

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

**AGENDA
OCTOBER 28, 2020
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 August 26, 2020 regular meeting minutes
6. CITIZEN PARTICIPATION
7. CORRESPONDENCE
 - A. Notice of Intent to Prepare an Amendment to the Canton Township Comprehensive Plan
 - B. Notice of Distribution of Proposed Amendment to the Canton Township Comprehensive Plan
8. PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS
9. REPORTS
 - A. Ordinance Officer
 - B. Building Inspector
10. OLD BUSINESS
11. NEW BUSINESS
 - A. STPC 20-04 The Meadows at Hawthorne Mill – Preliminary 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

Meeting Notice
Superior Charter Township Planning Commission
Virtual Meeting
7:30 PM
October 28, 2020

NOTE: THIS MEETING WILL BE HELD ELECTRONICALLY. MEMBERS OF THE PUBLIC BODY AND MEMBERS OF THE PUBLIC MAY PARTICIPATE ELECTRONICALLY, AS DESCRIBED BELOW.

To participate as a member of the public:

- For videoconferencing go to:
 - <https://us02web.zoom.us/j/86228006115>
- Or Telephone:
 - 301-715-8592 or 312-626-6799, Webinar ID: 862 2800 6115
- International numbers available: <https://us02web.zoom.us/u/kblzfeOXqO>

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 October 28, 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.

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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

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

5. APPROVAL OF MINUTES

A. Minutes of the June 24, 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.

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7. CORRESPONDENCE

- A. Van Buren Charter Township Notice of Distribution of Draft Master Plan

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

8. PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

None.

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

- C. Zoning Administrator

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

10. OLD BUSINESS

None.

11. NEW BUSINESS

- A. STPC 20-02 Prospect Pointe West – Major/Minor Change Determination

Greg Windingland, Lombardo Homes, gave an overview of how the project has changed, necessitating a site plan revision. Mr. Windingland reported that Lombardo is working with the Washtenaw County Road Commission (WCRC) on the roads and petitioning the court to vacate the public streets from the plat.

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Commissioner Gardner inquired about the vacation process with the court. He asked if it would be contentious and if there is a possibility it could be challenged.

It was noted that vacating the public roads from the plat would make them private. This would mean the Washtenaw County Road Commission would not maintain them.

Mr. Windingland replied that it is more procedural in process. He added that each homeowner in Prospect Pointe and the HOA will be notified.

Mr. Carlisle reviewed the Planner's Report dated August 19, 2020.

Mr. Tsakoff reviewed the Engineer's Report dated August 19, 2020.

Commissioner Guenther asked Mr. Windingland if he anticipated any cost sharing agreement with the Prospect Pointe HOA for snow plowing and road maintenance.

Mr. Windingland replied that there is a cost-sharing agreement for the main road landscaping as well as the three entrances. He stated that there are no plans for a cost-sharing agreement for the public roads within Prospect Point. He explained that the Prospect Pointe HOA chooses to have a private contractor snow plow their internal public roads, which would normally be serviced by Washtenaw County Road Commission.

Hans Masing, Prospect Pointe Homeowner's Association Board of Directors, showed a photo of the roads within Prospect Pointe that they believe will be the most used for entrance into Prospect Pointe West. He stated that the Prospect Pointe HOA has been asking Lombardo for two years for a cost-sharing agreement, not on the plowing of the roads and winter maintenance, but cost-sharing for the long term maintenance, regarding asphalt and resurfacing.

Mr. Masing added that there will be a significant amount of traffic added to the Prospect Pointe streets and the cost of that maintenance will fall on the Prospect Pointe Homeowner's Association.

He went on to ask the Planning Commission to consider having a cost-sharing agreement for the long-term maintenance of the roads put into place before the site plan is approved. Otherwise, the entire burden of

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fixing those roads is put on the Prospect Pointe homeowners rather than being shared across both developments.

Mr. Windingland stated that they are not asking for site plan approval, they are asking for a revision to a site plan that was previously approved last year. He added that he does not feel they should be obligated to do cost-sharing on the road maintenance.

Commissioner Guenther replied that he thinks these types of cost-sharing agreements are common. He stated that they are common because there is a lot of wear and tear on the public roads.

Mr. Windingland noted that most of the wear and tear on the roads will not come from passenger vehicles, which are the residents, but from construction traffic. By having the construction entrances, the vast majority of the wear and tear is being taken off of the roads. He added that signage could be placed at the entrances for no construction traffic.

Mr. Masing stated that he is not talking about construction traffic, but in ten or 15 years when the Prospect Pointe HOA is forced to do a special assessment for many millions of dollars to resurface the roads and fix entrances.

Jill Ondreyka, Prospect Pointe Homeowner's Association Board, discussed the roads being vacated. She questioned if when the roads are vacated the land goes to the homeowners or whomever owns the land on either side.

Commissioner Guenther inquired if the roads that are vacated would become common elements in the HOA rather than owned by any individual or lot.

Mr. Masing stated they are not opposed to vacating those roads to Lombardo, the HOA just wants to make sure that they are not setting their homeowners up many millions of dollars for special assessments on the roads. They would be paying for roads that the Prospect Pointe West Association has benefitted from.

Mr. Windingland noted that regarding the vacated platted land - when it is a paper plat (one that has not been developed) he believes the vacated land would go to adjoining homeowners. In this case the land would go to

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Lombardo so that it could be attached to the property, but the judge will determine.

Commissioner Guenther stated that what is in front of the Planning Commission is a preliminary site plan. We do not want to get into a dispute between the Prospect Pointe HOA and Lombardo. What we want to know is that you are in agreement.

Commissioner Guenther stated that he does not know if the Planning Commission has ever required, or has the ability to require, a cost-sharing agreement as a condition of site plan approval.

Mr. Carlisle stated that he has never seen a cost-sharing agreement as a condition of site plan approval. He reiterated that this is Preliminary Site Plan approval and many of these issues can be worked out between preliminary and final.

Commissioner Guenther explained that these are proposed amendments to a preliminary site plan. Even if we were at the final site plan, these disputes are private between the parties and outside the scope of the Planning Commission. He encouraged the parties to work together to find a mutually agreeable solution.

