

**SUPERIOR CHARTER TOWNSHIP PLANNING COMMISSION
SUPERIOR TOWNSHIP HALL
3040 N. PROSPECT, YPSILANTI, MI 48198
AGENDA
JUNE 26, 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 April 24, 2019 regular meeting minutes
6. CITIZEN PARTICIPATION
7. CORRESPONDENCE
 - A. City of Ypsilanti Intent to Plan
 - B. Pittsfield Township Distribution of Proposed Master Plan
 - C. Northfield Township Notice of Public Hearing
8. PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS
9. REPORTS
 - A. Ordinance Officer
 - B. Building Inspector
 - C. Zoning Administrator
10. OLD BUSINESS
 - A. STPC 19-02 The Farm at St. Joes – Minor Site Plan
 - B. STPC 18-12 Glen Oaks Cooperative Office Addition - Extension of Final Site Plan
 - C. STPC 19-03 & 19-04 Champions Sports Conditional Use Permit & Preliminary Site Plan – Extension of Postponement
11. NEW BUSINESS
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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PLANNING COMMISSION
APRIL 24, 2019
DRAFT MINUTES
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4-1 CALL TO ORDER

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

4-2 ROLL CALL

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

4-3 DETERMINATION OF QUORUM

A quorum was present.

4-4 ADOPTION OF AGENDA

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

4-5 APPROVAL OF MINUTES

A. Minutes of the January 23, 2019 Meeting

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

4-6 CITIZEN PARTICIPATION

None.

4-7 CORRESPONDENCE

A motion was made by Commissioner Sanii-Yahyai and supported by Commissioner Brennan to receive and file correspondence from Northfield Township. The motion carried.

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4-8 PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

A. STPC 19-03 Champions Sports, LLC – Conditional Use Permit

1. Public Hearing

A motion was made by Commissioner Brennan and supported by Commissioner Sanii-Yahyai to open the public hearing.

Yes: Brennan, Findley, Gardner, Guenther, McGill, Sanii-Yahyai, Steele.

No: None.

Absent: None.

Abstain: None.

The motion carried.

James Goebel, 6530 Plymouth-Ann Arbor Road, shared concerns that the proposed development could have on the Fleming Creek as well at wetlands in the area. He also questioned the future use of the building if the proposed use changed. Outdoor lighting and heavy traffic were also noted as concerns.

Ihab Ismail, applicant and developer, described the project to the commissioners. He explained why he desired to construct the proposed project, noting long drive times to get to sports complexes and the amount of time spent in the car simply getting children to sporting activities. Mr. Ismail also listed the types of sports that would be housed at the complex.

Tom Lawson, 6629 Fleming Creek Drive, stated that he has two office buildings and a business in Superior Township. He noted existing issues with traffic and discussed the rural integrity of the area and how the proposed complex would foster that. He shared concerns about the portion of the proposed site south of Plymouth-Ann Arbor Road.

Kelly Carter, 7486 Plymouth-Ann Arbor Road, questioned the zoning of the parcel the proposed building would be located on.

Chairman Guenther replied that the parcel would not be rezoned, as the proposed use is a conditional use in the R1 zoning district.

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Mr. Ismail stated that there is no intention of developing the property on the south side of Plymouth-Ann Arbor Road; all development will be on the north side.

Ms. Carter asked about the maximum capacity of parking.

Sue Dickenson, Midwestern Consulting stated that the traffic impact study was recently completed but will need to be submitted to outside agencies. She continued to state that the applicant is proposing 300 parking spaces and looking to defer the remainder. It was noted that per the site plan, 451 spaces would be required.

Ms. Carter inquired if the facility would be membership-based, or if drop-ins were permitted. She added that she did not feel the proposed development was in keeping with the area.

Erin Lindsay, 5457 Warren Road, questioned how much of an increase in traffic the traffic study would show.

Gina Strychar, 3633 Prospect Road, stated that she felt there were existing facilities in the area that do exactly what is being proposed. She feels the traffic on Plymouth-Ann Arbor Road is already heavy and cannot imagine the added traffic that the proposed facility would bring. She added that she very much opposes the facility.

James Wilks, 3593 Northbrooke Drive, noted concerns with the impact the proposed facility would have on the environment and added noise. He also mentioned concerns about traffic and impact on the water table.

Larry Anthony, 7306 Plymouth-Ann Arbor Road, inquired how many people the applicant expected would need to visit the proposed development per year in order to make the property profitable.

Chairman Guenther replied that profitability is not part of the standards the Planning Commission will be looking at.

Mr. Ismail stated that it is not the intent of the facility to become a country club. Walk-in users are going to be welcome based on a per-use fee. He also responded that the other similar recreational facilities in the area are maxed out.

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Dennis Nordling, 3542 Eastbrook Drive, asked if the applicant could introduce himself.

Mr. Ismail introduced himself and explained why he was proposing the development.

Michael David Bendor, 2820 Stommel Road, stated that he thought the proposed use was a great idea, but not in the middle of the rural area. He suggested LeForge Road as an alternative location due to its open areas with water and sewer. He also stated that Ypsilanti Township has a recreational facility and asked the applicant to reconsider where he is placing the proposed facility.

Richard Gerth, 6300 Plymouth-Ann Arbor Road, stated concerns with light pollution and the effect the proposed development may have on well and septic in the area. He noted that it is a major facility and feels that it would fall under the category of General Commercial in the Master Plan and would also be more appropriate elsewhere in the Township.

