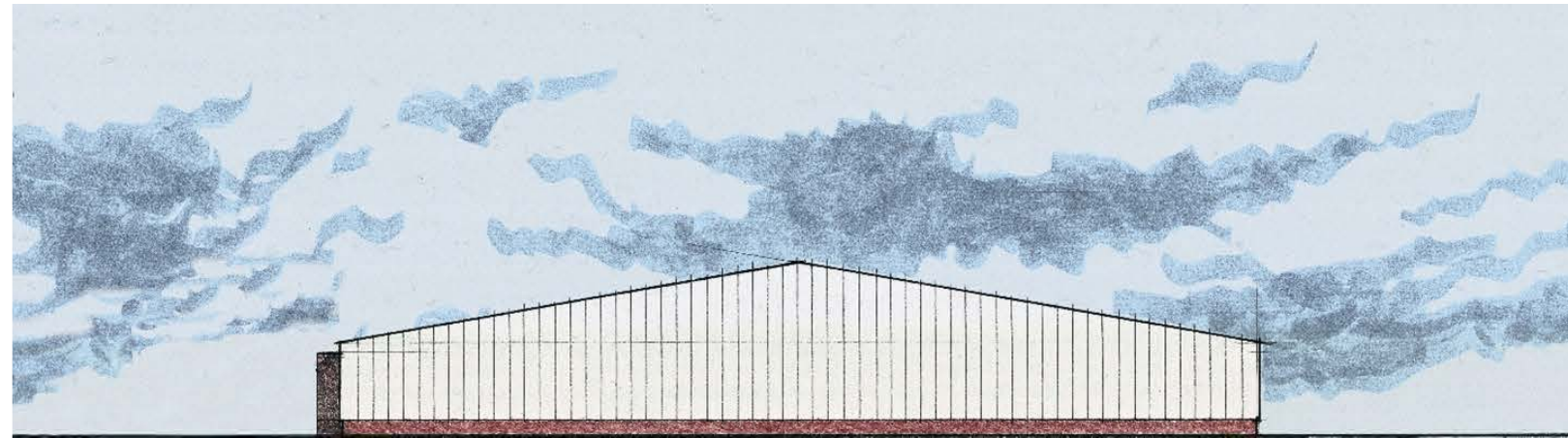
West Elevation Phase 1 & 2



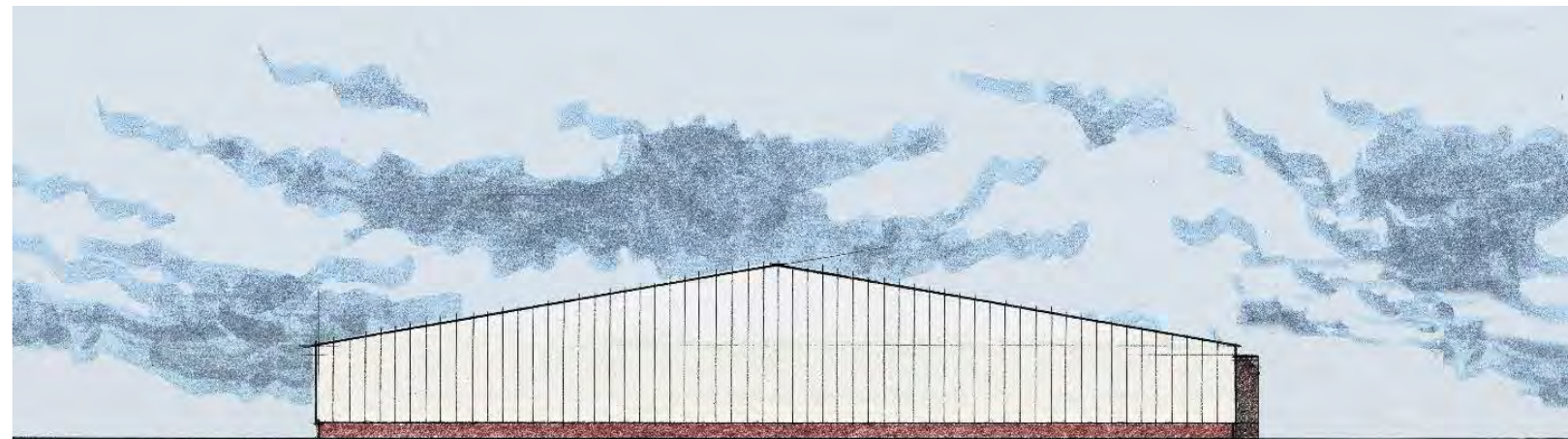
North Elevation - Phase 1



South Elevation - Phase 1



East Elevation - Phase 1



West Elevation - Phase 1



Aerial View - Phase 1



Aerial View – Phase 1 & 2



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: April 16, 2019

Site Plan and Conditional Use Review For Superior Township, Michigan

Applicant:	Ihab Ismail - Champion Sports LLC
Project Name:	Superior Community Sports Complex
Location:	6595 Plymouth - Ann Arbor Road
Plan Date:	March 27, 2019
Zoning:	Single Family Residential – R-1 and R-2
Action Requested:	Preliminary Site Plan/Conditional Use Permit Approval

PROJECT DESCRIPTION

The applicant has submitted a Preliminary Site Plan application for the development of a community recreation facility. The development would include indoor and outdoor facilities for a variety of sports including score baseball, basketball, tennis, swimming and more. The intent is to develop this as a community center with opportunities for families to engage in a variety of different activities at the same time in a community atmosphere. The applicant has indicated that this facility is intended to be open to the general public. The site is not intended to host intense league training activities or tournaments. Privately owned recreation facilities are permitted in the R-1 and R-2 districts with a conditional use permit subject to Article 11 and the specific use standards in Section 5.308 of the Zoning Ordinance

The development is being proposed in two phases. Phase 1 would include a 108,055 square foot building and one outdoor field along with the requisite parking. The second phase would include a 147,350 square foot building addition, three additional outdoor fields and a parking lot addition to accommodate the increased size of the facility.

SITE DETAILS

Aerial Photograph



The site is located primarily on the north side of Plymouth Road near the intersection of M-53. The site is made up of two parcels which each have a portion on the south side of Plymouth Road. However, no part of the development is being proposed for the south side of the road. The north side of the site is bound by the off ramp from east-bound M-14. The area to the west is a single family residential neighborhood in a Planned Community District. To the south are single-family homes in both an R-2 District and a Planned Community District. The site is bound to the west by Fleming Creek.

The site is 48.49 acres in size. The area to the north of Plymouth Road, 37.83 acres, is currently tilled farm lands with an existing vacant farm house and its out-buildings. The farmhouse has been identified as having historic significance and the applicant has indicated their willingness to work with interested parties to allow the house and accessory structures to be preserved and moved.

The area to the south of Plymouth Road is vacant undeveloped wood land that is mostly comprised of wetlands within the flood plain for Fleming Creek.

SPECIFIC USE STANDARDS

The following are specific standards for private recreational facilities from Section 5.308 of the Zoning Ordinance. The following general standards shall apply to all private recreational facilities:

1. *Such uses shall have direct vehicle access to a primary road as classified by the master transportation plans of the Township, or county or state road authorities.*

Access is proposed from Plymouth road. More detail is provide below.

