

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

**AGENDA
DECEMBER 16, 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 October 28, 2020 regular meeting minutes
6. CITIZEN PARTICIPATION
7. CORRESPONDENCE
8. PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS
 - A. STPC 20-07 2223 N. Prospect Road – Conditional Use Permit
 1. Public Hearing
 2. Deliberation
 3. Action
9. REPORTS
 - A. Ordinance Officer
 - B. Building Inspector
 - C. Zoning Administrator
10. OLD BUSINESS
11. NEW BUSINESS
 - A. STPC 20-08 2223 N. Prospect Road – Minor Site Plan
 - B. STPC 20-05 Ypsilanti District Library – Final 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
December 16, 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/82582447225>
- Or Telephone:
 - 301-715-8592 or 312-626-6799, Webinar ID: 825 8244 7225
- 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 December 16, 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
OCTOBER 28, 2020
DRAFT MINUTES
Page 1 of 5**

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; Paul Montagno, 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 Sanii-Yahyai to adopt the agenda as presented. The motion carried.

5. APPROVAL OF MINUTES

A. Minutes of the August 26, 2020 Meeting

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

6. CITIZEN PARTICIPATION

None.

7. CORRESPONDENCE

A. Notice of Intent to Prepare an Amendment to the Canton Township Comprehensive Plan

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

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION – VIRTUAL MEETING
OCTOBER 28, 2020
DRAFT MINUTES
Page 2 of 5**

- B. Notice of Distribution of Proposed Amendment to the Canton Township Comprehensive Plan

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

- B. Building Inspector

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

10. OLD BUSINESS

None.

11. NEW BUSINESS

- A. STPC 20-04 The Meadows at Hawthorne Mill – Preliminary Site Plan

John Ackerman, Atwell, gave an overview of the project. The approximately 70-acre site is located off Geddes Road to the west of Prospect Pointe West. The Applicant intends on developing the site in five construction phases with a four to five year build out. Mr. Ackerman showed the proposed open space at the site and noted that 17 acres will remain open space and 30% of trees will be preserved. Homes will echo the look of Prospect Pointe West with a starting price point in the 300s.

Mr. Montagno reviewed the Planner's Report dated October 15, 2020.

Mr. Tsakoff reviewed the Engineer's Report dated October 21, 2020.

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION – VIRTUAL MEETING
OCTOBER 28, 2020
DRAFT MINUTES
Page 3 of 5**

Commissioner Gardner inquired about the Cicirelli property at the north of the property. He questioned the impact of the proposed development on that parcel.

Mr. Ackerman replied that there are two 60-foot easements on the proposed Meadows at Hawthorne Mill development that would provide interconnectivity points in case the owner decides to develop that parcel someday.

Commissioner Gardner asked about tap-ins for the isolated parcel.

Jared Kime, Atwell, replied that if the parcel is ever developed, the developer will be able to tap into water and sewer.

Commissioner Gardner asked about the two access points off Geddes shown on the site plan. He inquired about the likelihood that the Washtenaw County Road Commission (WCRC) would grant two access points to the proposed development.

Mr. Ackerman replied that the traffic study has not yet been formally presented to the WCRC, however, in preliminary conversations with the WCRC there does not seem to be an issue with two access points.

Commissioner Guenther noted that floor plans nor elevations were included in the site plan, which as the Planning Review Letter notes, are required for preliminary site plan approval. He asked if the floor plans would be similar to homes in Prospect Pointe West.

Mr. Ackerman confirmed that the home styles would be similar in the two developments.

Commissioner Guenther shared apprehension about approving a preliminary site plan without the floor plans and elevations, a necessary piece of information, even with regulatory discretion.

Mr. Montagno responded that it is relatively common that the developer is not the builder on a project. The elevations are typically examples that are provided to show the type of home that will be built on the site. Mr. Montagno did not feel that it would change the preliminary layout of the site. He suggested making the building floor plans and elevations a condition of final site plan approval.

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION – VIRTUAL MEETING
OCTOBER 28, 2020
DRAFT MINUTES
Page 4 of 5**

Commissioner Guenther stated that it is a reasonable explanation as to why the building elevations and floor plans were not included in the preliminary site plan materials. He continued to state that if the Planning Commission proceeds without those items because there is a reasonable explanation, the Planning Commission is not giving the applicant any assurance one way or another.

Mr. Mayernik advised the applicant to be mindful that the ground floor coverage (GFC) is 25% and the floor area ratio (FAR) is 40%.

Regarding sewer service, George Tsakoff noted that part of the site will flow to the east to the existing Prospect Pointe pump station, which will put that station at design capacity. The remainder of the site will flow west to the LeForge Road sewer where there is remaining capacity. He added that there is no issue with capacity when it comes to water.

Mr. Montagno asked that in regard to the Cicirelli property to the north, the Township remain conscious of the Condominium Documents and Exhibit B; that there is access from the private roads into that site and that utilities can be extended into that area.

Mr. Ackerman stated that they will provide easements that allow the isolated parcel to obtain access to the roads and utilities.

Commissioner McGill inquired about traffic between The Meadows and Prospect Pointe West.

Mr. Ackerman stated that there will not be any challenges with connecting the two subdivisions. He added that he does not foresee many residents of The Meadows utilizing the roads in Prospect Pointe West, especially because The Meadows has two access points onto Geddes Road.

Motion by Commissioner Brennan, supported by Commissioner Gardner, to approve, STPC 20-04, The Meadows at Hawthorne Mill Preliminary Site Plan with the following conditions to be submitted with the Final Site Plan:

1. A detailed grading plan.
2. A detailed tree inventory and mitigation.
3. A lighting plan.
4. Building floor plans and elevations.

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION – VIRTUAL MEETING
OCTOBER 28, 2020
DRAFT MINUTES
Page 5 of 5**

5. Outside agency approvals including Water Resource Commission, Road Commission, and EGLE.
6. All comments noted in Township Engineer, OHM, October 21, 2020 review memo.
7. Easements for traffic ingress and egress and all applicable utilities shall be addressed in Master Deed and Condominium Subdivision Plan, in conjunction with the Final Site Plan.

Roll Call:

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

Motion Carried.

12. POLICY DISCUSSION

None.

13. ADJOURNMENT

Motion by Commissioner Brennan, supported by Commissioner Gardner to adjourn.

Motion Carried.

The meeting was adjourned at 8:36pm.

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

NOTICE OF HEARING

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

**Wednesday
December 16, 2020
7:30 p.m.**

The Superior Township Planning Commission will hold a public hearing on Wednesday, December 16, 2020 at 7:30 p.m. using the Zoom webinar platform, on an application from Austin Anderson for a Conditional Use Permit to develop a landscape maintenance and installation operations business at 2223 N. Prospect Road, Ypsilanti, MI 48198 in the A-2 (Agricultural) zoning district (Parcel ID# J-10-28-400-008).

This meeting will be conducted through videoconferencing without a physical location from which members of the public may observe and offer public comment. You may access the hearing through Zoom or a phone call.

Visit www.superiortownship.org/planning-commission or email planning@superior-twp.org after 12:00 p.m. on Friday, December 11, 2020 for a Zoom link and call-in information.

A complete copy of the application is available at www.superiortownship.org/planning-commission. If you cannot access the materials electronically, please call the Planning Department at 734-544-1372 to request a copy of the materials. Persons wishing to express their views may do so in person at the public hearing, by emailing planning@superior-twp.org, or by sending them to the address below.

Superior Township will provide necessary reasonable auxiliary aids and services to individuals with disabilities upon four (4) business days notice to the Township. Individuals requiring auxiliary aids or services should contact Superior Charter Township by writing the Township Clerk at lynettefindley@superior-twp.org or the address below.

Laura Bennett, Planning Clerk
734-482-6099

3040 N. Prospect Road
Ypsilanti, MI 48198

CONDITIONAL USE PERMIT APPLICATION

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

Request is hereby made for permission to obtain a conditional use permit for the property described below, for the following use: Landscape maintenance and installation operations

Applicant Name Austin Anderson

Applicant Address 2223 N Prospect Rd

Telephone _____ Fax _____ Email ajanders@umich.edu

Is the property owned by the applicant? YES NO

If "NO", what is the applicant's interest in the property? _____

Name, address and telephone number of owner(s): _____

DESCRIPTION OF THE PREMISES:

1. Location of property 2223 N Prospect Rd
2. Zoning classification of property A-2 agricultural
3. Adjoining land uses & zoning classifications All A-2: unoccupied field/trees (E) horse stables (S), farmed nature preserve (N), home lots on 10 acre lots (W)
4. Tax code number J-10-28-400-008
5. Size of property or lot 11.54 acres
6. Size of proposed building or addition (if any) 40x60 pole barn, 10ft overhang on one side
7. Use of existing building (if any) and property 1 primary residence, 2 outdoor open 20x20 sheds

If a new building is proposed, has the Building Inspection department examined the plans for the proposed building? YES NO

Has the department refused a permit? YES NO

8. Has there been any previous land use application involving this property?

YES NO If YES, state date of filing, character of appeal and disposition of same:

The following items are attached as part of the Conditional Use Permit Application:

1. A scaled and accurate survey drawing, correlated with the legal description and showing all existing buildings, drives and other improvements.

CHECK IF ATTACHED

2. A letter of authority, or power of attorney, in case the appeal is made by a person other than the actual owner of the property.

CHECK IF ATTACHED

3. Complete legal description of the premises (as stated on your deed or tax bills available in the Treasurer's Office).

CHECK IF ATTACHED

4. A detailed description of the proposed use.

CHECK IF ATTACHED

5. A site plan, either a. or b.

- a. A site plan, meeting all the requirements of a preliminary site plan as set forth in Article 10 of the Superior Charter Township Ordinance.

CHECK IF ATTACHED

OR

- b. A site plan, meeting all the requirements of a minor site plan as set forth in Article 10 of the Superior Charter Township Zoning Ordinance.

CHECK IF ATTACHED

6. A signed copy of the *Applicant's Acknowledgment*. (See attachment)

CHECK IF ATTACHED

NOTICE TO APPLICANT: You are hereby advised to refer to the Superior Charter Township Zoning Ordinance for a description of your property's zoning classification, as well as Article 11 (Conditional Uses) and Article 10 (Site Plan Review); and any other sections of the Zoning Ordinance which may be applicable.

APPLICANT AFFIDAVIT

The applicant(s) represents that he/she/they are the owner(s) of the subject property or are acting on behalf of the above listed owner.

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: Austin Anderson

APPLICANT'S SIGNATURE  DATE 11/16/20

PROPERTY OWNER'S PRINTED NAME Austin Anderson

PROPERTY OWNER'S SIGNATURE 

To be filled in by Township Clerk (or designated Township Officer/Personnel)

I hereby state that this petition was properly received and filed on 11/18/2020 (date)

Signature of Clerk (or designee)



Fee paid \$2,800

2223 N Prospect – Landscape Operation

Detailed description of proposed use

Location and screening: The landscape operation will take place within a pole barn and a connected concrete pad. The barn will be located 1320 feet from Prospect Rd and not clearly visible from the road. The barn will be adjacent to an existing stable building and on the backside of that building away from the view, parking, and activity of stable users. The pole barn will be screened by 300 feet or more of mature forest from the Hunters Creek subdivision residents to the west. The pole barn will be 500+ feet from the actively-farmed nature preserve to the north which is currently screened by 20 feet of mature trees.

Description of operations: 75% of the pole barn space will be dedicated to storage of landscape vehicles and equipment and 25% for personal equipment and use.

Landscaping vehicles, equipment, and materials may be retrieved during morning daylight hours and returned in the evening hours and are not expected to be moved during late evening after 10pm or before 5am. Vehicular activity and noise will not vary from the current features of the area as the stable operation uses tractors, heavy machines, and trucks for its operations and maintenance throughout the day. All landscape operations will be seasonal with less activity (primarily just storage) in winter months.

Natural landscaping materials such as mulch, topsoil, and compost will be securely contained within concrete bins to prevent any shifting and located behind the barn and not clearly visible if not impossible to see from the road, stables or any neighboring properties. The storage of materials will be consistent with the existing use of that area as the stables store manure / materials for their operation in an adjacent area of their property.

A 10x20 space within the barn may be used periodically for planning and office activities by the owner or one employee. There will be no meetings with customers or retail activity of any kind on the property. No employees will reside on the property or be active on the property outside of typical operational hours.

Users, Traffic, and Parking:

Expected users are the property owner, his spouse, and 1 to 2 employees of the operation who may arrive to retrieve equipment and materials during the daytime operating hours. Vehicle parking will be within the barn with one dedicated space behind the barn on the concrete pad. An employee may use the owner's personal parking space along the residence for irregular temporary parking during the day as well. Any traffic is expected to follow typical morning (6am-8am) and evening (5pm-8pm) patterns and will not vary meaningfully from the current traffic for the area, as the adjacent stable has individuals and employees coming and going throughout the day and evening. The adjacent nature preserve is actively farmed and has seasonal large equipment operating.

