

**SUPERIOR CHARTER TOWNSHIP PLANNING COMMISSION
VIRTUAL MEETING VIA ZOOM**

**AGENDA
AUGUST 26, 2020
7:30 p.m.**

6:30 p.m. Pre-Application Conference – Proposal for a new Verizon Wireless cell tower north of Clark Road and east of Prospect Road, on parcel J-10-34-300-019

7:00 p.m. Pre-Application Conference – Proposal for new single story, multi-family apartments located north of Clark Road and east of Prospect Road, on parcels J-10-34-300-019 and J-10-34-300-001.

1. CALL TO ORDER
2. ROLL CALL
3. DETERMINATION OF QUORUM
4. ADOPTION OF AGENDA
5. APPROVAL OF MINUTES
 - A. Approval of the June 24, 2020 regular meeting minutes
6. CITIZEN PARTICIPATION
7. CORRESPONDENCE
 - A. Van Buren Charter Township Notice of Distribution of Draft Master Plan
8. PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS
9. REPORTS
 - A. Ordinance Officer
 - B. Building Inspector
 - C. Zoning Administrator
10. OLD BUSINESS
11. NEW BUSINESS
 - A. STPC 20-02 Prospect Pointe West – Major/Minor Change Determination
 - B. STPC 20-03 Prospect Pointe West – Preliminary Site Plan Revision
12. POLICY DISCUSSION
13. ADJOURNMENT

Thomas Brennan III, Commission Secretary
3040 N. Prospect, Ypsilanti, MI 48198

Laura Bennett, Planning Clerk
734-482-6099

In compliance with Governor of Michigan's Executive Order, the Superior Township Planning Commission will conduct its August 26, 2020 meeting electronically. Public participation at the August 26, 2020 Planning Commission meeting will be via teleconference and videoconference in order to reduce the risk of exposure to persons with the COVID-19 virus and to comply with the Governor's Executive Order restrictions on in-person governmental functions.

To participate as a member of the public:

- For videoconferencing go to:
 - <https://us02web.zoom.us/j/83438474908>
- Or Telephone:
 - 301-715-8592 or 312-626-6799, Webinar ID: 834 3847 4908
- International numbers available: <https://us02web.zoom.us/j/83438474908>

Further instructions on participating in public comment will be provided once the meeting has been called to order in order to ensure two-way communication between the Planning Commission and the members of the public.

Written comments will be received at planning@superior-twp.org until 3:00 p.m. the day of the hearing.

Any person who wishes to contact members of the Planning Commission to provide input or ask questions on any business coming before the Planning Commission on August 26, 2020 may do so by emailing planning@superior-twp.org until 3:00 p.m. the day of the hearing.

Reasonable auxiliary aids and services can be provided at the meeting to individuals with disabilities by contacting the Township Clerk at: 734-482-6099 or via email at lynettefindley@superior-twp.org at least three business days in advance.

Please Note: This meeting is being recorded

This notice is posted in compliance with PA 267 of 1976 (as amended) Open Meetings Act, MCL 125.3103 and 125.3502 and the Americans with Disabilities Act (ADA). Individuals with disabilities requiring auxiliary aids or services should contact the Superior Charter Township Clerk's Office 3 business days prior to the meeting. The Clerk's Office can be reached at 734-482-6099 or via email at lynettefindley@superior-twp.org.

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION – VIRTUAL MEETING
JUNE 24, 2020
DRAFT MINUTES
Page 1 of 8**

1. CALL TO ORDER

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

2. ROLL CALL

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

3. DETERMINATION OF QUORUM

A quorum was present.

4. ADOPTION OF AGENDA

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

5. APPROVAL OF MINUTES

A. Minutes of the January 22, 2020 Meeting

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

6. CITIZEN PARTICIPATION

None.

7. CORRESPONDENCE

A. 2020 Meeting Dates for Dixboro Design Review Board

A motion was made by Commissioner Brennan and supported by Commissioner Sanii-Yahyai to adopt the meeting dates. The motion carried.

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION – VIRTUAL MEETING
JUNE 24, 2020
DRAFT MINUTES
Page 2 of 8**

8. PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

None.

9. REPORTS

A. Ordinance Officer

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

B. Building Inspector

A motion was made by Commissioner Findley 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 McGill to receive the report. The motion carried.

10. OLD BUSINESS

None.

11. NEW BUSINESS

A. STPC 19-08 Fairway Glens Phase II – Preliminary Site Plan

Matthew Bush, Atwell, introduced himself and the project. He explained that the old project was approved in 2001 and the applicant is looking to get the project approved again with minor modifications due to new developments. He added that phase three of the development is owned by the Township and is not proposed to be developed.

Mr. Carlisle presented the Planner's Report dated February 25, 2020.

Mr. Tsakoff presented the Engineer's Report dated March 12, 2020.

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION – VIRTUAL MEETING
JUNE 24, 2020
DRAFT MINUTES
Page 3 of 8**

Commissioner Gardner stated that overall, he is in favor of the proposal. However, he noted concerns with the number of conditions upon approval, some of which seem major.