2. *The facility shall be so constructed and maintained that odors, dust, noise, exterior lighting, and drainage shall not constitute a nuisance or hazard to adjoining lots and uses. The hours of operation of any private recreational facilities shall be subject to Planning Commission approval.*

The use is not expected to create odors or dust. Lighting is discussed in the lighting section of this report. The outdoor sports fields appear to be well removed from neighboring uses, however with regard to noise the Planning Commission should consider appropriate hours of operation and make specific hours of operation a condition of approval. Additionally the Planning Commission may want to prohibit any amplified music or announcements outside.

3. *Accessory food service operations and/or sales of recreation equipment shall be permitted, subject to the following:*
 - a. *Such accessory uses shall be clearly incidental to and subordinate to the principal private recreational use(s).*
 - b. *Such accessory uses shall be limited to hours of operation that coincide with those of the principal private recreational use(s).*

The applicant has proposed snack shop in Phase 2 of the development. The shop appears to be clearly incidental and accessory to the principle use. The shop is accessed internally and will therefore be subject to any hours of operation restrictions placed on the overall use.

4. *Construction, expansion, and alteration of private recreational facilities shall be subject to site plan approval per Article 10.0 (Site Plan Review).*

Items to be Addressed: 1) *The Planning Commission should consider appropriate hours of operation and make specific hours of operation a condition of approval.* 2) *The Planning Commission may want to prohibit any amplified music or announcements outside.*

SITE LAYOUT, ACCESS, AND CIRCULATION

The Phase 1 building is proposed in the northwest corner of the site, with the Phase 2 addition being added to the south and east side of that building. The proposed parking fields would be immediately in front of the Phase 1 building with a single access point on Plymouth Road. Two larger outdoor fields are indicated to the east side of the site between the east side of the Phase 2 building addition and Fleming Creek, with two smaller fields between the Phase 2 building and Plymouth Road.

A pedestrian way is shown along the entry drive from Plymouth Road. No sidewalk or pathway is being shown along Plymouth Road. The Planning Commission may want to consider the Township's plans for a pathway or sidewalk along the public road and work with the applicant to provide for or reserve space for such a pedestrian facility.

The applicant has been asked to provide a traffic impact study for this use. This must be evaluated by the Washtenaw County Road Commission (WCRC) and Michigan Department of Transportation (MDOT) to determine what, if any, improvements are needed to the roadways effected by the proposed development. We have not received the traffic impact study but understand that it is forthcoming.

Approval for the proposed driveway must be received from the WCRC.

Items to be Addressed: 1) *The Planning Commission may want to consider the Township's plans for a pathway or sidewalk along the public road and work with the applicant to provide for or reserve space for such a pedestrian facility.* 2) *Provide a traffic impact study.* 3) *The traffic impact study must be evaluated by the WCRC and MDOT.* 4) *Provide approval from the WCRC.*

AREA, WIDTH, HEIGHT, SETBACKS

The following table summarizes the Density, Placement, and Height Regulations for the site plan associated with this use. For the purpose of this review we will focus on the requirements for the R-1 districts, which is the zoning on the portion of the property to the north of Plymouth Road where all of the development is proposed.

Density, Placement, and Height Regulations

	Required	Provided
Lot Area	2 Acres	35.09 Square Feet
Lot Width	200 Feet	Approx. 1700 Feet
Front Setback	60 Feet	60 Feet (buildings 283.40 ft.)
Side Setback	20 Feet combine total of 60 Feet)	40 Feet East side 20 Feet West side
Rear Setback	50 Feet	50 Feet (building 175.27 ft.)
Lot Coverage	10 % Max	6.57 % Phase 1 16.21 % Phase 2
Floor area Ratio	.10 Max	.07 Phase 1 .17 Phase 2
Building Height	35 Feet/2.5 Stories	34.75 Feet

The applicant has provided a data table on the cover sheet and has depicted the lot layout with building locations, setback lines, and transitions strip in order to demonstrate compliance with the definitional requirements in the Zoning Ordinance. In general the plan meets the dimensional standards from Section 3.101. However, as indicated above and as noted on the cover sheet of the site plan, the proposed Phase 2 building does not meet the Lot Coverage or Floor Area Ratio standards. The building size must be adjusted to meet the Lot Coverage and Floor Area Ratio requirements, or the applicant must obtain a variance prior to approval of the preliminary site plan.

Items to be Addressed: *The building size must be adjusted to meet the Lot Coverage and Floor Area Ratio requirements, or the applicant must obtain a variance prior to approval of the preliminary site plan.*

PARKING

The applicant is proposing a total of 438 parking spaces including 9 barrier free spaces. The schedule of parking requirements in Section 8.05 indicates that for both indoor and outdoor recreation facilities one (1) space is required per four (4) persons allowed within the maximum occupancy. The applicant has indicated a total of 1,803 occupants requiring a total of 451 spaces.

This proposal is 13 spaces short of the requirement. The applicant must provide an additional 13 parking spaces.

No loading space has been indicated on the site plan. The applicant must provide for loading in accordance with Section 8.07.

Items to be Addressed: 1) The applicant must provide an additional 13 parking spaces. 2) The applicant must provide for loading in accordance with Section 8.07.

LANDSCAPING

No landscaping plan has been provided. Preliminary site plans require general layout of proposed landscaping and screening improvements, including plantings, topographic changes, and similar features.

Items to be Addressed: Provide a landscaping plan that meets the requirements of Section 14.10 of the Zoning Ordinance with sufficient detail to satisfy the preliminary site plan information requirements indicated in Section 10.07.

LIGHTING

No lighting plan has been provided. A lighting plan will be required on the final site plan. However, as a consideration of the conditional use permit, the Planning Commission may want to discuss the applicant's intention with regard to the lighting of outdoor sports fields. Additionally, all parking lot lighting and building mounted lighting should be fully shielded and down directed.

Items to be Addressed: The Planning Commission may want to discuss the applicant's intention with regard to the lighting of outdoor sports fields.

FLOOR PLANS AND ELEVATIONS

Floor plans and elevations have been provided. The Planning Commission should evaluate the building elevations to determine if they are appropriate in appearance with the existing and intended character of the area. The Planning Commission should consider that this site will be visible from Plymouth Road, from M-14, and the eastbound exit ramp from M-14, as well as the residential development to the west. This area is a gateway to the community. The proposed buildings are very large in scale. Although landscaping will be provided along property lines, we would recommend additional architectural features should be included to break up the building expanses in order to make them visually appealing from all visible sides.

Items to be Addressed: 1) The Planning Commission should evaluate the building elevations to determine if they are appropriate in appearance with the existing and intended character of the area. 2) Additional architectural features should be included to break up the building expanses in order to make them visually appealing from all visible sides.

CONDITIONAL USE

REVIEW PROCEDURE

The Planning Commission shall have the authority to grant Conditional Use Permits and to attach conditions to a permit. In granting a Conditional Use Permit, the Planning Commission shall impose any conditions it deems necessary to achieve the objectives and standards of this Ordinance and the Growth Management Plan, the standards of the Michigan Zoning Enabling Act, and the public health, safety, and welfare of Superior Township.

For all Conditional Uses, the Planning Commission must hold a public hearing on the conditional use application after appropriate notification has been issued based on Section 11.03.F. Following the public hearing, the Planning Commission must review and consider the applicant's compliance with the requirements of the Zoning Ordinance and the standards in Section 11.05.C. and must approve, approve with conditions, or deny the application for conditional use. All findings of fact and conclusions forming the basis for the decision, and all conditions imposed shall be described in a written statement, which shall be made a part of the record of the meeting.