Martha Merritts, 6978 Cherry Hill Road, expressed concerns with potential crime that the development could lead to. She also explained how the rural nature of the Township lead her to build her home here.

Dave Phillips, 7777 Cherry Hill Road, asked for a brief overview of the site and what will be included in phase one and phase two of the project. Mr. Phillips also inquired about the proposed development and taxable value.

Mr. Ismail replied that he does not have an answer for the taxable value. He stated that some of the sports included in the complex are volleyball, pickleball, soccer, swimming, squash and tennis – with one or two fields/areas for each sport.

Carl Woodward, 6390 Plymouth Road, noted major concerns regarding the environmental impact the development could have on Fleming Creek. He also feels the proposed development would vastly increase the traffic on Plymouth road and overload the two-lane road.

Jack Smiley, 10325 Cherry Hill Road, feels that this is not the right site for the proposed development.

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Scott Merritts, 6978 Cherry Hill Road, inquired about the size of the pool at the proposed development and noted concerns the development could have on the water table.

Susan Harris, 7644 Plymouth-Ann Arbor Road, feels that the project would destroy the rural feel of the area. She also stated that the sports being offered at the facility could be found elsewhere.

Steve Opaleski, 5824 Becky Lane, noted that he echoes many of the comments previously stated by residents. He feels that the proposed development does not fit in the Township and asked if a study was completed.

Mr. Ismail replied that a feasibility study was completed.

Ronald Feldeisen, 5828 Tanglewood Drive, agreed that it does not seem like the right place for this development. He feels that the parking situation at the proposed development will be difficult to predict.

Jerry Matuzak, 4820 Vorhies Road, stated that since he has been living in Superior Township, the Township has worked to preserve the rural nature of the area. He also shared concerns with extra traffic the proposed development would bring. He urged the Planning Commissioners to deny the project.

Jennifer Hart, 3624 Prospect Road, stated that she agrees with the concerns brought up by other residents. She noted a situation last year where DTE had to bring in a generator because there was not enough electricity to power air-conditioning for homes in the area. She questioned the impact the proposed facility would have on the infrastructure.

Frederick Hunter, 4315 Vorhies Road, noted concerns about safety at the development due to one ingress and one egress from the site. He questioned if the fire trucks would be able to access the site if cars were also trying to get out.

Erin Lindsay noted potential issues with light pollution.

Andrew Koffron, 7486 Plymouth-Ann Arbor Road noted concerns with the septic field supporting such a large development.

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Richard Gerth, 6300 Plymouth-Ann Arbor Road, recalled that when his children were involved with sports, they happened after school or on the weekends.

Teresa Welsh, 4825 Vorhies Road, inquired about the term “users” and whether they were additive or inclusive. She also feels the standard for parking should be doubled for adequate spaces.

David Rose, project architect, replied that to meet building code they will need to provide a calculation of the maximum number of people who could occupy the building. He added that not every user of the facility would drive themselves. Mr. Rose also mentioned that the applicant has a desire to land bank some of the parking spots.

Kelly Carter 7486 Plymouth-Ann Arbor Road asked how a traffic study was done at a similar facility. She wondered if it was enough to account for changing use.

Chairperson Guenther replied that the traffic study was not part of the application, nor is Phase Two of the development.

Sue Dickenson, Midwestern Consulting, replied that a traffic study was done for one week in March.

Mr. Ismail stated that in addition to the traffic study, a comparable study was completed at a similar facility during peak use.

Ronald Feldeisen, 5828 Tanglewood Drive, assumes that the traffic study completed by the applicant follows the industry standard. He feels that these studies are not accurate and do not work in the real world.

A motion was made by Commissioner Gardner and supported by Commissioner Sanii-Yahyai to close the public hearing.

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

The motion carried.

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2. Deliberation

Benjamin Carlisle, Carlisle Wortman, reviewed the Township Planners Report dated April 16, 2019.

George Tsakoff, OHM, reviewed the Township Engineers report dated April 18, 2019.

Commissioner Gardner stated that there are six standards from the Zoning Ordinance that need to be met in order to approve a Conditional Use Permit. He also questioned if the proposed development was compatible with the Superior Township Growth Management Plan and read the section regarding future land use in rural residential areas located in Section 6-21 of the Master Plan:

The white areas around the western and northern parts of the Township are principally used for large lot rural residential development with a few farms along the border with Salem Township. A mixture of agricultural, rural residential, and resource conservation zones are present. This pattern is encouraged to continue.

Commissioner Steele stated that the Planning Commission has an agreement with the Fleming Creek Advisory Council, and they have provided comments on the site plan.

Chairman Guenther noted that it is part of the public record if anyone wants to read their comments.

Chairperson Guenther explained that the task of the Planning Commission is to enforce the Zoning Ordinance that the Township has adopted. He agreed that there is a demand for this type of facility but feels that the infrastructure may not support it.

Chairperson Guenther reviewed the following standards listed in Section 5.308A (Private Recreational Facilities) of the Zoning Ordinance:

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.
2. The facility shall be so constructed and maintained that odors, dust, noise, exterior lighting, and drainage shall not constitute a

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nuisance or hazard to adjoining lots and uses. The hours of operation of any private recreational facilities shall be subject to Planning Commission approval.

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

Commissioner Findley stated that she agrees with Commissioners Guenther and Gardner. She asked if the applicant had looked at the other locations that may be more amenable for this type of facility.

Mr. Ismail replied that they had looked at many locations and this one had access to the highway.

Commissioner McGill inquired about adding more soccer fields if the demand increased.