Mr. Carlisle responded that assurances from outside agencies are required for final site plan. While he does agree that there are some outside questions, many of the outside issues are not required until final site plan. He added that if issues come up between preliminary and final site plan, the applicant may have to come back for a revised preliminary site plan approval.

Commissioner Gardner understood that many of the issues were not required until final site plan. He still does not feel there is enough data to know if the Commissioners are moving in the right direction in respect to the zoning ordinance.

Chairman Guenther asked Commissioner Findley if the Board of Trustees had considered the land swap yet. He added that it could be made a condition of preliminary site plan approval.

Commissioner Findley stated that it has been discussed. She added that from what information she has, it is likely favorable.

Chairman Guenther stated that the standard in the zoning ordinance is that the applicant needs to own the land or have permission to submit a site plan petition. He added that since this is the first meeting of the Planning Commission since January and he does not want to hold up the applicant unnecessarily.

Mr. Mayernik informed Commissioners that the entire development is subject to a consent judgment that was entered into many years ago that ties many of the requirements back to the 1978 zoning ordinance.

Mr. Carlisle stated that a pre-application meeting was held with the applicant and staff and the Supervisor and Clerk were made aware of the land swap, but these are unusual circumstances. He added that Carlisle Wortman suggested that the applicant come to the Planning Commission before the Board of Trustees. The Board of Trustees did not want to approve the swap until they knew that the Planning Commission was satisfied with the site plan.

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION – VIRTUAL MEETING
JUNE 24, 2020
DRAFT MINUTES
Page 4 of 8**

Chairman Guenther stated that he does find it troubling that the plan covers land that the applicant does not control. He suggested putting a statement in the motion about the Planning Commission not making any representation that the Board of Trustees will approve the land swap and the applicant proceeds at their own risk.

Mr. Carlisle explained that if the applicant had submitted the preliminary site plan without the land included in the land swap, they would not meet the minimum land requirements. Even if the Planning Commission could approve the land without the land swap, there would not be a plan that is approvable.

Commissioner Findley stated that the Planning Commission wouldn't be here with a report recommending approval from OHM and Carlisle Wortman if the plan wasn't moving in the right direction. She also does not believe there will be a hold up with the Board of Trustees regarding the land swap, but she understands Commissioner Gardner's concerns.

Chairman Guenther added that he would be willing to support the item with the understanding that the Board of Trustees does not have to support the land swap.

Commissioner McGill inquired about the approval on the original site plan from 2001.

Mr. Mayernik replied that the original development was phased. The consent judgment covers the entire development, but the original approval was only for phase one.

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION – VIRTUAL MEETING
JUNE 24, 2020
DRAFT MINUTES
Page 5 of 8**

Motion by Commissioner Brennan and supported by Commissioner Findley to approve STPC 19-08 Fairway Glens Phase II Preliminary Site Plan with the following conditions:

1. The Township Board must agree to the proposed land swap prior to applicant submitting final site plan. The Planning Commission makes no representation to the Township Board's approval or non-approval of the proposed land swap. The applicant proceeds at their own risk.
2. If the Township Board agrees to the land swap, the following items to be submitted with final site plan submittal:
 - a. A detailed grading plan.
 - b. A tree inventory and mitigation plan.
 - c. Outside agency approvals including EGLE (wetlands), WCRC, and WCWRC.
 - d. Provide landscaping at the entrance and along Wiard Boulevard per the requirements in the development agreement and Section 3.203.F.
 - e. Provide detention basin landscaping per the requirements in the development agreement and Section 14.10.G.
 - f. A lighting plan that demonstrates compliance with Section 12.10.H. and Section 14.11 of the Zoning Ordinance.
 - g. Submit building floor plans and elevations to confirm compliance with Section 14.09.B. of the Zoning Ordinance.
 - h. Developer shall petition the Township for the creation and establishment of a special assessment district for lighting.
 - i. All items listed in the Township Engineer's Memo dated March 12, 2020.

Roll Call:

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

Motion Carried.

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION – VIRTUAL MEETING
JUNE 24, 2020
DRAFT MINUTES
Page 6 of 8**

B. STPC 20-01 Ypsilanti District Library – Preliminary Site Plan

Dan Whisler, Applicant, of Daniels and Zermack Architects, LLC introduced the project. He stated that the library will be about 7,900ft² and a lot split of approximately 4.25 acres from the existing 12-acre parcel will be proposed. Additionally, the Township is working with OHM for improvements on Harris Road including widening Harris Road to create an extension of the left turn lane.

Mr. Whisler showed a general layout of the library. He noted that the building is being planned so that expansion is possible in the future. He explained that a shared entrance to the site will be installed, if the budget allows, to support the library and any possible future developments. A drive-up book return is also a high priority, but due to budget constraints, installation remains to be seen.

Mr. Whisler also displayed elevations as well as roofing and façade materials.

Mr. Carlisle reviewed the Planner's Report dated March 2, 2020.