Jennifer Jarvis, Prospect Pointe Homeowner's Association Board, explained in regards to the property west of Prospect Pointe West, the initial plans from Pulte did not show the development continuing.

Motion by Commissioner Brennan, supported by Commissioner McGill, to find that the revised Prospect Pointe West Site Plan dated July 28, 2020, meets the Major Site Plan Amendment standards set forth in Section 10.12 of the Zoning Ordinance.

Motion Carried.

Roll Call:

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

Motion Carried.

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A. STPC 20-03 Prospect Pointe West – Preliminary Site Plan Revision

Motion by Commissioner Brennan, supported by Commissioner McGill, to approve STPC 20-03, Prospect Pointe West Preliminary Site Plan dated July 28, 2020, with the following conditions:

- a. All interconnected sidewalks are ADA compliant.
- b. Confirm number of replacement trees.
- c. Confirm street lighting, particularly at the internal intersections.
- d. Submit elevations for all four sides of each proposed housing type.
- e. Cross access agreements to provide for connectivity to the west.
- f. Obtain all necessary outside agency approvals.

Motion Carried.

Roll Call:

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

Motion Carried.

12. POLICY DISCUSSION

None.

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13. ADJOURNMENT

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

Motion Carried.

The meeting was adjourned at 9:15pm.

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

DRAFT



TO: Contiguous municipalities, SEMCOG, Wayne County, public utilities, railroad company, public transportation agencies, and others required to be noticed

FROM: Charter Township of Canton Planning Commission

DATE: September 21, 2020

RE: **NOTICE OF INTENT TO PREPARE AN AMENDMENT TO THE CANTON TOWNSHIP COMPREHENSIVE PLAN**

In accordance with the Michigan Planning Enabling Act (P.A. 33 of 2008, as amended), the Charter Township of Canton Planning Commission is preparing an amendment to its existing Comprehensive Plan and requests your cooperation and comment on the Plan amendment. Please note that all submittals of this Comprehensive Plan amendment are to be made electronically via email unless we are notified otherwise from those being sent notice.

Please be aware that you will be receiving a digital draft of the amendment for comment upon completion of the draft Comprehensive Plan amendment. Hard (paper) copies may be provided upon request. At the time the Comprehensive Plan amendment is ready for your review, we will provide a second notice and directions on where to send comments and time limits for doing so.

Thank you for your consideration in this matter. If you have any questions or comments on the Canton Township Comprehensive Plan amendment process, please contact the Canton Township Planning Services Division at (734) 394-5170.

Sincerely,

Patrick Sloan, AICP
Community Planner

psloan@canton-mi.org

On Behalf of the Canton Township Planning Commission





TO: Contiguous municipalities, SEMCOG, Wayne County, public utilities, railroad company, public transportation agencies, and others required to be noticed

FROM: Charter Township of Canton Planning Commission

DATE: October 21, 2020

RE: **NOTICE OF DISTRIBUTION OF PROPOSED AMENDMENT TO THE CANTON TOWNSHIP COMPREHENSIVE PLAN**

Please be advised that the Charter Township of Canton has prepared a proposed amendment to its existing Comprehensive Plan. In accordance with the Michigan Planning Enabling Act (P.A. 33 of 2008, as amended), the Charter Township of Canton is distributing the proposed Plan amendment to you and requests your review and comment.

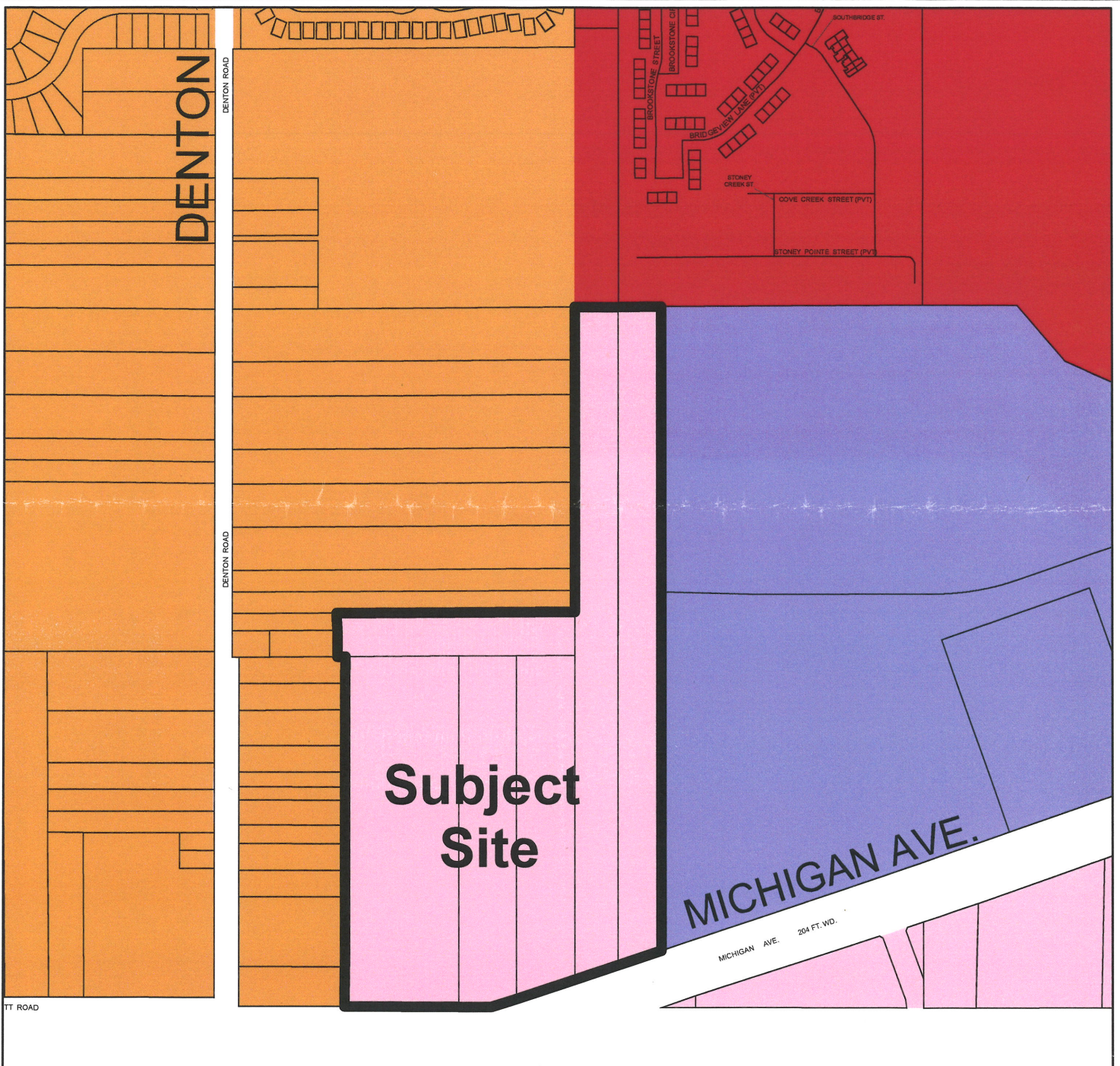
A copy of the Plan amendment is enclosed with this Notice. The Plan amendment consists of a change to the Future Land Use Map to classify the Future Land Use of six (6) parcels to Mixed Use. The subject parcels are located north of Michigan Ave. and east of Denton Rd. A copy of the amendment, as well as the full Comprehensive Plan, is also on the Township's website (<https://www.canton-mi.org/194/Planning-Services>). As provided in the Act, your organization has forty-two (42) days to provide written comments to the Charter Township of Canton Planning Commission. Please submit your comments no later than Thursday, December 3, 2020 to the Charter Township of Canton Planning Commission, 1150 S. Canton Center Rd., Canton, MI 48188, via email to psloan@canton-mi.org, or at a meeting of the Charter Township of Canton Planning Commission (see <https://www.canton-mi.org/> for meeting schedules).

