

**SUPERIOR CHARTER TOWNSHIP PLANNING COMMISSION
SUPERIOR TOWNSHIP HALL
3040 N. PROSPECT, YPSILANTI, MI 48198
AGENDA
JULY 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 June 26, 2019 regular meeting minutes
6. CITIZEN PARTICIPATION
7. CORRESPONDENCE
8. PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS
9. REPORTS
 - A. Ordinance Officer
 - B. Building Inspector
10. OLD BUSINESS
11. NEW BUSINESS
 - A. Hyundai Cold Box Storage – Major/Minor Site Plan Determination and Combined Preliminary and Final 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

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
JUNE 26, 2019
DRAFT MINUTES
Page 1 of 7**

6-1 CALL TO ORDER

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

6-2 ROLL CALL

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

6-3 DETERMINATION OF QUORUM

A quorum was present.

6-4 ADOPTION OF AGENDA

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

6-5 APPROVAL OF MINUTES

A. Minutes of the April 24, 2019 Meeting

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

6-6 CITIZEN PARTICIPATION

None.

6-7 CORRESPONDENCE

A motion was made by Commissioner Brennan and supported by Commissioner Steele to receive and file correspondence from The City of Ypsilanti. The motion carried.

A motion was made by Commissioner Sani-Yahyai and supported by Commissioner Findley to receive and file correspondence from Pittsfield Township. The motion carried.

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
JUNE 26, 2019
DRAFT MINUTES
Page 2 of 7**

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

A motion was made by Commissioner Findley and supported by Commissioner Brennan to receive and file correspondence from Van Buren Township. The motion carried.

6-8 PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

None.

6-9 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 Findley and supported by Commissioner Sanii-Yahyai to receive the report. The motion carried.

6-10 OLD BUSINESS

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

Dave Raymond, Applicant, stated that many engineering and material concerns from the previous Planning Commission meeting were addressed in this submittal.

Mr. Carlisle reviewed the Planner's Report dated June 10, 2019.

Mr. Tsakoff reviewed the Engineer's Report dated June 18, 2019.

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
JUNE 26, 2019
DRAFT MINUTES
Page 3 of 7**

Chairman Guenther asked if action was only being taken on phase one of the project this evening. He also inquired about permits and their reasonable assurance from outside agencies.

Mr. Tsakoff replied that he doesn't see an issue with the applicant receiving them, but they should be a contingency.

Motion by Commissioner Brennan, supported by Commissioner Findley to approve STPC 19-02, The Farm at St. Joes, Minor Site Plan Phase 1, as presented in the site plans dated May 24, 2019, finding that the proposed minor site plan conforms to Section 10.10 of the Superior Township Zoning Ordinance and subject to the following conditions:

1. Provided that the conditions in the Planner's Report dated June 10, 2019 and Engineer's Report dated June 18, 2019 are met.
2. Provided further that any action taken by the applicant in respect to the St. Joes Nature Area is taken at the applicant's risk.

Roll Call:

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

The motion carried.

B. STPC 18-12 Glen Oaks Cooperative Office Addition – Extension of Final Site Plan.

Motion by Commissioner Brennan, supported by Commissioner Sanii-Yahyai to approve an extension of 180 days, commencing on June 27, 2019, for STPC 18-12 Glen Oaks Cooperative Office Addition – Extension of Final Site Plan, finding that the applicant has complied with Section 10.08D of the Superior Township Zoning Ordinance.

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

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
JUNE 26, 2019
DRAFT MINUTES
Page 4 of 7**

No: None.
Absent: Gardner.
Abstain: None.

The motion carried.

C. STPC 19-03 & STPC 19-04 Champions Sports Conditional Use Permit & Preliminary Site Plan – Extension of Postponement.

Chairman Guenther stated that a letter from the applicant was received requesting an additional two months to submit required materials.

Chairman Guenther stated that in his letter, the applicant quoted a number of comments from the planning consultant and felt the project met the standards of the Zoning Ordinance. Chairman Guenther does not believe that is correct. He also noted that the Planning Commission has NOT made findings or determinations – the issue is wide open. The application has not yet been addressed nor has action been taken. He added that the only action being taken tonight is for the postponement of two months.

Chairman Guenther asked if the Township is under any restrictions in regard to granting a two-month postponement.

Mr. Mayernik replied that a postponement is fine as long as both the Planning Commission and the Applicant are in agreement.

Chairman Guenther reiterated that the Planning Commission would be extending action to the August meeting.