Mr. Tsakoff reviewed the Engineer's Report dated March 26, 2020.

Mr. Carlisle asked the applicant if the drive-up book return will be included in the final site plan.

Mr. Whisler replied that they will not know by final site plan if the drive-up book return will be installed.

Brian Barrick stated that if the drive-up book return is not constructed, the area will be landscaped.

Mr. Carlisle suggested that the applicant submit the final site plan with the drive-up book return shown and if it is not constructed, staff can approve the landscaping administratively.

Mr. Whisler explained that the library is ready to move ahead with the lot split. The library has received a \$50,000 grant that would help fund the project, however, the funding needs to be spent by the end of the year. Permits to begin site construction are not granted until after final site

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION – VIRTUAL MEETING
JUNE 24, 2020
DRAFT MINUTES
Page 7 of 8**

plan approval has been received, but the library would like to receive permission to clear scrub brush and stockpile dirt.

Chairman Guenther stated that the decision to begin site construction prior to final site plan approval is not within the Planning Commission's purview and deferred to Mr. Mayernik.

Mr. Mayernik replied that the issues that the Planning Commission need to look at are clear cut. Being that the Township is the owner of the property, there may be some discretion. Working with Township officials and OHM may allow some limited site work, but it is not for the Planning Commission to decide.

Motion by Commissioner Brennan, supported by Commissioner Findley to approve STPC 20-01, Ypsilanti District Library Preliminary Site Plan, with the condition that the following items to be submitted as part of the final site plan:

1. Provide survey and legal description of split.
2. An easement and shared maintenance agreement will be required on behalf of the applicant and Township.
3. A tree inventory and mitigation plan.
4. A detailed landscape plan including species type and size and tree mitigation requirements.
5. A lighting plan that demonstrates compliance with Section 12.10.H. and Section 14.11 of the Zoning Ordinance.
6. All items listed in the Township Engineer's Memo dated March 26, 2020.

Roll Call:

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

Motion Carried.

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION – VIRTUAL MEETING
JUNE 24, 2020
DRAFT MINUTES
Page 8 of 8**

12. POLICY DISCUSSION

None.

13. ADJOURNMENT

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

Motion Carried.

The meeting was adjourned at 9:15p.

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



VAN BUREN

CHARTER TOWNSHIP

46425 Tyler Road,
Van Buren Twp, MI 48111

August 7, 2020

Subject: Notice of Distribution of Draft Van Buren Township 2020 Master Plan

Dear Superior Township Commission members:

Please be advised that the Charter Township of Van Buren has completed a draft update to its Master Plan. Consistent with the provisions of Michigan Public Act 33 of 2008, as amended (the Michigan Planning Enabling Act), the Charter Township of Van Buren is distributing the Draft of the full update to its Master Plan.

A copy of the Plan is uploaded to the Township's website (<http://vanburen-mi.org>) for your review and comment. As provided in the Act, your organization has sixty-three (63) days to provide written comments to the Charter Township of Van Buren Planning Commission. Regular meetings of the Van Buren Township Planning Commission are held on the second and fourth Wednesday of each month at 7:30 PM, remotely via a Zoom link with instructions for participation as posted to the Van Buren Township website or, if conditions allow for in-person meetings, at Van Buren Township Hall, 46425 Tyler Road, Van Buren Township, Michigan 48111. Visit <http://vanburen-mi.org> for more information.

We would ask that you please submit your comments no later than **Friday, October 16, 2020** mail to the Van Buren Township Planning Commission, 46425 Tyler Road, Van Buren Township, Michigan 48111, via email to dpower@vanburen-mi.org, or in person at one of our meetings.

The Planning Commission has worked with its planning consultant, McKenna, regarding preparation of the Master Plan update. If you have any questions regarding the Plan or this review and comment process, please feel free to contact the Van Buren Township Department of Public Services at (734) 699-8913.

Thank you for your cooperation with Van Buren Township's master planning process.

Sincerely,

Dan Power, AICP
Director of Planning & Economic Development
On Behalf of the Van Buren Township Planning Commission

Superior Township Monthly Report

July/August 2020

Resident Debris/ Complaints:

8673 Cedar Ct.- Basketball Hoop in Street- **(Tagged for Removal)**
8769 Nottingham- Metal Racks on Extension- **(Tagged)**
1179 Stamford Rd.- Chair on Extension- **(Tagged)**
1717 Dover Ct.- 2 Chairs on Extension- **(Tagged)**
8763 Barrington- Cabinet on Extension- **(Tagged)**
1790 Hamlet- Debris on Extension- **(Tagged)**
9731 Ravenshire- Door & Metal Pieces on Extension- **(Tagged)**
8682 Deering- Chest on Extension- **(Tagged)**
8587 Buckingham- Sectional Sofa on Extension- **(Tagged)**
1867 Telford Ct.- Boxes & Cabinet on Extension- **(Tagged)**
8522 Buckingham- Boards on Extension- **(Tagged)**
1099 Stamford Rd.- Door on Extension- **(Tagged)**
9659 Wexford- Heater & Misc. on Extension- **(Tagged)**
9670 Wexford- 3 Bed Pieces on Extension- **(Tagged)**
9258 Abbey Ln.- Lamp & Vacuum Cleaner on Extension- **(Tagged)**
8641 Nottingham Ct.- Debris on Extension- **(Tagged)**
8417 Barrington- Cabinet on Extension- **(Tagged)**
8763 Barrington- Boxes of Books on Extension- **(Tagged)**
8586 Canterbury Ct.- Debris on Extension- **(Tagged)**
1824 Manchester- Furniture & Misc. on Extension- **(Tagged)**
8668 Heather Ct.- 2 Chairs on Extension- **(Tagged)**
8861 Nottingham- Refrigerator & Dishwasher on Extension- **(Tagged)**
1550 Harvest Ln.- Metal Pieces on Extension- **(Tagged)**
1560 Wiard Rd.- Dresser on Extension- **(Tagged)**
1520 Wiard Rd.- Boxes on Extension- **(Tagged)**
1322 Stamford- Grill, Bags & Wood on Extension- **(Tagged)**
1866 Telford Ct.- Dresser & Drawers on Extension- **(Tagged)**

Vehicle Complaints:

8551 Ashton Ct.- Motorhome Pakered on Lawn- **(Tagged)**
1310 Stamford- Vehicle with Expired Tags & Flat Tires- **(Tagged)**
1867 Telford Ct.- Vehicle with no Tags- **(Tagged)**
1647 Sheffield- Vehicle on Jacks- **(Tagged)**

Grass Complaints:

1654 Wiard Rd.- Grass Needs Cutting- **(Tagged)**

1716 Savannah- Over Grown Weeds Growing in Driveway- **(Tagged)**

8760 Barrington- Grass needs cutting- **(Tagged)**

1751 Sheffield- Grass needs cutting- **(Tagged)**

Animal Complaints:

8659 Pine Ct.- Raccoons Living Around House- **(Letter Sent)**

1649 Harvest Ln.- Rodent Complaint- **(Spoke with Resident)**

SUPERIOR TOWNSHIP BUILDING DEPARTMENT
MONTH-END REPORT
July 2020

Category	Estimated Cost	Permit Fee	Number of Permits
Electrical	<i>\$0.00</i>	<i>\$3,095.00</i>	<i>20</i>
Mechanical	<i>\$0.00</i>	<i>\$4,317.00</i>	<i>30</i>
Plumbing	<i>\$0.00</i>	<i>\$2,560.00</i>	<i>18</i>
Res-Additions (Inc. Garages)	<i>\$435,000.00</i>	<i>\$1,300.00</i>	<i>1</i>
Res-Manufactured/Modular	<i>\$20,000.00</i>	<i>\$300.00</i>	<i>2</i>
Res-New Building	<i>\$552,909.00</i>	<i>\$3,173.00</i>	<i>3</i>
Res-Other Building	<i>\$48,998.00</i>	<i>\$600.00</i>	<i>6</i>
Res-Other Non-Building	<i>\$15,974.00</i>	<i>\$300.00</i>	<i>3</i>
Res-Renovations	<i>\$32,920.00</i>	<i>\$214.00</i>	<i>1</i>
Totals	<i>\$1,105,801.00</i>	<i>\$15,859.00</i>	<i>84</i>

SUPERIOR TOWNSHIP BUILDING DEPARTMENT
YEAR-TO-DATE REPORT

January 2020 To Date

Category	Estimated Cost	Permit Fee	Number of Permits
Com/Multi-Family New Building	<i>\$461,054.00</i>	<i>\$3,197.00</i>	<i>2</i>
Com/Multi-Family Other Building	<i>\$196,500.00</i>	<i>\$200.00</i>	<i>1</i>
Com/Multi-Family Renovations	<i>\$312,917.00</i>	<i>\$510.00</i>	<i>2</i>
Com-Other Non-Building	<i>\$20,000.00</i>	<i>\$300.00</i>	<i>2</i>
Electrical	<i>\$0.00</i>	<i>\$27,594.00</i>	<i>151</i>
Mechanical	<i>\$0.00</i>	<i>\$36,142.50</i>	<i>229</i>
Plumbing	<i>\$0.00</i>	<i>\$18,090.00</i>	<i>122</i>
Res-Additions (Inc. Garages)	<i>\$517,300.00</i>	<i>\$1,805.00</i>	<i>3</i>
Res-Manufactured/Modular	<i>\$30,000.00</i>	<i>\$450.00</i>	<i>3</i>
Res-New Building	<i>\$7,651,628.00</i>	<i>\$50,504.10</i>	<i>27</i>
Res-Other Building	<i>\$489,628.00</i>	<i>\$3,839.00</i>	<i>33</i>
Res-Other Non-Building	<i>\$193,320.00</i>	<i>\$1,375.00</i>	<i>14</i>
Res-Renovations	<i>\$362,446.00</i>	<i>\$1,777.00</i>	<i>8</i>
Totals	<i>\$10,234,793.00</i>	<i>\$145,783.60</i>	<i>597</i>

Zoning Report

August 21, 2020

St. Joseph Mercy Hospital- I have had conversations with David Raymond of SJMH relating to the placement of a temporary building in the north parking lot of the Towsley Health Building (5361 McAuley Drive). The building would be used for drive-thru Covid testing. Currently, large portions of the Towsley Building are vacant so, the temporary loss of parking spaces at the proposed building site should not be an issue. While I have not yet received a formal application for zoning approval, I believe I will be inclined to administratively approve the temporary building as per Section 6.04(F). A reasonable date (not exceeding 2 years) will be established for the removal of the building.

