

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
JULY 24, 2019
APPROVED MINUTES
Page 1 of 4**

7-1 CALL TO ORDER

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

7-2 ROLL CALL

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

7-3 DETERMINATION OF QUORUM

A quorum was present.

7-4 ADOPTION OF AGENDA

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

7-5 APPROVAL OF MINUTES

A. Minutes of the June 26, 2019 Meeting

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

7-6 CITIZEN PARTICIPATION

None.

7-7 CORRESPONDENCE

Motion by Commissioner Brennan, supported by Commissioner McGill, to receive and file the Fire Chief's report for STPC 19-05 Hyundai Cold Box Storage dated July 19, 2019.

7-8 PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

None.

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
JULY 24, 2019
APPROVED MINUTES
Page 2 of 4**

7-9 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 Findley and supported by Commissioner Brennan to receive the report. The motion carried.

7-10 OLD BUSINESS

None.

7-11 NEW BUSINESS

A. STPC 19-05 Hyundai Cold Box Storage Major/Minor Site Plan
Determination and Combined Preliminary and Final Site Plan

Mark Torigian presented the project and explained parking at the site. It was noted that in the long term, Hyundai will add the parking that had previously been approved by the Planning Commission. He added that the concrete pads and cold box would not be visible from any of the roads and will be significantly lower than the existing building.

Mr. Carlisle reviewed the Planner's Report dated July 16, 2019.

Mr. Tsakoff reviewed the Engineer's Report dated July 17, 2019.

Commissioner Steele inquired about the secured parking and if it were a two-level structure. It was determined that it was single level parking.

Mr. Torigian noted that the cars in the rear are test vehicles. He added that the facility has painted lines for no parking so that the site is accessible by fire and police. The site is also approved to build a parking lot in the front of the building, but that will be future construction.

Commissioner Steele asked if the corporate cars or test vehicles were handled differently than parked cars for parking requirements.

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
JULY 24, 2019
APPROVED MINUTES
Page 3 of 4**

Torigian said that they are test vehicles and can be moved.

Commissioner Gardner asked about the additional parking and what other site improvements are being implemented in the next three or five years.

Mr. Torigian replied that there are plans to revise the interior dynamometers and expand the employee parking.

Commissioner Steele asked how many employees the facility employs.

Mr. Torigian replied that there are 175 employees but significantly more parking spaces than employees.

Commissioner Gardner suggested making parking a condition of site plan approval.

Chairman Guenther noted that there is not really a parking shortage, but perhaps a condition can be made that cars do not park along the strip where the cold box will be.

Mr. Mayernik stated that Hyundai came before the Planning Commission a couple of years ago for a parking lot expansion. Mr. Mayernik continued to discuss the history of parking at the site.

Chairman Guenther reviewed the major and minor amendments in Sections 7.106B and 7.106C. There is a consensus that it is a minor change to the site plan.

Motion by Commissioner Brennan, supported by Commissioner Findley to determine STPC 19-05, Hyundai Cold Box Storage, is a minor site plan amendment consistent with Section 7.106C as depicted on plans dated June 14, 2019.

Roll Call:

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

The Motion Carried.

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
JULY 24, 2019
APPROVED MINUTES
Page 4 of 4**

Motion by Commissioner Gardner, supported by Commissioner Brennan to approve STPC 19-05, Hyundai Cold Box Storage Combined Preliminary/Final Site Plan dated June 14, 2019, finding that it meets the standards set forth in Section 10.10, subject to the following conditions:

1. The applicant work with the Township to avoid vehicular obstruction and parking issues in the Planner's Review dated July 16, 2019.
2. Address all issues in the Engineering Review dated July 17, 2019.

Roll Call:

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

The Motion Carried.

7-12 POLICY DISCUSSION

None.

7-13 ADJOURNMENT

Motion by Commissioner Findley supported by Commissioner Sanii-Yahyai to adjourn.

The meeting was adjourned at 8:19p.

Respectfully submitted,
Thomas Brennan III, Planning Commission Secretary

Laura Bennett, Recording Secretary
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