Sharon Bordeau, 5518 Warren Road, read a portion of Article 11.05 of the Superior Township Zoning Ordinance, stating that “action on a conditional use permit may be postponed for 65 calendar days after which action shall be taken.” She felt that the postponement should be denied based on this statement.

Chairman Guenther replied that the 65 days is to prevent the Planning Commission from never taking action. He does not see a reason not to grant the postponement.

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
JUNE 26, 2019
DRAFT MINUTES
Page 5 of 7**

Kelly Carter, 7486 Plymouth-Ann Arbor Road, asked if there is a policy about how long the Planning Commission can postpone action.

It was noted that there is no policy, but the Planning Commission will look at whether missing items have been completed and if there is good cause for postponement.

Martha Merritts, 6978 Cherry Hill Road, asked what approvals the applicant would have to receive from the state level.

Mr. Mayernik replied that approvals from the Michigan Department of Environmental Quality, Washtenaw County Road Commission, Washtenaw County Water Resources Commission, and the Health Department would need to be assured by Final Site Plan and granted by Final Engineering Review.

Mr. Carlisle stated that it would be best practice to grant the extension and reconsider the item in two months at the August meeting.

Commissioner Steele noted that on page three of the applicant's letter, the applicant felt that the opposition shown at the public hearing does not represent the general sentiment of the Superior Township residents towards the project. Commissioner Steele went on to voice that he did not agree with that statement and does not feel that the applicant has data to back that statement up.

Commissioner Steele also noted that the traffic study has not been received by the Township in any official capacity.

Mr. Mayernik stated that any application submittals will be reviewed by the engineering and planning consultant.

A resident felt that the applicant's letter showed a misrepresentation of what the support level was like for the project.

Larry Anthony, 7306 Plymouth-Ann Arbor Road asked if when the applicant submits a traffic study, they can choose which traffic engineer they use to complete the study.

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
JUNE 26, 2019
DRAFT MINUTES
Page 6 of 7**

Commissioner Guenther replied that the traffic study is performed by a private consultant, but the study will be reviewed by the Township Engineers.

Mr. Carlisle added that the Washtenaw County Road Commission will also review the traffic study as part of the project.

Motion by Commissioner Brennan, supported by Commissioner Steele to approve extension of postponement of STPC 19-03 and 19-04 Champions Sports, postponement originally approved at the April 24, 2019 Planning Commission Meeting, to August 28, 2019 upon request of the applicant.

Roll Call:

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

No: None.

Absent: Gardner.

Abstain: None.

The motion carried.

6-11 NEW BUSINESS

None.

6-12 POLICY DISCUSSION

Chairman Guenther noted that the Superior Township Master Plan was last updated in 2010 and the Zoning Ordinance in 2015. He felt that it is time for a review.

Mr. Mayernik stated that Carlisle Wortman Associates completed an audit of the Zoning Ordinance and gave us several suggestions where changes could be made.

Mr. Carlisle suggested that if the Township wants to update the Master Plan, to do that before updating the Zoning Ordinance.

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
JUNE 26, 2019
DRAFT MINUTES
Page 7 of 7**

Commissioner Steele inquired about any updates on the proposed sewer line through Salem Township. Commissioner Findley replied that there is no update.

6-13 ADJOURNMENT

Motion by Commissioner Brennan supported by Commissioner McGill to adjourn.

The meeting was adjourned at 8:54p.

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

Superior Township Monthly Report

June/ July 2019

Resident Debris/ Complaints:

- 10112 Avondale- Box & Chair on Extension- **(Tagged)**
- 9201 Ascot Dr.- Boxes & Misc. on Extension- **(Tagged)**
- 8695 Hemlock Ct.- Grill & Misc. on Extension- **(Tagged)**
- 8260 Warwick Ct.- Mattress on Extension- **(Tagged)**
- 1908 Savannah- Cabinet on Extension- **(Tagged)**
- 9534 Glenhill- B/spring & Misc. on Extension- **(Tagged)**
- 9868 High Meadow- Washer & Dryer on Extension- **(Tagged)**
- 9178 Arlington- Washer on Extension- **(Tagged)**
- 8812 Nottingham- Chair on Extension- **(Tagged)**
- 5736 Barrington- Sofa on Extension- **(Tagged)**
- 8703 Barrington- Carseat on Extension- **(Tagged)**
- 9245 Abbey Ln.- T.V. & Door on Extension- **(Tagged)**
- 9178 Arlington- Tree, Stool & Sink on Extension- **(Tagged)**
- 1619 Sheffield- Toys on Lawn- **(Tagged for Removal)**
- 1665 Savannah- Cabinet on Extension- **(Tagged)**
- 9265 Stamford Rd.- Debris by Garage- **(Tagged for Removal)**
- 1584 Courtney- Cabinet & Misc. on Extension- **(Tagged)**