Mr. Ismail replied that it would not be a soccer facility, but a multi-sport facility.

3. Action

Chairman Guenther stated that the Township consultants listed a number of items that are missing from the applicant's submission. He also noted that the Planning Commission has not yet had the ability to review the traffic study. He inquired if the proposal was ready for action this evening, or if it should be postponed.

Commissioner Brennan spoke in favor of postponing action until the applicant could address the issues in the township consultant reports.

Ben Carlisle stated that the applicant has listened to comments and it would be fair to allow the applicant to request a postponement.

Chairman Guenther stated that it sounded reasonable.

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Mr. Ismail stated that he would like to postpone action on the project and the Planning Commission did not object.

Motion by Commissioner Findley, supported by Commissioner Brennan to postpone action on STPC 19-03 Conditional Use Permit, and STPC 19-04 Preliminary Site Plan, for Champions Sports, LLC, until June 26, 2019 to provide the applicant time to address concerns in the Engineering report dated April 17, 2019 and the Planning report dated April 16, 2019.

Roll Call:

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

The motion carried.

A motion was made by Commissioner Findley, supported by Chairman Guenther to take a five-minute recess.

A motion was made by Commissioner Brennan, supported by Chairperson Guenther, to reconvene from the break.

1-9 REPORTS

A. Ordinance Officer

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

B. Building Inspector

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

C. Zoning Administrator

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

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1-10 OLD BUSINESS

None.

1-11 NEW BUSINESS

A. STPC 19-04 Champions Sports, LLC Preliminary Site Plan

Motion by Commissioner Findley, supported by Commissioner Brennan to postpone action on STPC 19-03 Conditional Use Permit, and STPC 19-04 Preliminary Site Plan, for Champions Sports, LLC, until June 26, 2019 to provide the applicant time to address concerns in the Engineering report dated April 17, 2019 and the Planning report dated April 16, 2019.

Yes: Brennan, Findley, Gardner, Guenther, McGill, Sanii-Yahyai, Steele.

No: None.

Absent: None.

Abstain: None.

The motion carried.

B. STPC 19-02 The Farm at St. Joes – Minor Site Plan

Dave Raymond, applicant, gave an overview of the project and what would be offered at the site. He also stated that they are looking to do a phased buildout of the site.

Mr. Raymond explained that the program was developed with the Nutrition and Food Service Department. The food hub planned for the site will allow people to participate in Community Supported Agriculture (CSA). He added that a grant was received from Trinity Health for the food hub. The food hub would be a 2,400 square foot building and allow farmers to drop off the food where it will be washed and packed and then stored in coolers until it is picked up.

It was noted that during Phase Three of the project the applicant hopes to add a hoop house and an orchard, as the site is located on six acres. He added that there is a natural area on the site that has been designated as a wildlife habitat and has also been recognized by the US Fish and Wildlife Association.

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Benjamin Carlisle, Carlisle Wortman, reviewed the Township Planners Report dated April 16, 2019. It was noted that Carlisle Wortman recommended postponing the item so the applicant could address the following issues:

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.

George Tsakoff, OHM, reviewed the Township Engineers report dated April 17, 2019. Based on the provided material and the review comments, OHM did not recommend minor site plan approval at this time.

Chairman Guenther asked the applicant if he was open to postponing action until the May 22, 2019 meeting.

The applicant affirmed that he was.

A motion was made by Commissioner Findley and supported by Commissioner Brennan, to postpone action on STPC 19-02 The Farm at St. Joes, until May 22, 2019 to address the issues in the Planning Consultant report dated April 16, 2019 and the Engineers report dated April 18, 2019.

Yes: Brennan, Findley, Gardner, Guenther, McGill, Sanii-Yahyai, Steele.

No: None.

Absent: None.

Abstain: None.

The motion carried.

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4-12 POLICY DISCUSSION

None.

4-13 ADJOURNMENT

Motion by Commissioner Findley supported by Commissioner Brennan to adjourn.

The meeting was adjourned at 9:59p.

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

NORTHFIELD TOWNSHIP PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

The Northfield Township Planning Commission will hold a public hearing in accordance with the Michigan Planning Enabling Act (PA 33 of 2008 as amended) Northfield Township has prepared an updated 2019 Master Plan.

The public hearing will be held on Wednesday, June 19, 2019 at 7:00 p.m. on the second floor for the Northfield Township Public Safety Building, 8350 Main Street, Whitmore Lake, MI 48189. The draft plan is available for review on the Township website at: www.twp.northfield.mi.us/government/planning_commission/master_planning_process. Written comments may be submitted to the Building/Zoning Department at the Township Hall (8350 Main St.) before 12:00 p.m. on the day of the meeting.

This notice is in compliance with PA 267 of 1976 as amended (Open Meetings Act) MCLA 41.7, 2A (2) (3) and the Americans with Disabilities Act (ADA). Individuals with disabilities requiring auxiliary aids or services should contact the Northfield Township Offices at 743-449-2880 seven days in advance.