QUOTATION FOR:

Austin Anderson
Customer Address Not Provided
Ypsilanti, MI 48197
248-420-2527

CONTACT:

Brandon Smith
600 E. Michigan Ave
Saline, MI 48176
734-429-5494

CONSTRUCTION:

DIMENSIONS:
EAVE1 PORCH

Post Frame
40' X 60' X 16'
10' X 60' X 10'

SPECIFICATIONS FOR 40' X 60' X 16' POST FRAME PACKAGE:

• **MATERIAL PACKAGE**

- Pre-Engineered Wood Trusses (4/12 Pitch, 2' O/C)
- 6 x 6 Treated Eave Posts (10' O/C)
- 6 x 6 Treated Gable Posts (10' O/C)
- 2 x 6 Treated Center Match Skirt Boards (3 Rows)
- 2 x 4 Wall Girts (24" O/C) and Roof Purlins (24" O/C)
- 2 x 12 Top Girt Exterior With A 1.75 x 11.25 Top Girt Interior
- Regal White Ultra 2000 Steel Steel Siding w/ 45 -Year Paint Warran
- Regal White Steel Wainscot on All Four Sides
- Regal White Ultra 2000 With Ultra Dry Steel Roof w/ 45 -Year Paint
- Two Bags of Concrete Mix per Post Hole

• **DOORS & WINDOWS**

- One Ann Arbor Door 16X12 # 600 Door Installed Ins. Std
- Two 3' 9 Lite Entry Doors
- Four Jeld-Wen Vinyl Stock 3' x 3' Slider Windows

• **10' X 10' X 60' HALF MONITOR PORCH, EAVE 1**

• **12" OVERHANG ON ALL SIDES ALUM. SOFFIT**

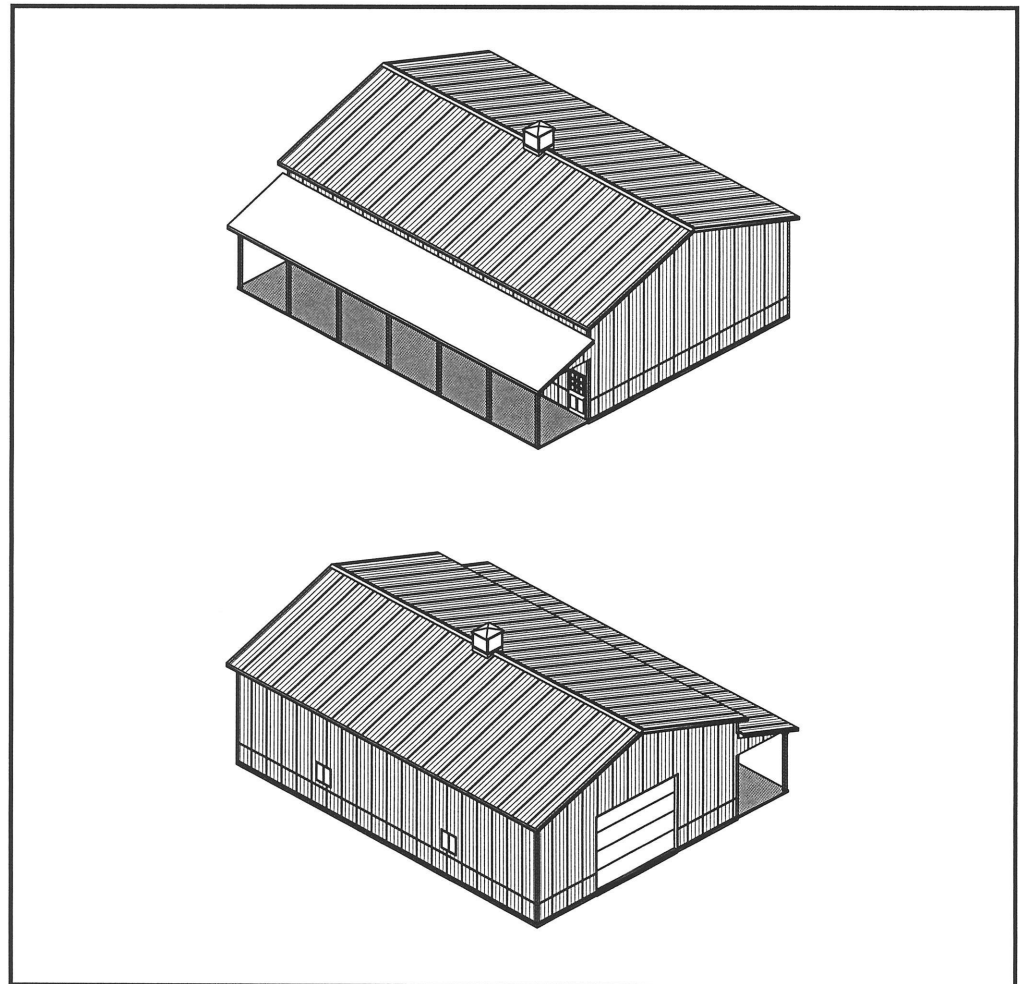
• **ACCESSORIES**

- 1 Cannon Ball 36" x 36" Cupola

• **FASTENERS**

- 100Ct Std Color 10X1-1/2 Neo Screw for Steel Wall, Roof Panels
- 5/16 X 4 In Lag Screw 100Ct Grk12225 for Truss Carrier
- 4 In. Pole Barn Galv. Ht 5Lb for Skirt Board
- Galvanized Steel Framing Nails

• **DETAILED BUILDING PLANS**

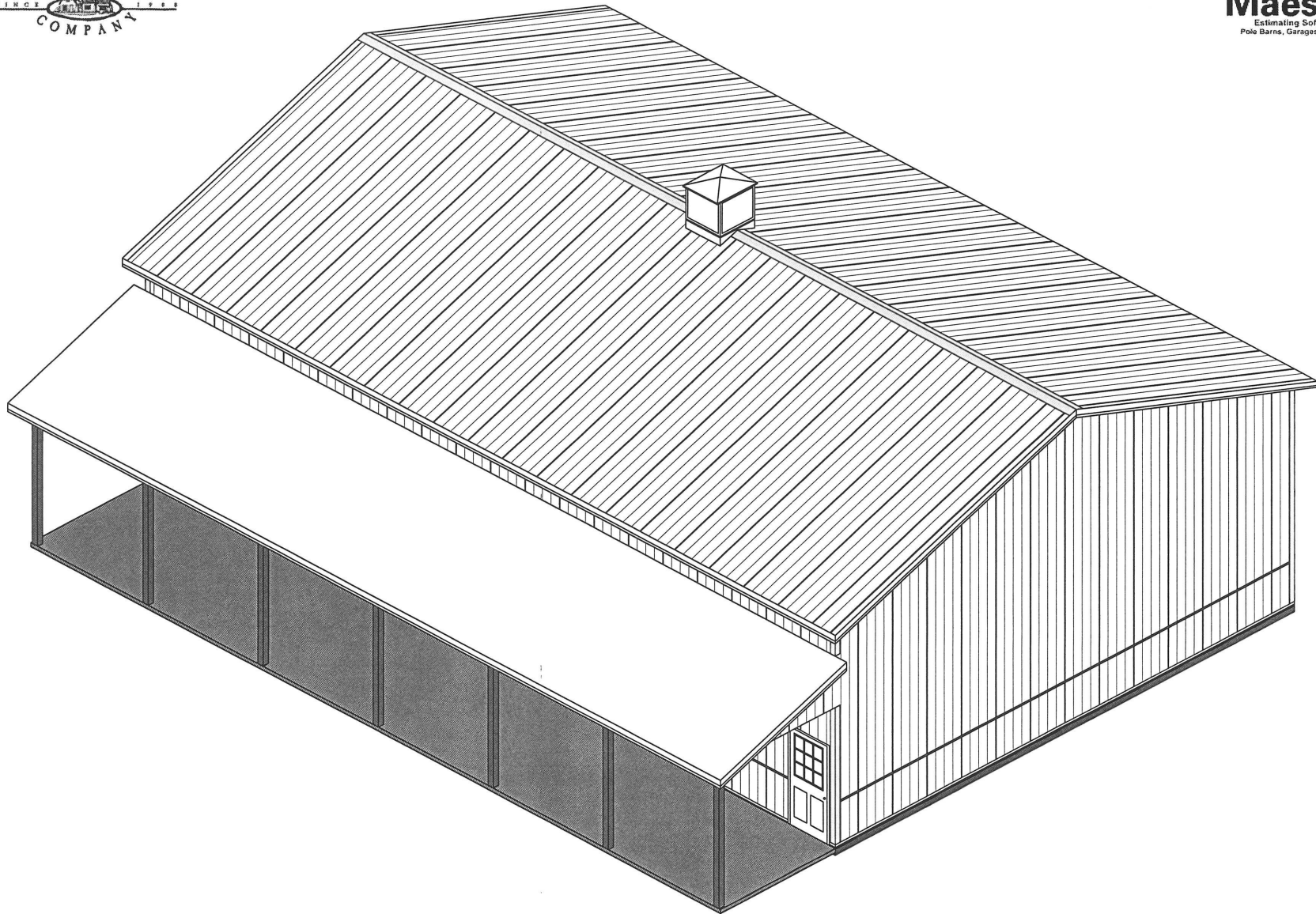


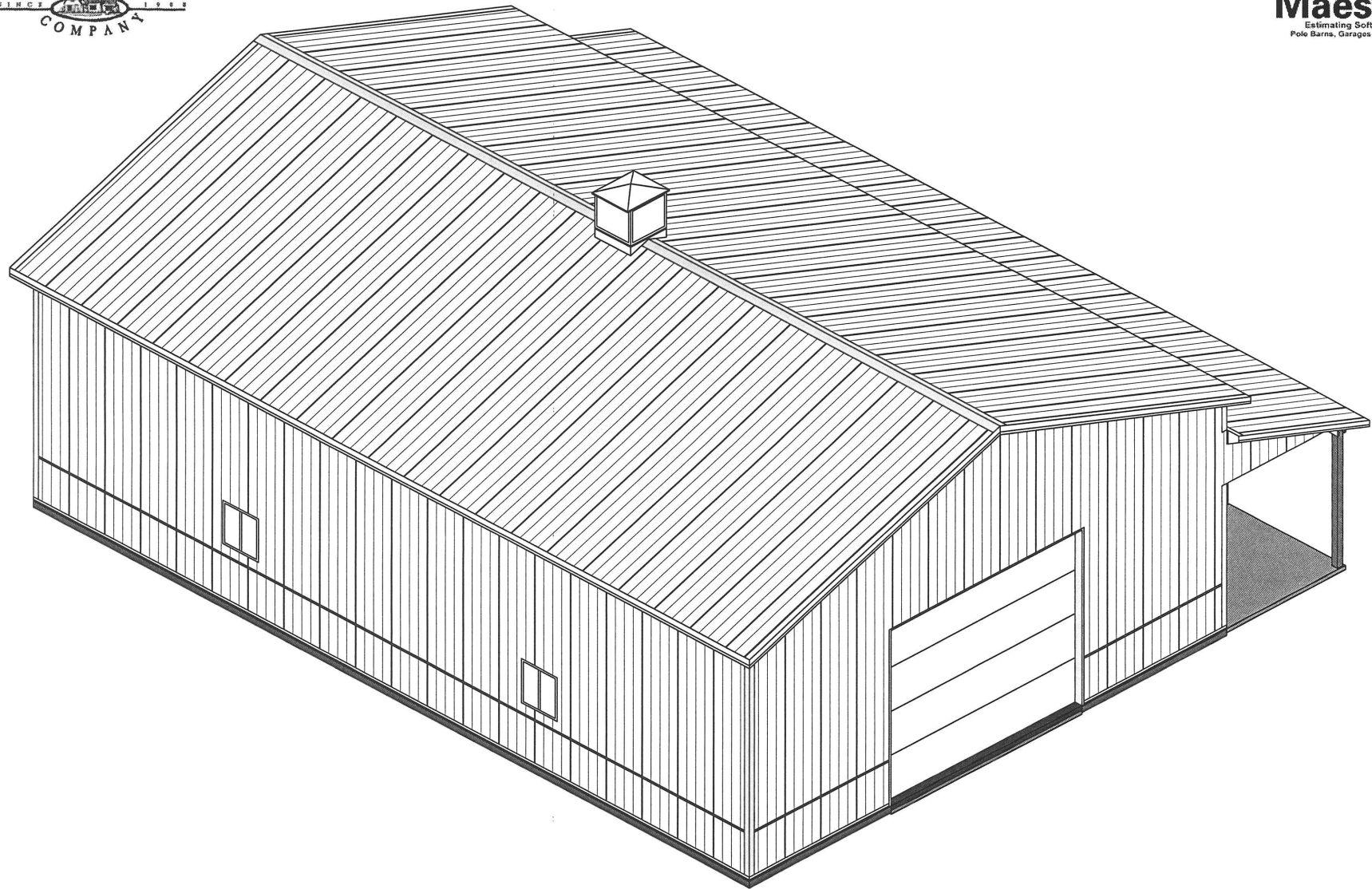
| | |
|------------------------|--------------------|
| Subtotal | \$39,173.87 |
| Tax | \$2,350.43 |
| MATERIALS TOTAL | \$41,524.00 |