Grass Complaints:

- 1714 Stephens- Grass Needs Cutting- **(Letter Sent)**
- 8618 Heather Dr.- Grass Needs Cutting- **(Letter Sent)**
- 9296 Panama- Grass Needs Cutting- **(Letter Sent)**
- 1640 Harvest Ln.- Grass Needs Cutting- **(Letter Sent)**
- 1635 Harvest Ln.- Grass Needs Cutting- **(Letter Sent)**
- 9171 Ascot Dr.- Grass Needs Cutting- **(Letter Sent)**
- 8650 Cedar Ct.- Grass Needs Cutting- **(Letter Sent)**
- 8658 Cedar Ct.- Grass Needs Cutting- **(Letter Sent)**
- 9258 Abbey Ln.- Grass Needs Cutting- **(Letter Sent)**
- 8642 Cedar Ct.- Grass Needs Cutting- **(Letter Sent)**
- 8884 Nottingham- Grass Needs Cutting- **(Letter Sent)**
- 1634 Wiard Rd.- Grass Needs Cutting- **(Letter Sent)**
- 8460 Barrington- Grass Needs Cutting- **(Letter Sent)**
- 8474 Barrington- Grass Needs Cutting- **(Letter Sent)**
- 1042 Stamford- Grass Needs Cutting- **(Letter Sent)**

Vehicle Complaints:

8884 Nottingham- 2 Vehicles wrecked with flat tires

1623 Sheffield- Trailer blocking walkway- **(Owner Notified)**

1738 Sheffield- Vehicle with expired tags- **(Tagged for Removal)**

SUPERIOR TOWNSHIP BUILDING DEPARTMENT
MONTH-END REPORT
June 2019

Category	Estimated Cost	Permit Fee	Number of Permits
Com-Other Non-Building	<i>\$1,000.00</i>	<i>\$150.00</i>	<i>1</i>
Electrical	<i>\$0.00</i>	<i>\$2,668.00</i>	<i>17</i>
Mechanical	<i>\$0.00</i>	<i>\$7,874.00</i>	<i>44</i>
Plumbing	<i>\$0.00</i>	<i>\$890.00</i>	<i>6</i>
Res-Additions (Inc. Garages)	<i>\$111,100.00</i>	<i>\$660.00</i>	<i>3</i>
Res-New Building	<i>\$251,881.00</i>	<i>\$1,687.00</i>	<i>1</i>
Res-Other Building	<i>\$149,860.00</i>	<i>\$1,355.00</i>	<i>10</i>
Res-Other Non-Building	<i>\$17,570.00</i>	<i>\$300.00</i>	<i>3</i>
Res-Renovations	<i>\$2,000.00</i>	<i>\$100.00</i>	<i>1</i>
Totals	<i>\$533,411.00</i>	<i>\$15,684.00</i>	<i>86</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>\$36,000.00</i>	<i>\$500.00</i>	<i>3</i>
Electrical	<i>\$0.00</i>	<i>\$26,988.00</i>	<i>133</i>
Mechanical	<i>\$0.00</i>	<i>\$32,269.50</i>	<i>212</i>
Plumbing	<i>\$0.00</i>	<i>\$31,411.00</i>	<i>107</i>
Res-Additions (Inc. Garages)	<i>\$247,541.00</i>	<i>\$1,546.00</i>	<i>5</i>
Res-Manufactured/Modular	<i>\$160,000.00</i>	<i>\$600.00</i>	<i>4</i>
Res-New Building	<i>\$10,075,051.00</i>	<i>\$66,895.00</i>	<i>27</i>
Res-New Building (Attached SFD)	<i>\$9,693,943.00</i>	<i>\$61,838.00</i>	<i>104</i>
Res-Other Building	<i>\$334,904.00</i>	<i>\$2,772.00</i>	<i>22</i>
Res-Other Non-Building	<i>\$138,280.00</i>	<i>\$1,105.00</i>	<i>8</i>
Res-Renovations	<i>\$385,637.00</i>	<i>\$1,750.00</i>	<i>8</i>
Totals	<i>\$23,090,296.00</i>	<i>\$240,107.50</i>	<i>637</i>

SITE PLAN REVIEW APPLICATION

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

APPLICANT NAME Vanston/O'Brien, Inc.