Kathy Manley – Northfield Township Clerk

Publish: Sunday, June 2, 2019

Newspaper: Ann Arbor News



Pittsfield Charter Township
Department of Utilities & Municipal Services

6201 West Michigan Avenue, Ann Arbor, MI 48108
Phone: (734) 822-3101 • Fax: (734) 944-1103
Website: www.pittsfield-mi.gov

Mandy Grewal, Supervisor

Craig Lyon
Director of Utilities &
Municipal Services
lyonc@pittsfield-mi.gov



**REQUEST FOR REVIEW AND COMMENT ON PROPOSED AMENDMENTS TO THE
PITTSFIELD CHARTER TOWNSHIP MASTER PLAN**

TO: Contiguous Municipal Legislative Bodies, County Planning, Public Utilities,
and Railroad Companies

FROM: Pittsfield Township Planning Commission

DATE: June 14, 2019

SUBJECT: Master Plan Amendment Review and Comment

In accordance with the Michigan Planning Enabling Act, P.A. 33 of 2008, as amended, Pittsfield Charter Township is hereby distributing the proposed Master Plan amendment for review and comment. The proposed Master Plan amendment can be viewed on-line at the following link:
<http://pittsfield-mi.gov/DocumentCenter/View/4151>

All entities receiving this notification have 42 days to review and comment on the proposed Master Plan Amendment.

Please forward comments to: Benjamin Carlisle, AICP, Township Planning Consultant
Pittsfield Charter Township
6201 West Michigan Avenue
Ann Arbor, MI 48108
planning@pittsfield-mi.gov

B R i
Beckett & Raeder

*Landscape Architecture
Planning, Engineering &
Environmental Services*

June 14, 2019

Regarding: Ypsilanti Master Plan

To whom it may concern:

This letter is to provide notification to your office that the City of Ypsilanti will begin the process of writing a Master Plan pursuant to Public Act 33 of 2008, the Michigan Planning Enabling Act.

Once a draft plan is approved for distribution, you will be provided a link to an electronic copy for your organization's review and comment. Please feel free to contact me about any land use or community development issues pertinent to your organization, or to the participating community, which should be reviewed during the preparation of the plan.



initiative

Regards,

Michelle Bennett, AICP

mbennett@bria2.com



Enclosure: List of organizations and entities receiving this notification

Beckett & Raeder, Inc.
535 West William, Suite 101
Ann Arbor, MI 48103

734 **663.2622** ph
734 **663.6759** fx

www.bria2.com

Petoskey Office
113 Howard St.
Petoskey, MI 49770

231.347.2523 ph
231.347.2524 fx

Traverse City Office
921 West 11th St., Suite 2E
Traverse City, MI 49684

231.933.8400 ph
231.944.1709 fx

Toledo
419.242.3428 ph

Notification of Intent to Prepare a Master Plan

Organizations and Entities Receiving this Notice:

Ypsilanti Charter Township
Superior Township
Southeast Michigan Council of Governments
Washtenaw County
Washtenaw County Road Commission
Ypsilanti Community Schools
Eastern Michigan University
Ypsilanti District Library
Michigan Department of Transportation
Ann Arbor Area Transportation Authority
Norfolk Southern Corporation
Amtrak Corporation
DTE Energy Company
AT&T
Comcast Corporation
Ypsilanti Community Utilities
Consolidated Railroad
Washtenaw Area Transportation Study
SBC Communications

①

initiative

Superior Township Monthly Report May/ June 2019

Resident Debris/ Complaints:

- 8812 Nottingham- Furniture on Extension- **(Tagged)**
- 1635 Harvest Ln.- Metal on Extension- **(Tagged)**
- 8611 Barrington- 2 Mattresses on Extension- **(Tagged)**
- 1702 Devon- 2 Mattresses on Extension- **(Tagged)**
- 9673 Wexford- Sofa on Extension- **(Tagged)**
- 1666 Stephens Dr.- Table & Box on Extension- **(Tagged)**
- 1617 Harvest Ln.- Basketball Hoop in street- **(Tagged for Removal)**
- 1613 Harvest Ln.- T.V. on Extension- **(Tagged)**
- 1592 Harvest Ln.- Carpet in Street- **(Tagged for Removal)**
- 1506 Wiard Rd.- Carpet & Pads on Extension- **(Tagged)**
- 8815 Somerset- 2 Sofas on Extension- **(Tagged)**
- 9631 Avondale- T.V. on Extension- **(Tagged)**
- 8964 Nottingham- Toilet on Extension- **(Tagged)**
- 1115 Clark Dr.- Debris by fence- **(Tagged for Removal)**
- 1111 Clark Dr.- Debris by fence- **(Tagged for Removal)**
- 1866 Telford Ct.- Sofa on Extension- **(Tagged)**

Grass Complaints:

- 8633 Cedar Ct.- Grass too long- **(Tagged)**
- 8891 Nottingham- Grass too long- **(Tagged)**
- 8884 Nottingham- Grass too long- **(Tagged)**
- 1645 Devon- Grass too long- **(Tagged)**
- 9287 Panama- Grass too long- **(Tagged)**
- 9272 Panama- Grass too long- **(Tagged)**
- 1516 Wiard Rd.- Grass too long- **(Tagged)**
- 1530 Wiard Rd.- Grass too long- **(Tagged)**
- 1296 Stamford Rd.- Grass too long- **(Tagged)**
- 1288 Stamford Rd.- Grass too long- **(Tagged)**
- 8607 Barrington- Grass too long- **(Tagged)**
- 8430 Barrington- Grass too long- **(Tagged)**
- 8460 Barrington- Grass too long- **(Tagged)**
- 1908 Savannah- Yardwaste Bags on Extension- **(Tagged)**
- 1808 Sheffield- Grass too long- **(Tagged)**
- 1874 Ashley- Grass too long- **(Tagged)**