QUOTATION DATE: 9/30/2020

ESTIMATE NUMBER: 6409

Prices are good for 3 days, until 10/3/2020







GABLE2 CROSS SECTION

ROOF LAYER 1: REGAL WHITE ULTRA 2000 WITH ULTRA DRY STEEL PANEL

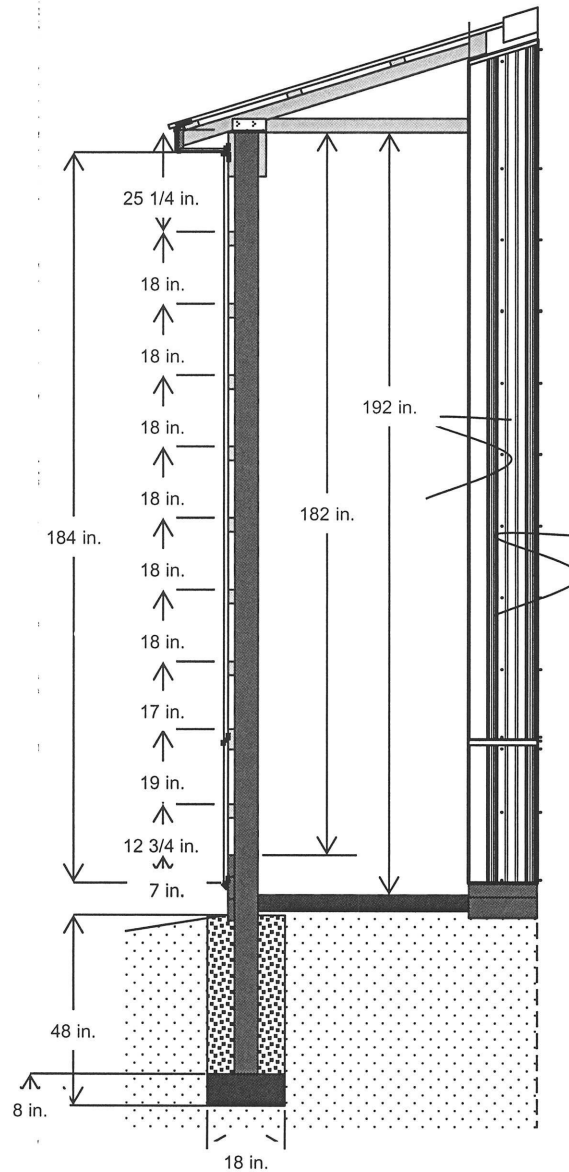
PURLINS: 2 X 4 SPF-PREMIUM FASTENED LAYING FLAT
SUB FACIA: 2 X 6 SPF-PREMIUM
FACIA COVERING: ROLLEX STANDARD COLOR 6 IN X 12 FT ALUMINUM FACIA
UNDEREAVE: ROLLEX STANDARD COLOR 12 IN X 12 FT ALUMINUM SOLID SOFFIT

CORNER POSTS: TREATED 6 X 6
INTERMEDIATE POSTS: TREATED 6 X 6 SPACING 10 FT O.C.
EXTERIOR CARRIER: #2 SPF 2 X 12
INTERIOR CARRIER: LVL 1.75 X 11.25
EXTERIOR WALL GIRTS: SPF-PREMIUM 2 X 4
WALL LAYER 1: REX WRAP 10 X 150 HOUSE WRAP
WALL LAYER 2: REGAL WHITE ULTRA 2000 STEEL STEEL PANEL

EXTERIOR SKIRT BOARD: 3 ROWS OF TREATED CENTER MATCH 2 X 6

SIDING BEGINS 7 IN. BELOW THE TOP OF THE TOP SKIRT BOARD

EARTH GRADE BEGINS 15 IN. BELOW THE TOP OF THE TOP SKIRT BOARD



4/12 PITCH TRUSS SYSTEM WITH A STANDARD HEEL (HEEL HEIGHT: 0-3-15 OR 4 IN.)
TRUSS SPACING: 24 IN. O.C.
TRUSS LOADING INFORMATION:
TCLL/TCDL/BCLL/BCDL 35-7-0-10
TOTAL TRUSS LOADING = 52 P.S.F.
BRACE PER TRUSS MANUFACTURER'S RECOMMENDATIONS

INTERIOR FINISHED FLOOR HT. WILL BE 10 IN. BELOW THE TOP OF THE TOP SKIRT BOARD
4 IN. CONCRETE FLOOR W/STRUCTURAL STRENGTH - 3500 P.S.I.
UNDISTURBED SOIL OR COMPACTED SAND FILL BACKFILL 18 IN. HOLE WITH SAND/GRAVEL FILL & COMPACT
18 IN. WIDE X 8 IN. THICK PIER FOOTING USING REDIMIX CONCRETE WITH MINIMUM STRENGTH/2500 P.S.I.



GABLE1 CROSS SECTION

ROOF LAYER 1: REGAL WHITE ULTRA 2000 WITH ULTRA DRY STEEL PANEL

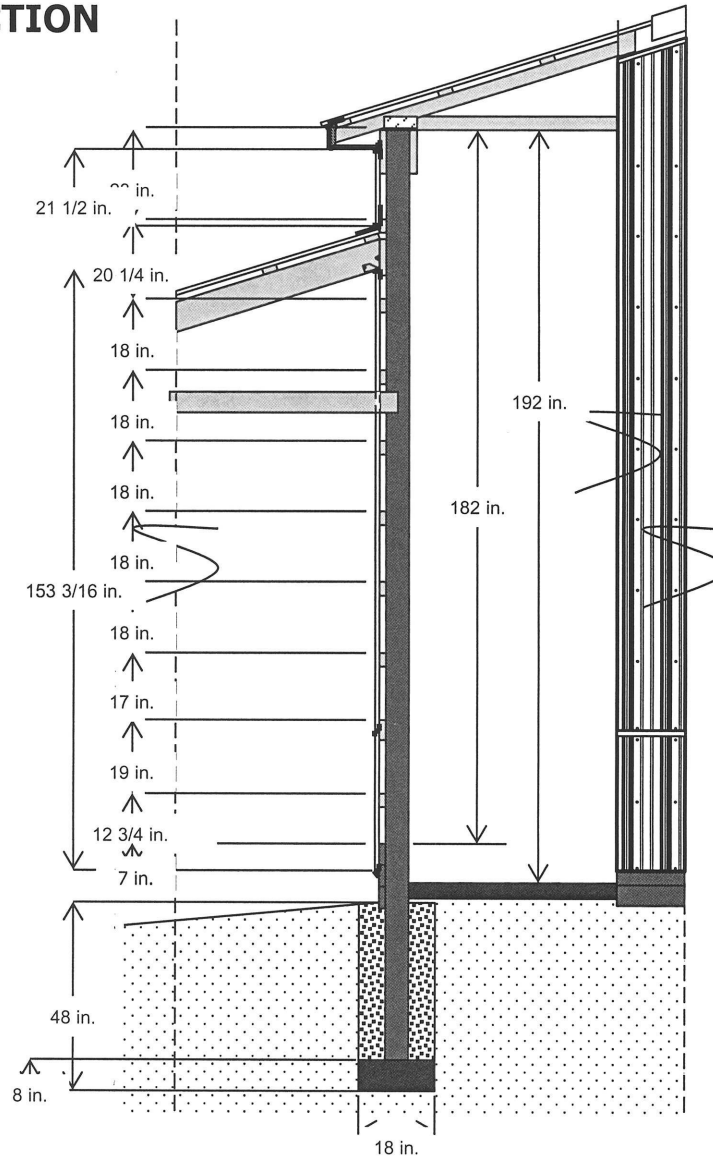
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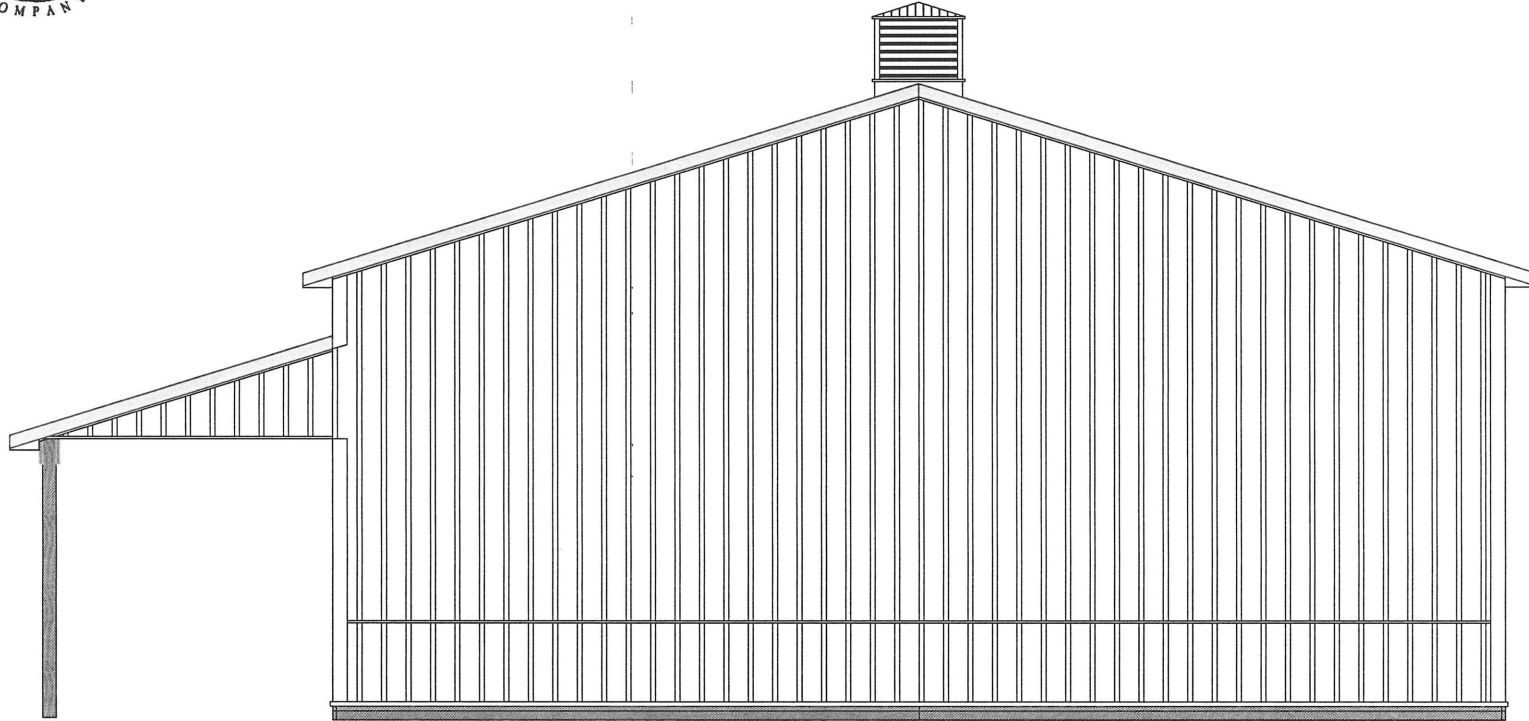


4/12 PITCH TRUSS SYSTEM WITH A STANDARD HEEL (HEEL HEIGHT: 0-3-15 OR 4 IN.)
TRUSS SPACING: 24 IN. O.C.
TRUSS LOADING INFORMATION:
TCLL/TCDL/BCLL/BCDL 35-7-0-10
TOTAL TRUSS LOADING = 52 P.S.F.
BRACE PER TRUSS MANUFACTURER'S RECOMMENDATIONS

INTERIOR FINISHED FLOOR HT. WILL BE 10 in. BELOW THE TOP OF THE TOP SKIRT BOARD
4 IN. CONCRETE FLOOR W/STRUCTURAL STRENGTH - 3500 P.S.I.
UNDISTURBED SOIL OR COMPACTED SAND FILL
BACKFILL 18 IN. HOLE WITH SAND/GRAVEL FILL & COMPACT
18 IN. WIDE X 8 IN. THICK PIER FOOTING USING RED-MIX CONCRETE
WITH MINIMUM STRENGTH/2500 P.S.I.