Thank you for your consideration in this matter. If you have any questions or comments on the Canton Township Comprehensive Plan amendment process, please contact the Canton Township Planning Services Division at (734) 394-5170.

Sincerely,





Patrick Sloan, AICP
Community Planner
psloan@canton-mi.org
On Behalf of the Canton Township Planning Commission

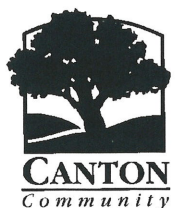




Future Land Use Amendment Proposed Future Land Use Map

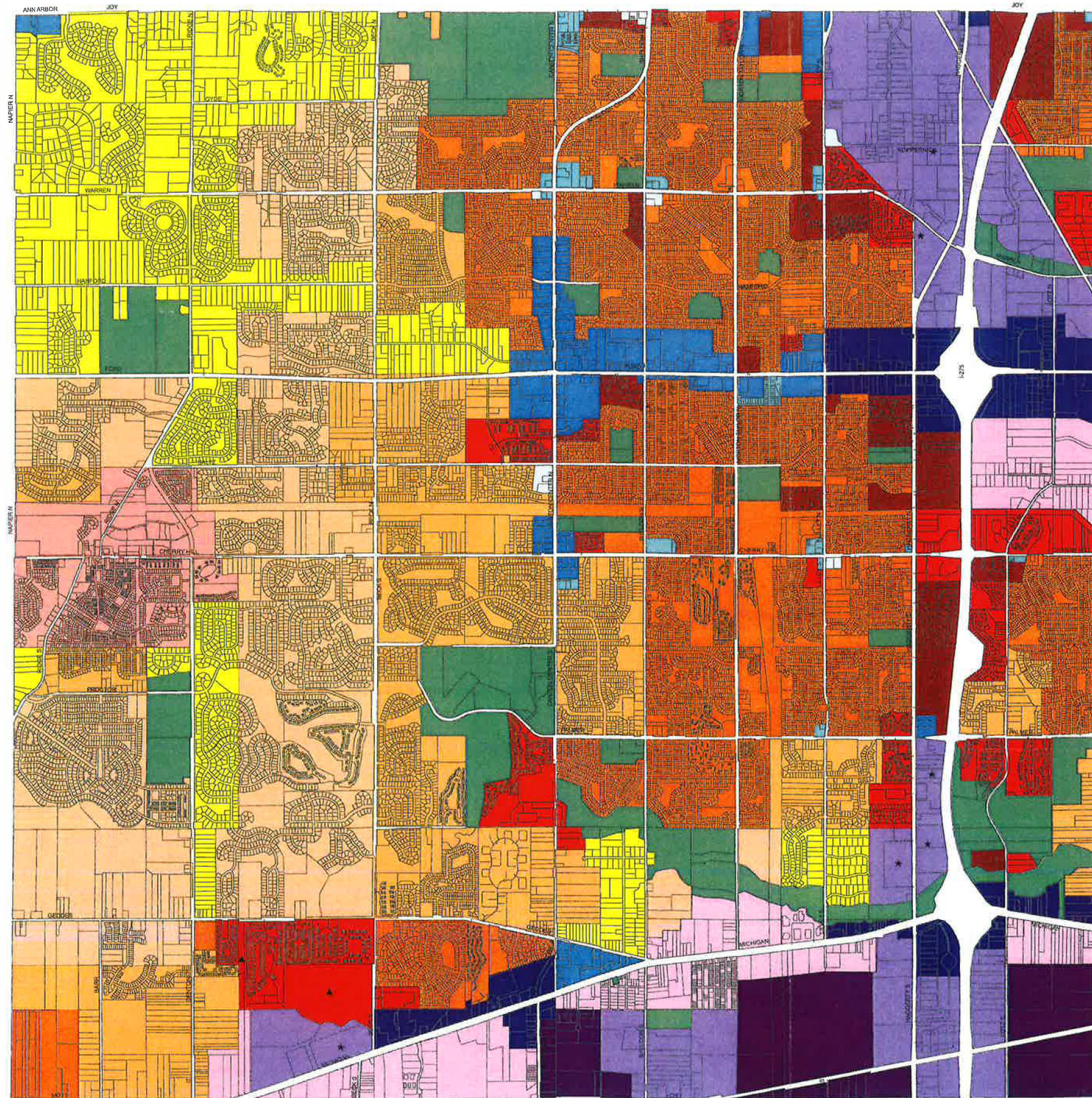
CREATED BY:
CANTON TWP. PLANNING SERVICES
1150 S. CANTON CENTER ROAD
CANTON, MI 48188
(734) 394-5170
CREATED ON:
September 10, 2020

