

**SUPERIOR CHARTER TOWNSHIP  
PLANNING COMMISSION  
JUNE 26, 2019  
APPROVED MINUTES  
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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.

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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.

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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.

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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.

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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.

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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, Sani-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.

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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