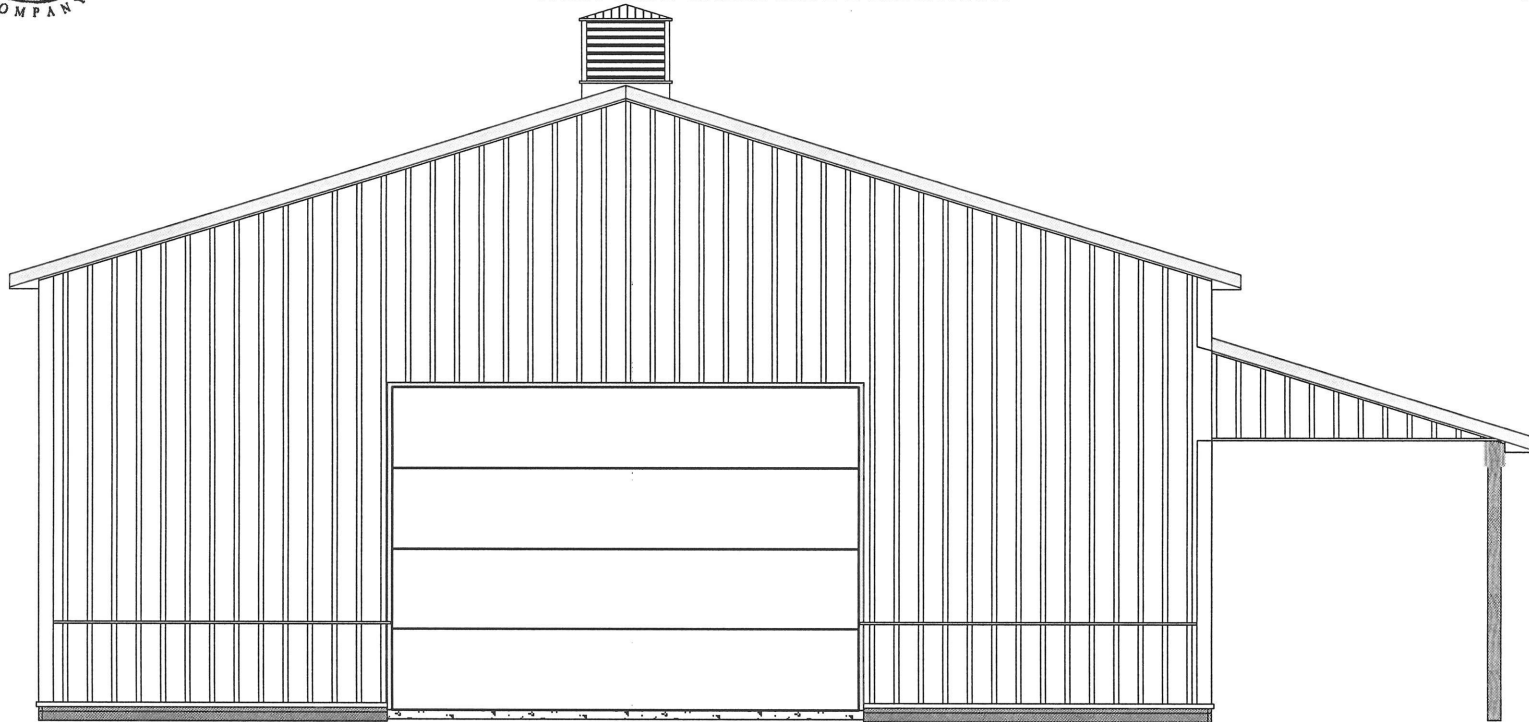
"Austin Anderson
Estimate Number: 6409
9/30/2020"

EAST SIDE-GABLE SIDE 1 ELEVATION



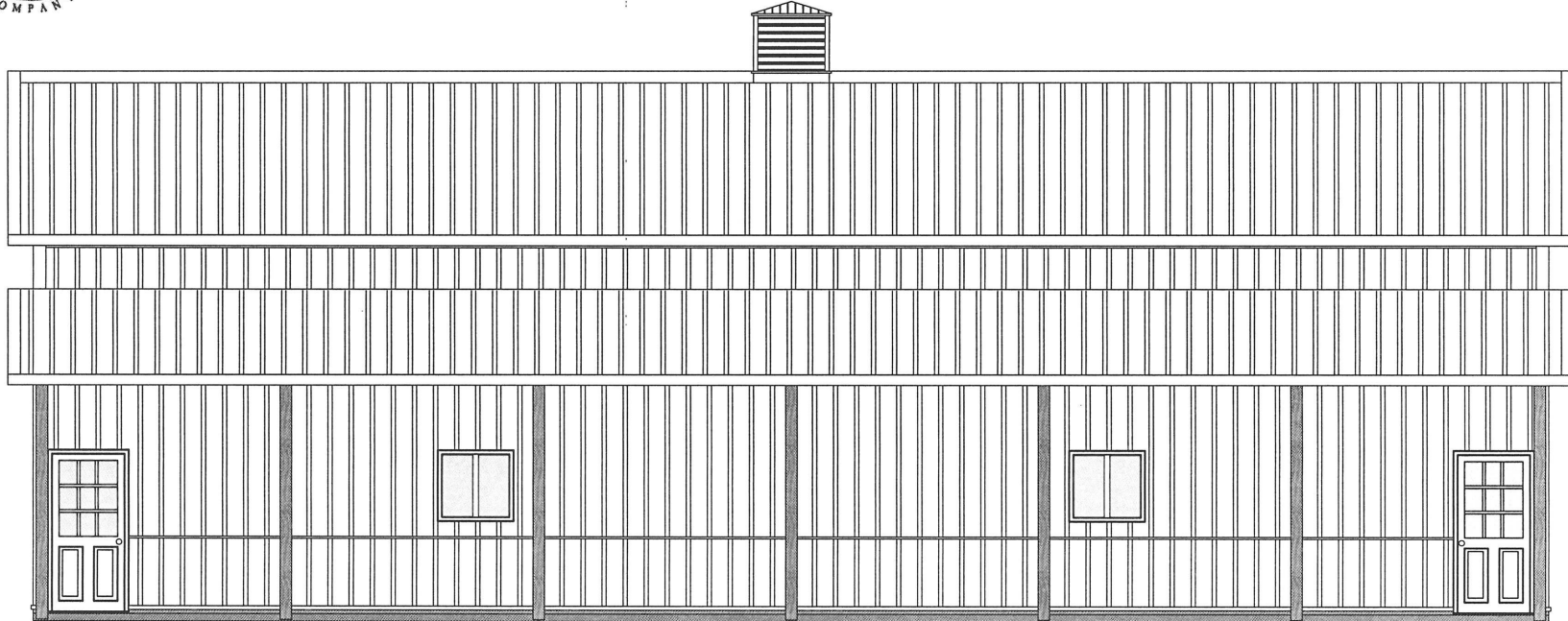


WEST SIDE-GABLE SIDE 2 ELEVATION





SOUTH SIDE-EAVE SIDE 1 ELEVATION



NORTH SIDE-EAVE SIDE 2 ELEVATION

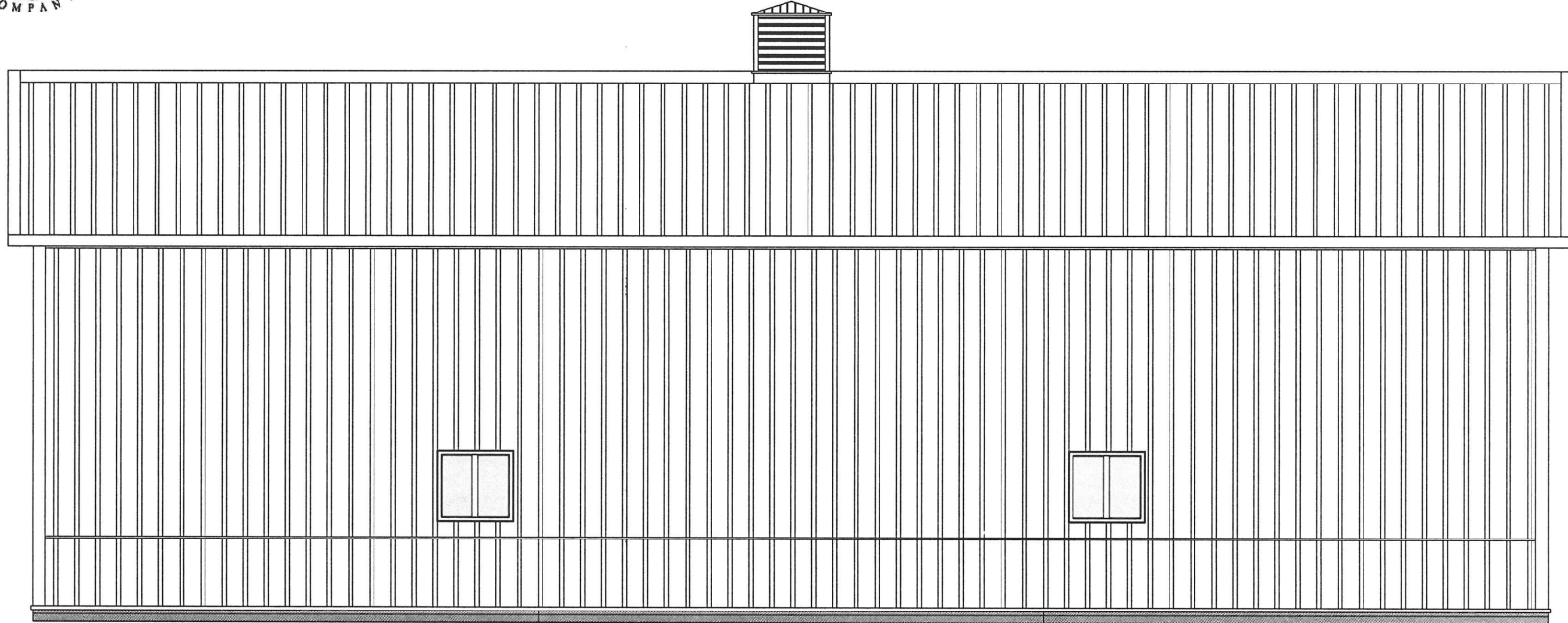
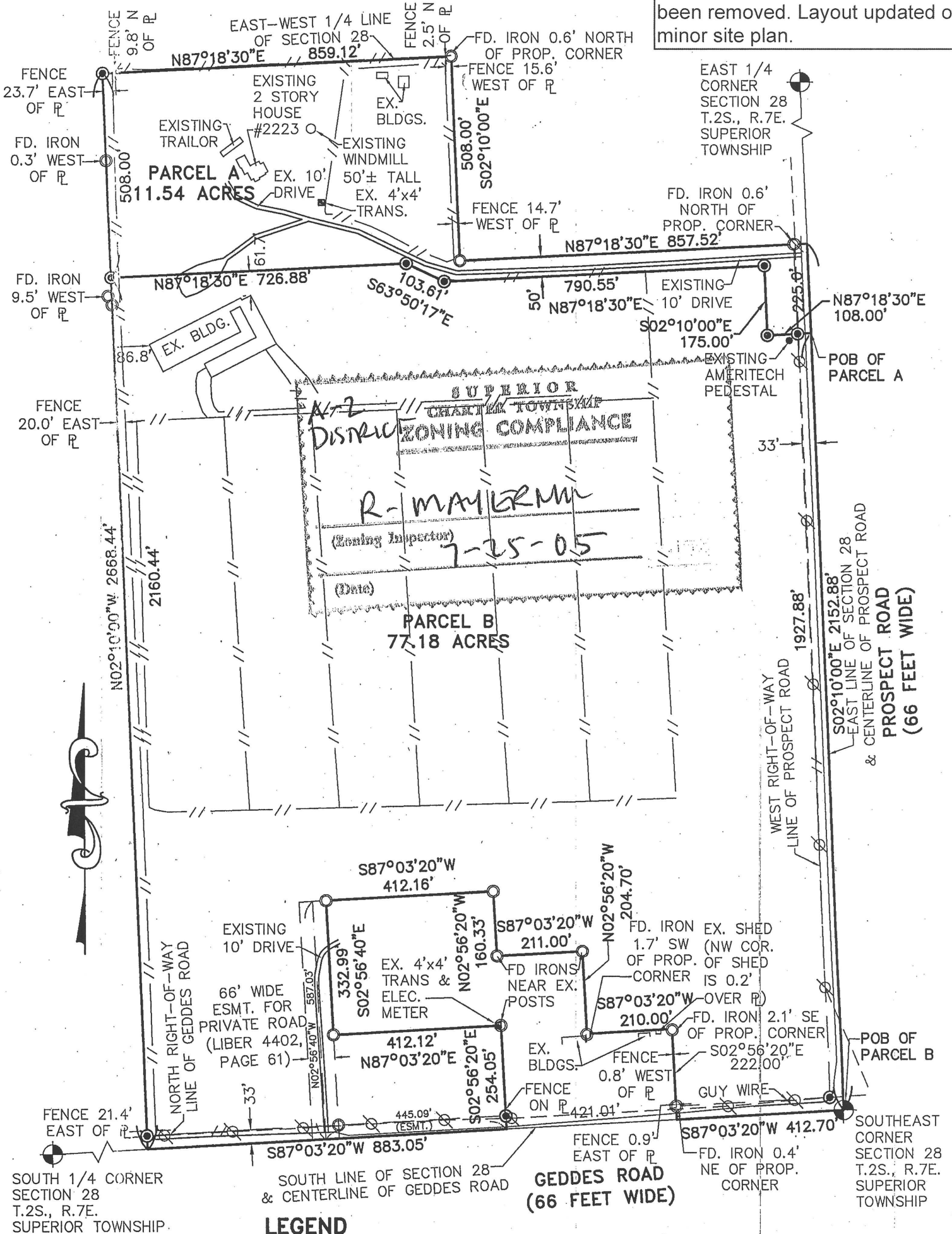


EXHIBIT 'A'

Previous survey to reference property boundaries and layout of house. Traylor and windmill have been removed. Layout updated on minor site plan.



SUPERIOR
CHARTER TOWNSHIP
DISTRICT ZONING COMPLIANCE
R-MAYLERN
(Zoning Inspector)
7-25-05
(Data)



ALPINE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS

46892 WEST ROAD
SUITE 109
NOVI, MICHIGAN 48377
(248) 926-3701 (BUS)
(248) 926-3765 (FAX)

| | |
|--|--------------------------------------|
| CLIENT: HAMMANA, LLC & NYR82 LLC | DATE: 5-31-05 |
| PARCEL SPLIT | DRAWN BY: JPP |
| | CHECKED BY: GLM |
| 2223 NORTH PROSPECT ROAD | SCALE HOR 1"=300FT. VER 1"=---FT. |
| SECTION: 28 TOWNSHIP: 2 S RANGE: 7 E | FBK: 159 |
| SUPERIOR TOWNSHIP | CHF: BJ |
| WASHTENAW COUNTY | 1/2 |
| MICHIGAN | 05-125 |

November 16, 2020

Superior Charter Township
Planning Commission

To Whom It May Concern,

Please be advised that I have been given a proposed plan for a pole barn to be constructed by Austin Anderson 2223 Prospect Road Superior Twp. , MI. on property adjacent to my farm at 2121 Prospect Road, Superior Twp. 48198.