David Dowling- Two pre-application conferences will be held prior to the Planning Commission's August 23rd meeting. Both conferences relate to the same group of properties. The land involved is east of Prospect and runs from Berkshire south to Clark Road.

One conference will be relating to a proposed new cell tower location directly north of the existing Autumn Woods Condo development. An access drive is proposed to connect the tower site to the existing roundabout in Autumn Woods.

The other conference will relate to a proposed development for multi-family rental dwellings. This development is proposed to include all the properties from Berkshire south to Clark Road.

Currently, two of the properties involved are zoned PC and one property is zoned R-4. If these development move forward, amendments to both PC area plans will be necessary along with a rezoning of the R-4 property and a Conditional Use permit.

Fairway Glens (AKA Golfside Village) - A total of 12 building permit applications have been received for the construction of new homes in phase one of this development. Eleven permits have been issued to date. The last new home construction permits in this development were issued in 2005. As you may remember, a Preliminary Site Plan was approved in June of 2020 for phase two of this development.

Sutton Ridge- The Redwood development is nearing completion and our engineering consultants are in the process of site inspection and project close-out. Issued relating to sidewalk ADA compliance and a missing sidewalk have been brought to the attention of the builder and are in the process of being addressed.

Woodside Village- Infinity Homes has nearly completed phase 1 of the development and I expect they will complete the administrative steps necessary to move forward with phase 2 in the coming months. Since the entire development was originally approved, no further Planning Commission action is required at this time.

A handwritten signature in black ink, appearing to be 'R Mayernik', with a long horizontal stroke extending to the right.

Richard Mayernik, Building/Zoning Official

SITE PLAN REVIEW APPLICATION

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

APPLICANT NAME DIVERSE REAL ESTATE LLC

NAME OF PROPOSED
DEVELOPMENT PROSPECT POINTE WEST

APPLYING FOR ☐ PRELIMINARY SITE PLAN
☐ FINAL SITE PLAN
☐ COMBINED PRELIMINARY AND FINAL SITE PLAN
(Combination is at discretion of Planning Commission)
☐ SITE PLAN REVISION
☒ MAJOR/MINOR CHANGE DETERMINATION
☐ MINOR SITE PLAN
☐ ADMINISTRATIVE REVIEW

WILL PROJECT BE PHASED? ☒ YES ☐ NO

IF PROJECT IS PHASED COMPLETE THE FOLLOWING:

- Total number of phases 4
- Phase number of current application 1-4
- Name and date of preliminary site plan approval

• Date of Previous Phase Approvals:
Phase # 1-4 Date 11/20/19
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

GENERAL INFORMATION

- Name of Proposed Development PROSPECT POINTE WEST
- Address of Property _____
- Current Zoning District Classification of Property R-4 SF RESIDENTIAL

Is the zoning classification a Special District as
defined by Article 7 ? ☐ YES ☐ NO

- Has this property been the subject of a rezoning request, Zoning Board of Appeals
petition, or other Township action with the past five (5) years? ☐ YES ☒ NO

Please explain _____

- Tax ID Number(s) of
property J-10-33-100-004
- Site Location - Property is located on (circle one) N S E W side of GEORGE Road
between PROSPECT and LEFORGE Roads.
- Legal Description of Property (please attach a separate sheet)
*Where a metes and bounds description is used, lot line angles or bearings shall be indicated on the
plan. Lot line dimensions and angles or bearings shall be based upon a boundary survey prepared by
a registered surveyor and shall correlate with the legal description.*

Site Area (Acreage) and Dimensions

- Are there any existing structures on the property? ☐ YES ☒ NO

Please explain: _____

PROPOSED LAND USE

- ☒ Residential ☐ Office ☐ Commercial ☐ Other

If other, please specify _____

- Number of units 157
- Total floor area of each unit _____
- Give a complete description of the proposed development.