-  Mixed Use
-  Medium-Low Density Residential
-  Medium-High Density Residential
-  Light Industrial



MAP 7 FUTURE LAND USE

Incl. Proposed 2020 Changes



Legend

- ▲ PDD Required
- ★ Research Park Use Recommended
- mlp127mlp6178
- Rural Residential (1 d.u./2 acres)
- Very Low Density Residential (1 d.u./acre)
- Low Density Residential (2 d.u.s/acre)
- Medium-Low Density Residential (3 d.u.s/acre)
- Medium Density Residential (4 d.u.s/acre)
- Medium-High Density Residential (8 d.u.s/acre)
- High Density Residential (12 d.u.s/acre)
- Office Residential
- Local Shopping
- Community Shopping
- Mixed Use
- Light Industrial
- General Commercial
- General Industrial
- Community Facilities
- Cherry Hill Area - See Map 10

Note: Development Potential of Particular Parcels or Tracts of Land is Based on this Map in Conjunction with the Policies of the Comprehensive Plan and Township Ordinances.

Proposed: December 7, 2020



Charter Township of Canton
 Planning Services Division
 Wayne County, Michigan
 1150 Canton Center S.
 Canton, Michigan 48188
 (734) 394-5170

Superior Township Monthly Report

September/October 2020

Resident Debris/ Complaints:

7561 Abigail- Cabinet & Misc. on Extension- **(Tagged)**
7575 Abigail- Plastic Cabinet on Extension- **(Tagged)**
9780 Ravenshire- Cabinet on Extension- **(Tagged)**
1935 Andover- Basketball Hoop in Street- **(Tagged for Removal)**
9149 Arlington- Sofa on Extension- **(Tagged)**
8424 Thames Ct.- Refuse Container in Street- **(Tagged)**
8763 Barrington- Debris on Extension- **(Tagged)**
8761 Barrington- Chair on Extension- **(Tagged)**
1726 Bridgewater- Chest on Extension- **(Tagged)**
9984 Avondale- Exercise Bike on Extension- **(Tagged)**
9084 Ascot Dr.- Metal Pieces on Extension- **(Tagged)**
8690 Cedar Ct.- Mattress & Boxes By Garage- **(Tagged for Removal)**
8674 Heather Ct.- T.V.on Extension- **(Tagged)**
1674 Devon St.- Frames & Chair on Extension- **(Tagged)**
1604 Harvest Ln.- Water Heater on Extension- **(Tagged)**
1520 Wiard Rd.- Debris on Extension- **(Tagged)**
1526 Wiard Rd.- Debris on Extension- **(Tagged)**
1658 Wiard Rd.- Cabinet on Extension- **(Tagged)**
8496 Barrington- Dishwasher on Extension- **(Tagged)**
8529 Barrington- Large Boxes on Extension- **(Tagged)**
9258 Abbey Ln.- Debris on Extension- **(Tagged)**
4355 Hickory Ridge- Debris on Extension- **(Checked Nothing Out)**
8366 Glendale- Water Heater on Extension- **(Tagged)**
10245 Avondale- Sofa & Cabinet on Extension- **(Tagged)**
9240 Abbey Ln.- Table on Extension- **(Tagged)**
8624 Hemlock Ct.- Refuse Containers Left Out- **(Tagged for Removal)**
8645 Cedar Ct.- Carpet on Extension- **(Tagged)**
1537 Harvest Ln.- Plastic Pieces on Extension- **(Tagged)**
1524 Harvest Ln.- Washer on Extension- **(Tagged)**

Vehicle Complaints:

1667 Sheffield- Vehicle on Flat Tires- **(Tagged)**
9328 Panama- Large Truck in Driveway- **(Tagged for Removal)**
1725 Dover Ct.- Vehicle on Flat Tires- **(Tagged)**
9788 Ravenshire- Trailer in Driveway- **(2nd Notice)(Moved)**

1586 Wiard Rd.- Vehicle Parked on Lawn- **(Tagged)**

8634 Deering- Boat Parked in Street- **(Tagged for Removal)**

8745 Nottingham- Vehicle W/ Expired Tags- **(Tagged)(Letter Sent)**

8753 Nottingham- Vehicle Stored on Side of Garage- **(Letter Sent)**

Animal Complaints:

1733 Dover Ct.- Dog Barking All The Time- **(Tagged)**

Grass Complaints:

8650 Cedar Ct.- Grass Needs Cutting- **(Tagged)**

8642 Cedar Ct.- Grass Needs Cutting- **(Tagged)**

Illegal Dumping:

LeForge Rd. & Hunters Creek- Large Pile of Wood Dumped- **(Office Notified)**

SUPERIOR TOWNSHIP BUILDING DEPARTMENT
MONTH-END REPORT
September 2020

Category	Estimated Cost	Permit Fee	Number of Permits
Com-Other Non-Building	<i>\$10,000.00</i>	<i>\$200.00</i>	<i>1</i>
Electrical	<i>\$0.00</i>	<i>\$2,218.00</i>	<i>17</i>
Mechanical	<i>\$0.00</i>	<i>\$4,250.00</i>	<i>34</i>
Plumbing	<i>\$0.00</i>	<i>\$2,673.00</i>	<i>20</i>
Res-Additions (Inc. Garages)	<i>\$184,449.00</i>	<i>\$1,253.00</i>	<i>5</i>
Res-Manufactured/Modular	<i>\$10,000.00</i>	<i>\$150.00</i>	<i>1</i>
Res-New Building	<i>\$3,277,489.00</i>	<i>\$21,900.00</i>	<i>12</i>
Res-Other Building	<i>\$99,650.00</i>	<i>\$500.00</i>	<i>6</i>
Res-Other Non-Building	<i>\$11,964.00</i>	<i>\$200.00</i>	<i>2</i>
Res-Renovations	<i>\$89,500.00</i>	<i>\$585.00</i>	<i>3</i>
Totals	<i>\$3,683,052.00</i>	<i>\$33,929.00</i>	<i>101</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>\$1,117,917.00</i>	<i>\$1,160.00</i>	<i>3</i>
Com-Other Non-Building	<i>\$30,000.00</i>	<i>\$500.00</i>	<i>3</i>
Electrical	<i>\$0.00</i>	<i>\$33,570.00</i>	<i>188</i>
Mechanical	<i>\$0.00</i>	<i>\$45,902.50</i>	<i>303</i>
Plumbing	<i>\$0.00</i>	<i>\$25,588.00</i>	<i>172</i>
Res-Additions (Inc. Garages)	<i>\$760,749.00</i>	<i>\$3,505.00</i>	<i>10</i>
Res-Manufactured/Modular	<i>\$140,000.00</i>	<i>\$900.00</i>	<i>6</i>
Res-New Building	<i>\$14,965,199.00</i>	<i>\$99,484.10</i>	<i>54</i>
Res-Other Building	<i>\$680,158.00</i>	<i>\$5,149.00</i>	<i>45</i>
Res-Other Non-Building	<i>\$309,534.00</i>	<i>\$2,250.00</i>	<i>21</i>
Res-Renovations	<i>\$535,946.00</i>	<i>\$3,217.00</i>	<i>15</i>
Totals	<i>\$19,197,057.00</i>	<i>\$224,622.60</i>	<i>823</i>

SITE PLAN REVIEW APPLICATION

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

APPLICANT NAME Eyde Company

NAME OF PROPOSED DEVELOPMENT The Meadows at Hawthorne Mill

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 5
- Phase number of current application 1-5
- Name and date of preliminary site plan approval

Initial Submittal - 8.26.2020

- Date of Previous Phase Approvals:
 - Phase # _____ Date _____
 - Phase # _____ Date _____
 - Phase # _____ Date _____
 - Phase # _____ Date _____

SEEKING ADDITIONAL APPROVAL FOR A CONDITIONAL USE YES NO

Karen Bennett
Signature of the Clerk or Designee

August 26, 2020
Date of Receipt of Application

\$ 5,900
Amount of Fee

GENERAL INFORMATION

- Name of Proposed Development The Meadows at Hawthorne Mill
- Address of Property Geddes Road (vacant land)
- Current Zoning District Classification of Property PC (Planned Community)

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-10-33-200-004
- Site Location - Property is located on (circle one) N(S)E W side of Geddes 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 71.57 acres (approx. 2,657' x 1,344')

- 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 ~~225~~ ^{US} 215
- Total floor area of each unit Varies, generally between 2,000 and 3,400 SF
- Give a complete description of the proposed development.
Single Family site condo with ~~225~~ ^{US} 215 units. Minimum lot size of 60'x120'.
Site planning to be completed for the entire project, but constructed in 4 phases.

ESTIMATED COSTS

- Buildings and other structures Not part of site improvements
- Site improvements Approx. \$6m for all four phases
- Landscaping Approx. \$0.375m for all four phases
- Total Approx. \$6.375m for site improvements and landscaping

ESTIMATED DATES OF CONSTRUCTION

- Initial construction Phase 1 - Spring 2021
- Project completion Market driven (anticipating 5 year build out)
- Initial construction of phases (IF APPLICABLE) TBD - market driven
- Completion of subsequent phases. (IF APPLICABLE) TBD
- Estimated date of first occupancy Winter / Spring 2022

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

Preliminary site plan set titled The Meadows at Hawthorne Mill

Prepared by Atwell, job number 190004443

15 total sheets

Dated August 26, 2020

APPLICANT INFORMATION

- APPLICANTS NAME Sam Eyde
Company Eyde Company
Address 2947 Eyde Parkway, Suite 200, East Lansing, MI 48823
Telephone Number 517.512.6848 Email eyde@eyde.com

- PROPERTY OWNER'S NAME Same as Applicant
Company _____
Address _____
Telephone Number _____ Email _____

- DEVELOPER'S NAME Same as Applicant
Company _____
Address _____
Telephone Number _____ Email _____

- ENGINEER'S NAME Jared Kime
Company Atwell, LLC
Address 2 Towne Square, Suite 700, Southfield, MI 48076
Telephone Number 248-447-2000 Email jkime@atwell-group.com

- ARCHITECT/PLANNER'S NAME John Ackerman
Company Atwell, LLC
Address 2 Towne Square, Suite 700, Southfield, MI 48076
Telephone Number 248-447-2000 Email jackerman@atwell-group.com

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

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: Sam Eyde

APPLICANT'S SIGNATURE  DATE 8-25-20

PROPERTY OWNER'S PRINTED NAME Sam Eyde

PROPERTY OWNER'S SIGNATURE  DATE 8-25-20



September 29, 2020

Ms. Laura Bennett
Planning Department Clerk
Superior Charter Township
3040 North Prospect
Ypsilanti, MI 48198

Re: The Meadows at Hawthorne Mill
Preliminary Site Plan (PSP) resubmittal

Dear Ms. Bennett:

Please accept the accompanying revised PSP plans for our client's proposed Meadows at Hawthorne Mill residential development. We are providing these plans for your distribution and comments with the intent of being placed on your next available Planning Commission meeting.

The catalyst for the plan revisions was based on Ben Carlisle's feedback stating that the previously approved density for the development was capped at 215 residential lots. Our initial submittal was 225 lots and the revised plans being submitted to you today reflect the removal of 10 lots. The reduction of lots allows for the introduction of a nice pocket park in the north central portion of the proposed development. The additional lots were removed in the southern portion of the development along with a slight reconfiguration of Primrose Drive to reduce grading impacts and allow for the preservation of additional trees.

Please contact us once you have reviewed the plans and supplemental documents, and we will make ourselves available to meet with you to go over your comments if applicable. Included with this submittal are the following:

- 16 Sets of Preliminary Site Plans (rolled)
- 1 Flash Drive containing a pdf copy of the submittal package

Thank you for your assistance and cooperation with respect to this project. Please feel free to contact us with any questions or concerns. You can reach me direct at (248) 943-0456.