I have no objection to the proposed barn. I have attached a copy of the plan I was shown.

A handwritten signature in black ink, appearing to read 'W. Schofield Jr.', written in a cursive style. The signature is positioned above the printed name.

William J Schofield Jr.

Laura Bennett

From: Scott Dolson <starwarsgalaxy@msn.com>
Sent: Tuesday, December 15, 2020 10:00 AM
To: Laura Bennett
Subject: Comments to proposed Conditional Use Permit at 2223 N. Prospect Road

Board,

We would like our comments added to the record for your consideration when making the decision to approve or disallow the proposed Conditional Use Permit for a zoning change to allow a landscape maintenance and installation business at 2223 N. Prospect Road.

We live at 2027 Hunters Creek Drive which is directly adjacent to the West of the proposed business and over the years we have watched the planning board approve more and more business zoning in Superior Township counter to the rural and agricultural area we originally moved out here to be a part of. This trend poses an ongoing threat to the overall flavor of Superior Township that makes it a unique and treasured place to live and raise a family. If not abated at some point, we fear that Superior Township will join the long list of "build anything, we'll approve everything" communities like Canton and be forever changed.

What the proposal off handily dismisses when referring to the "view" of thier building as "screened by 300 feet or more of mature forest from the Hunters Creek Subdivision residents to the west", I like to refer to as "My backyard". The ever-growing business presence behind our property is of great concern to us. On multiple occasions we have had people, be it from the Stables or the Feed Store, trespass through those very same 300 plus feet of mature forest right up to our home, and when challenged, not say a word and just walk away. Adding another business to the mix can only increase the likelihood of this type of occurrence happening more frequently in the future.

This is the first time that the commission has mailed out a notice of a proposed rezoning of property behind us, directly to us, and we appreciate that, because we most certainly would have responded to the current business zoning that is behind us. But since those exceptions are already in place then a line must be drawn as to future exceptions and that line should be drawn here.

Therefore, we formally and most strenuously oppose this and any future business rezoning along Prospect road or Superior Township as a whole. We cannot lose what makes Superior Township special because of a desire to gain a marginal increase in tax revenues.

Thank you for allowing us to express our concerns because I am sure they mirror the concerns of most, if not all, of the residents of Hunters Creek Estates.

Scott and Lila Dolson

Superior Township Monthly Report

October/November 2020

Resident Debris/ Complaints:

1668 Savannah- Smoker on Extension- **(Tagged)**
1937 Savannah- Toilet on Extension- **(Tagged)**
8469 Berkshire- 4 Chairs on Extension- **(Tagged)**
1799 Manchester- Debris on Lawn- **(Spoke with Resident)**
8423 Berkshire- Refrigerator on Extension- **(Tagged)**
1619 Sheffield- Toys all over Extension- **(Tagged)**
1141 Stamford Rd.- Chair on Extension- **(Tagged)**
9266 Abbey Ln.- Mattress & Box Spring on Extension- **(Tagged)**
8654 Heather Ct.- Mattress & Wood Pieces on Extension- **(Tagged)**
8695 Nottingham Ct.- Water Heater on Extension- **(Tagged)**
8277 S. Warwick Ct.- Table on Extension- **(Tagged)**
9036 Ascot Dr.- Debris & Brush in Backyard- **(Letter Sent)**

Vehicle Complaints:

Sheffield & Glendale- Vehicle Parked on Law- **(Owner Notified)**
1824 Norfolk- Trailer Parked in Street- **(Tagged for Removal)**
9539 Glenhill- Trailer Parked in Street- **(Tagged for Removal)**

SUPERIOR TOWNSHIP BUILDING DEPARTMENT
MONTH-END REPORT
November 2020

| Category | Estimated Cost | Permit Fee | Number of Permits |
|--|------------------------------|---------------------------|-------------------|
| Com/Multi-Family Other Building | <i>\$18,368.00</i> | <i>\$119.00</i> | <i>1</i> |
| Com-Other Non-Building | <i>\$15,000.00</i> | <i>\$200.00</i> | <i>1</i> |
| Electrical | <i>\$0.00</i> | <i>\$3,642.00</i> | <i>19</i> |
| Mechanical | <i>\$0.00</i> | <i>\$2,943.00</i> | <i>21</i> |
| Plumbing | <i>\$0.00</i> | <i>\$2,612.00</i> | <i>19</i> |
| Res-Additions (Inc. Garages) | <i>\$180,000.00</i> | <i>\$585.00</i> | <i>1</i> |
| Res-New Building | <i>\$2,215,974.00</i> | <i>\$14,700.00</i> | <i>6</i> |
| Res-Other Building | <i>\$310,621.00</i> | <i>\$1,240.00</i> | <i>9</i> |
| Res-Other Non-Building | <i>\$74,470.00</i> | <i>\$550.00</i> | <i>4</i> |
| Res-Renovations | <i>\$201,533.00</i> | <i>\$1,257.00</i> | <i>4</i> |
| Wetlands | <i>\$0.00</i> | <i>\$0.00</i> | <i>1</i> |
| Totals | <i>\$3,015,966.00</i> | <i>\$27,848.00</i> | <i>86</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>\$517,630.00</i> | <i>\$3,197.00</i> | <i>3</i> |
| Com/Multi-Family Other Building | <i>\$214,868.00</i> | <i>\$319.00</i> | <i>2</i> |
| Com/Multi-Family Renovations | <i>\$1,117,917.00</i> | <i>\$1,160.00</i> | <i>3</i> |
| Com-Other Non-Building | <i>\$45,700.00</i> | <i>\$850.00</i> | <i>5</i> |
| Electrical | <i>\$0.00</i> | <i>\$40,361.00</i> | <i>230</i> |
| Mechanical | <i>\$0.00</i> | <i>\$53,379.50</i> | <i>354</i> |
| Plumbing | <i>\$0.00</i> | <i>\$30,629.00</i> | <i>208</i> |
| Res-Additions (Inc. Garages) | <i>\$975,140.00</i> | <i>\$4,415.00</i> | <i>13</i> |
| Res-Manufactured/Modular | <i>\$190,000.00</i> | <i>\$1,050.00</i> | <i>7</i> |
| Res-New Building | <i>\$17,740,831.00</i> | <i>\$118,120.10</i> | <i>62</i> |
| Res-Other Building | <i>\$1,038,488.00</i> | <i>\$6,789.00</i> | <i>58</i> |
| Res-Other Non-Building | <i>\$423,304.00</i> | <i>\$3,150.00</i> | <i>28</i> |
| Res-Renovations | <i>\$1,037,971.00</i> | <i>\$5,547.00</i> | <i>22</i> |
| Wetlands | <i>\$0.00</i> | <i>\$0.00</i> | <i>3</i> |
| Totals | <i>\$23,301,849.00</i> | <i>\$268,966.60</i> | <i>998</i> |

Zoning Report

November 9, 2020

Humane Society – In 2016, the Humane Society applied for approval of a parking lot to be located at the south end of the property and for septic and landscape work. The project was divided into two phases when the anticipated approvals for the parking lot from The University of Michigan were not forthcoming. The septic work proceeded and is complete. Ultimately, approvals from the U of M were obtained and the parking lot work was permitted to proceed. Other than final engineering close out, the parking lot is complete, and we have permitted its use to commence. Additionally, some landscape screening is still required along Cherry Hill near the septic location.

Sutton Ridge- The Redwood apartment complex construction is now complete, and Certificates of Occupancy have been issued for all apartment homes. OHM is currently working with the builder to close out the balance of administrative engineering requirements.

Hawthorn Mill- The Township has received an application for area plan review from the Eyde Co. for a development proposed to cover approximately 650 acres with about 1950 residential units. The proposed development stretches from Clark Road in the south to Vreeland Road at the north. I have attached a site concept plan from the application for your use. Our consultants are currently reviewing the application documents to determine if they are complete enough to be placed on the Planning Commissions agenda.

Richard Mayernik

Building/Zoning Official

SITE PLAN REVIEW APPLICATION

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

APPLICANT NAME Austin Anderson

NAME OF PROPOSED DEVELOPMENT Pole Barn

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

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

SEEKING ADDITIONAL APPROVAL FOR A CONDITIONAL USE YES NO

Thomas Bennett
Signature of the Clerk or Designee

November 18, 2020
Date of Receipt of Application

\$ 3,000
Amount of Fee

GENERAL INFORMATION

- Name of Proposed Development Pole Barn
- Address of Property 2223 N Prospect Rd Superior Twp 48198
- Current Zoning District Classification of Property A-2

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 5-10-28-400-008

- Site Location - Property is located on (circle one) N S E (W) side of Prospect Road between Geddes and Vreeland 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: Home, 20x20 outbuilding - open face,
20 x 20 outbuilding open faced

PROPOSED LAND USE

- Residential Office Commercial Other

If other, please specify _____

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

Landscaping operation in conjunction
with existing single family
dwelling

ESTIMATED COSTS

- Buildings and other structures 40,000
- Site improvements 40,000
- Landscaping _____
- Total 80,000

ESTIMATED DATES OF CONSTRUCTION

- Initial construction January 2020
- Project completion April 2020
- Initial construction of phases (IF APPLICABLE) _____
- Completion of subsequent phases. (IF APPLICABLE) _____
- Estimated date of first occupancy _____

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

APPLICANT INFORMATION

- APPLICANTS NAME Austin Anderson
Company _____
Address 2223 N Prospect Rd
Telephone Number _____ Email ajanders@umich.edu

- PROPERTY OWNER'S NAME SAME AS ABOVE
Company _____
Address _____
Telephone Number _____ Email _____

- DEVELOPER'S NAME Chelsea Lumber
Company _____
Address _____
Telephone Number _____ Email _____

- ENGINEER'S NAME Brendan Cousino
Company —
Address 3363 Brassow Rd. Saline MI 48176
Telephone Number 734 664 4732 Email Bcousino@umich.edu

- ARCHITECT/PLANNER'S NAME Chelsea Lumber
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: Austin Anderson

APPLICANT'S SIGNATURE  DATE 11/17/20

PROPERTY OWNER'S PRINTED NAME Same as above

PROPERTY OWNER'S SIGNATURE _____ DATE _____



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: November 30, 2020

**Conditional Use and Site Plan Review
For
Superior Township, Michigan**

| | |
|------------------------------|--|
| Applicant: | Austin Anderson |
| Project Name: | Anderson Pole Barn |
| Plan Date: | November 16, 2020 |
| Location: | 2223 Prospect Road, Superior Township, MI J-10-28-400-008 |
| Zoning: | A2, Agricultural District |
| Action Requested: | Minor Site Plan / Conditional Use Permit Approval |
| Required Information: | As noted in Review. |

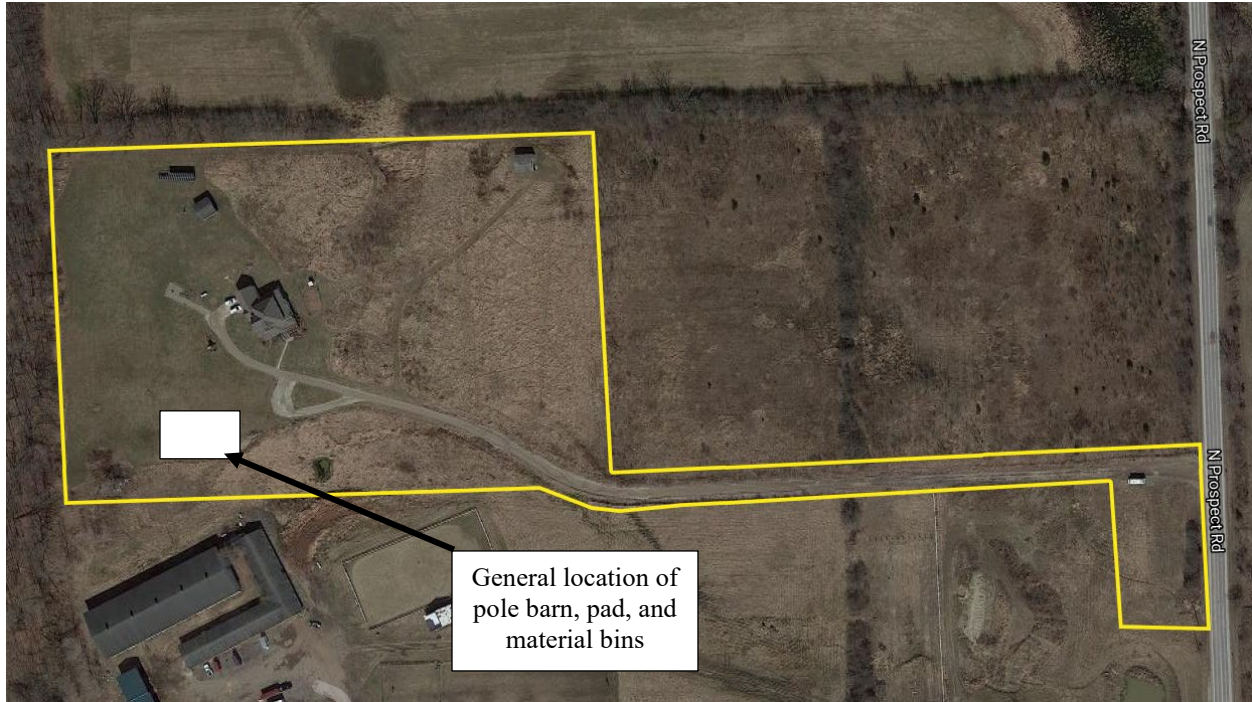
PROJECT AND SITE DESCRIPTION

The applicant is seeking approval for a minor site plan and conditional use permit to utilize the existing property at 2223 Prospect for a landscaping maintenance and installation business. The existing home on the property will be continued to be used as the residential home of the landscape business owner.