STANDARDS FOR CONDITIONAL USE PERMIT APPROVAL

No Conditional Use Permit shall be granted unless the Planning Commission makes affirmative findings of fact and records adequate data, information, and evidence showing that:

- a. *The proposed use will be harmonious, and in accordance with the objectives, intent, and purposes of this Ordinance;*

The proposed use is on a sufficiently large piece of land for such activities and the proposed building scale. The location appears to be appropriately situated as it is primarily surrounded by major roads. It appears that the use will provide a service to members of the Township and the surrounding community.

- b. *The proposed use will be compatible with the natural environment and existing and future land uses in the vicinity;*

The adjacent Fleming Creek is an important and sensitive natural feature in the Township. The Planning Commission may want to consider requiring additional buffers to safeguard Fleming Creek from any runoff from sports fields in the vicinity of the creek or within the flood plain.

With appropriate landscaping to buffer views, and conditions such as hours of operation, considerations for lighting, and considerations for traffic, this use should be compatible with the surrounding area.

- c. *The proposed use will be compatible with the Growth Management Plan;*

The use appears to be compatible with the Growth Management Plan. The future land use plan in the master plan calls for the subject area to be Rural Residential which translates to the current zoning of the property in the Zoning Plan.

- d. *The proposed use will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways and structures, refuse disposal, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately for any such services;*

The applicant is proposing onsite treatment of wastewater and an on-site well.

The site is located in close proximity to major roads and intersection. After review of the traffic study, sufficient improvements should be identified to facilitate the traffic generated by the site.

- e. *The proposed use will not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property, or the public welfare; and*

Through the site plan review process and with the application of appropriate conditions this use should not be hazardous, or disturbing to existing or future neighboring uses, persons, property, or the public welfare. As noted in the introduction the applicant has indicate that they do not intent to host tournaments. Such activities and generate a lot of traffic and congestion. The Planning Commission may want to include a condition that specifically prohibits the use of the site for tournaments.

- f. *The proposed use will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.*

This use is not expected to create additional requirements at public cost.

Items to be Addressed: 1) *The Planning Commission may want to consider requiring additional buffers to safeguard the Fleming creek from any runoff from sports fields in the vicinity of the creek or within the flood plain.* 2) *The Planning Commission may want to include a condition that specifically prohibits the use of the site for tournaments.* 3) *The Planning Commission must review the proposed use in terms of the standards in Section 11.05.C and must make a determination to approve, approve with conditions, or deny the application for special land use.*

SUMMARY

There are a number of items identified in our report that must be addressed by the applicant and/or considered by the Planning Commission. We recommend the following items be addressed prior to approval of the preliminary site plan or the conditional use permit:

1. The Planning Commission should consider appropriate hours of operation and make specific hours of operation a condition of approval.
2. The Planning Commission may want to prohibit any amplified music or announcements outside.
3. The Planning Commission may want to consider the Township's plans for a pathway or sidewalk along the public road and work with the applicant to provide for or reserve space for such a pedestrian facility.
4. Provide a traffic impact study.
5. The traffic impact study must be evaluated by the WCRC and MDOT.
6. Provide approval from the WCRC.
7. The building size must be adjusted to meet the Lot Coverage and Floor Area Ratio requirements, or the applicant must obtain a variance prior to approval of the preliminary site plan.
8. The applicant must provide an additional 13 parking spaces.
9. The applicant must provide for loading in accordance with Section 8.07.
10. Provide a landscaping plan that meets the requirements of Section 14.10 of the Zoning Ordinance with sufficient detail to satisfy the preliminary site plan information requirements indicated in Section 10.07.
11. The Planning Commission may want to discuss the applicant's intention with regard to the lighting of outdoor sports fields.
12. The Planning Commission should evaluate the building elevations to determine if they are appropriate in appearance with the existing and intended character of the area.
13. Additional architectural features should be included to break up the building expanses in order to make them visually appealing from all visible sides.
14. The Planning Commission may want to consider requiring additional buffers to safeguard the Fleming creek from any runoff from sports fields in the vicinity of the creek or within the flood plain. 2
15. The Planning Commission may want to include a condition that specifically prohibits the use of the site for tournaments.
16. The Planning Commission must review the proposed use in terms of the standards in Section 11.05.C and must make a determination to approve, approve with conditions, or deny the application for special land use.



CARLISLE/WORTMAN ASSOC., INC.
Paul Montagno, AICP
Associate

#351-1902

cc: Ken Schwartz, Township Supervisor
Lynette Findley, Township Clerk
Richard Mayernik, CBO, Building Department
Laura Bennett, Planning Coordinator
George Tsakof, Township engineer

April 17, 2019

CHARTER TOWNSHIP OF SUPERIOR

3040 N. Prospect Road
Ypsilanti, MI 48198

Attention: **Lynette Findley, Township Clerk**

Regarding: **Superior Community Sports Complex
Preliminary Site Plan Review
OHM Job No. 0140-19-1030**

Dear Ms. Findley,

On the Township's behalf, we have reviewed the Preliminary Site Plan material prepared and submitted by Midwestern Consulting, LLC, and dated March 27, 2019 for the above referenced project. The preliminary site plan materials are for the construction of a new community sports complex. Plans for the site include construction of two new buildings, two parking lots, four outdoor playing fields, and on-site stormwater management. Plans for the site also include two proposed private wells, two proposed private water storage tanks, and three proposed private septic tanks with a drain field and replacement area.

The site is in the southeast quarter of Section 8 on the northeast corner of Plymouth Road and Birch Run Drive. Fleming Creek routes through the south of the property. Please note that we have reviewed the submittal consistent with requirements for preliminary site plan based on the Township Zoning Ordinance. Based on the information presented, we offer the following comments for your consideration:

General Comments

1. The circles shown on the east side of the parking lot on Sheet 6 should be identified in the legend or with a note.
2. Callouts for "existing bituminous walk" on Sheet 4, and "existing garage structure" on Sheet 6 should identify an object or be removed from the sheet.
3. Existing buildings and structures appear to be proposed for demolition at certain phases of work as shown on Sheet A101. Labels should also be shown on Sheet 2 depicting this work.
4. The fire access road detail will need to be reviewed by the Township Fire Chief for approval of material and route.

Grading/Paving

5. Verify the total number of proposed parking spaces. The number of spaces shown in the Site Data Table on Sheet 1 does not appear to match the total number of spaces shown in labels on Sheet 4.
6. Flow arrows to show parking lot circulation routes should be shown on Sheet 4.
7. Dimensions of the medians/islands in the parking lot shall be shown.



Stormwater Management & Drainage

8. The detention pond CAD layer appears to be turned off on Sheet 5. The detention pond limit should be shown on this sheet.
9. Stormwater calculations on Sheet 7 indicate infiltration credits. The Washtenaw County Water Resources Commission (WCWRC) will require soil borings or test pits be excavated to determine feasibility of infiltration per WCWRC Procedures & Design Criteria for Stormwater Management Systems.
10. We recommend that an initial review by WCWRC be performed for stormwater management, prior to or in conjunction with the submittal of a Final Site Plan to the Township

Utilities

11. Water and Sanitary Sewer facilities are private and are required to be permitted through Washtenaw County Environment Health. There are significant site impacts anticipated for both systems for septic tanks/fields, and water piping, wells, and storage.
12. Water main piping layout throughout the site shall be shown in plan view on a future final site plan submittal, so that the connectivity between private wells, tanks, and the building is clear.