Sincerely,
ATWELL, LLC

A handwritten signature in blue ink, appearing to read "John Ackerman", written over a blue horizontal line.

John Ackerman
Project Manager



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: October 15, 2020

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

Applicant:	Eyde Company
Project Name:	The Meadows at Hawthorne Mill
Location:	SE Corner of Leforge Road and Geddes Road
Plan Date:	August 26, 2020
Zoning:	PC, Planned Community
Action Requested:	Preliminary Site Plan Approval

PROJECT DESCRIPTION

The applicant has submitted a Preliminary Site Plan for the development of a residential site condominium consisting of 215 single family homes on 71 acres. The site off Geddes Road is just west of Prospect Point West. The site is being designed with private roads that provide two (2) access points to Geddes Road. The site connects at two points with the adjacent Prospect Pointe West Development. In addition, there is a road stub for future development to the south. The site includes 0.85 acres of regulated wetlands and 0.36 acres of non-regulated wetlands.

This parcel was previously approved for a similar residential development in 2004, but construction and all of the previous entitlements and permits have since expired. The submitted preliminary site plan is consistent including number of units and layout with the approved Area Plan for this site.

The proposed development will be serviced with public utilities. A sewer will connect from Leforge Road and the Prospect Pointe Development and water will be looped throughout the

development from Geddes Road. Stormwater management will be handled with four (4) proposed detention ponds located throughout the development.

Aerial Photograph



Items to be Addressed: None.

NATURAL RESOURCES

Topography: The site ranges from 0% to 11% slopes. Majority of the changes in elevation occur around the regulated wetlands and proposed detention ponds.

Woodlands: The site includes woodlands. The applicant will preserve 155 regulated trees. The preliminary site plan requires a general evaluation of the quality of woodland areas and trees on and around the site by means of a reasonable sampling. A full tree inventory and mitigation plan for protected trees will be required with the final site plan.

Wetlands: The site includes 0.85 acres of regulated wetlands and 0.36 acres of non-regulated wetlands and EGLE regulated stream beds. The applicant proposes to impact 0.44 acres of the regulated wetlands and all of the 0.36 acres of non-regulated wetlands. The impact to wetlands and streambeds will be reviewed and permitted by EGLE and approval will be submitted as part of the final site plan submittal.

Soils: Soil information has been provided on sheet 2 and indicates 6 different soil types on site provided by the U.S. Department of Agriculture Soil Conservation Service.

Items to be Addressed: 1) A detailed grading plan is required in the final site plan; 2) A detailed tree inventory and mitigation plan must be provided with the final site plan; and 3). Provide EGLE approval with final site plan.

SITE LAYOUT, ACCESS, AND CIRCULATION

As noted in the project description above, the site will consist of 215 single family homes. The site is being designed with private roads that provide two (2) access points to Geddes Road. The site connects at two points with the adjacent Prospect Pointe West Development. In addition, there is a road stub for future development to the south. The private roads will have a 66-foot right-of-way.

There are four (4) proposed detention ponds for the site.

Sidewalks are proposed along both sides of all roads within the development. There is a 5-foot wide pedestrian path situated in the middle of the development connecting the two sides of the development to a pocket park. There is also a 5-foot wide gravel nature path around both detention ponds in the southeast corner.

Items to be Addressed: None

AREA, WIDTH, HEIGHT, SETBACKS

The following table summarizes the density, placement, and height regulations for the site plan associated with this use. The table will use the typical or smallest dimensions provided for any lot.

Density, Placement, and Height Regulations

	Required	Provided	Compliance
Lot Area Per Dwelling Unit	6,000 Square Feet	7,200 Square Feet	Complies
Lot Width	60 Feet	60 Feet	Complies
Front Setback	25 Feet	25 Feet	Complies
Side Setback	5 Feet (by consent judgement)	6 Feet (16 Feet Total)	Complies
Rear Setback	35 Feet	35 Feet	Complies

Ground Floor Coverage	25% Max	Confirmed through building permit review	Confirmed through building permit review
Floor area Ratio	40% Max	Confirmed through building permit review	Confirmed through building permit review
Maximum Net Dwelling Unit Density	4	3.03	Complies
Building Height	35 Feet/2.5 Stories	Confirmed through building permit review	Confirmed through building permit review

The plan meets the dimensional standards from Section 3.101 of the Zoning Ordinance and is consistent with the approved 2005 area plan.

Items to be Addressed: None

PARKING

Parking for each unit will be accommodated in driveways and granges for each dwelling.

Items to be Addressed: None.

LANDSCAPING

A landscape plan has been provided on Sheet 14. The applicant has provided two (2) street trees per lot. The greenbelt buffer consists of one (1) tree and three (3) shrubs per 15 feet of greenbelt length. Additionally, detention basin landscaping conforming with the requirements of Section 14.10.G. is provided. The buffer for Detention Basin A will have 31 trees and 93 shrubs. The buffer for Detention Basin B will have 46 trees and 138 shrubs. The buffer for Detention Basin C will have 26 trees and 78 shrubs. The buffer for Detention Basin D will have 21 trees and 63 shrubs.

A detailed landscape plan will be submitted and reviewed for final site plan approval.

Items to be Addressed: Submit detailed landscape plan.

LIGHTING

No lighting plan has been provided. The lighting plan on the final site plan must demonstrate compliance with Section 12.10.H. and Section 14.11 of the Zoning Ordinance.

Items to be Addressed: A lighting plan will be required on the final site plan that demonstrates compliance with Section 12.10.H. and Section 14.11 of the Zoning Ordinance.

FLOOR PLANS AND ELEVATIONS

The applicant has not provided floor plans and elevations. Preliminary floor plans and elevations are required for preliminary site plan approval.

The applicant must provide floor plans and elevations with the final site plan.