Improvements to the property for the landscape business include:

- Construction of a 40 x 60 x 16 pole barn
- Construction of a 50 x 50 concrete pad
- Construction of three 16 x 16 x 4 pre-cast concrete bins
- Construction of additional driveway to service pole barn and concrete pad

Aerial Image of Subject Site



Items to be Addressed: None.

AREA, WIDTH, HEIGHT, SETBACKS

| | Required | Provided | Compliance |
|-----------------------------|-------------------------|-----------------|-------------------|
| Minimum Lot Size | 2.0 Acres | 11.54 Acres | Compliant |
| Minimum Lot Width | 225 Feet | 225 Feet | Compliant |
| Max. Building Height | 40 feet / 3.0 Stories | 16 feet | Compliant |
| Front Setback | 75 Feet | 75 Feet | Compliant |
| Side Setback | 30 Feet (60 Feet Total) | 30 Feet | Compliant |
| Rear Setback | 50 Feet | 50 Feet | Compliant |
| Max. Lot Coverage | 5% | N/A | N/A |

The proposed pole barn is in compliance with the bulk requirements set forth in Section 3.101 of the Superior Township Zoning Ordinance.

Items to be Addressed: None.

NATURAL RESOURCES

Topography: Subject site is fairly level. No major decline in slope.

Wetlands: No wetlands are depicted on the subject site.

Woodlands: No Woodlands are depicted on the subject site.

Items to be Addressed: None.

OPERATIONS

Operational information provided by the homeowner/prospective business owner:

- 75% of pole barn for landscape vehicles and equipment and 25% for personal equipment
- 10 x 20 space within barn will be used for office
- Landscaping vehicles and equipment will be retrieved in morning and returned at night
- Operations on site will not be conducted between 10:00 p.m. and 5 a.m.
- Bins will hold natural materials such as mulch, topsoil, and compost
- No retail sales
- No meeting with customers on site
- No employees living on site
- Maximum of 1 to 2 employees
- Employee parking within barn and on concrete pad behind barn

Applicant has not clarified if snow removal operations are proposed. Snow removal operations typical have a greater impact on adjacent properties. Secondly, other than parking, the applicant did not clarify the use of the 50 x 50 concrete pad behind barn.

Items to be Addressed: Limit use to conditions of approval as noted in recommendation.

BUILDING LOCATION AND SITE ARRANGEMENT

The property has an existing residence with two (2) outdoor open 20x20 sheds. The proposed pole barn will be erected just southwest of the existing residential structure and north of an existing stable building. The pole barn will not be visible as it is 1,320 feet away from Prospect Road. There is a 50x50 concrete pad behind the barn on the west side.

Items to be Addressed: None.

PARKING, LOADING

Parking and loading calculation were not provided on the site plan. If condition of only a maximum of two (2) employees is established, parking shall be sufficient. All parking of employee and landscaping vehicles shall either be within driveway, pole barn, or concrete pad.

Items to be Addressed: None

SITE ACCESS AND CIRCULATION

The pole barn and concrete pad will be accessed by a proposed 12-foot gravel driveway. The 12-foot gravel driveway will be connected to the existing 10-foot gravel drive and driveway turnaround from Prospect Road. The movement of vehicular and pedestrian traffic within the site will be safe and convenient.

Items to be Addressed: None.

LANDSCAPING

No landscaping plan has been provided. Based on the minimum site plan requirements set forth in Section 10.07, a Minor Site Plan requires applicant to show a general layout of proposed landscaping and screening improvements; including plantings, topographic changes, and similar features. Applicant states, and confirmed on the site plan and aerial photographs, the barn will be screened by 300 feet or more of mature forest from the Hunters Creek subdivision to the west. The pole barn will be more than 500 feet from the actively-farmed nature preserve to the north which is currently screened by 20 feet of mature trees.

We note that there is no screening along the southern property line. Applicant should screen 50 x 50 concrete pad and material bins along the southern property line.

Items to be Addressed: Applicant should screen 50 x 50 concrete pad and material bins along the southern property line.

LIGHTING

No lighting plan has been provided. According to Section 6.13, any operation or activity which produces glare shall be conducted so that direct and indirect illumination from the source of light does not exceed one-half (1/2) footcandle when measured at any point along the property line of the site on which the operation is located. If lighting is to be proposed.

Items to be Addressed: Because the applicant proposes to use the site after sunset and before sunrise, they shall provide a lighting plan in conformance with Section 6.13.

FLOOR PLAN AND ELEVATIONS

Floor plans, elevations, and dimensions have been submitted.

Items to be Addressed: None.

SUPPLEMENTAL REGULATIONS

Section 5.307 sets forth additional requirements for Landscape Operations and Snowplow Businesses.

1. **Minimum lot area.** A minimum lot area of five (5) acres shall be required for landscape maintenance and installation operations, and snowplowing and removal businesses.
2. **Site plan approval.** Establishment, expansion or alteration of such businesses shall be subject to site plan approval per Article 10.0 (Site Plan Review).

3. **Use Standards:** The use shall be accessory to and remain secondary to a principal farm operation or single-family dwelling on the same parcel, and shall be subject to the following requirements:
 - a. Employees of the business not residing on the lot shall work primarily offsite.
 - b. The Planning Commission may limit hours of operation for the business to minimize impacts on adjacent residents and uses.
 - c. The character or appearance of the dwelling shall not change. The total floor area of the dwelling used for the business shall not exceed twenty percent (20%) of the dwelling's total floor area.
 - d. The business shall not generate vehicular traffic above that normally associated with similar agricultural operations in the Rural Districts.
 - e. Such businesses may occupy all or part of any accessory buildings on the lot that conform to the minimum required yard setbacks for the zoning district, subject to Planning Commission approval.
4. **Outside storage.** Outdoor display or storage of equipment, vehicles, and materials shall be subject to the following:
 - a. A maximum of two (2) commercial trucks or similar vehicles may be parked outside, provided such vehicles are located outside of all road rights-of-way, required yard setback areas, and corner clearance areas. All other vehicles and equipment associated with the business shall be stored within a completely enclosed building.
 - b. Outside storage shall conform to the standards of Section 5.503 (Outside Storage, General).
5. **Screening.** To ensure compatibility between land uses, the Planning Commission may require screening of storage building(s), outside storage areas, and business vehicle parking area(s) occupied or intended to be used by the business from road rights-of-way and abutting parcels per Section 14.10D (Methods of Screening).
6. **Parking.** Parking of vehicles or other activity associated with the business shall be prohibited within road rights-of-way and the minimum required yard setbacks for the zoning district. Parking for the business shall be subject to Article 8.0 (Off-Street Parking and Loading Regulations).
7. **Nuisances.** No nuisance shall be generated by any heat, glare, noise, exterior lighting, smoke, vibration, noxious fumes, odors, vapors, gases, or chemicals at any time. No hazard of fire, explosion or radioactivity shall exist at any time.
8. **Fuel storage.** On-site fuel storage and handling shall comply with all applicable state, county and local regulations, including the Michigan Fire Prevention Code (P.A. 207 of 1941, as amended).

To ensure compliance we are recommending the following site plan changes:

1. Screen 50 x 50 concrete pad and material bins along the southern property line.
2. Provide a lighting plan in conformance with Section 6.13

Provided that the applicant agrees to, and Planning Commission requires the following conditions, we find that the use is appropriate for the site and meets the required standards set forth in section 5.307:

1. No snow removal operations shall be operated from the site
2. No more than a maximum of two (2) employees will operate from the site
3. Hours of operation shall be limited to 5 a.m to 10 p.m
4. Bins will hold natural materials such as mulch, topsoil, and compost.

5. No retail sales
6. No meeting with customers on site
7. No employees living on site
8. Employee parking within barn and on concrete pad behind barn.
9. No more than a maximum of two commercial trucks or similar vehicles may be parked outside

CONDITIONAL USE STANDARDS

According to Section 11.05, the Planning Commission approval of a Conditional Use Permit shall be based upon determinations that the proposed use complies with all of the following:

a. The proposed use will be harmonious, and in accordance with the objectives, intent, and purposes of this Ordinance.

This area of the Township is designated for agricultural uses. The pole barn and landscape operation is consistent with the surrounding land use and will enhance the rural character of the Township

b. The proposed use will be compatible with the natural environment and existing and future land uses in the vicinity.

The pole barn will be compatible with the natural environment and will be consistent with the future land uses in the vicinity. The pole barn will be more than 300 feet or more of mature forest from the Hunters Creek subdivision to the west and 500 feet away from the actively-farmed nature preserve to the north which is currently screened by 20 feet of trees.

c. The proposed use will be compatible with the Growth Management Plan.

The pole barn will be compatible with the Growth Management Plan as it will not change the density of the Central Sub-area. There are no required public utilities to the site. The area will remain rural.

d. The proposed use will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways and structures, refuse disposal, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately for any such services.

The pole barn will be accessed by the existing gravel driveway from Prospect Road.

e. The proposed use will not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property, or the public welfare.

The addition of the pole barn and landscaping business to an existing rural property will not be detrimental, hazardous, or disturbing to existing or future land uses, property, or the public welfare.

f. The proposed use will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.

The landscaping business will not create any additional public requirements and the addition of the business will help provide a service to the community and strengthen the local economy.

RECOMMENDATIONS

Provided that the applicant agrees to, and Planning Commission requires the conditions set forth below, we find that the use is appropriate for the site and meets the required standards set forth in section 5.307 and section 11.05.

To ensure compliance we are recommending the following site plan changes:

1. Screen 50 x 50 concrete pad and material bins along the southern property line.
2. Provide a lighting plan in conformance with Section 6.13

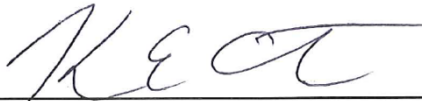
These may be either approved administratively or the Planning Commission may recommend that the applicant come back to the Planning Commission for final approval.

If the Planning Commission agrees to allow the site plan changes to be removed administratively, we recommend approval with the following conditions:

1. No snow removal operations shall be operated from the site
2. No more than a maximum of two (2) employees will operate from the site
3. Hours of operation shall be limited to 5 a.m to 10 p.m
4. Bins will hold natural materials such as mulch, topsoil, and compost.
5. No retail sales
6. No meeting with customers on site
7. No employees living on site
8. Employee parking within barn and on concrete pad behind barn.
9. No more than a maximum of two commercial trucks or similar vehicles may be parked outside



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



CARLISLE/WORTMAN ASSOC., INC.
Kristoffer Canty
Planner

SITE PLAN REVIEW APPLICATION

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

APPLICANT NAME Daniels and Zermack Architects, LLC (note: escrow account to be established in name of Ypsilanti District Library)

NAME OF PROPOSED DEVELOPMENT Ypsilanti District Library - Superior Township Branch

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

- Date of Previous Phase Approvals:

| | |
|---------------|------------|
| Phase # _____ | Date _____ |
| Phase # _____ | Date _____ |
| Phase # _____ | Date _____ |
| Phase # _____ | Date _____ |

SEEKING ADDITIONAL APPROVAL FOR A CONDITIONAL USE YES NO

Laura Bennett
Signature of the Clerk or Designee

Sept 25, 2020
Date of Receipt of Application

\$5,900
Amount of Fee

GENERAL INFORMATION

- Name of Proposed Development YDL - Superior Township Branch
- Address of Property N Harris Rd, Superior Charter Twp, 48198
- Current Zoning District Classification of Property PSP

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 Property was re-zoned from A-2 Agricultural to PSP Public/Semi-Public to accommodate construction of new district library branch.

- Tax ID Number(s) of property J-10-35-200-001

- Site Location - Property is located on (circle one) N S E W side of N Harris Road between Geddes Rd and MacArthur Blvd Roads.

- Legal Description of Property (please attach a separate sheet) *Refer to attached, parcel split in process*
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 Public Library Branch

- Number of units N/A
- Total floor area of each unit N/A
- Give a complete description of the proposed development.
The site is proposed to be developed for a new 8,041 sf, single story public library building with associated parking and site development.

ESTIMATED COSTS

- Buildings and other structures \$2,510,300.
- Site improvements \$644,700.
- Landscaping \$45,000.
- Total \$3,200,000.