A 157 UNIT SINGLE FAMILY SITE CONDO DEVELOPMENT
PROPOSED WITH 4 PHASES

ESTIMATED COSTS

- Buildings and other structures _____
- Site improvements +/- \$6 MILLION FOR ALL 4 PHASES
- Landscaping _____
- Total _____

ESTIMATED DATES OF CONSTRUCTION

- Initial construction SUMMER 2021
- Project completion TBD (HARVEST DRIVEN)
- Initial construction of phases (IF APPLICABLE) FALL 2021
- Completion of subsequent phases. (IF APPLICABLE) _____
- Estimated date of first occupancy SPRING 2022

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

16 SHEETS ASSOCIATED WITH PRELIMINARY
SITE PLAN SUBMITTAL.

APPLICANT INFORMATION

- APPLICANTS NAME ANTHONY LOMBARDO / GREG HAMM
Company DIVERSE REAL ESTATE LLC
Address 13001 23 MILE ROAD, SUITE 200, SHELBY TWP
Telephone Number 566 781 7900 Email G.HAMM@LOMBARDOHOMES.COM
- PROPERTY OWNER'S NAME ANTHONY LOMBARDO
Company SE MICHIGAN LAND HOLDINGS LLC
Address 13001 23 MILE ROAD, SUITE 200, SHELBY TWP
Telephone Number 566 781 7900 Email _____
- DEVELOPER'S NAME _____
Company DIVERSE REAL ESTATE LLC
Address 13001 23 MILE ROAD, SUITE 200, SHELBY TWP
Telephone Number _____ Email _____
- ENGINEER'S NAME JOHN ACKERMAN
Company ATWELL
Address 2 TOWNE SQUARE, SUITE 700, SOUTHFIELD
Telephone Number 248.447.2000 Email JACKERMAN@ATWELL-GRU.COM
- ARCHITECT/PLANNER'S NAME _____
Company _____
Address _____
Telephone Number _____ Email _____

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:

ANTHONY LOMBARDO

APPLICANT'S SIGNATURE

[Signature]

DATE

7/28/2020

PROPERTY OWNER'S PRINTED NAME

ANTHONY LOMBARDO

PROPERTY OWNER'S SIGNATURE

[Signature]

DATE

7/28/2020



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: October 17, 2019
November 13, 2019
January 2, 2020
August 19, 2020

**Final Site Plan Review
For
Superior Township, Michigan**

Applicant: Greg Windingland
Project Name: Prospect Pointe West
Location: Southwest of Geddes Road and Prospect Road
Plan Date: October 2, 2019
Revision Date: July 28, 2020
Zoning: R-4 Single Family Residential
Action Requested: Preliminary Site Plan Amendment

PROJECT DESCRIPTION

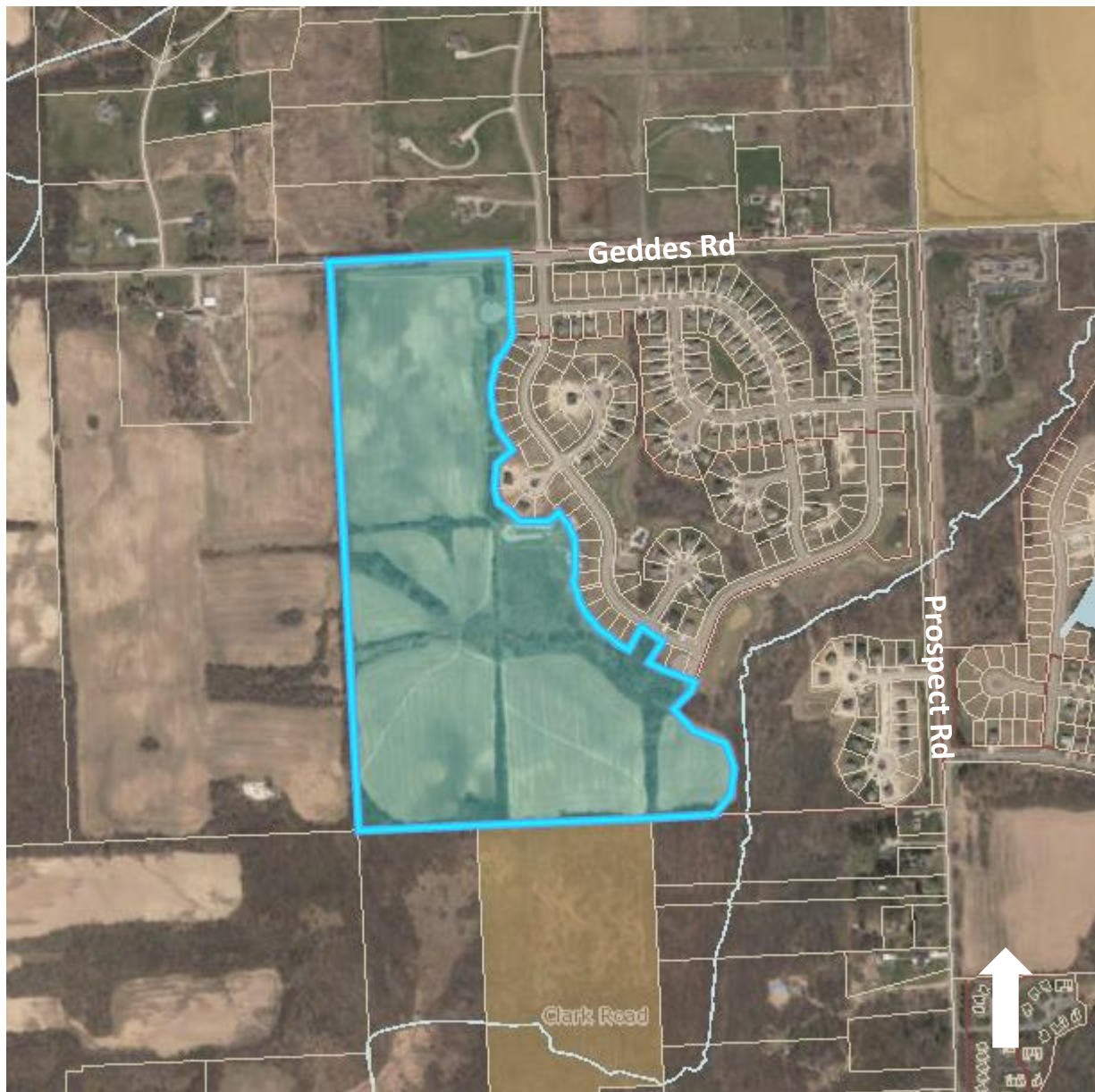
The applicant received preliminary site plan approval from the Planning Commission at their regular meeting on November 20, 2019 for the development of a 155 lots single-family site condominium to be developed in four phases. The plans have not received final site plan approval. The recent submittal dated 7/28/20 constitutes a revision to the preliminary site plan. The revised plan includes 157 lots in generally the same layout as the previously approved preliminary plan.