NAME OF PROPOSED

DEVELOPMENT Hyundai - Kia America Technical Center, Inc. - Cold Box Pads

APPLYING FOR

- PRELIMINARY SITE PLAN
- FINAL SITE PLAN
- COMBINED PRELIMINARY AND FINAL SITE PLAN
(Combination is at discretion of Planning Commission)
- MINOR SITE PLAN
- MAJOR/MINOR CHANGE DETERMINATION
- ADMINISTRATIVE REVIEW

WILL PROJECT BE PHASED? YES NO

IF PROJECT IS PHASED COMPLETE THE FOLLOWING:

- Total number of phases _____
- Phase number of current application _____
- 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

Signature of the Clerk or Designee

Date of Receipt of Application

Amount of Fee

*Superior Charter Township, 3040 N. Prospect Rd., Ypsilanti, MI 48198
Telephone: 734-482-6099 Website: superiortownship.org Fax 734-482-3842*

PROPOSED LAND USE

- Residential Office Commercial Other

If other, please specify _____

- Number of units 1
- Total floor area of each unit 320 sf
- Give a complete description of the proposed development.
Add concrete pads for (1) new cold box testing container and (1) future container.

ESTIMATED COSTS

- Buildings and other structures \$29,000.00
- Site improvements \$21,895.00
- Landscaping \$0.00
- Total \$50,895.00

ESTIMATED DATES OF CONSTRUCTION

- Initial construction 8/1/19
- Project completion 12/1/19
- Initial construction of phases (IF APPLICABLE) _____

- Completion of subsequent phases. (IF APPLICABLE) _____

- Estimated date of first occupancy 12/1/19

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

C-1 through C-3 dated 6/14/19 by Vanston/O'Brien, Inc.

Images of typical Cold Box unit

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 Brewer

APPLICANT'S SIGNATURE  DATE 6/24/19

PROPERTY OWNER'S PRINTED NAME Mark S Torigian, Esq

PROPERTY OWNER'S SIGNATURE  DATE 6/24/19



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: July 16, 2019

**Determination of Major/Minor Change and
Preliminary and Final Site Plan Review
For
Superior Township, Michigan**

Applicant: Hyundai America Technical Center
Project Name: Cold Box
Location: 6800 Geddes Road
Plan Date: June 14, 2019
Zoning: PM, Planned Manufacturing District
Action Requested: Determination of Minor or Major Change
Preliminary and Final Site Plan Review

PROJECT DESCRIPTION

The applicant has submitted a Site Plan application for the construction of two (2) cold boxes and a concrete pad. The boxes are approximately 9.5' wide by 40' long, totaling 380 sq/ft, each. The cold boxes will be located on the southside of the existing facility at 6800 Geddes Road, west an existing driveway.



Proposed general location of cold boxes. Context map on left, zoomed in view on right. Red box represents cold boxes general location

The applicant is seeking preliminary and final site plan approval. The Planning Commission must first make a determination if the application is a minor or major amendment.

MAJOR vs. MINOR AMENDMENT

Requests for approval of a major or minor change to an approved petition or Area Plan, preliminary site plan, or final site plan shall be made by the petitioner in writing to the Planning Commission. The burden shall be on the petitioner to show good cause for any requested change, subject to the standards of this Section.

The Planning Commission shall determine whether the requested change is major or minor, as defined in this Section:

- Major changes, as determined by the Planning Commission per Section 7.106B (Major Changes), shall require an amendment to the approved petition and Area Plan. Submittal and approval of such amendments.
- Minor changes, as determined by the Planning Commission per Section 7.106C (Minor Changes), shall require Planning Commission approval, including, at the Commission's discretion, revised site plan drawings.

Major Amendments (7.106B):

Changes to be considered major shall include, but shall not be limited to the following:

1. Change in concept of the development.
2. Change in use or character of the development.
3. Change in type of dwelling unit or other structure as identified on the approved Area Plan.
4. Increase in the number of dwelling units or other structures.
5. Increase in non-residential floor area of over five percent (5%).
6. Increase in GFC or FAR of the entire Special District of more than one percent (1%).
7. Rearrangement of lots, blocks or building tracts.
8. Reduction in land area set aside for common area open space or the relocation of such area(s).
9. Increase in building height.
10. Any change that will have an adverse impact on neighboring properties or uses.