Traffic/Roads

13. There is a main entrance to the site proposed from Plymouth Road. Improvements within the County ROW will be required to be reviewed and approved by the Washtenaw County Road Commission (WCRC). This may include the necessity for turn lanes, deceleration/acceleration lanes, or required tapers to accommodate proposed traffic to the site.
14. Due to the potential traffic demand of the proposed use, we recommend a traffic impact study be performed and submitted for review to the WCRC and Township, in conjunction with a final site plan submittal.

Summary of Necessary Future Permits and/or Approvals

1. Approval and permit from the Washtenaw County Road Commission (WCRC) is required for impacts to right-of-way and traffic impact.
2. Approval and permit from the Washtenaw County Water Resources Commission (WCWRC) for soil erosion control is required.
3. Approval and permit from the Washtenaw County Water Resources Commission (WCWRC) is required for stormwater management, including proposed detention pond and rain garden review.
4. Approval and permit from Washtenaw County Environmental Health (WCEH) is required for approval of on-site well and septic systems.
5. Township Building Department and Fire Department approval is required.
6. Copies of MDEQ permits obtained related to floodplains, wetlands, or other stormwater aspects of the site should be forwarded to our office.
7. The Applicant should be aware that the Township Ordinance requires that all outside agency permits be reasonably assured at the future Final Site Plan approval stage of the work. Therefore, initial submittals to those agencies are recommended to take place soon.
8. Include an "Agency Permits Required" table on the cover sheet and update as necessary to reflect the current permit status as necessary on the next submittal.



Conclusion

We have reviewed the material, dated March 27, 2019, for the above referenced project on the Township's behalf. Based on the provided material, we recommend the Planning Commission consider approval of the preliminary site plan considering our engineering comments outlined above.

The Applicant should be aware that there are additional requirements for future final site plan submittal and review, consistent with the Township Zoning Ordinance.

If you have any questions regarding our review, please do not hesitate to contact me at (734) 466-4439.

Sincerely,
OHM Advisors

George A. Tsakoff, PE
Principal

cc: Ken Schwartz, Township Supervisor (via e-mail)
Richard Mayernik, CBO, Building Department (via e-mail)
Laura Bennett, Planning Coordinator (via e-mail)
Ben Carlisle, Township Planning Consultant (via e-mail)
Ihab Ismail, Champion Sports, LLC (via e-mail)
Susan C. Dickinson, Midwestern Consulting, LLC (via e-mail)
file

Superior Township Fire Department
Bureau of Fire Prevention
7999 Ford Road
Ypsilanti, MI 48198

Site Plan Review Report

Date: 12 April 2019
Business Name: Champion Sports LLC
Business Address: 6595 Plymouth Road, Ann Arbor, MI 48105
Contractor: Stantec, 2338 Coolidge, Berkey, MI 48072-1500, Tel: 248-336-4986
Applicable Codes: IFC 2015, NFPA 13, NFPA 22,24,25,72.
Reviewed By: Victor G. Chevrette, Fire Chief
Plans Dated: 3-27-19
Job No: 18360

Review Comments and Requirements

1. Fire Sprinkler shall comply with IFC 2015, NFPA 13 for Occupancy of A-4.
2. Fire Alarm System shall comply with IFC 2015, NFPA 72.
3. Fire Service mains shall comply with NFPA 24.
4. Fire Service Water tanks shall comply with NFPA 22.

Status of Plans:

- Approved as submitted – pending field inspection and final testing
 Approved conditionally – see remarks
 Denied – see remarks

Remarks: Plans for Water Supply and Fire Sprinkler System shall be submitted for Review. Plans for Fire Alarm System shall be submitted for Review.

Respectfully Submitted,



Victor G. Chevrette, Fire Chief
Superior Township Fire Department

One (1) set of these plans will be retained by the Fire Department, one (1) set forwarded to the mechanical inspector, three (3) sets are available for pickup with the permit.

TO: Superior Township
FROM: Fleming Creek Advisory Council
SUBJ: Review of Champion Sport Complex Site Plan
DATE: April 4, 2019

The FCAC met on April 4, 2019 to discuss the proposed site plan for the Champion Sport Complex. Ihab Ismail, the petitioner, and Earl Ophoff of Midwestern Consulting presented the site plan.

- FCAC generally supports the concept of the land use proposed for this site.
- Any and all reduction of stormwater leaving site is critical to ensure down-gradient hydrology has least impact on Fleming Creek, which runs through the east side of the property.
- FCAC appreciates that no development is planned within setback distances of the creek.
- FCAC recommends native landscaping of deep-rooted plants such as prairie grasses and forbs for the area between the creek and wetlands/woods on the east site of the property and the fields. This will reduce runoff to the creek and provide an attractive amenity to families. Perhaps a trail could even be provided throughout the site to provide attractive walkways.
- The more Stormwater Green Infrastructure like rain gardens, infiltration basins, and inverted parking lot islands the site has, the less land will have to be devoted to the detention basin.
- FCAC urges that the detention ponds be as naturalized as possible, with native wetland plants, so they can serve as both Green Infrastructure stormwater treatment and as an attractive amenity and habitat for birds, butterflies, and pollinators.
- The petitioners are awaiting approval from the Washtenaw County Water Resources Commissioner. If the WRC approves the stormwater calculations and plan, FCAC recommends approval of the plan with the above considerations.

Thank you for the opportunity to provide these preliminary comments.

SITE PLAN REVIEW APPLICATION

(This application must be typewritten or printed. All questions must be answered.)

APPLICANT NAME St. Joseph Mercy Hospital

NAME OF PROPOSED DEVELOPMENT THE FARM AT St. Joe's

APPLYING FOR PRELIMINARY SITE PLAN
 FINAL SITE PLAN
 COMBINED PRELIMINARY AND FINAL SITE PLAN
(Combination is at discretion of Planning Commission)
 MINOR SITE PLAN
 ADMINISTRATIVE REVIEW

WILL PROJECT BE PHASED? YES NO

IF PROJECT IS PHASED COMPLETE THE FOLLOWING:

- Total number of phases 3
- Phase number of current application 1
- Name and date of preliminary site plan approval

• Date of Previous Phase Approvals:

Phase #	_____	Date	_____
Phase #	_____	Date	_____
Phase #	_____	Date	_____
Phase #	_____	Date	_____

SEEKING ADDITIONAL APPROVAL FOR A CONDITIONAL USE YES NO

Laura Bennett
Signature of the Clerk or Designee

March 6, 2019
Date of Receipt of Application

\$ 2800
Amount of Fee

GENERAL INFORMATION

- Name of Proposed Development THE FARM @ St. Joes
- Address of Property 5557 McAuley Drive, Ypsilanti, M. 48197
- Current Zoning District Classification of Property Hospital

Is the zoning classification a Special District as defined by Article 7? YES NO

- Has this property been the subject of a rezoning request, Zoning Board of Appeals petition or other Township action with the past five (5) years? YES NO

Please explain _____

- Tax ID Number(s) of property _____
- Site Location - Property is located on (circle one) N SEW side of McAuley Road between Elliott Drive and Huron Power Dr Roads.
- Legal Description of Property (please attach a separate sheet)
Where a metes and bounds description is used, lot line angles or bearings shall be indicated on the plan. Lot line dimensions and angles or bearings shall be based upon a boundary survey prepared by a registered surveyor and shall correlate with the legal description.

Site Area (Acreage) and Dimensions

- Are there any existing structures on the property? YES NO
Please explain: Barnd, House, Garage, 4 Hoop Houses
9.25 acres

PROPOSED LAND USE

- Residential Office Commercial Other

If other, please specify Hospital Farm

- Number of units Phase 1 Food HUB 2500 sq
- Total floor area of each unit _____
- Give a complete description of the proposed development.

