

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
NOVEMBER 20, 2019
APPROVED MINUTES
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7:00 p.m. Pre-Application Conference – Proposal to develop a mixed-use project on vacant land north of Autumn Woods.

11-1 CALL TO ORDER

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

11-2 ROLL CALL

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

11-3 DETERMINATION OF QUORUM

A quorum was present.

11-4 ADOPTION OF AGENDA

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

11-5 APPROVAL OF MINUTES

A. Minutes of the July 24, 2019 Meeting

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

11-6 CITIZEN PARTICIPATION

None.

11-7 CORRESPONDENCE

None.

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11-8 PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

None.

11-9 REPORTS

A. Ordinance Officer

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

B. Building Inspector

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

C. Zoning Administrator

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

11-10 OLD BUSINESS

None.

11-11 NEW BUSINESS

A. STPC 19-06 Prospect Pointe West – Preliminary Site Plan

Greg Windingland, Lombardo Homes, gave an overview and history of the project.

Paul Montagno reviewed the Planner's Report dated November 13, 2019.

George Tsakoff reviewed the Engineer's Report dated November 13, 2019.

Commissioner Gardner inquired about the wetlands on the site and how they will be mitigated.

John Ackerman, Atwell, stated that the developer intends to mass design the site at once. If mitigation is required, they will investigate paying into a wetland mitigation bank. However, they will coordinate with EGLE.

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Commissioner Gardner also asked if the applicant had any intention of working with the slopes of the property to minimize the amount of grading and disturbing of natural features.

Mr. Ackerman replied that there will be a large impact to the site, but they will work to minimize the amount of movement on the site and amount of fill dirt brought in and out of the site. The intent is not to “clear cut” the site.

Mr. Windingland stated that they have a lot of motivation to minimize the cut and fill. However, they want to provide their customers with a useable yard and an appropriate slope.

Commissioners discussed the grading and slopes at the site. It was noted that grading will be approved at the final site plan stage of the project.

Removing of a lot(s) to create a stub to connect to a future development was discussed.

Mr. Ackerman noted that there will be two storm water basins on the site.

Commissioner McGill asked if this is the same site plan that Commissioners looked at in 2017.

Mr. Ackerman replied that it is very similar, but phasing was revised due to economics.

Chairman Guenther inquired about the streets. He noted that the streets will be public but the HOA hires a private contractor to plow the streets. He asked how plowing will work for this development.

Mr. Windingland replied that the two sites will work together to use the same vendor to service the roads.

Mr. Windingland went on to discuss the amount of replacement trees and questioned the ability to put them all on their site. He mentioned potentially putting them in a township park or in the neighboring Prospect Pointe development.

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Motion by Commissioner Brennan, supported by Commissioner Steele to approve STPC 19-06, Prospect West Preliminary Site Plan, with the condition that the applicant submits a Final Site Plan that:

1. Addresses all outstanding items in the Planner's report dated November 13, 2019.
2. Addresses all outstanding comments in the Engineer's report dated November 13, 2019.
3. Receives approval from all required outside agencies.
4. Addresses all comments made by the Planning Commission at the November 20, 2019 meeting including:
 - a. Location of road stubs at lot 148 subject to grading requirements of the Zoning Ordinance.

Roll Call:

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

Motion Carried.

11-12 POLICY DISCUSSION

None.

11-13 ADJOURNMENT

Motion by Commissioner Brennan, supported by Commissioner Sanii-Yahyai to adjourn.

The meeting was adjourned at 8:36p.

Respectfully submitted,
Thomas Brennan III, Planning Commission Secretary

Laura Bennett, Recording Secretary
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