ESTIMATED DATES OF CONSTRUCTION

- Initial construction October 2020 (site clearing) , Spring 2021 site and building construction
- Project completion Spring 2022
- Initial construction of phases (IF APPLICABLE) _____
- Completion of subsequent phases. (IF APPLICABLE) _____
- Estimated date of first occupancy May 1 2022

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

refer to attached drawing list

APPLICANT INFORMATION

- APPLICANTS NAME Daniel, E. Whisler, AIA
Company Daniels and Zermack Architects, LLC
Address 2080 S State St, Ann Arbor, MI 48104
Telephone Number (734) 761-2090 Email dwhisler@danielsandzermackarchitects.com
- PROPERTY OWNER'S NAME Ken Schwartz, Supervisor *
Superior Charter Township *current owner, parcel split is planned and will be completed during the site plan review process
Company _____
Address 3040 North Prospect
Telephone Number (734) 482-6099 Email kenschwartz@superior-twp.org
- DEVELOPER'S NAME Lisa Hoenig, Director **
Ypsilanti District Library **future owner of Library Parcel following completion of parcel split. (Escrow account holder)
Company _____
Address 5577 Whittaker Rd, Ypsilanti, MI 48197
Telephone Number (517) 333-2254 Email lisa@ypsilibrary.org
- ENGINEER'S NAME Brian Barrick
Company Beckett & Raeder, Inc
Address 535 W William St #101, Ann Arbor, MI 48103
Telephone Number (734)663-2622 Email bbarrick@bria2.com
- ARCHITECT/PLANNER'S NAME Daniel E. Whisler, AIA
Company Daniels and Zermack Architects, LLC
Address 2080 S State St, Ann Arbor, MI 48104
Telephone Number (734) 761-2090 Email dwhisler@danielsandzermackarchitects.com

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: Daniel E. Whisler, AIA

APPLICANT'S SIGNATURE  DATE 9.25.2020

PROPERTY OWNER'S PRINTED NAME Ken Schwartz

PROPERTY OWNER'S SIGNATURE _____ DATE _____

YDL Superior Twp. Branch—Final Site Plan Approval Sheet List

| Drawing No. | Drawing Name | Drawing Date |
|-------------|------------------------------------|--------------|
| T0.1 | COVER SHEET | 09/25/2020 |
| T1.1 | TITLE SHEET | 09/25/2020 |
| C1.0 | EXISTING CONDITIONS PLAN - OVERALL | 09/25/2020 |
| C1.1 | EXISTING CONDITIONS PLAN | 09/25/2020 |
| C1.5 | SITE PLAN - OVERALL | 09/25/2020 |
| C2.0 | DEMOLITION & SESC PLAN | 09/25/2020 |
| C2.1 | SESC DETAILS | 09/25/2020 |
| C3.0 | LAYOUT & MATERIALS PLAN | 09/25/2020 |
| C4.0 | GRADING PLAN | 09/25/2020 |
| C4.1 | DRAINAGE AREA PLAN | 09/25/2020 |
| C4.2 | STORMWATER CALCULATIONS | 09/25/2020 |
| C5.0 | UTILITY PLAN | 09/25/2020 |
| C6.0 | FIRE SAFETY PLAN | 09/25/2020 |
| C7.0 | SITE DETAILS | 09/25/2020 |
| C7.1 | SITE DETAILS | 09/25/2020 |
| C7.2 | UTILITY DETAILS | 09/25/2020 |
| C7.3 | STANDARD STORM SEWER DETAILS | 09/25/2020 |
| C7.4 | STANDARD STORM SEWER DETAILS | 09/25/2020 |
| C7.5 | STANDARD SANITARY DETAILS | 09/25/2020 |
| C7.6 | STANDARD SANITARY DETAILS | 09/25/2020 |
| C7.7 | STANDARD WATER MAIN DETAILS | 09/25/2020 |
| C7.8 | STANDARD WATER MAIN DETAILS | 09/25/2020 |
| C8.0 | STORMWATER PLAN & PROFILE | 09/25/2020 |
| C8.1 | STORMWATER PLAN & PROFILE | 09/25/2020 |
| C8.2 | SANITARY PLAN & PROFILE | 09/25/2020 |
| L1.0 | LANDSCAPE PLAN | 09/25/2020 |
| L1.1 | LANDSCAPE DETAILS | 09/25/2020 |
| ST1.1 | ARCHITECTURAL SITE PLAN | 09/25/2020 |
| ST1.2 | ARCHITECTURAL SITE DETAILS | 09/25/2020 |
| A1.1 | FIRST FLOOR PLAN | 09/25/2020 |
| A2.1 | EXTERIOR ELEVATIONS | 09/25/2020 |
| A2.2 | EXTERIOR ELEVATIONS | 09/25/2020 |
| A2.3 | EXTERIOR ELEVATIONS | 09/25/2020 |
| E0.1P | SITE LIGHTING PHOTOMETRIC CALCS | 09/25/2020 |

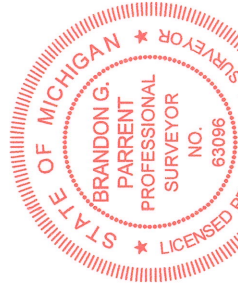
PARTIAL DESCRIPTION

The land situated in the State of Michigan, County of Washtenaw, Township of Superior, part of the Northwest 1/4 Section of 35, Town 2 South, Range 7 East.

(SEE SHEET 2 OF 2 FOR COMPLETE DESCRIPTIONS.)

LEGEND

- Section Corner
- Iron - Set 1/2" X 18" iron rebar with NED Cap
- Iron - Found as noted
- Fence
- Asphalt



By: *Brandon G. Parent*
 Brandon G. Parent Licensed Professional Surveyor No. 63096



SCALE: 1" = 120'

Yostlanti District Library
 5677 Whitaker Road
 Ypsilanti, MI 48197

DATE: 06/26/20
 REV. BY: RP
 REV. DATE:

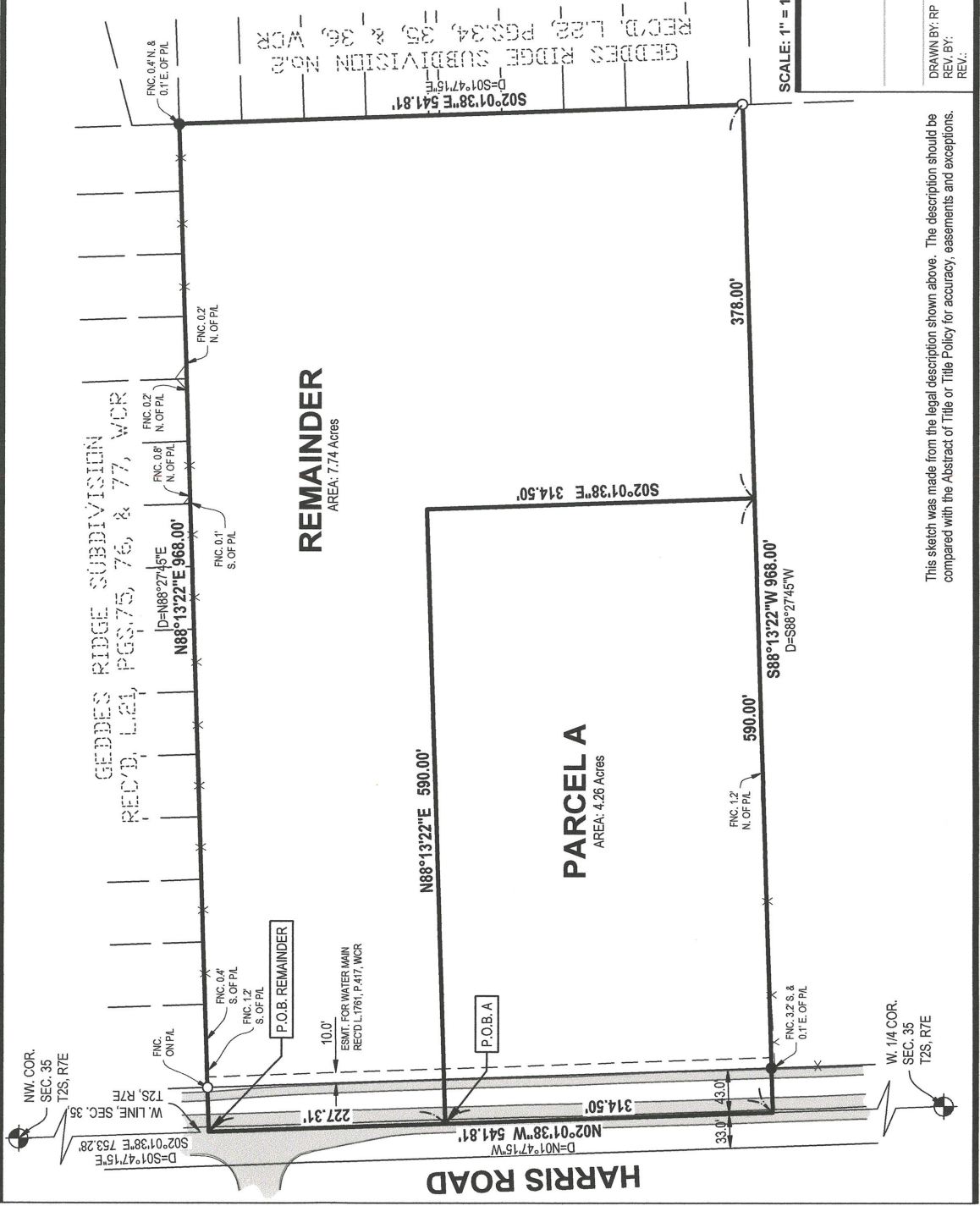
PRJ #: 16500132DSC
 REV.:

Superior Township Branch Library

1 OF 2

NEDERVELD
 www.nederveld.com • 800.222.1888

Ann Arbor
 3037 Miller Rd.
 Ann Arbor, MI 48103
 Chicago, Columbus, Grand Rapids,
 Holland, Indianapolis, St. Louis



This sketch was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.

PARENT PARCEL DESCRIPTION

The land situated in the State of Michigan, County of Washtenaw, Township of Superior, part of the NorthWest 1/4 Section of 35, Town 2 South, Range 7 East.

*OLD SID - J 10-035-007-00 SU 35-5B COM AT NW COR OF SEC 35, TH S 1-47-15 E 753.28 FT ON W/LOF SEC TO POB, TH N 88-27-45 E 968 FT, TH S 1-47-15 E 541.81 FT TH S 88-27-45 W 968 FT, TH N 1-47-15 W 541.81 FT TO POB PART NW 1/4 SEC 35 T2S R7E 12.04 AC

PARCEL "A" DESCRIPTION

Part of the Northwest 1/4 of Section 35, Town 2 South, Range 7 East, Superior Township, Washtenaw County, Michigan, described as:
Commencing at the Northwest corner of said Section; thence S02°01'38"E 980.59 feet along the West line of said Section to the Point of Beginning; thence N88°13'22"E 590.00 feet; thence S02°01'38"E 314.50 feet parallel with said West line; thence S88°13'22"W 590.00 feet; thence N02°01'38"W 314.50 feet along said West line to the Point of Beginning. Contains 4.26 acres. Subject to easements, restrictions, and rights of way of record. Also subject to highway right of way for Harris Road over the most Westerly 43.00 feet thereof.

REMAINDER PARCEL DESCRIPTION

Part of the Northwest 1/4 of Section 35, Town 2 South, Range 7 East, Superior Township, Washtenaw County, Michigan, described as:
Commencing at the Northwest corner of said Section; thence S02°01'38"E 753.28 feet along the West line of said Section to the Point of Beginning; thence N88°13'22"E 968.00 feet along the Southerly line of Geddes Ridge Subdivision, as recorded in Liber 21, Pages 75, 76, and 77, Washtenaw County Records; thence S02°01'38"E 541.81 feet along the Westerly line of Geddes Ridge Subdivision No. 2, as recorded in Liber 22, Pages 34, 35, and 36, Washtenaw County Records; thence S88°13'22"W 378.00 feet; thence N02°01'38"W 314.50 feet parallel with said West line; thence S88°13'22"W 590.00 feet; thence N02°01'38"W 227.31 feet along said West line to the Point of Beginning. Contains 7.74 acres. Subject to easements, restrictions, and rights of way of record. Also subject to highway right of way for Harris Road over the most Westerly 43.00 feet thereof.



By: 

Brandon G. Parrent Licensed Professional Surveyor No. 63096

NO SCALE

NORTH

Ypsilanti District Library
5577 Whittaker Road
Ypsilanti, MI 48197

Superior Township Branch Library

DRAWN BY: RP
REV. BY:
REV.:

DATE: 06.26.20
REV. DATE:

PRJ #: 18500132DSC
2 OF 2



This sketch was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: October 13, 2020
December 8, 2020

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

Applicant: Ypsilanti District Library
Project Name: Superior Township Branch
Location: East side of N. Harris Road, just south of Geddes Road.
Plan Date: November 25, 2020
Zoning: PSP Public/Semi-Public Service District
Action Requested: Final Site Plan

PROJECT DESCRIPTION

The applicant has submitted a Final Site Plan application for the development of an 8,300 square foot district library. Other site improvements include landscaping, lighting, and a 40-space parking lot. The total site is 12-acre site. The applicant proposes to split +/-3.1 acres for construction of the library. The remaining +/-9-acres will be owned/maintained by the Township.

In 2019, the site was rezoned from A-2, Agriculture District to PSP, Public/Semi-Public Services District in order to construct an Ypsilanti Township District Library facility.

Please note that anything labeled as potential future building expansion is for illustrative purposes only. Any future building expansion will require a full review by the Planning Commission.