Section 10.12 of the Zoning Ordinance establishes the procedures for the review and approval of a site plan amendment or revision. Based on these procedures, if the amendment is determined by the Planning Commission to be a major change the applicant would be required to start back at the preliminary site plan approval stage. Because this plan has not received final approval, we

suggest that the Planning Commission review this plan as a preliminary plan and if the plan is found to be acceptable, reapprove the preliminary plan and the applicant can proceed to final.

The project site is 67.63 gross acres in size. The project is located west of the existing Prospect Pointe neighborhood that is located at the southwest corner of Geddes Road and Prospect Road. The development has 833 feet of road frontage on Geddes Road. Access to the site is proposed to be provided through connections into the existing neighborhood.

Aerial Photograph



PRELIMINARY SITE PLAN APPROVAL

We have reviewed the plan against the requirements of the Zoning Ordinance as well as the approved preliminary site plan for compliance with the Zoning regulations and consistency with the previously approved plans. The layout of the plan is generally consistent with the previous plans. The lots have been slightly reconfigured to allow for the addition of two additional lots and the inclusion of the future connection drive to the west in the southern part of the development. In reconfiguring the lots, all lots continue to meet the minimum dimensional standards for the R-4 district in the Zoning Ordinance.

The changes to the plan include:

- The increase of 2 dwelling units.
- A change in density from 2.29 dwelling units per acre to 2.39 dwelling units per acre.
- The general common element has been reduced by 0.21 acres.
- Lot widths continue to be a minimum of 66 feet. The minimum in R-4 is 60 feet.
- The typical lot area continues to be 8,850 square feet, with the smallest at 8,529 square feet. The minimum size in the R-4 is 7,200 square feet.
- The future access points to the west in the southern portion of the site that was a condition of the preliminary approval has been provided.
- We note that all interconnected sidewalks should be ADA compliant. This can be addressed in the final site plan submittal.

While the proposed amendments do constitute a major change due to the addition of lots, the amendments have not significantly changed the plan. Further the plan remains in compliance with the regulations of the zoning ordinance.

RECOMMENDATION

We recommend that the Planning Commission approve the revised preliminary site plan and that the applicant submit a final site plan that addresses all outstanding comments from our review of the previously submitted final site plan dated January 2, 2020.



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



CARLISLE/WORTMAN ASSOC., INC.
Paul Montagno, AICP
Associate

#351-1907

cc: Ken Schwartz, Township Supervisor
Lynette Findley, Township Clerk
Richard Mayernik, CBO, Building Department
Laura Bennett, Planning Coordinator
George Tsakof, Township engineer

August 19, 2020

CHARTER TOWNSHIP OF SUPERIOR

3040 N. Prospect Road
Ypsilanti, MI 48198

Attention: **Lynette Findley, Township Clerk**

Regarding: **Prospect Pointe West Site Condominium
Preliminary Site Plan – Minor/Major Modification Review
OHM Job #0140-19-1051**

Dear Ms. Findley,

We have reviewed the revised Preliminary Site Plan dated July 28, 2020 as prepared by Atwell, Inc. for the above reference project. The site plan materials are for a proposed single-family residential site condominium comprised of 157 lots (revised from 155 lots previously) consistent with current Single Family Residential (R-4) zoning.

The Applicant is still proposing to connect to the existing adjacent Prospect Pointe Subdivision and extend westward with road connections in two locations. Roads within Prospect Pointe West are currently proposed to be private with sidewalks on both sides of the street. Details of the transitions from the existing Prospect Pointe public streets to the proposed private streets still need to be approved by the Washtenaw County Road Commission. The applicant has acknowledged this in past reviews.