Minor Amendments (7.106C):

Changes to be considered minor shall include, but shall not be limited to the following:

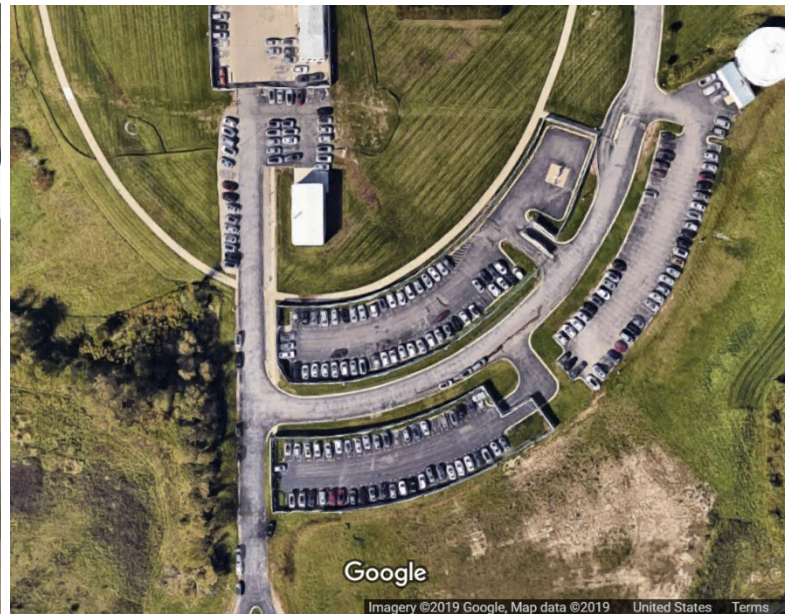
1. A change in residential floor area.
2. An increase in non-residential floor area of five percent (5%) or less.
3. Minor variations in layout that do not constitute major changes.
4. An increase in GFC and FAR of the entire Special District of one percent (1%) or less.
5. A decrease in the number of approved dwelling units.

We recommend that the proposed amendment meets a “Minor variations in layout that do not constitute major changes.” We recommend that the Planning Commission review the matter as a minor amendment.

Items to be Addressed: *Planning Commission to consider our recommendation to review this matter as a minor amendment.*

SITE PLAN REVIEW

The proposed cold boxes are +/-380 sq/ft each and set on a concrete pad. The pad is adjacent to an existing drive. Overall, the location shall not affect site layout, however we note that they are number of cars that park in the location of where the concrete pad is going to be set. These cars are parked in the grass adjacent to the drive-aisle, and it appears that these spaces were not approved as part of the original or amended site plan approval. Looking at both Washtenaw County GIS and Google Maps aerial photographs it appears that the site is underparked. Cars are parking along drive-aisles and on the grass in areas.



The installation of the concrete pad will remove existing onsite parking. As part of the approval for the cold storage boxes, the Planning Commission should discuss if additional onsite parking is necessary. We recommend that a condition of approval require that the applicant work with the Township to address onsite parking needs.

SCREENING

Equipment such as the cold boxes are required to be screened from the road rights-of-way and adjacent uses only if visible from the public right-of-view or adjacent use. The boxes are not

visible from the public right-of-way nor any buildable adjacent use. The boxes are not required to be screened but the applicant may wish to screen for internal aesthetics purposes only.

GRADING and STORMWATER MANAGEMENT

The pad will require a minimal amount of grading and pavement. Grading and stormwater management will be reviewed and approved by the Township Engineer and Building Official.

STANDARDS

Site plan standards are set forth in Section 10.10 of the Zoning Ordinance. Minor amendments require the following standards to be met:

1. *All required information has been provided.*
2. *The proposed development conforms to all regulations of this Ordinance for the district(s) in which it is located and all other applicable regulations and ordinances; and are compatible with the adopted Growth Management Plan.*
3. *The applicant is legally authorized to apply for site plan approval.*
4. *The proposed development will be harmonious with and not harmful, injurious, or objectionable to existing and future uses in surrounding area, or the environment.*
5. *The movement of the vehicular and pedestrian traffic within the site and in relation to access streets and sidewalks will be safe and convenient.*
6. *The proposed development is adequately coordinated with improvements serving the area, and with other existing or planned development in the vicinity.*
7. *The plan meets applicable standards of governmental agencies with jurisdiction, and necessary outside agency approvals have been obtained or are assured.*

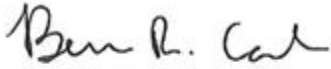
Provided that the applicant work with the township to address onsite parking, we find that the Site Plan Standards have been meet:

1. The installation of two, 380 sq/ft cold boxes conforms to all regulations of this Ordinance for the district(s) in which it is located.
2. The installation of two, 380 sq/ft cold boxes is compatible with the adopted Growth Management Plan.
3. The applicant is authorized to apply.
4. The installation of two, 380 sq/ft cold boxes will not disrupt nor be harmful or injurious or objectionable to existing and future uses in the surrounding area.
5. Provided the applicant works with the township with regards to onsite parking, the movement of the vehicular and pedestrian traffic within the site and in relation to access streets and sidewalks will be safe and convenient.