9012 Ascot Dr.- Grass too long- **(Tagged)**
9272 Panama- Grass too long- **(Tagged)**
1666 Wiard Rd.- Grass too long- **(Tagged)**
1800 Manchester- Grass too long- **(Tagged)**
9670 Wexford- Grass too long- **(Tagged)**
1634 Wiard Rd.- Grass too long- **(Tagged)**
1638 Wiard Rd.- Grass too long- **(Tagged)**
8562 Eral St.- Grass too long- **(Tagged)**
8443 Glendale- Grass too long- **(Tagged)**
1690 Stephens Dr.- Grass too long- **(Tagged)**
8861 Nottingham- Grass too long- **(Tagged)**
8968 Nottingham- Grass too long- **(Tagged)**
8975 Nottingham- Grass too long- **(Tagged)**
1860 Telford Ct.- Grass too long- **(Tagged)**
8916 Oxford Ct.- Grass too long- **(Tagged)**

Vehicle Complaints:

1613 Harvest Ln.- Vehicle on lawn- **(Tagged)**
1052 Stamford Rd.- Vehicle with expired tags- **(Tagged)**
1988 Kenwyck Dr.- Vehicle with expired tags- **(Tagged)**
1758 Hamlet- Vehicle blocking corner- **(Tagged)**

Illegal Dumpings:

Gotfredson & Geddes Rd.- Sofa, Chair, and Bike parts- **(Office Notified)**
Gotfredson & Geddes Rd.- Mattress Dumped- **(Office Notified)**
East Vreeland- Dumped 2 Sofas & Mattress on side of road

SUPERIOR TOWNSHIP BUILDING DEPARTMENT
MONTH-END REPORT
May, 2019

Category	Estimated Cost	Permit Fee	Number of Permits
Com/Multi-Family Renovations	<i>\$700,000.00</i>	<i>\$5,150.00</i>	<i>1</i>
Com-Other Non-Building	<i>\$235,000.00</i>	<i>\$550.00</i>	<i>3</i>
Electrical	<i>\$0.00</i>	<i>\$6,699.00</i>	<i>33</i>
Mechanical	<i>\$0.00</i>	<i>\$7,158.00</i>	<i>47</i>
Plumbing	<i>\$0.00</i>	<i>\$7,930.00</i>	<i>25</i>
Res-New Building	<i>\$2,054,384.00</i>	<i>\$13,652.00</i>	<i>6</i>
Res-Other Building	<i>\$147,457.00</i>	<i>\$1,182.00</i>	<i>9</i>
Res-Other Non-Building	<i>\$70,000.00</i>	<i>\$455.00</i>	<i>1</i>
Res-Renovations	<i>\$77,500.00</i>	<i>\$606.00</i>	<i>2</i>
Totals	<i>\$3,284,341.00</i>	<i>\$43,382.00</i>	<i>127</i>

SUPERIOR TOWNSHIP BUILDING DEPARTMENT
YEAR-TO-DATE REPORT

January 2019 To Date

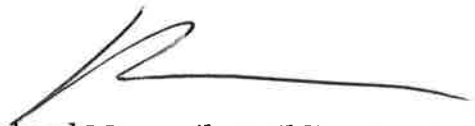
Category	Estimated Cost	Permit Fee	Number of Permits
Com/Multi-Family Renovations	<i>\$2,018,940.00</i>	<i>\$12,433.00</i>	<i>4</i>
Com-Other Non-Building	<i>\$281,000.00</i>	<i>\$900.00</i>	<i>5</i>
Electrical	<i>\$0.00</i>	<i>\$21,777.00</i>	<i>111</i>
Mechanical	<i>\$0.00</i>	<i>\$26,167.50</i>	<i>178</i>
Plumbing	<i>\$0.00</i>	<i>\$26,907.00</i>	<i>96</i>
Res-Additions (Inc. Garages)	<i>\$185,938.00</i>	<i>\$977.00</i>	<i>3</i>
Res-Manufactured/Modular	<i>\$260,000.00</i>	<i>\$1,100.00</i>	<i>7</i>
Res-New Building	<i>\$8,480,381.00</i>	<i>\$56,331.00</i>	<i>23</i>
Res-New Building (Attached SFD)	<i>\$1,371,540.00</i>	<i>\$8,912.00</i>	<i>56</i>
Res-Other Building	<i>\$197,977.00</i>	<i>\$2,337.00</i>	<i>17</i>
Res-Other Non-Building	<i>\$141,780.00</i>	<i>\$1,305.00</i>	<i>10</i>
Res-Renovations	<i>\$448,137.00</i>	<i>\$2,156.00</i>	<i>9</i>
Totals	<i>\$13,385,693.00</i>	<i>\$161,302.50</i>	<i>519</i>

Zoning Report

June 20, 2019

Humane Society- On Wednesday, June 19th I met with representatives of the Humane Society, U of M, and the design engineers to discuss questions relating to the proposed parking area at the south side of the Humane Societies current site. This project received Final Site Plan approval in 2016 for the parking area and septic work. Unfortunately, the U of M did not approve of the parking area plans and the project returned to the Planning Commission and was split into two phases. It now appears that (subject to their further review) the U of M is inclined to approve of the parking area. Once approved by the U of M, the project still will need detailed engineering approval from the Township. The Humane Society is tentatively planning to begin construction in September. These developments are all very good news as the ongoing roadside parking at this location has been a problem for some time.

Champion Sports- A public hearing was held for the Champion Sports project at the April 24th Planning Commission meeting. At the meeting, the public comments and sentiment was overwhelmingly in opposition to approval of this project. The Planning Commission held the public hearing and then took action to postpone the application until the June 26, 2019 meeting. The applicant has since requested that the Planning Commission grant an additional 2 months postponement. The Planning Commission will take action on this request at the June 26th meeting.