FARM area with classrooms AND TEACHING GARDENS AND HOOP HOUSES AND WASH FACIL FOOD HUB. (see annual Report)

ESTIMATED COSTS

- Buildings and other structures \$200,000
- Site improvements \$50,000
- Landscaping _____
- Total \$250,000

ESTIMATED DATES OF CONSTRUCTION

- Initial construction MAY 2019 Phase 1
- Project completion Dec. 2019
- Initial construction of phases (IF APPLICABLE) PHASE 1 - May - Dec 2019
- Completion of subsequent phases. (IF APPLICABLE) PHASE 2 - Classrooms 2022
- Estimated date of first occupancy December 2019

IDENTIFY EACH DRAWING SUBMITTED BY NAME OF PLAN OR DRAWING, DATE AND DRAWING NUMBER (ATTACH ADDITIONAL SHEET IF NECESSARY)

EXISTING Site Plan Final Site Plan
(FARM REPORT DOCUMENT)

APPLICANT INFORMATION

- APPLICANTS NAME DAVID RAYMOND
Company SAINT JOSEPH MERCY HOSPITAL
Address 5333 McAuley Drive
Telephone Number 734-657-1611 Email dave.raymond@stjoeshealth.org

- PROPERTY OWNER'S NAME SAINT JOSEPH MERCY HEALTH SYSTEM
Company _____
Address 5301 E. Huron River Dr, PO Box 995 Ann Arbor MI 48106-0955
Telephone Number 734-712-2033 Email _____

- DEVELOPER'S NAME _____
Company _____
Address _____
Telephone Number _____ Email _____

- ENGINEER'S NAME WAYNE PERRY
Company DESIGN INC
Address 2183 PLESS DR BRIGHTON MI 48119
Telephone Number 810-227-9533 Email WAYNEP@DESIGNINC.COM

- ARCHITECT/PLANNER'S NAME DAVE RAYMOND
Company SJM/H
Address 5333 McAuley Drive Suite 117, Ypsi, MI 48197
Telephone Number 734-657-1611 Email dave.raymond@stjoeshealth.org

The applicant indicated on page 4 must sign this application. All correspondence regarding the application and plan will be directed to the applicant. If the applicant is not the property owner, the owner's signed consent must also be provided with this application.

APPLICANT'S DEPOSITION

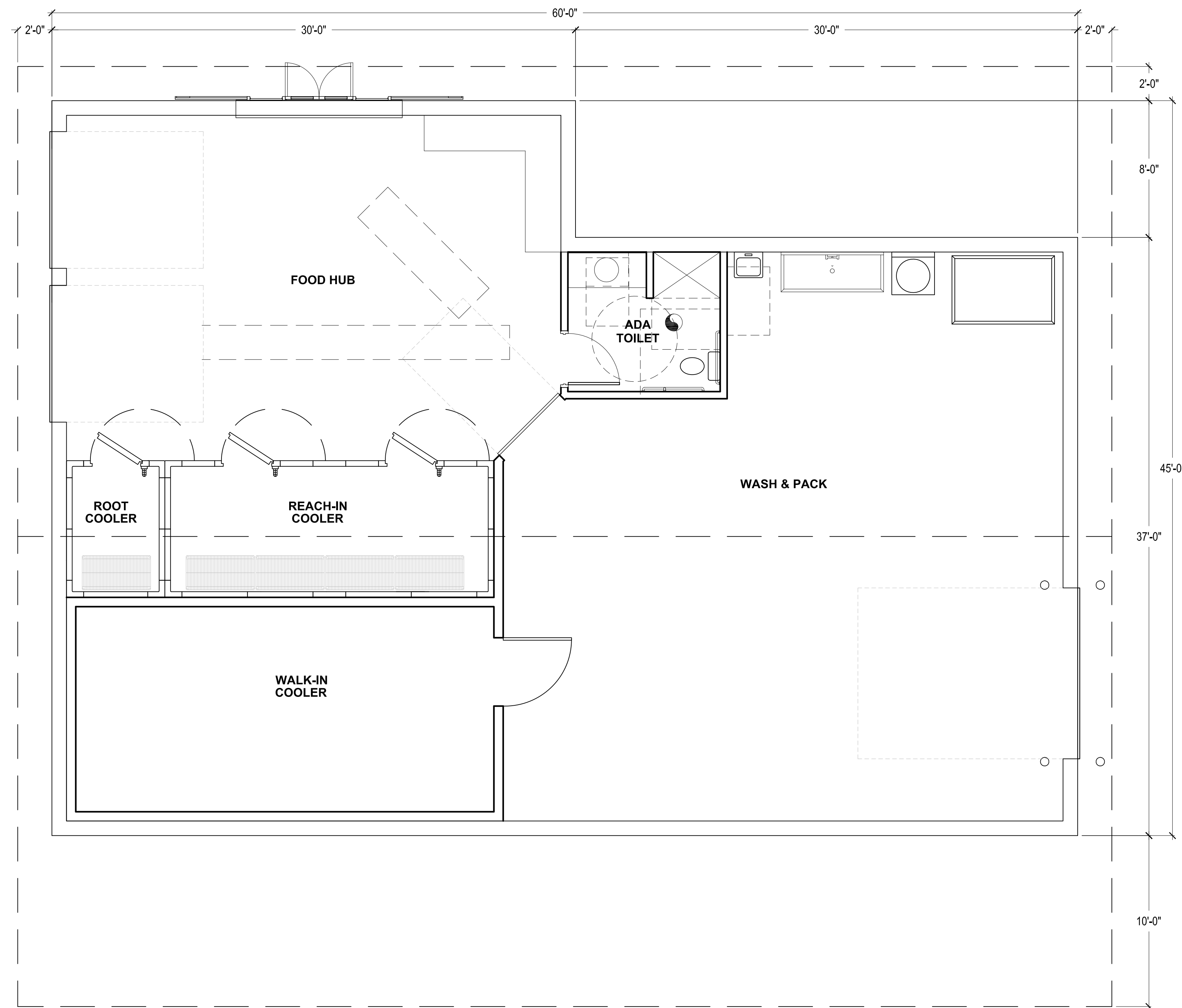
I hereby depose and certify that all information contained in this application, all accompanying plans and all attachments are complete and accurate to the best of my knowledge.