SUMMARY

We recommend that the Planning Commission review the matter as a minor amendment.

If the Planning Commission finds that this is a minor amendment, we recommend approval with the condition that the applicant work with the township to address onsite parking issues.



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

July 17, 2019

CHARTER TOWNSHIP OF SUPERIOR

3040 N. Prospect Road
Ypsilanti, MI 48198

Attention: **Lynette Findley, Township Clerk**

Regarding: **Hyundai - Kia American Technical Center, Inc. - Cold Box Pads
Combined Preliminary and Final Site Plan
OHM Job No. 0140-19-1040**

Dear Ms. Findley,

On the Township's behalf, we have reviewed the combined preliminary final site plan material prepared and submitted by Vanston/O'Brien, Inc., and dated June 14, 2019 for the above referenced project. The combined preliminary and final site plan materials are for the construction of concrete pads to be used for cold box testing containers.

The existing site is in the northeast quarter of Section 32 at 6800 Geddes Rd. Please note that we have reviewed the submittal consistent with requirements for combined preliminary and final site plan based on the Township Zoning Ordinance. Based on the information provided, we have the following comments on this submittal:

1. It appears the proposed slope between the southwest corner of the cold box pad concrete and the existing ground is at an approximate 30% slope. We recommend the applicant review elevations in this area and revise as necessary to ensure a maintainable lawn area, preferably at 25% or less.
2. The four proposed top of pavement elevations on the cold box pad are the same. The Applicant may want to consider revising top of pavement elevations so that there is a cross slope on the pad for drainage, if that is important to the function of the pads.
3. On the detail for the concrete slab, the Applicant should identify the proposed MDOT concrete mix to be used (i.e. 35P or 35S) and modify the call out for the stone base to require 21AA limestone per Township Standards.
4. The electrical box and electrical conduit installation shall be pursuant to building code requirements, and Township Building Department approval. The material and total proposed footage of the proposed conduit shall be provided on the plans.



5. Any asphalt patches that are necessary for conduit installation should be completed consistent with Township Engineering Standards, with materials approved by the Township Engineer. The Applicant should add a cross section to the plans for a proposed cross section.
6. The total square footage of pavement for this improvement is less than 700 square feet total. Since the existing site already has adequate on-site detention volume and greenbelt swales from previous development, we do not see a need for further stormwater management as part of this minor site change.
7. It should be noted that it appears existing parking is taking place on a gravel area near the future location of these cold pads. If on-site parking is an issue on the site, it may be something the Planning Commission wishes to address during their discussion of the site plan at the July 24th meeting, for future consideration by the Applicant on how to remedy on-site parking shortages.

Recommendation

We have reviewed the material dated June 14, 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 combined preliminary and final site plan, conditional upon our comments being addressed during a future administrative engineering plan review, and accounting for comments provided by the Township Planning Consultant.

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 Brewer, Vanston/O'Brien (via e-mail)
file

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Pads\1041_PSP_and_FSP_review\2019.7.17_MSP2_Hyundai Cold Box Pads_CSP.docx

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

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Site Plan Review Report
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Date: 2 July 2019
Business Name: Hyundai-Kia America Technical Center- Cold Box Pad
Business Address: 6800 Geddes Road, Superior Township MI (Ypsilanti) 48198
Contractor: Designers Vanston/O'Brien Inc Builders
8150 Jackson Road, Suite A, Ann Arbor, MI 48103
Tel: 734-424-0661
Applicable Codes: IFC 2015
Reviewed By: Victor G. Chevrette, fire Chief
Plans Dated: 6-14-19
Job No: No numbers listed on Plans

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Review Comments and Requirements
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1. Copy of cutsheets required for review on Cold Box Vehicle Test Container.
- 2.
- 3.
- 4.

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Status of Plans:
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- () Approved as submitted – pending field inspection and final testing
- (x) Approved conditionally – see remarks
- () Denied – see remarks

Remarks:

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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.