Richard Mayernik, Building/Zoning Official



May 28, 2019

Ms. Laura Bennett
Building Department
Superior Township
3040 North Prospect Road
Ypsilanti, Michigan 48198

Re: **The Farm at St. Joe's**
St. Joseph Mercy Health System

Dear Ms. Bennett;

We have prepared an updated site plan and construction drawings for The Farm at St. Joe's. Plans have been revised to address review comments prepared by Carlisle/Wortman Associates, Inc. and OHM Advisors. Additionally, plans have been revised and expanded to provide a storm water management system for the entire farm property, including the anticipated future expansion as depicted on the development plan.

The following modifications and adjustments have been provided in the updated plans:

- The St. Joes Nature Area has been depicted on the plans. Limits of the nature area, as depicted on WCGIS, is not well defined and a description of the nature area is not available. It is our understanding the nature area is intended to encompass wooded areas of the site. We have not identified any limitations or restrictions associated with use of the nature area. The revised plans do not depict any work within the nature area as depicted.
- Parking space length has been revised to conform to the 20-foot minimum requirement.
- Existing trees on the property have been located, identified and depicted on the plans.
- A photometric plan and fixture details have been provided.
- The existing pathway adjacent to Huron River Drive has been labeled and noted to be protected.
- Sheet legends have been updated to more accurately depict items on the plans.
- Additional site labeling has been provided.
- The property tax ID numbers and linework has been added on the cover page and site plan.
- Clearing limits have been more clearly defined.
- Top of pavement elevations have been provided for the barrier free parking space.
- Contour lines have been revised to tie to existing contour lines.
- An invert elevation has been provided on the existing sanitary sewer.

- Notes have been revised to address review comments.
- The sanitary sewer lead has been revised. Cleanouts are provided at all bends.
- The stormwater management system has been revised and expanded to provide a collection system for the entire farm area. Stormwater will be retained within the existing low area, modified to provide the required storage volume in accordance with the current Washtenaw County Water Resources Commission standards. Calculations have been revised to reflect the developed condition as depicted on the development plan for the farm property.

The existing low area, located Northeast of the intersection of McCauley Drive and Huron River Drive, has historically provided retention of storm water runoff from the farm area. This area is cultivated annually for the growing and harvesting of Alfalfa. The area will be graded and the existing landscape berm along the South and West sides of the low area will be modified to provide containment of the calculated retention storage volume.

Enclosed are sixteen sets of the updated site plan and supporting plans for your review and consideration. A CD containing .pdf files of the plan set is also provided.

Should you have questions pertaining to the updated plans, or should additional information be required, please contact me at your convenience.

Respectfully,

DESINE INC.

Wayne M. Perry, P.E.