APPLICANT'S PRINTED NAME: David Raymond

APPLICANT'S SIGNATURE  DATE 2/4/2019

PROPERTY OWNER'S PRINTED NAME _____

PROPERTY OWNER'S SIGNATURE _____ DATE _____



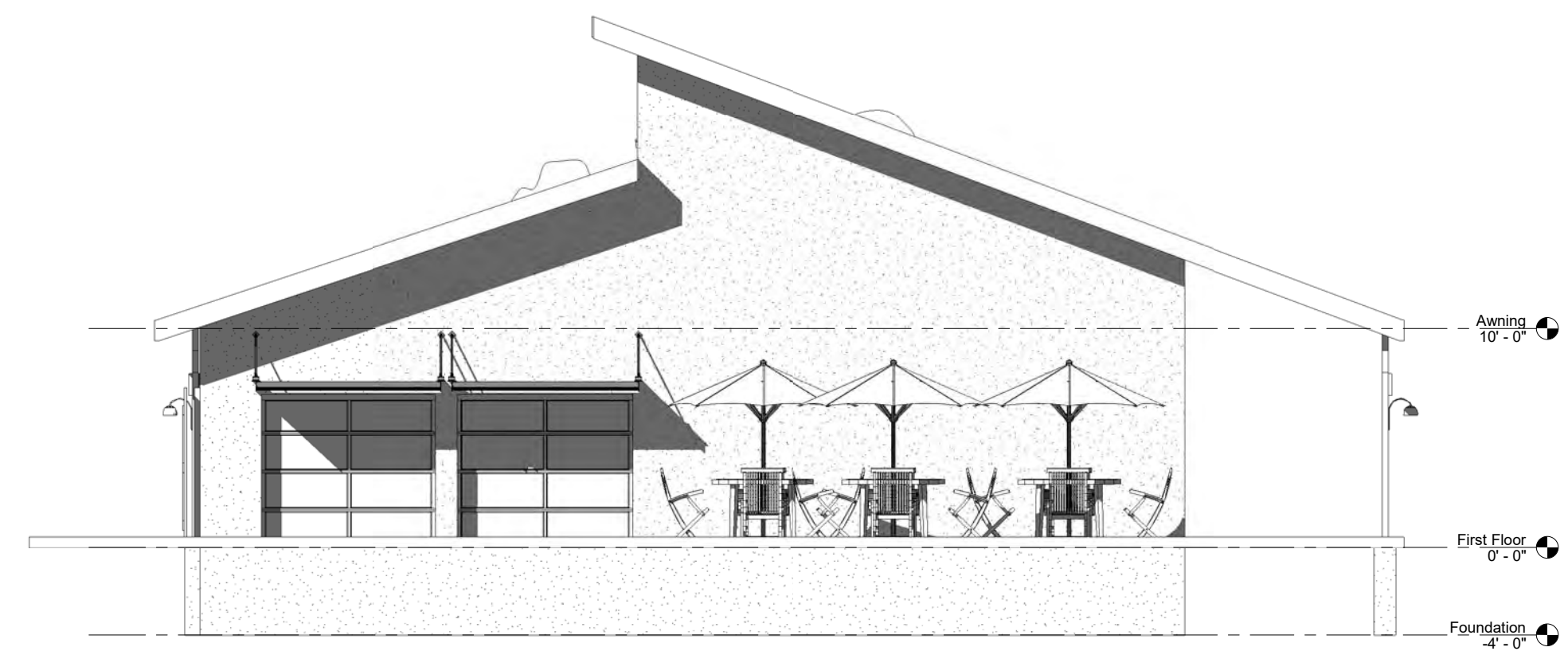
FIRST FLOOR PROPOSED PLAN
SCALE: 1/4" = 1'-0"



NORTH-WEST PERSPECTIVE



NORTH ELEVATION



WEST ELEVATION

OWNER:
SAINT JOSEPH MERCY HEALTH SYSTEM
 A Member of Trinity Health
 ARCHITECT OF RECORD:
PLANNING DESIGN
5301 HURON RIVER DRIVE SUITE 1111 - ANN ARBOR, MI 48106

PROJECT NAME:
THE FARM AT ST. JOES
 5301 E HURON RIVER DRIVE
 ANN ARBOR, MI 48106

SHEET TITLE:
PROPOSED FOOD HUB SCHEMATIC PLAN

SHEET NUMBER:
A100



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: April 16, 2018

**Minor Site Plan Review
For
Superior Township, Michigan**

Applicant: St. Joseph Mercy Hospital
Project Name: The Farm at St. Joes
Location: 5301 E. Huron River Drive
Plan Date: March 5, 2019
Zoning: MS-Medical Service District
Action Requested: Minor Site Plan Review

PROJECT DESCRIPTION

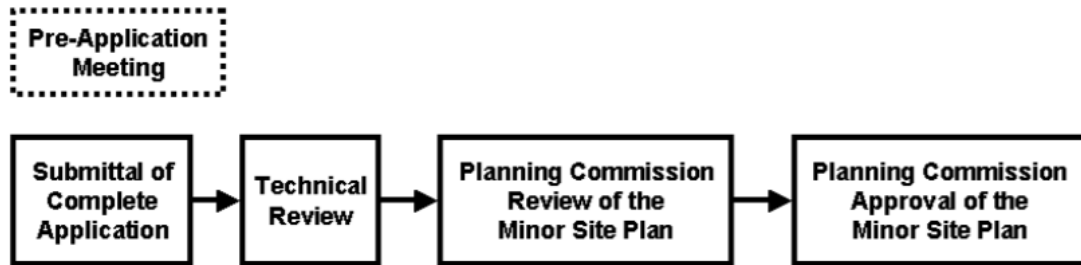
The applicant has submitted a Site Plan application for the construction of a 2,400 sq/ft “Food Hub” building, associated 11-space parking lot, stormwater management improvements, and landscaping for the existing Farm at St. Joes. The Farm at Joes is a gardening and healthy food learning environment. The Farm is part of St. Joes healthy eating initiative. The food grown at the Farm is not served at the hospital but rather it is given to employees and members of the community.

The 2,400 sq/ft “Food Hub” building will serve as the central vegetable cleaning, cooler, and distribution center.

You will note that the Food Hub is Phase 1 of a three phased development of this site. The other phases of the plan are for reference only. The applicant is only seeking approval for the Food Hub building and parking lot.

The site is zoned MS-Medical Service District. The Food Hub is considered an accessory component of the Farm at St. Joes and hospital site. As such, its being reviewed under Section 10.02.B of the Zoning Ordinance as a Minor Site Plan.

The process for a minor site plan is as follows:



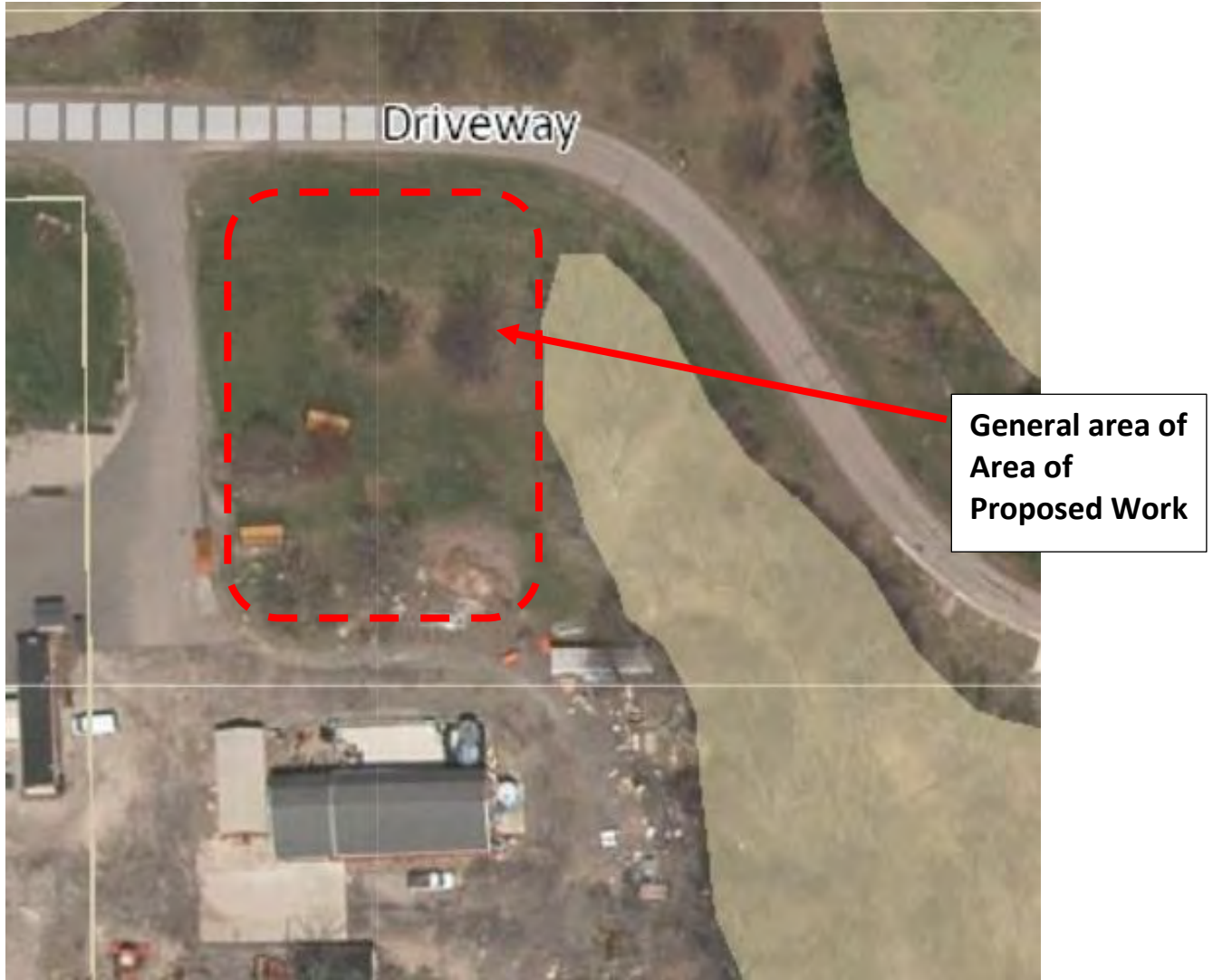
Minor Site Plan Approval Process

SITE DETAILS

Figure 1. Aerial Photograph of Site Context



Figure 2. Aerial Photograph of Area of Work



SITE LAYOUT, ACCESS, AND CIRCULATION

The Food Hub is located is a grassy area north of the existing barn. The 11-space parking lot will be accessed off the main driveway that services the site. The parking lot allows for adequate access and circulation. The Food Hub building has sidewalk on three sides to allow for pedestrian circulation.

As shown on the County GIS system, the site work may be within “St. Joes Nature Area”. The St. Joes Nature Area is the area shown in yellow on the two aerial photographs above. The St. Joes Nature Area has not been shown on any township approved plan or documents in relation to this site. However, prior to issuance of any approval for this site, the applicant shall:

1. Provide additional details with regards to the legal standing of the “St. Joes Nature Area”.
2. Confirm if any work is encroaching into the “St. Joes Nature Area” and if so, are there any special approvals or amendments that are needed?

Items to be Addressed: *Provide additional information with regards to the “St. Joes Nature Area”*

AREA, WIDTH, HEIGHT, SETBACKS

The Food Hub building is 72-feet from the existing barn. The building is approximately 23-feet to the highest point of the roof. The new building complies with all setback and height requirements set forth in the ordinance and the MS-Medical Service District.

Items to be Addressed: *None*

PARKING

The 2,400 sq/ft “Food Hub” building will be served with a 11-space paved parking lot. “Farm Market” is the most applicable use to determine the parking requirements:

	Required	Provided	Compliance
Farm Market: 1 space per 400 s.f. of floor area + 1 space per employee	1,727/400 s.f.= + 5 spaces + 3 employees = 8 spaces	11 total spaces	Complies
Barrier Free	1	1	Complies

Applicant is providing sufficient parking. However we note that the applicant is proposing parking spaces that are 1.5-feet short of the required length of 20-feet. The applicant shall provide the required parking space length.

Items to be Addressed: *Provide the required parking space length*

FLOOR PLANS AND ELEVATIONS

The applicant proposes a handsome farm/barn architecture style building, highlighted with a clerestory shed roof. The applicant has provided floor plans and elevations; however material details should be provided.

Items to be Addressed: *Provide material details.*

LANDSCAPING

The applicant notes that they have to remove only one tree accommodate the site. However, looking at aerial photography it appears that more than one tree will need to be removed. The applicant should confirm how many trees are being removed. The applicant proposes to relocate three existing trees on site to buffer the parking lot. The rest of the site remains heavily wooded.

Items to be Addressed: *Confirm number of trees being removed.*

LIGHTING

The applicant proposes one 20-foot tall light pole to light the parking lot. The applicant should provide photometric and light fixture details to ensure compliance with Section 14.11.B of the Zoning Ordinance.

Items to be Addressed: *Provide photometric and light fixture details to ensure compliance with Section 14.11.B of the Zoning Ordinance.*

UTILITIES

The building will require the extension of sanitary and water. Utilities will be reviewed and approved by the Township Engineer and any other required agency.

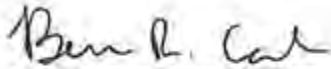
GRADING and STORMWATER MANAGEMENT

The building and parking lot will require grading and provision of stormwater management in the form of onsite raingardens. Grading and stormwater management will be reviewed and approved by the Township Engineer and Building Official.

SUMMARY

We recommend that the item be postponed by the Planning Commission so the applicant may:

1. Provide additional details with regards to the legal standing of the "St. Joes Nature Area".
2. Confirm if any work is encroaching into the "St. Joes Nature Area" and if so, are there any special approvals or amendments that are needed?
3. Provide the required parking space length.
4. Provide material details.
5. Confirm number of trees being removed.
6. Provide photometric and light fixture details to ensure compliance with Section 14.11.B of the Zoning Ordinance.
7. Provide building material details.



CARLISLE/WORTMAN ASSOC., INC.
Benjamin R. Carlisle, AICP, LEED AP
Principal

April 18, 2019

CHARTER TOWNSHIP OF SUPERIOR

3040 N. Prospect Road
Ypsilanti, MI 48198

Attention: **Lynette Findley, Township Clerk**

Regarding: **The Farm at St. Joe's
Minor Site Plan Review No. 1
OHM Job No. 0140-19-1020**

Dear Ms. Findley,

On the Township's behalf, we have reviewed the Minor Site Plan material prepared and submitted by Desine, Inc., and dated March 5, 2019 for the above referenced project. The minor site plan materials are for the expansion of an existing farm site that include a total of 3 phases. Plans for Phase 1 of the site improvements include construction of a new building and parking lot, as well as on-site stormwater management with a rain garden. This current minor site plan review is only pertinent to the proposed Phase 1 improvements shown in the plan set.

The site is in the southeast quarter of Section 31 at 5557 McAuley Drive. Please note that we have reviewed Phase 1 of the submittal consistent with requirements for minor site plan based on the Township Zoning Ordinance. We have also provided some engineering level review comments for the benefit of the Applicant at this stage, to provide a more comprehensive review based on the plans submitted. Based on the information presented, we offer the following comments for your consideration:

General Comments

1. On the Washtenaw County GIS online mapping viewer, there appears to be a nature preserve labelled as "St. Joe's Nature Area" that is adjacent to or within the site modifications identified in this minor site plan. The nature area should be delineated on the plan and any regulations of this area should be described by the applicant.
2. It appears that pavement is proposed to be removed on either side of an existing pathway in the Huron River Drive Right-of-way. The existing pathway should be labelled and a note to protect the pathway should be placed on the plans. This may also require a permit from the Washtenaw County Road Commission (WCRC) for disturbance within the County ROW.
3. The legend on all sheets should include any pertinent symbols and labels so that objects may be identified. Symbols for proposed light poles, signs, sanitary sewer, cleanouts, storm sewer, and water main should be added to the legend. Additionally, the line style and symbol of the existing sanitary sewer in the legend does not match the existing sanitary sewer on the plan view and should be updated appropriately.