Items to be Addressed: *Submit building floor plans and elevations.*

SUMMARY

We recommend preliminary site plan approval with the following conditions to be submitted with final site plan submittal:

1. *A detailed grading plan.*
2. *A detailed tree inventory and mitigation.*
3. *A lighting plan.*
4. *Building floor plans and elevations.*
5. *Outside agency approvals including Water Resource Commission, Road Commission, and EGLE.*



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



CARLISLE/WORTMAN ASSOC., INC.
Kristoffer Canty
Planner

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

October 21, 2020

CHARTER TOWNSHIP OF SUPERIOR

3040 N. Prospect Road
Ypsilanti, MI 48198

Attention: **Lynette Findley, Township Clerk**

Regarding: **The Meadows at Hawthorne Mill
Preliminary Site Plan Review
OHM Job No. 0140-20-1010**

Dear Ms. Findley,

On the Township's behalf, we have reviewed the Preliminary Site Plan material prepared and submitted by Atwell, LLC., and dated September 29, 2020 for the above referenced project. The site plan materials are for a new 215 Lot single family residential development with associated site improvements.

The site is in the northwest quarter of Section 33 on the south side of Geddes Road, east of LeForge Rd, directly west of the Prospect Point West Subdivision. Please note that we have reviewed the submittal consistent with requirements for preliminary site plan based on the Township Zoning Ordinance. Based on the information presented, we offer the following comments for your consideration:

GENERAL

1. The existing zoning classifications for the surrounding parcels should be shown on the plans.
2. The Existing Conditions sheets should note whether the existing gravel driveway located off Geddes Road at the northeast portion of the site and existing fence surrounding the property are to remain or be removed. We assume necessary site removals can be incorporated into the existing conditions plan in future submittals or provided on separate sheets.
3. The plans should show the delineation of the 100-year floodplain and any groundwater recharge areas if present on the project site. If none are present, a note should be added to the plans.
4. The anticipated schedule for each development phase of construction should be listed on the plans for future submittals.

ROADS & TRAFFIC

5. An internal memo from OHM Advisors Traffic Group is attached pertaining to review of the Traffic Impact Study report prepared by Fleis & Vandenbrink Inc. and the Preliminary Site Plan as it relates to design/traffic considerations. Comments regarding work within the Geddes Road ROW are subject to input by the Washtenaw County Road Commission (WCRC).
6. A signing plan should be provided in future submittals detailing the intended parking restrictions, as well as stop and yield controls.
7. ADA compliant ramps shall be provided at all legs of all intersections. Additionally, ADA compliant mid-block crossings with appropriate signage (and/or traffic calming measures) shall be provided at all pedestrian path crossing locations.



8. Generally, the layout of the road network appears to be acceptable and consistent with WCRC Design Standards (that Superior Township generally requires for private roads). Further review of the road design will take place at final site plan once profiles are included.

PUBLIC UTILITIES

9. On Sheet 9, the number of lots in the LeForge Road sanitary sewer service area and Prospect Pointe sanitary sewer service area appear to be inconsistent with sanitary sewer pipe layout shown in plan view. There appears to be 170 lots in the LeForge Road service area (tributary to the Clark Rd Pump Station) and 45 lots in the Prospect Pointe service area (tributary to the Prospect Pointe Pump Station). The basis of design for each sanitary sewer service area should be reviewed further and revised as necessary in the future for the final site plan stage.
10. The Applicant's Engineer should clarify why the water main and sanitary sewer stubs on Primrose Drive are not connecting to the Prospect Pointe West stubs at the property line between the 2 developments.
11. As noted by the Applicant's Engineer, the off-site sanitary sewer layout to the existing LeForge Rd sanitary sewer is preliminary and would require modification in the future during final site plan. It will be important that the layout of the sanitary sewer be coordinated with conceptual plans for future development of the site to the west. Easement approvals will be required to be obtained for off-site sanitary sewer prior to final site plan stage. We understand that the property to the west is under common ownership with ownership of The Meadows at Hawthorne Mill site.
12. During Phase 1 for construction of Lots 1 through 39, the off-site sanitary sewer to LeForge Rd and portions of the sanitary sewer in Phase 2 will need to be constructed to allow for sanitary sewer service to all Phase 1 lots.
13. Approval of water main construction phasing is subject to further review of the Township water system hydraulic model for fire flows, and discussion with Utilities Department staff on appropriate looping/redundancy for maintenance and emergency purposes.

STORMWATER

14. The stormwater management system will be subject to review and approval by the Washtenaw County Water Resources Commission (WCWRC) per their Stormwater Rules for establishment of a 433 Drainage District.
15. The storm sewer layout appears to be acceptable and will be subject to further review during the final site plan stage.

PERMITS & OTHER AGENCY APPROVALS

16. Approval and permit from the Washtenaw County Road Commission (WCRC) is required for the following work:
 - a. The proposed Geddes Road improvements,
 - b. Sanitary sewer construction within the LeForge Road Right-of-way,
17. Approval and permit from the WCWRC are required for Soil Erosion Control permit.
18. Review and approval from the WCWRC are required for design of on-site stormwater management facilities and establishment of a 433 Drainage District. An initial review letter was issued by WCWRC to the Applicant on September 25, 2020.
19. Review and approval of proposed sanitary sewer and water main from the Ypsilanti Community Utilities Authority (YCUA) and will be required related to the Part 41 and PA 399 Permit applications for public sanitary sewer and water main.



20. Approval and permit from the Michigan Department of Environment, Great Lakes, and Energy (EGLE) under Part 41 for sanitary sewer construction, PA 399 for water main construction, and Part 303 for impacts to wetlands will be required.
21. The Applicant should be aware that the Township Ordinance requires that all outside agency permits be reasonably assured prior to the future Final Site Plan approval stage of the project.
22. Township Building Department approval is required.
23. Township Fire Department approval is required. The Township Fire Department is anticipated to review hydrant access and coverage.
24. Please include an "Agency Permits Required" table on the cover sheet and update as necessary to reflect the current permit status as necessary on the next submittal.

RECOMMENDATIONS

We have reviewed the preliminary site plan material, dated September 29, 2020, for the above referenced project on the Township's behalf. Based on the provided material and our comments outlined above, we recommend the Planning Commission consider approval of the preliminary site plan.

The Applicant should be aware that there are additional requirements for future final site plan submittal and review, consistent with the Township Zoning Ordinance and Engineering Standards.

If you have any questions regarding our review, please feel free to contact me at (734) 466-4439.