Encl: Site Plan dated May 24, 2019

cc: David Raymond, St. Joseph Mercy Health System

\\193616\Site Plan submittal LTR 05-28-19



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
May 30, 2019

**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: May 24, 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:



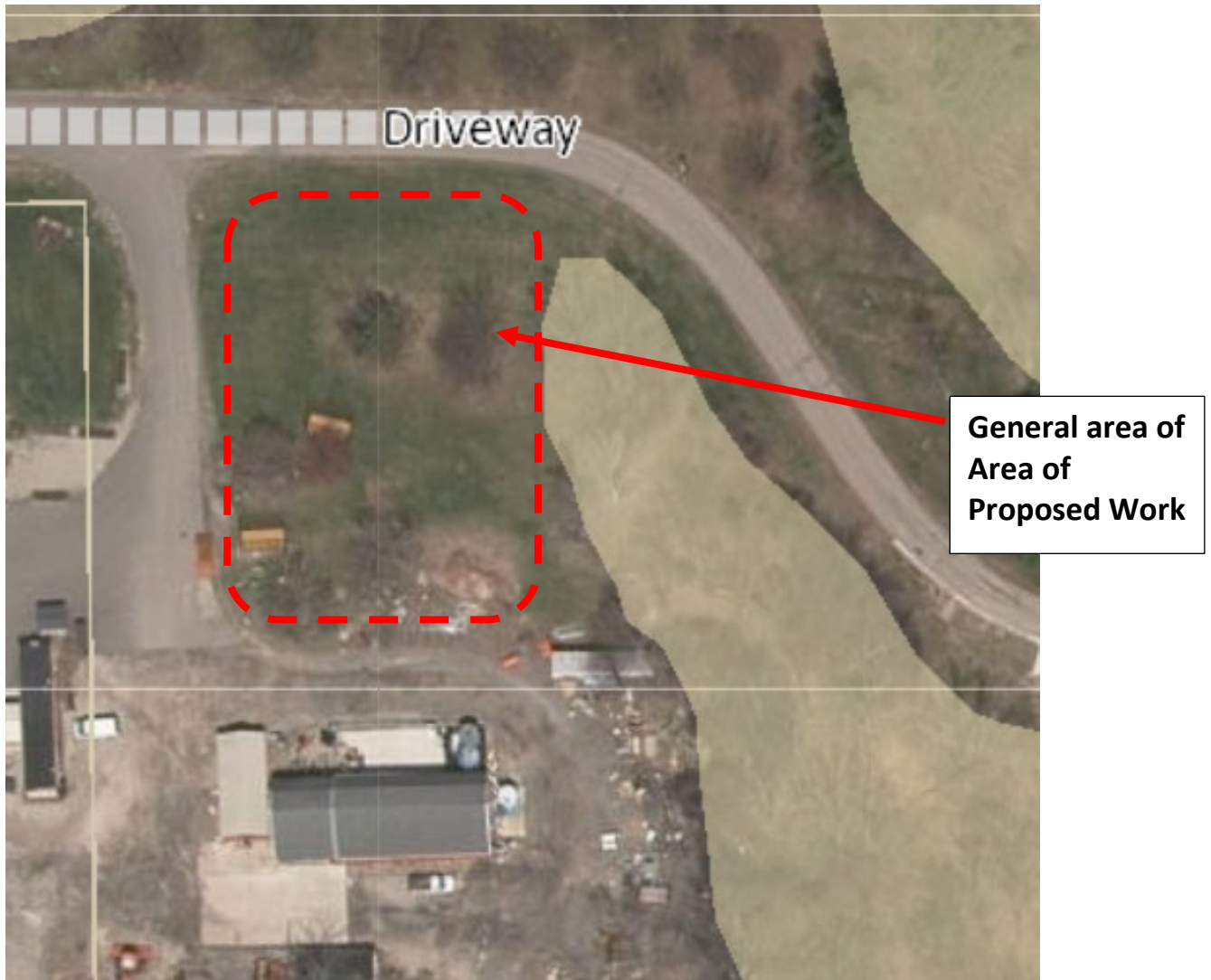
Minor Site Plan Approval Process

SITE DETAILS

Figure 1. Aerial Photograph of Site Context



Figure 2. Aerial Photograph of Area of Work



PREVIOUS PLANNING COMMISSION REVIEW

The item was considered by Planning Commission on April 24th. The item was continued to address the following items:

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. Confirm number of trees being removed.
5. Provide photometric and light fixture details to ensure compliance with Section 14.11.B of the Zoning Ordinance.
6. Provide building material details.
7. Items in Engineering Review

The applicant has provided a revised application.

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 a sidewalk on three sides to allow for pedestrian circulation.

As shown on the County GIS system, the site includes the “St. Joes Nature Area”. Further research by the applicant indicates that the exact locations of the nature area is not well defined nor described. It their understanding that the nature area is intended to encompass the wooded areas of the site. The proposed work is outside of any wooded area on site.

Items to be Addressed: None

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. All spaces meet the Township width and depth requirements.

Items to be Addressed: *None*

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 building material details.*

LANDSCAPING

It appears that the applicant is removing ten (10) trees and relocating two (2) trees. The applicant indicates that they are replacing the ten (10) trees removed. The applicant should provide a plan showing the locations of the replacement trees.

Items to be Addressed: *Provide a plan showing the locations of the replacement trees.*

LIGHTING

The applicant proposes one 20-foot tall light pole to light the parking lot. The applicant has provided photometric and light fixture details that show compliance with Section 14.11.B of the Zoning Ordinance.

Items to be Addressed: *None.*

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.

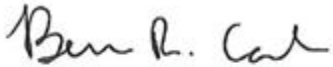
GRADING and STORMWATER MANAGEMENT

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 approval with the following conditions:

1. Provide building material details.
2. Provide plan of location of replacement trees.



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

June 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. 2
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 May 28, 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 forebay and retention basin. This current minor site plan review is only pertinent to the proposed Phase 1 improvements and stormwater management 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. The applicant appears to have addressed all minor site plan requirements listed in the Township Zoning Ordinance. The following comments are provided for the benefit of the Applicant and may be addressed during the engineering plan review phase:

1. On Sheet 4, storm sewer inlet YB-103 is shown under the 809.00 elevation contour, however the rim elevation is proposed as 809.00 on Sheet 7. Please adjust the rim elevation as necessary to ensure positive drainage to the storm sewer inlet.
2. The water service connection callout on Sheet 6 indicates a "detail on this sheet", however no water service connection detail is on the sheet. Please provide a connection detail and reference the Township's Standard Water Main Details as necessary.
3. On Sheet 6, the Sanitary Saddle Tap Detail indicates the use of Fernco Flexible Saddle Tap. We recommend Inserta Tee products for an application such as this. Consider using Inserta Tee for the sanitary sewer service lead connection. Additionally, note 1 refers to the City of Warren, please revise to reference the Charter Township of Superior.
4. On Sheet 6, a sanitary sewer service lead riser appears to be necessary based on proposed service lead invert information provided. Please identify if a sanitary sewer service lead riser is anticipated at the service lead connection to the sanitary sewer main and provide proposed riser invert and length information.
5. The legend hatching for the St. Joe's Nature Area does not appear to be consistent with the hatch shown in the designated nature area in the plan view. The legend hatching should be revised on all Sheets.
6. The site should be graded so that stormwater does not negatively impact adjacent properties or roadway. Stormwater that does not get retained on site should follow existing drainage patterns



which appear to flow toward the existing drainage structure shown to the southwest of the retention basin.

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. Township Building Department and Fire Department approval is required.
4. 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.

Recommendation

We have reviewed the material dated May 28, 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 minor site plan considering our engineering comments outlined above.

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)
David Raymond, St. Joseph Mercy Health System (via e-mail)
Wayne Perry, Desine, Inc. (via e-mail)
file

MEMO

TO: Superior Township Planning Commission
FROM: Laura Bennett, Planning Department Clerk
RE: STPC 18-12 Glen Oaks Cooperative Office Addition Final Site Plan Expiration
DATE: May 28, 2019

The Glen Oaks Cooperative Office Addition Final Site Plan was approved by the Superior Township Planning Commission on June 27, 2018 but has not yet received final engineering approval, nor has a Development Agreement been executed.