4. There appears to be fence linework north of the existing barn. Label this linework or add a symbol to the legend identifying the object.
5. All site features that are proposed to be protected or saved should be clearly labelled.
6. The property tax ID number should be added to the cover sheet.
7. Plan sheets within a set are typically organized to follow the order in which construction activities take place. Consider listing the Existing Conditions and Demolition Plan sheets earlier in the plan set for clarity. In addition, it would be helpful to have some numerical organization to the sheets in addition to the letter designation, such as Sheet 01, 02, 03, etc.

Grading/Paving

8. A call out for proposed clearing limits is shown on the plans. The line style should be darkened or altered to clearly delineate these limits.
9. Additional top of pavement elevations within the parking lot area should be shown to ensure pavement has appropriate drainage, as well as adequate slopes along barrier free parking as required by the Americans with Disabilities Act (ADA) Standards.
10. The proposed contour lines do not appear to tie in to appropriate existing contour lines to the southeast of the proposed building. Verify the elevations of the contour lines to ensure the site is graded as intended.
11. Pavement cross sections should be reviewed to include appropriate callouts and notes to adhere to Township Standards, and applicable MDOT material standards for asphalt and aggregate base.

Stormwater Management & Drainage

12. During the previous pre-application meeting for the project, it was indicated that additional stormwater run-off generated by the site improvements would be managed through the existing storm sewer and detention system on the St. Joseph Hospital campus site. The current proposed stormwater management system for Phase 1 of the site improvements consists of an outlet directly to the Huron River through a rain garden. Further discussion regarding the intent of stormwater management is necessary with the applicant prior to approval of a site plan.
13. Stormwater management requirements are provided in the Washtenaw County Water Resources Commission (WCWRC) Procedures & Design Criteria for Stormwater Management Systems standards (WCWRC standards). Per Superior Township Ordinance, stormwater management for this site shall adhere to the standards provided by WCWRC, unless otherwise justified due to special circumstances.
14. Stormwater detention sizing is typically calculated using the worksheets provided on pages 30 through 42 of the WCWRC standards. A detailed description of the calculations, process, and best management practices is provided on pages 21 through 29 of the WCWRC standards.
15. Stormwater management by on-site infiltration is required for difference in bankfull volume (from pre-development to post-development bankfull volume) or first flush, whichever is greater (see WCWRC standards – page 38). If on-site infiltration volume requirements cannot be achieved, the required detention volume is typically increased by up to an additional 20% (WCWRC standards – page 39).
16. Design requirements for stormwater management systems, including best management practices are provided in the WCWRC standards. Rain garden plantings, soil mixture, subsurface storage depth, ponding depth, and general specifications are described on pages 65 through 68 of the WCWRC



standards. Superior Township Ordinance requires that stormwater management be consistent with WCWRC Standards to the extent possible.

17. Based on the above requirements from the WCWRC standards for stormwater management, it does not appear that the currently proposed raingarden design is adequate for Phase 1 of the site with direct discharge towards the Huron River.
18. Based on the finalized stormwater management system and proposed outlet location, review by WCWRC may be necessary.

Utilities

19. Provide the approximate existing invert elevation of the sanitary sewer main at the proposed service lead connection point. This should be based on the existing invert elevations at the sanitary sewer manholes upstream and downstream of the proposed connection point. Also identify if a sanitary sewer service lead riser is anticipated at the service lead connection to the sanitary sewer main.
20. Notes for sanitary sewer, storm sewer, and water main removal are included on the plan. Show all existing utilities on the plan and identify locations of utility removal or abandonment, if proposed.
21. After any required utility, structure, or miscellaneous removal/demolition, MDOT Class II granular material shall be used as compacted backfill in remaining trench or void to prevent settlement. Update notes to reflect this requirement.
22. Sanitary sewer cleanouts should be provided at each bend along a sanitary sewer service lead. We recommend adding an additional cleanout at the second bend of the proposed sanitary sewer service lead.
23. Connections of the sanitary sewer lead and water service lead to the existing system should be per Superior Township Engineering Standards and will be reviewed further during the engineering plan review stage. Township Standard Details may also be necessary for inclusion into the plan set at that stage.

Summary of Necessary Future Permits and/or Approvals

1. Approval and permit from the Washtenaw County Road Commission (WCRC) may be required for work within the Huron River Drive Right-of-way. The Applicant should inquire with WCRC regarding level of disturbance in their ROW.
2. Approval and permit from the Washtenaw County Water Resources Commission (WCWRC) for soil erosion control is required.
3. Approval and permit from the Washtenaw County Water Resources Commission (WCWRC) may be required for the proposed stormwater management system. This will be determined once the overall impact and outlet of the Phase 1 improvement is clarified.
4. Township Building Department and Fire Department approval is required.
5. The Applicant should be aware that the Township Ordinance requires that outside agency permits be reasonably assured prior to site plan approval. Therefore, initial submittals to those agencies are recommended to take place soon, if found to be necessary.
6. Include an "Agency Permits Required" table on the cover sheet and update as necessary to reflect the current permit status as necessary on the next submittal.



Conclusion

We have reviewed the material dated March 5, 2019, for the above referenced project on the Township's behalf. Based on the provided material and our review comments outlined above, we do not recommend approval of the minor site plan by the Planning Commission at this time. We look forward to presenting our review at the April 24, 2019 Planning Commission meeting.

If you have any questions regarding our review, please do not hesitate to contact me at (734) 466-4439.

Sincerely,
OHM Advisors

A handwritten signature in black ink that reads "George A. Tsakoff".

George A. Tsakoff, PE
Principal

cc: Ken Schwartz, Township Supervisor (via e-mail)
Richard Mayernik, CBO, Building Department (via e-mail)
Laura Bennett, Planning Coordinator (via e-mail)
Ben Carlisle, Township Planning Consultant (via e-mail)
David Raymond, St. Joseph Mercy Health System (via e-mail)
Wayne Perry, Desine, Inc. (via e-mail)
file

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Superior Township Fire Department
Bureau of Fire Prevention
7999 Ford Road
Ypsilanti, MI 48198

.....
Site Plan Review Report
.....

Date: 12 March 2019
Business Name: the Farm at St. Joe's
Business Address: 5557 McAuley Dr. Ypsilanti, MI 48197
Contractor: Desine Inc. 2183 Pless Dr. Brighton, MI 48114, Tel: 810-227-9533
Applicable Codes: IFC 2015, NFPA 10
Reviewed By: Victor G. Chevrette, Fire Chief
Plans Dated: 5 March 2019
Job No: 9193616

.....
Review Comments and Requirements
.....

1. Group B Occupancy, Fire Extinguishers required IFC Chapter 9, NFPA 10.
2. Exit Signage required IFC Chapter 10, section 1013.
3. Demolition shall be conducted in accordance with IFC Chapter 33.
- 4.

.....
Status of Plans:
.....

- Approved as submitted – pending field inspection and final testing
 Approved conditionally – see remarks
 Denied – see remarks

Remarks:

.....
Respectfully Submitted,



Victor G. Chevrette, Fire Chief
Superior Township Fire Department

One (1) set of these plans will be retained by the Fire Department, one (1) set forwarded to the mechanical inspector, three (3) sets are available for pickup with the permit.