Storm water is to be managed on-site by two proposed detention basins per Washtenaw County Water Resources Commissioner (WCWRC) standards. The development area will be included in a 433 agreement with the WCWRC. The applicant is proposing public sanitary sewer and water main connections to the adjacent Prospect Pointe development. All public utilities will be required to be placed in an easement, as the road easements are proposed to be private. We offer the following comments for your consideration:

GENERAL

1. The intended phasing of the project appears to be consistent with the past Preliminary Site Plan (PSP) Submittals. We do note that the lot layout and number of lots has changed from the previous PSP submittal that was approved by the Planning Commission. We assume that the Township Planning Consultant will comment further regarding site/lot layout adjustments.
2. On Sheet 10 for Site Layout Plan (South), there is a note by the Applicant's Engineer that the walk/path through the common element between Lots 107/108 and Lots 122/123 cannot meet ADA requirements due to existing and proposed contours. Since this submittal does not require detailed grading, we cannot verify the extent of this note at this time. We are of the professional opinion that this 5' wide walk/path should meet ADA Standards for slopes since the walk/path is to be passed on to the future Homeowner's Association as part of the general common element. We recommend the Applicant's Engineer further evaluate this walk design during final site plan stage and detailed grading.



ROADS

3. The roads on this site are proposed to be private, therefore slight deviations from the WCRC standards may be considered. We currently do not object to the road geometry as presented but this will be reviewed in more detail during the final site plan stage.
4. Cross access agreements to provide for connectivity to the west will be required since the applicant is proposing private roads. We do note that a second future connection in the southern portion of the site to the west between Lots 149 and 150 has now been shown (with that lot eliminated and a future road Right-of-way provided) based on previous requests by both the Planning Consultant and OHM.

UTILITIES

5. Public water main and sanitary sewer layout and connections to the existing system is consistent with past PSP submittals, therefore we have no issue with the revised submittal in that regard. Further review for plan and profiles of these utilities will take place during final site plan stage to prepare for permit applications to EGLE.

STORMWATER DRAINAGE

6. As previously noted during past PSP reviews, the design appears to generally follow the current WCWRC Standards but will require detailed review by WCWRC. The basins also appear to be appropriately sized but will be evaluated further during final site plan stage. Storm sewer pipe layout has changed slightly in certain locations across the site, but that is due to accommodating modifications to layout of lots and lot lines.

PERMITS AND OTHER AGENCY APPROVALS:

The Applicant is required to provide necessary permits with their Final Site Plan stage work or provide reasonable assurance that they will be obtained soon after the Final Site Plan process (and during engineering plan stage review). At a minimum, the following permits and approvals are anticipated:

- WCWRC for soil erosion and sedimentation control (SESC)
- WCWRC for stormwater management (Public Drainage District)
- WCRC permit/approval for public road connections at limits to east
- Michigan Department of Environment, Great Lakes, and Energy Act 399 Water Main Permit
- Michigan Department of Environment, Great Lakes, and Energy Part 41 Wastewater Permit
- Michigan Department of Environment, Great Lakes, and Energy Part 303 Wetland Permit
- Superior Township Building Department
- Superior Township Fire Department



CONCLUSION AND RECOMMENDATIONS:

We have reviewed the modified PSP set of drawings dated July 28, 2020 for the above referenced project on the Township's behalf. Regarding the engineering aspects of the revised PSP, we recommend the Planning Commission consider approval of this modified version assuming Planning/Zoning requirements have also been met. The applicant should be aware that additional comments will be provided during the final site plan review phase based on the material presented, and consistent with the requirements of the Township Zoning Ordinance and Engineering Standards.

Please feel free to contact me at (734) 466-4439 if you have any questions or concerns regarding this review.

Sincerely,
OHM Advisors

George Tsakoff, PE

cc: Ken Schwartz, Township Supervisor (via e-mail)
Richard J. Mayernik, C.B.O, Building Department (via e-mail)
Laura Bennett, Planning Coordinator (via e-mail)
Ben Carlisle, Township Planner (via e-mail)
Greg Windingland, Diverse Real Estate, LLC (via e-mail)
John Ackerman, Atwell, LLC (via e-mail)
file

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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: 10 August 2020
Business Name: Prospect Point West (Phase 1-4 subdivision)
Business Address:
Contractor: Atwell Architect
Two Towne Square, Suite 700
Southfield, MI 48076 Tel: 248-447-2000
Applicable Codes: IFC 2015
Reviewed By: Victor G. Chevrette, Fire Chief
Plans Dated: 10-30-2019
Job No: 16000819

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Review Comments and Requirements
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1. All Fire Hydrants required to be as Township Ordinance (March 2007).
2. Fire Hydrants not located on Plans.
- 3.
- 4.

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Status of Plans:
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- (x) Approved as submitted – pending field inspection and final testing
() 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.