

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
APRIL 24, 2019
APPROVED 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 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 19-04 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