Sincerely,
OHM Advisors

George Tsakoff, PE

encl: OHM Traffic Impact Study Review Memo

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)
John Ackerman, Atwell, LLC. (via e-mail)
Janine Hutchinson, WCWRC
Mark McCulloch, WCRC Permits
file



memorandum

Date: September 15, 2020

To: George Tsakoff, PE
cc: Steve Dearing, PE; Steve Loveland, PE
From: Matt Clark, EIT

Re: Meadows Pointe Residential Development – Superior Township, Washtenaw County
Traffic Impact Study Review

The applicant's engineer, Fleis & Vandenbrink, has submitted a traffic impact study (TIS) dated August 2020 for the proposed Meadows Pointe Residential Development located in Superior Township. We have reviewed the TIS in accordance with the Superior Township Zoning Ordinance and Washtenaw County Road Commission (WCRC) Procedures & Regulations for Permit Activities. Our comments on the TIS are provided below. We recommend that the noted issues are addressed and a revised TIS are submitted for review prior to final approval being recommended.

Traffic Impact Study Review

General Comments

1. The following items shall be included in the Appendix for reference purposes (mentioned in report, but missing):
 - a. Turning movement count reports
 - b. SEMCOG community profiles used to determine background growth rates
 - c. Descriptions of LOS "A" through "F" as defined in the HCM
 - d. TIS for the proposed Prospect Pointe West Residential Development adjacent to the proposed development under investigation in this TIS
2. OHM requests receipt of the Synchro models used in the TIS to verify some of the observations included in the report. For example, EB queuing on Geddes Rd extending past Hunters Creek Dr from Prospect Rd.

SECTION 1: INTRODUCTION

1. The TIS reports that the proposed residential development will include construction of 220 single-family dwelling units; however, we now understand that 215 single family homes are provided on the updated preliminary site plan.
2. The report mentions that Traffic Data Collection, Inc. (TDC) was used as a source of traffic data, however the Existing Traffic Volumes section states that data collected by Fishbeck in March 2017 was used for the analysis. Which is it? If the data was collected in March 2017, that places



the data collection beyond the 3-year limit for the use of previous data. Justify why this data should be used instead of collecting new data.

SECTION 3: ANALYSIS

1. In Table 1: Existing Intersection Operations and Queue Lengths (page 10), all AM Peak delays for the WB, NB, and SB turning movements at the Geddes Rd & Leforge Rd intersection do not match the Synchro reports in the Appendix.
 - o Queue Lengths are not described
 - o These discrepancies carry over to Table 3: Background Intersection Operations
2. In the operational description on page 12, the report does not mention that the SB right-turn movement at Geddes Rd & Prospect Rd operates at LOS F during both peak periods under existing conditions.

SECTION 4: BACKGROUND (NO BUILD) CONDITIONS

1. The TIS states that the trips generated by the proposed adjacent Prospect Pointe Residential Development were included in the determination of the background traffic volumes. OHM requests that the TIS for the Prospect Pointe Residential Development be included in the Appendix to verify the background traffic volumes. The volumes depicted in *Figure 4: Background Traffic Volumes* do not appear representative of a proposed residential development with 157 single family houses. Further clarification is necessary.

SECTION 6: SITE TRAFFIC ASSIGNMENT

1. In *Table 6: Site Trip Distribution*, to/from travel on Geddes Road is shown to be practically equivalent during both peak periods in each of the east and west directions on Geddes Rd. However, the volumes shown in *Figure 3: Existing Traffic Volume* depict a clear directional bias towards WB travel during the AM Peak and EB travel during the PM Peak. Further clarification or revision is necessary.

SECTION 7: FUTURE CONDITIONS

1. In *Figure 5: Site-Generated Traffic Volumes*, the traffic volumes shown on Geddes Road depict a greater percentage of site generated trips with an eastward destination in the AM Peak. This does not seem to be supported by the existing traffic volumes.

SECTION 8: CRASH ANALYSIS

1. The report mentions that permissive/protected left-turn phasing is a planned improvement at the intersection of Geddes Rd & Prospect Rd. The improvement is intended to mitigate the observed head-on left-turn crash pattern at the intersection. Provide verification that WCRC has included this improvement in their spending plans. Also was the permissive/protected left-turn phasing included in any of the Synchro models?

SECTION 9: ACCESS MANAGEMENT

1. Right and left-turn lanes are recommended at the western drive on Geddes Rd, while a left-turn lane is recommended at the eastern drive. Were these turn lanes included in the Synchro models? The proposed lane use arrows depicted in *Figure 2: Lane Use and Traffic Control* appear to show shared thru/turn lanes.



SECTION 10: CONCLUSIONS

1. The report does not offer proposed improvements at the intersection of Geddes Rd & Hunters Creek Dr, despite failing LOS. The report attempts to justify the LOS F observed on the SB and NB (not mentioned in report) Hunters Creek Dr approaches as a byproduct of the substantial EB queues that propagate upstream from the Prospect Rd intersection. Are these queues not reduced by the proposed EB right-turn lane on Geddes Rd at Prospect Rd? The report should include the delay and LOS at Hunters Creek Dr in *Table 8: Future Intersection Operations with Improvements*.
2. The western drive approach to Geddes Rd is predicted to operate at LOS E in the AM Peak and LOS F in the PM Peak; however, no capacity improvements are described.

Sincerely,
Orchard, Hiltz & McCliment, Inc.

Matt L. Clark, EIT
Engineer

cc: Superior Township Planning Commission
File

Stephen Dearing, PE, PTOE
Practice Leader - Traffic

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: 10-10-2020
Business Name: The Meadows at Hawthorne Mill
Business Address: 7300 block of Geddes Road
Contractor: Atwell LLC
2 Towne Square, Suite 700, Southfield, MI 48076 Tel: 248-447-2000
Applicable Codes: IFC 2015

Reviewed By: Victor G. Chevrette, Fire Chief
Plans Dated: Sept. 29, 2020
Job No: 19004443

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Review Comments and Requirements
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1. Fire Hydrant Type, please see Township Ordinance.
- 2.
- 3.
- 4.

.....
Status of Plans:
.....

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

Remarks:

.....
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.