

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION – VIRTUAL MEETING
MAY 26, 2021
APPROVED MINUTES
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7:00 p.m. Pre-Application Conference – Proposal for mixed-use residential, neighborhood commercial and recreational open space development.

1. CALL TO ORDER

Vice-Chair Gardner called the regular meeting to order at 7:30 p.m.

2. ROLL CALL

The following members were present: Brennan, Dabish, Findley, Gardner, McGill, Sani-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 Sani-Yahyai to adopt the agenda as presented. The motion carried.

5. APPROVAL OF MINUTES

A. Minutes of the December 16, 2020 Meeting

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

6. CITIZEN PARTICIPATION

Brenda Baker noted concerns with the virtual meeting platform and not being able to see a list of participants as a member of the public.

Ben noted that it is a functionality of the webinar feature of the Zoom meeting. He listed the attendees of the meeting.

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7. CORRESPONDENCE

A. Van Buren Charter Township – Notice of Intent to Update Master Plan

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

B. Building Inspector

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

10. OLD BUSINESS

None.

11. NEW BUSINESS

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

Nabil Al Akhras, applicant, noted that COVID-19 posed a challenge with moving forward with Final Site Plan and requested an extension of 365 days. He also noted that he needed to work with the Township regarding the land swap.

A motion was made by Commissioner Findley and supported by Commissioner Brennan to approve a preliminary site plan extension for STPC 19-08 Fairway Glens Phase II.

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Roll Call:

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

Motion Carried.

**B. STPC 21-02 Hyundai Parking Lot Addition Major/Minor Change
Determination**

Dave Brewer discussed the parking lot addition project.

Commissioner Gardner asked if the additional parking was due to an increase in employment at the site.

Mark Torigian confirmed and said they are hiring more qualified individuals and test vehicles have been taking up space. More parking for employees is needed.

Ben Carlisle reviewed the Planner's Report dated April 30, 2021.

George Tsakoff reviewed the Engineer's Report dated May 14, 2021.

Motion by Commissioner Findley and supported by Commissioner Brennan to approve STPC 21-02 Hyundai Parking Lot Addition as a minor change based on the following, as the proposed change meets the requirement of a Minor change determination as set forth in Section 10.02.B.10 of the Zoning Ordinance:

- a. The site has previously received site plan approval.
- b. The proposed use will not require access changes, additional parking beyond that available on-site, or other substantial modifications to an existing building or site.
- c. No variances to the requirements of this Ordinance are required.

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- d. The applicant is not expanding the building so provision 10.02.B.10.d does not apply.

Roll Call:

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

Motion Carried.

C. STPC 21-02 Hyundai Parking Lot Addition Combined Preliminary and Final Site Plan

Motion to Commissioner Findley and supported by Commissioner Brennan to approve the combined Preliminary and Final Site Plan for STPC 21-02 Hyundai Parking Lot Addition with the following conditions:

- 1. The applicant addresses all outstanding items listed in the May 14th Engineering Report.

Roll Call:

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

Motion Carried.

D. Draft Planning Commission Bylaws

Motion by Commissioner Steele supported by Commissioner McGill to approve the Planning Commission Bylaws.

Motion Carried.

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E. Adoption of 2021 Meeting Schedule

Motion by Commissioner Findley supported by Commissioner Sanii-Yahyai to approve the 2021 meeting schedule.

F. Election of Officers for 2021

1. Motion by Commissioner Brennan and supported by Commissioner Sanii-Yahyai to nominate Jay Gardner for Planning Commission Chair.

Roll Call:

Yes: Brennan, Dabish, Findley, McGill, Sanii-Yahyai, Steele.

No: None.

Absent: None.

Abstain: Gardner.

Motion Carried.

2. Motion by Commissioner Findley and supported by Commissioner Sanii-Yahyai to nominate Dr. Robert Steele for Planning Commission Vice-Chair.

Roll Call:

Yes: Brennan, Dabish, Gardner, Findley, McGill, Sanii-Yahyai.

No: None.

Absent: None.

Abstain: Steele.

Motion Carried.

3. Motion by Commissioner Sanii-Yahyai and supported by Commissioner Gardner to nominate Thomas Brennan III for Planning Commission Secretary.

Roll Call:

Yes: Dabish, Gardner, Findley, McGill, Sanii-Yahyai, Steele.

No: None.

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Absent: None.
Abstain: Brennan.

Motion Carried.

12. POLICY DISCUSSION

None.

13. ADJOURNMENT

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

Motion Carried.

The meeting was adjourned at 8:37pm.

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