According to Section 10.08(C)(1) of the Superior Township Zoning Ordinance:

A final site plan shall expire and be of no effect unless, within three hundred sixty-five (365) calendar days of the Planning Commission's approval, a fully executed Development Agreement has been recorded and the construction drawings have received detailed engineering final approval.

Glen Oaks is requesting a six-month extension of the Final Site Plan in order to finalize engineering and building plans, as well as execute a Development Agreement. If granted by the Planning Commission, this extension would be valid through December 27, 2019.

Section 10.08(D) of the Superior Township Zoning Ordinance states:

The Planning Commission may, at its discretion and upon written request and showing of good cause by the applicant, grant an extension of a minor, preliminary, or final site plan approval for up to 365 calendar days, provided that site conditions have not changed in a way that would affect the character, design or use of the site, and that the approved site plan remains in conformance with all applicable provisions of this Ordinance.

From: [Dave Friedrichs](#)
To: [Laura Bennett](#); [Rick Mayernik](#)
Cc: ["Sahba La"al"](#); glenoaks1@comcast.net
Subject: Extension Request from Glen Oaks Cooperative for Approved Site Plan Next Steps
Date: Wednesday, May 1, 2019 10:53:41 AM

Dear Laura and Rick:

This letter, in email form if acceptable, requests the Township's approval of a six-month extension of the 1-year given Glen Oaks Cooperative to finalize engineering and building plans for the new, small site office approved in 2018.

Besides the processes for review and consideration within the 42-member community (which I serve as managing agent and builder), the conventional engineering requirements for the infrastructure related to the Site Plan were found to require multi-party review and special consideration.

With the architect, a Request of Waiver of conventional infrastructure requirements has been prepared and will be submitted to you and the Township within a day or two. Hopefully, approval of this Request will be possible. Resolution will allow engineering and building plans to be finalized and presented in relatively short order.

I am pleased to report that Washtenaw County completed its plan review and issued Soil Erosion & Sediment Control (SESC) Permit # SOI2019 – 00009 (Minor Commercial) to the project and property owner.

If any additional explanation or information for this six-month extension might be helpful or required, please let me know.

Thank you very much for your assistance.

Sincerely,

Dave

David R Friedrichs, Agent & Bldr

Glen Oaks Cooperative, Inc
c/o MeadowManagement, Inc
27780 Novi Rd, Suite 110
Novi, MI 48377

Dear Chairman Guenther and Members of the Superior Township Planning Commission

On March 27, 2019 Champions Sports LLC submitted a Conditional Use Permit Application to obtain a conditional user permit for developing a community recreation sports complex facility on the property located at 6595 Plymouth – Ann Arbor Road. A Site Plan Review Application was also submitted in conjunction with the Conditional Use Permit Application. A public hearing was scheduled for April 24, 2019.

The standards for evaluating the conditional user permit is clearly outlined in the Zoning Ordinance. After thoroughly evaluating the submitted documents, Carlisle | Wartman Associates, Inc, the planning consultant retained by Superior Township issued a report dated April 16, 2019 that summarized the results of their conditional use permit assessment. These were the findings as captured in the report:

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.

The Superior Township expert’s assessment indicate that the project meets the standards for granting a conditional use permit; however, outlines several items that should be discussed and made conditions of approval.

Additionally, the Fleming Creek Advisory Council received copies of the application material and thoroughly reviewed the same. In their report dated April 4, 2019, they stated that “FCAC generally supports the concept of the land use proposed for this site.”

In preliminary meetings with the Superior Township, a request has been made to submit a traffic study. Accordingly, Champions Sports LLC commissioned a detailed traffic study to be conducted, and also conducted its own comparative parking analysis for all similar facilities located in southeast Michigan. The study was completed post the deadline to submit information for the public hearing and as such was not made part of the record at the time.

Unfortunately, during the public hearing, the public sentiment from attendees present at the meeting was in opposition of the project. The attendees, as expected, does not represent or reflect the general sentiment of the Superior Township residents towards the project.

During the meeting, Champions Sports' concern was to respectfully listen to and understand all the concerns related to the project. In specific, we were trying to understand if any of the concerns raised were things that the retained teams of experts, the township's planning consultant or the Fleming Creek Advisory Council did not contemplate. Most of the concerns raised were related to traffic and parking, effect of the project on the Fleming Creek and water table, and noise/lighting impact on the immediate neighboring residents. All were concerns that were contemplate, studied and will continue to be studied throughout the course of project development.

It is important to note that the conditional use permit does not require the application to submit full site plan with detailed answer to every conceivable project concern. There are enough steps in the project development path to continue evaluating each concern thoroughly. The Conditional Use Permit scope is clearly outlined in the ordinance and has specific focused criteria (listed earlier in this letter).

The April 24 meeting concluded by allowing Champions Sports LLC an opportunity until June 26, 2019 to provide time to address concerns in the Engineering report dated April 17, 2019 and the Planning report dated April 16, 2019.

Since many of the public's concern revolved around traffic concerns, and since the traffic study submitted by Champions Sports was not available to the township early enough in advance of the public hearing to allow for review and comment, we respectfully request that the Planning Commission or their designee provide Champions Sports with their review and comments on the traffic submitted traffic. This will allow us to address all concerns together in detail.

We respectfully request that the Planning Commission extend such time by an additional two months to allow Champions Sports to prepare the requested response.

Sincerely,



Ihab Ismail

Champions Sports, LLC