A library is a permitted use in the PSP, Public/Semi-Public Services District.

PROPERTY SPLIT

The total site is 12-acres. The applicant proposes to split +/-4.3 acres for construction of the library. The remaining +/-7.7-acres will be owned/maintained by the Township.

The applicant has provided a survey and legal description of the proposed split. The split will be reviewed by the Township Assessor and Township Engineer. The proposed split bisects the access drive. An easement and shared maintenance agreement will be required on behalf of the applicant and Township. The easement will be reviewed by the Township attorney.

Items to be Addressed: *None.*

FINAL SITE PLAN CONDITIONS

The preliminary site plan was approved by the Planning Commission on June 24th, with the following items to be addressed as part of the final site plan:

1. Provide survey and legal description of split.

The applicant has provided a survey and legal description of the proposed split. The split will be reviewed by the Township Assessor and Township Engineer.

2. Provide an easement and shared maintenance agreement will be required on behalf of the applicant and Township.

An easement and shared maintenance agreement will be required on behalf of the applicant and Township. The easement will be reviewed by the Township attorney.

3. Outside agency approvals from WCRC and WCWRC.

The applicant has reviewed all required outside agency approvals.

4. A tree inventory and mitigation plan.

The applicant has provided the required tree inventory plan and required mitigation.

5. A detailed landscape plan including species type and size and tree mitigation requirements.

The applicant has provided the required landscape plan that meets ordinance requirements.

6. A lighting plan that demonstrates compliance with Section 12.10.H. and Section 14.11 of the Zoning Ordinance.

The applicant is proposing seven (7) parking lot lights and eight (8) building lights. We note that the photometric level in the parking lot slightly exceed ordinance requirements. Applicant shall reduce to a maximum of 10.0 footcandles. Due to the proximity of adjacent residential the pole height has been reduced to 20-feet.

Items to be Addressed: *Reduce lighting levels to maximum of 10.0 footcandles.*

SUMMARY

We find the final site plan to be consistent with the approved preliminary site plan and the applicant has addressed all conditions of the preliminary site plan. We recommend final site plan approval with the condition the applicant resubmit a revised photometric plan that reduces lighting levels to a maximum of 10.0 footcandles.



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

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

December 9, 2020

CHARTER TOWNSHIP OF SUPERIOR

3040 N. Prospect Road
Ypsilanti, MI 48198

Attention: **Lynette Findley, Township Clerk**

Regarding: **Ypsilanti District Library – Superior Township Branch**
Final Site Plan Review
OHM Job No. 0140-19-1010

Dear Ms. Findley,

On the Township's behalf, we have reviewed the Final Site Plan material prepared and submitted by Daniels and Zermack Architects, LLC., and dated November 25, 2020 for the above referenced project. The site plan materials are for a new, single story public library building with associated parking lots and site improvements. This site development is associated with the rezoning application approved at the Superior Township Planning Commission meeting on January 23, 2019.

The site is in the northwest quarter of Section 35 on North Harris Road. Please note that we have reviewed the submittal consistent with requirements for final site plan based on the Township Zoning Ordinance. Based on the information presented, we offer the following final site plan comments for your consideration:

General Comments

1. On Sheet C3.0, the plans should show proposed dimensions of the parking spaces in the south parking lot and the proposed sidewalk width throughout the site.
2. The plans should include a detail for the proposed entrance monument sign that indicates the type, size, area, and height of the sign.
3. It appears that the proposed flagpole is located approximately 2-feet away from the proposed storm sewer. We recommend relocating the flagpole outside of the influence of the storm sewer trench.
4. There is a short bold line segment shown between the proposed sanitary and water services near the building that is not identified. This appears on Sheet C5.0, C8.0, C8.2, and L1.0. Please indicate the purpose of this line or remove it if necessary.

Paving Comments

5. On Sheet C7.0, following comments should be addressed:
 - a. The type of concrete and aggregate base should be identified in Detail 1 for curb & gutter.
 - b. The type of concrete should be identified in Detail 2 for concrete pavement. Typically, MDOT P1 concrete is proposed for this type of detail.
 - c. In Detail 2, it is unclear why there are dowel bars proposed in the cross section. Dowel bars are not typically required in concrete sidewalks. Review and revise as necessary.



- d. In Detail 3, the applicant may want to consider substituting the proposed MDOT 5E1 wearing course with the MDOT LVSP mix for lower volume applications.
 - e. In Detail 3, we assume that the proposed leveling course should be MDOT 3C mix rather than MDOT 5C. Review and revise as necessary.
 - f. In Detail 3, the proposed geogrid reinforcement is not required in the pavement cross section. The applicant may want to consider changing the callout note to read “Geogrid Reinforcement as needed.”
 - g. In Detail 6, the callout note for “crosswalk striping” should indicate the material type, whether it be waterborne paint or cold plastic overlay.
6. Where concrete pavement is proposed, the term “Standard Duty” should be changed to “Sidewalk” to clarify that it is not a proposed roadway pavement.

Utility Comments

7. We recommend relocating the proposed storm sewer manhole R16 into the greenbelt east of its current location to prevent future pavement deterioration in the parking lot.
8. On Sheet C7.2, the following comments regarding Detail 5 should be addressed:
 - a. Detail 5 shows both a geotextile fabric wrapped trench and a sock on the proposed underdrain pipe. This is redundant and can be revised to show one fabric or the other.
 - b. Detail 5 shows the underdrain trench underneath the inside of the proposed curb section. We recommend relocating the trench to the outside of the curb section to better capture sub-surface drainage.
 - c. Detail 5 shows a 36-inch dimension from top of pavement to bottom of the underdrain trench. This appears to be shallower than the proposed 4-inch inverts in the stormwater manholes and catch basins. For future engineering plan submittal, please review and revise as necessary.
9. On Sheet C8.0, the stormwater plan shows a bold dashed line type surrounding certain paved areas, presumably to represent the location of proposed underdrain. Please identify the purpose of this line type with a callout note or legend item.

Summary of Permits and/or Approvals

10. 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 during engineering review.
11. Approval and permit from the Washtenaw County Road Commission (WCRC) is required for sanitary sewer construction within the Harris Road Right-of-way. We understand that current feedback from WCRC is that they do not have an issue with the utility crossing, assuming it is coordinated with future Harris Rd Widening efforts (by Others).
12. Approval and permit from the Washtenaw County Water Resources Commission (WCWRC) for soil erosion control has been obtained.
13. Approval and permit from the Washtenaw County Water Resources Commission (WCWRC) is required for stormwater management, including proposed detention pond review. It appears that comments in the most recent WCWRC review letter dated November 20, 2020 have been addressed and any remaining comments can be addressed during the engineering review stage.
14. Township Building Department and Fire Department approvals are required.
15. Review and approval of proposed sanitary sewer from the Ypsilanti Community Utilities Authority (YCUA) will be required related to the Part 41 (sanitary sewer) and PA 399 (water main) Permit applications. Those permit applications and supporting documentation have been provided to YCUA for review.



16. Approval and permit from the Michigan Department of Environment, Great Lakes, and Energy (EGLE) under Part 41 for sanitary sewer construction and PA 399 for water main will be required. Typically, these reviews and permits will be finalized once YCUA approvals are granted. We are comfortable these permits can be obtained during the administrative engineering review stage based on the level of water main and sanitary sewer improvements for this site.

Recommendation

We have reviewed the material, dated November 25, 2020, for the above referenced project on the Township's behalf. Based on the provided material, we recommend that the Planning Commission consider Final Site Plan approval, with the understanding that the Applicant will be required to address remaining comments and finalize outside agency approvals/permits during the administrative engineering plan review stage.

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

Sincerely,
OHM Advisors

George Tsakoff, PE
Principal

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)
Lisa Hoenig, Ypsilanti District Library Director (via e-mail)
Daniel Whisler, Daniels and Zermack Architects (via e-mail)
Brian Barrick, Beckett & Raeder (via e-mail)
file

Superior Township Fire Department
Bureau of Fire Prevention
7999 Ford Road
Ypsilanti, MI 48198

.....
Building Plan Review Report
.....

Date: 10 October 2020
Business Name: Ypsilanti District Library Superior Township Branch
Business Address: Harris Road, Ypsilanti, MI 48198
Contractor: Daniels & Zermack Architect
2080 S. State St., Ann Arbor, MI 48104, Tel: 734-761-2090
Applicable Codes: IFC 2015, MBC 2015
Reviewed By: Victor G. Chevrette, Fire Chief
Plans Dated: 24 Sept. 2020
Job No: 2017-55

.....
Review Comments and Requirements
.....

1. Fire Suppression Plans required to be submitted for Review to Fire Chief's Office.
2. Address required to be obtained from Assessors Office.

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

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

Remarks: Please see comments 1 & 2.

.....
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.



EVAN N. PRATT, P.E.

WATER RESOURCES COMMISSIONER
705 North Zeeb Road
P.O. Box 8645
Ann Arbor, MI 48107-8645

email: drains@ewashtenaw.org
<http://drain.ewashtenaw.org>

HARRY SHEEHAN
Chief Deputy Water Resources Commissioner

SCOTT A. MILLER, P.E.
Deputy Water Resources Commissioner

Telephone 734.222.6860
Fax 734.222.6803

December 9, 2020

Mr. Kristofer Enlow, P.E.
Beckett & Raeder
535 West William, Suite 101
Ann Arbor, Michigan 48103

RE: Ypsilanti District Library –
Superior Township Branch
Superior Township, Michigan
WCWRC Project No. 6167

Dear Mr. Enlow:

This office has reviewed the site plans for the above-referenced project to be located in Superior Township. These plans have a job number of 2017-55, a date of November 25, 2020, and were received on November 30, 2020. As a result of our review, we would like to offer the following comments:

1. The design plans are technically correct and do not require revisions at this time, with the noted exception. Please note any future revisions should be submitted to our office for further review.
 - a. The hydraulic gradient for the 10-year flow pipe capacity calculations should begin at the 2-year storm elevation within the basin.
2. Please see the attached invoice for the current fees and remit these fees upon receipt. As requested, the invoice is being submitted directly to Ypsilanti District Library.

If you have any questions, please contact our office.

Sincerely,

A handwritten signature in blue ink that reads 'Theresa M. Marsik'.

Theresa M. Marsik, P.E.
Stormwater Engineer
(permit\Ypsilanti District Library – Superior Township Branch rev3)

cc: Ms. Lisa Hoenig, Ypsilanti District Library
Ms. Lynette Findley, Superior Township Clerk
Mr. George Tsakoff, P.E., Superior Township Engineer (OHM)

Laura Bennett

From: sharon parsch <serenadefarms1@gmail.com>
Sent: Wednesday, October 28, 2020 10:50 AM
To: Laura Bennett
Subject: New library issues

Putting the main entrance to the new library on Harris along with the widening of Harris Road and putting a traffic light at the corner of Harris Road and Geddes Road would make vehicle access and pedestrian access safer. It would also reduce traffic on MacArthur from non-neighborhood vehicles. A crosswalk with actual stop light features at the intersections of Harris Road and MacArthur Drive would also be beneficial to pedestrian traffic. Signs indicating Local Traffic Only on MacArthur Drive would assist in non-neighborhood drive through traffic, though it may be for show only and not enforceable it may make non-neighborhood drivers think twice.

Laura Bennett

From: Barbara Mary Rotondi <sweetlimo60@gmail.com>
Sent: Monday, October 26, 2020 2:45 PM
To: Laura Bennett
Subject: NOTES TO PRESENT FOR 11/18/2020 Superior Twp. MEETING(3rd. Wed. this Nov 18 due to Thanksgiving)

1. Is it too late in the process to voice the thinking, & angst on the new library being put in the HIDDEN, SECLUDED, area on Harris road between Geddes & McArthur.
2. The homeowners & residents of the immediate surrounding subs are not happy with this decision. Why is it located, burried, amidst residential homes & subdivisions. A main thoroughfare such as Geddes Rd., Prospect Rd., Clark Rd Ridge rd., etc. would have been more practical.
3. There are Many parcels of land available. Kind of useless to be buried in such a location. With 3 colleges, 2 large hospitals, and thousands of college students, hospital employees, doctors & specialists that already clog up Geddes for East/West traffic. It was a little offputting to see that location was chosen.
4. We already have a tremendous amount of traffic on Geddes already. Residents can't get out to the MAIN Geddes Rd. as it is with all the traffic from those colleges, hospitals, medical doctors in the area that generate traffic on the two lane Geddes. Almost every homeowner, longtime renters and resident are baffled that this was even proposed in that location as well as almost all of the residents that pay taxes said they voted NO to that location.
5. That is due to the traffic issue, the hidden location and the safety issues with that corridor.
6. There are other placement options that residents feel it should have been placed, due to seclusion, high Geddes traffic, and safety of that corridor.
7. If this location is a done deal then at least take the surrounding subdivision's residents needs into consideration.
8. A traffic light at Geddes & Harris road to facilitate the ease to get onto the only major street East/West, that has already been problematic due to the building of numerous subdivisions surrounding that corridor.
9. Widen Harris and, or Geddes. We've heard there will never be any speed bumps or anything done to Harris rd. because it is an emergency corridor. With this being said it begs for more lanes on both streets and, a light at Geddes and Harris Rd.

Residents can email planning coordinator Laura at:

PLANNING@SUPERIOR-TWP.ORG

Thank you